

OWNER / APPLICANT:
FIRST CAPITAL
RDC 113, 7600 BOULEVARD VIAU,
MONTREAL, QUEBEC, H1S 293
514 787 3225

ARCHITECT:
MCROBIE ARCHITECTS + INTERIOR DESIGNERS
66 QUEEN STREET, OTTAWA, ON. K1P 5C6
613-235-2072

URBAN PLANNER:
FOTENN
396 COOPER ST., SUITE 300
OTTAWA, ON. K2P 2H7
613 730 5709

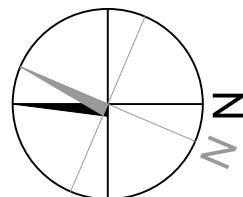
CIVIL ENGINEERS:
DSEL
120 IBER ROAS UNIT 103
STITTSVILLE, ON K2S 1E9
613 836 0856

LANDSCAPE ARCHITECT:
FOTENN
396 COOPER ST., SUITE 300
OTTAWA, ON K2P 2H7
613 730 5709

SURVEYOR:
ANNIS, O'SULLIVAN, VOLLEBK LTD
396 14 CONCOURSE GATE, SUITE 500
NEPEAN, ON. K2E 7S56
613 727 0850



North



Revisions

No.	By	Description	Date
01	KE	ISSUED FOR SPA	13 APR. 2020
02	KE	ISSUED FOR SPA	11 JUNE 2020

Project

MERIVALE MALL HARVEY'S RELOCATION

1642 MERIVALE ROAD, OTTAWA

Drawing

ZONING INFORMATION, LOCATION PLAN AND SITE PLAN

Scale

AS SHOWN

Stamp

Drawn

KE/JAS

Checked



Project No.

19-111

Drawing No.

SP-A01

Date

DEC 2019

PIN: 04661-0087

DATE: MAY 12, 2020

SITE INFORMATION:
PART OF BLOCK F, REGISTERED PLAN 401392 and PART OF LOT 31
CONCESSION 1 (RIDEAU FRONT), Geographic Township of Nepean
CITY OF OTTAWA

SITE AREA: 65,361sm / 16.2 acres
AREA OF HARVEY'S INTERVENTION 4,410sm/1.1 acres

GROSS FLOOR AREA:

EXISTING RETAIL BUILDING (GROUP E)	21,398sm / 230,326sf
RELOCATED HARVEY'S (GROUP A - DIV. 2)	212.7sm / 2,290sf
TOTAL	21,610.7sm / 232,616sf

ZONING DESIGNATION:

AM10

ZONING PROVISIONS:

MINIMUM LOT AREA:	NO MINIMUM
MINIMUM LOT WIDTH:	NO MINIMUM
MINIMUM FRONT YARD:	NO MINIMUM FOR MIXED USE
MINIMUM CORNER SIDE YARD:	NO MINIMUM FOR MIXED USE
MINIMUM INTERIOR SIDE YARD:	NO MINIMUM
MINIMUM REAR YARD:	7.5m (abutting residential zone)
MINIMUM BUILDING HEIGHT:	WITHIN 10m OF FRONT AND CORNER LOT LINES, MUST BE TWO-STORY WITH GROUND FLOOR AT 4.5m AND TOTAL 7.5m

MAXIMUM BUILDING HEIGHT:	WITHIN 20m OF R1	11m
	20-30m FROM R1	20m
	OVER 30m FROM R1	30m

MAXIMUM FSI: NO MAXIMUM

LANDSCAPING:

PARKING AREA	1343.5m²
LANDSCAPING REQUIRED (@15%)	210.5m²
LANDSCAPING PROVIDED	1365.0m²

(INCLUDES 3m BUFFER AT WEST PROPERTY LINE)

PARKING:

MINIMUM PARKING REQUIRED:	21 (10.0 per 100sm OF GFA)
MAXIMUM PARKING PERMITTED:	N/A

EXISTING PARKING:
PARKING PROPOSED:

