



PHASE 1 _ 1500 MERIVALE-CLARIDGE HOMES

1500 Merivale Road, Ottawa K2E 6Z5

DRAWING LIST	
A-1_000	COVER SHEET
A-1_010-B	SITE PLAN_PHASE 1
A-1_020	SHADOW ANALYSIS
A-1_021	SHADOW ANALYSIS
A-1_022	SHADOW ANALYSIS
A-1_030	MODEL VIEWS
A-1_100-A	UNDERGROUND FLOOR PLAN – P1 & P2 MERIVALE
A-1_100-B	UNDERGROUND FLOOR PLAN – P3 MERIVALE
A-1_101	GROUND FLOOR MERIVALE PLAN - SECOND FLOOR MERIVALE
A-1_102	TYPICAL FLOOR PLAN (3,4,5,6,7) - TYPICAL FLOOR PLAN (8,9)
A-1_103	10TH FLOOR MERIVALE - ROOF PLAN
A-1_200	SECTIONS
A-1_300	ELEVATIONS
A-1_301	ELEVATIONS

CLIENT: **CLARIDGE HOMES**
 210 Gladstone Avenue
 OTTAWA, ONTARIO K2P 0Y6
 T: (613) 233-6030 F: (613) 233-6290

ARCHITECTS: **EVOQ**
 1435, RUE SAINT-ALEXANDRE, BUREAU 1000
 MONTRÉAL (QUÉBEC) H3A 2G4
 T: 514-393-9490 F: 514-393-9498
 info@evoqarchitecture.com

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KEY PLAN:

SITE PLAN CONTROL - PHASE 1 - REVISED 04.3	2024-08-22
SITE PLAN CONTROL - PHASE 1 - REVISED 03	2024-03-19
SITE PLAN CONTROL - PHASE 1 - REVISED 02	2023-10-12
SITE PLAN CONTROL - PHASE 1 - REVISED	2023-06-21
SITE PLAN CONTROL - PHASE 1	2022-12-01
SITE PLAN CONTROL	2021-09-17
ISSUED FOR COORDINATION	2021-05-27

N: DESCRIPTION: BY DATE

REVISION:

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PROJECT: **1500 MERIVALE**

DRAWING TITLE: **COVER SHEET**

DESIGN: NG APPROVED: XX
 DRAWN: SJ-CH DATE: 2022-10-30
 VERIFIED: XX SCALE: S.O.

PROJECT N°: **9426-20** DRAWING N°: **A-1_000**

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, 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

