

ZONING BY LAW - AM10(2217) H34	
SETBACKS (from ROW)	
FRONT YARD (MERIVALE) ¹	0m - 3m
FRONT YARD (NEW PUBLIC ROAD) ¹	0m - 3m
INTERIOR SIDE YARD ²	3.0m / 7.5m
REAR YARD ²	3.0m / 7.5m
MAX BUILDING HEIGHT	34
AMENITY SPACE REQUIREMENTS	6m ² / units
COMMUNAL AMENITY AREA	50%
CAR PARKING	0.5 per dwelling unit, less the first 12 units
VISITOR PARKING	0.1 spaces/dwelling unit, less the first 12 units, to a maximum of 30 spaces per building
BICYCLE PARKING	0.5 spaces / dwelling unit

¹ Along an Arterial Road (Merivale, new public road) 0 metres, at least 50% of the frontage along the front lot line and corner side lot line must be occupied by building walls located within 4.5 metres of the frontage for a residential use building, and within 3.0 metres for mixed use buildings

² the minimum interior side yard setback from a lot line abutting a residential zone is: (i) 3.0 metres for the first 20 metres back from the street, (ii) 7.5 metres beyond 20 metres back from the street, (d) despite Table 185(e), sub-clause (i) and (ii), the minimum rear yard setback is: (i) 3.0 metres for any building wall within 20 metres of a lot line abutting a public street, (ii) 7.5 metres in all other cases

PROJECT SUMMARY

PROJECT STATISTICS	
SITE AREA (m ²)	3 275
BUILDING HEIGHT (STOREYS)	10

UNIT SUMMARY	
TOWNHOME (A)	7
STUDIO (B)	1
1 BEDROOM (C)	73
2 BEDROOMS (D)	25
3 BEDROOMS (E)	15
TOTAL	121

PARKING SUMMARY	
RESIDENT CAR PARKING PROVIDED	111
VISITOR CAR PARKING PROVIDED	11
TOTAL CAR PARKING PROVIDED	122
BICYCLE STORAGE PROVIDED (INTERIOR)	83
BICYCLE STORAGE PROVIDED (EXTERIOR)	24
BICYCLE STORAGE PROVIDED (TOTAL)	107
TYPICAL FLOOR AREA (m2)	1125,78

BUILDING HEIGHT (m)	10 storeys (30,43)
BUILDING FOOTPRINT (PROJECTION) (m ²)	1450,00
BUILDING FOOTPRINT (GROUND FLOOR) (m2)	1420,19
GROSS FLOOR AREA TOTAL (m2)	8647,90
GROSS AREA (residential, m2)	8494,90
GROSS LEASABLE AREA (commercial, m2)	153,00
SITE OCCUPANCY (%)	44%
DENSITY (FSI)	2,64
LANDSCAPE AREA (m2)	1186,00
LANDSCAPED AREA (%)	36%
RESIDENTIAL UNITS	121
CARETAKER UNITS	1
COMMON AMENITIES (m2)	1535,2
PRIVATE AMENITIES (m2)	1455,55
TOTAL AMENITIES (m2)	2990,75

PARKING LEVELS										
Floor	AREA (m ²)	PARKING				Bicycle Storage				
		BFA	Standard	Small	Accessible	TOTAL	Horizontal	Vertical	Exterior	TOTAL
G									24	24
P1	2176	41	1	1	43	23	9			32
P2	2028	43	1	1	45	26	4			30
P3	1631	32	1	1	34	17	4			21
TOTAL	5835	116	3	3	122	66	17	24		107

PHASE 1 - 10 Storeys												
Floor	AREA (m ²)			UNITS						AMENITIES (m ²)		
	GFA	GLA (Residential)	GLA (Commercial)	Townhome	Studio	1BR	2BR	3BR	Total	Common	Balconies/private terraces	Total
G	1420	685,00	153	7		3	3		10	1308,2	268,00	1576,2
2	1415	1001,00			1	3	2	2	8	57	173,00	230
3	1121	893,50				11	3	1	15		138,00	138
4	1121	940,60				11	3	1	15		138,00	138
5	1121	940,60				9	3	2	14		138,00	138
6	1121	940,60				9	3	2	14		138,00	138
7	1126	940,60				9	3	2	14		133,00	133
8	1126	936,00				9	3	2	14		133,00	133
9	1126	936,00				9	3	2	14		133,00	133
10	422	281,00				2	1	3	170		63,55	233,55
TOTAL	11 119	8494,90	153	7	1	70	28	15	121	1535,2	1 455,55	2990,75



SITE PLAN - PHASE 1 1
1:200 A-1-010



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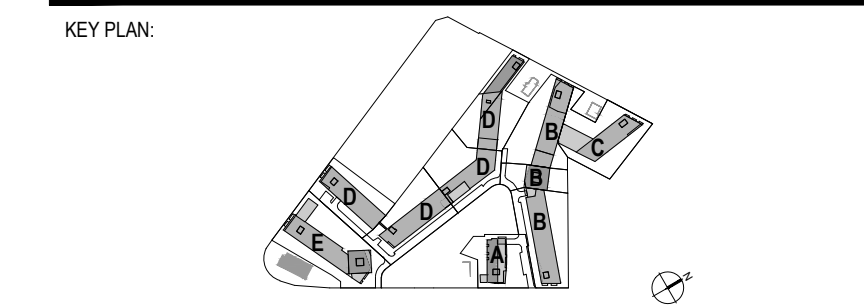
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NO.	DESCRIPTION	BY	DATE
	SITE PLAN CONTROL - PHASE 1 - REVISED 02		2023-10-12
	SITE PLAN CONTROL - PHASE 1 - REVISED		2023-05-21
	SITE PLAN CONTROL - PHASE 1		2022-12-01
	SITE PLAN CONTROL		2021-09-17
	ISSUED FOR COORDINATION		2021-05-27

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PROJECT:
1500 MERIVALE

DRAWING TITLE:
SITE PLAN

DESIGN: NG APPROVED: XX

DRAWN: SJ/CH DATE: 2021-10-30

VERIFIED: XX SCALE: 1:200

PROJECT NO.: **9426-20** DRAWING NO.: **A-1-010-B**