41

NOTE PARKING IS NOT PERMITTED IN FRONT OR CORNER SIDE YARD

BARRIER FREE PARKING REQUIRED: 01
BARRIER-FREE PARKING PROPOSED: 02

BIKE PARKING REQUIRED (1 per 250sm): 01
BIKE PARKING PROPOSED: 04

LOADING SPACES REQUIRED: 0
LOADING SPACES PROPOSED: 01

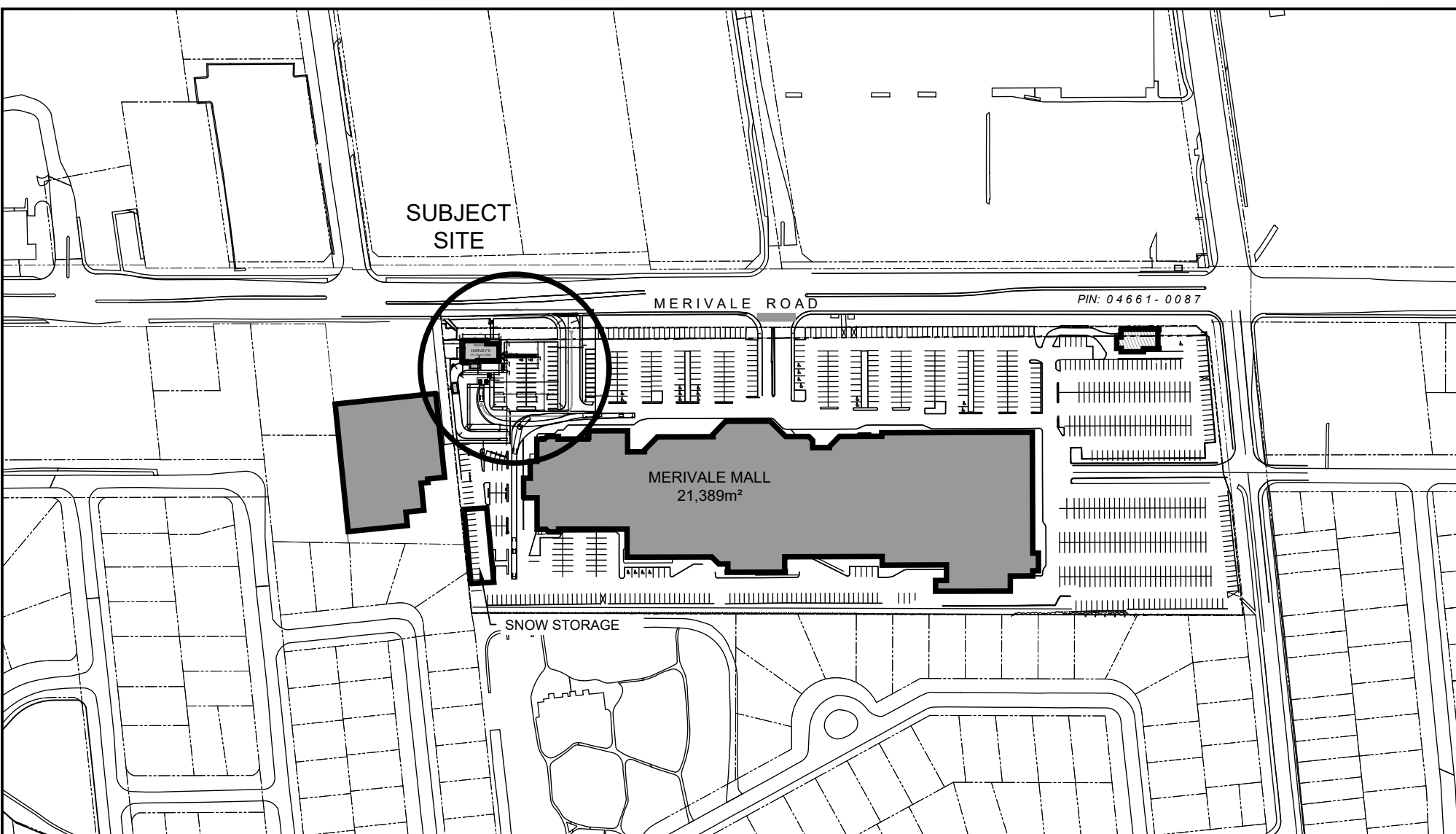
DRIVE-THROUGH STACKING: 7 CARS (3mx5.7m) BEFORE ORDER BOARD
4 CARS AT WINDOW

05 SITE AND ZONING INFORMATION

SCALE: N/A

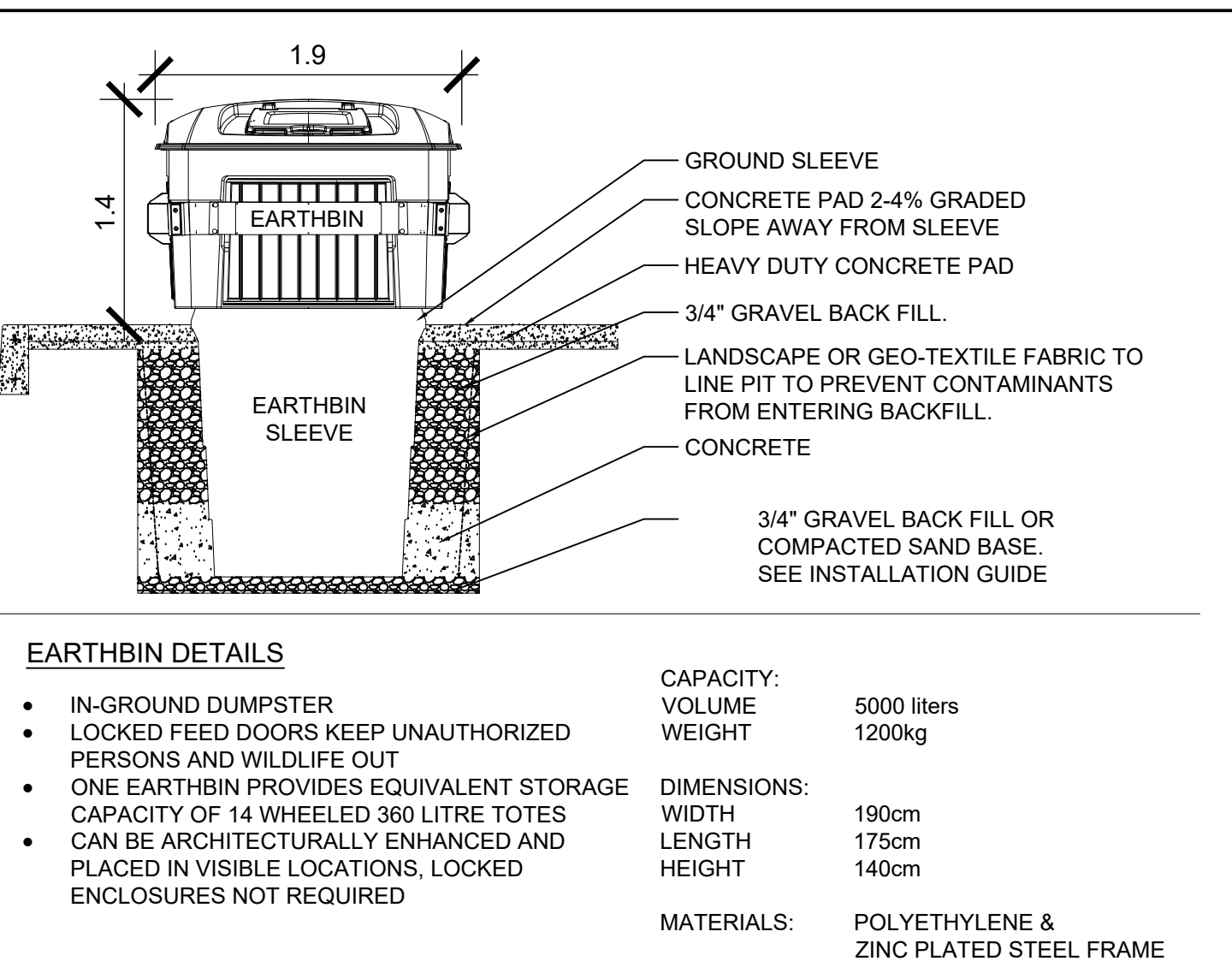
06 SITE PLAN

SCALE: 1:250



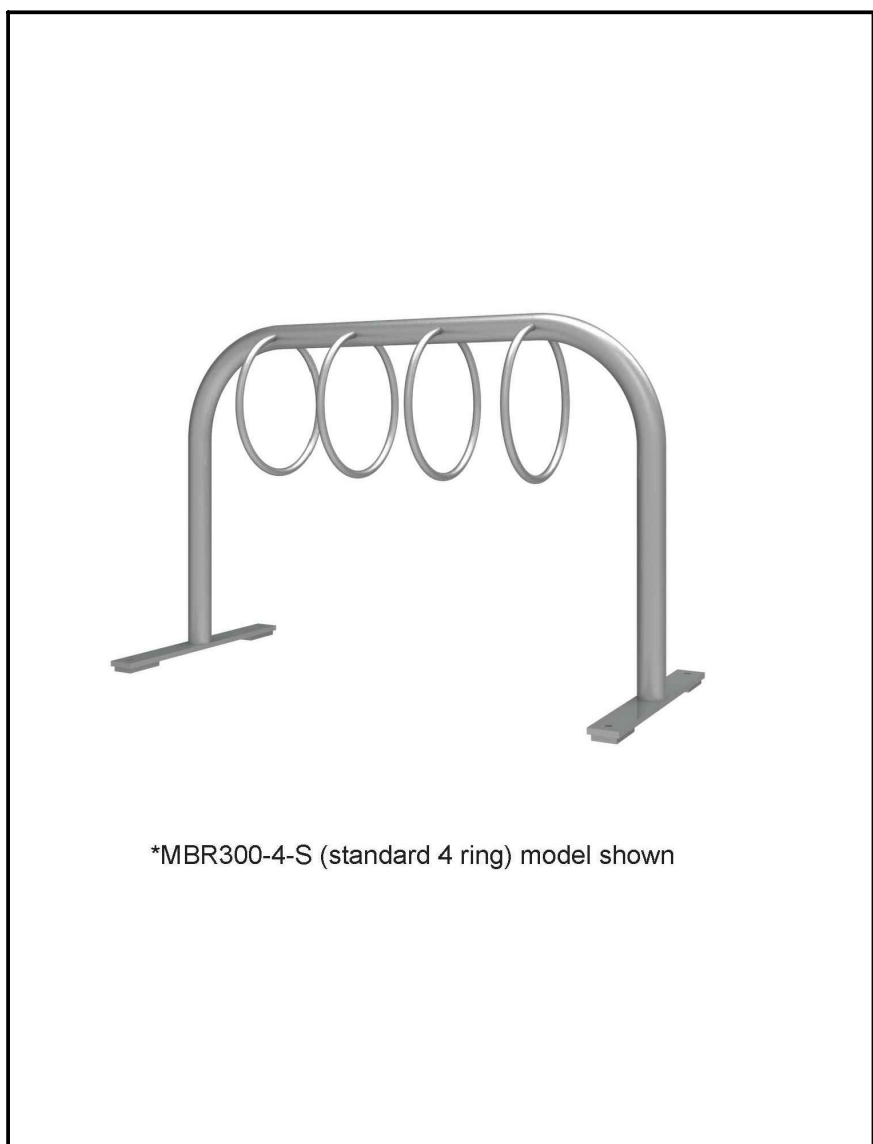
04 LOCATION PLAN

SCALE: N.T.S.



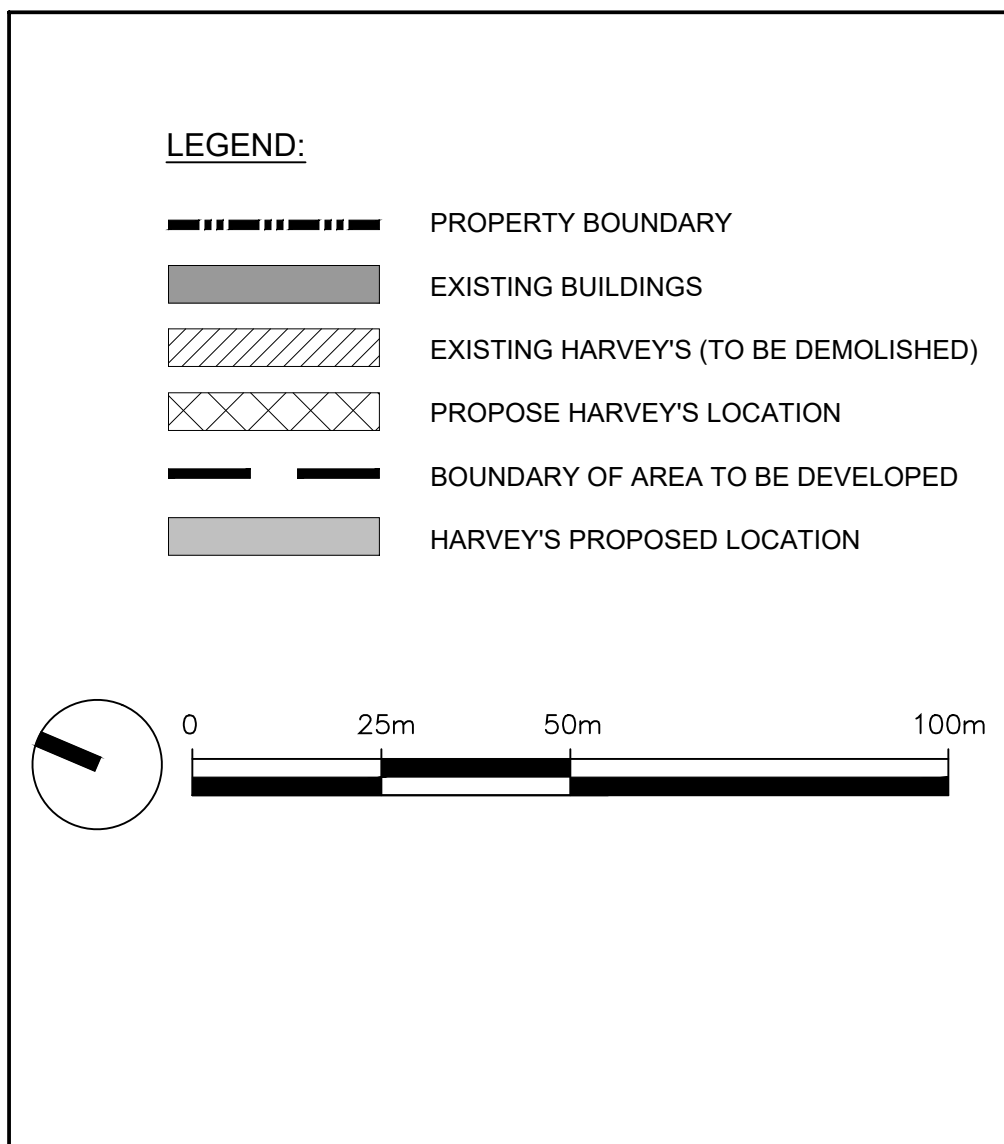
03 EARTHBIN DETAILS

SCALE: N/A



02 LOCKABLE BIKE RACK

SCALE: N/A



01 LEGEND & SYMBOLS

SCALE: N/A