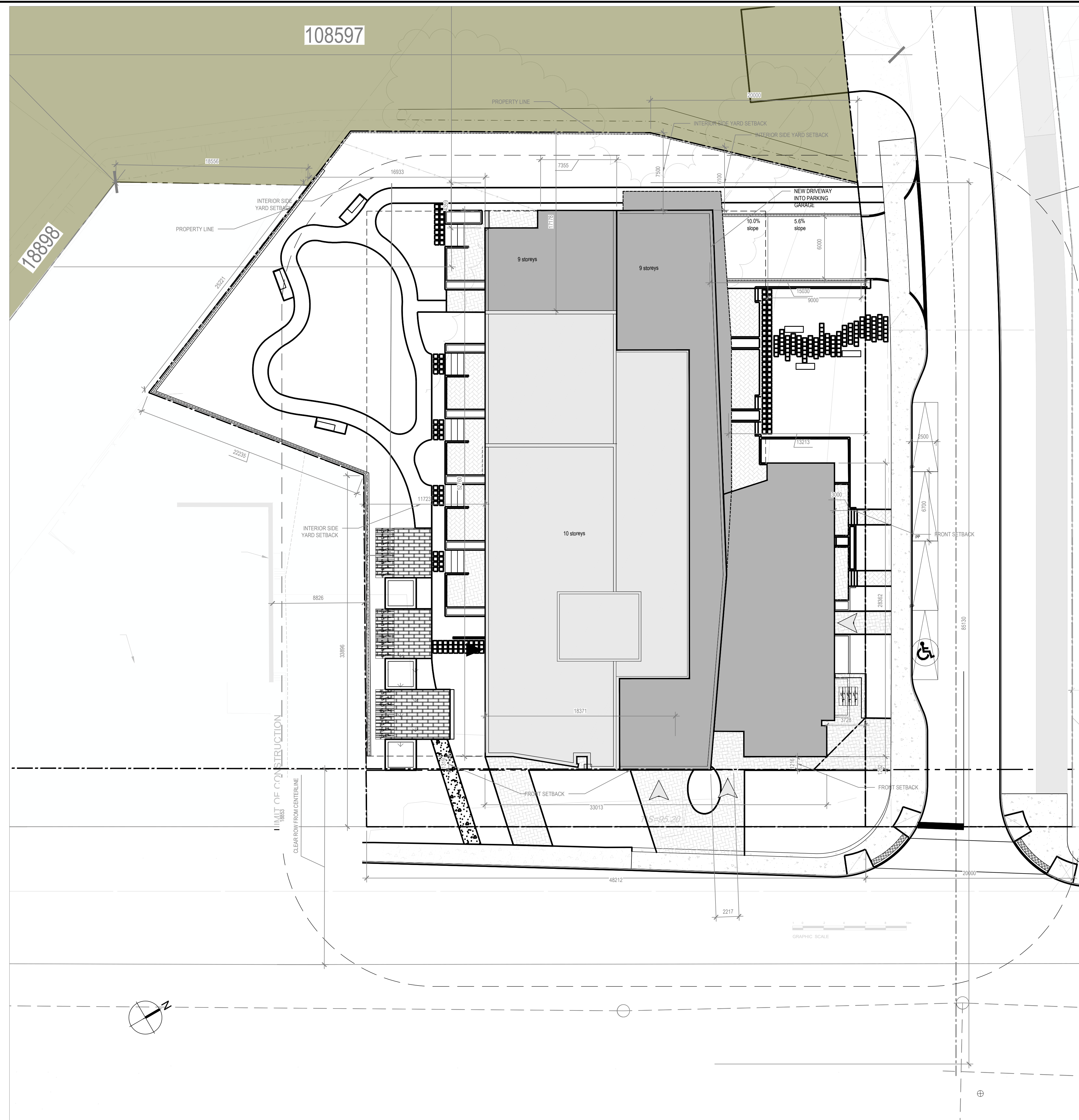
² the minimum interior side yard setback from a lot line abutting a residential zone is: (i) 3.0 metres for the first 20 metres back from the street, (ii) 7.5 metres beyond 20 metres back from the street, (d) despite Table 185(e), sub clauses (i) and (ii), the minimum rear yard setback is: (i) 3.0 metres 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)	74
2 BEDROOMS (D)	28
3 BEDROOMS (E)	15
TOTAL	125
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)	28
BICYCLE STORAGE PROVIDED (TOTAL)	111
TYPICAL FLOOR AREA (m ²)	1125.78
BUILDING HEIGHT (m)	10 storeys (30.43)
BUILDING FOOTPRINT (PROJECTION) (m ²)	1450.00
BUILDING FOOTPRINT (GROUND FLOOR) (m ²)	1420.19
GROSS FLOOR AREA TOTAL (m ²)	8840.90
GROSS AREA (residential, m ²)	8687.90
GROSS LEASABLE AREA (commercial, m ²)	153.00
SITE OCCUPANCY (%)	44%
DENSITY (FSI)	2.70
LANDSCAPE AREA (m ²)	1186.00
LANDSCAPED AREA (%)	36%
RESIDENTIAL UNITS	125
CARETAKER UNITS	1
COMMON AMENITIES (m ²)	1535.2
PRIVATE AMENITIES (m ²)	1538.50
TOTAL AMENITIES (m ²)	3073.70

PARKING LEVELS										
Floor	AREA (m ²)	PARKING				Bicycle Storage				
		BFA	Standard	Small	Accessible	TOTAL	Horizontal	Vertical	Exterior	TOTAL
G									28	28
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	28		111

PHASE 1 - 10 Storeys													
Floor	BFA	Sellable Area (Residential)	Leasable Area (Commercial)	UNITS					AMENITIES (sq ft)				
				Townhome	Studio	1BR	2BR	3BR	Total	Common	Balconies private terraces	Total	
P3	1630												
P2	2028												
P1	2211												
TOTAL	5870												0.00
G	15285	7373	1647	7			3			10	14081	2885	16966
2	15231	10775			1	3	2	2	8	614	1862		2476
3	12065	9618				11	3	1	15		1485		1485
4	12065	10125				11	3	1	15		1485		1485
5	12065	10125				9	3	2	14		1485		1485
6	12065	10125				9	3	2	14		1485		1485
7	12120	10125				9	3	2	14		1432		1432
8	12120	10075				9	3	2	14		1432		1432
9	12120	10075				9	3	2	14		1432		1432
10	6878	5102				4	2	1	7	1830	1577		3407
TOTAL	122020	93516	1647	7	1	74	28	15	125	16525	16560		33085



SITE PLAN - PHASE 1
1
1:200 A-1.010

File D07-12-21-0152 and plan #18612

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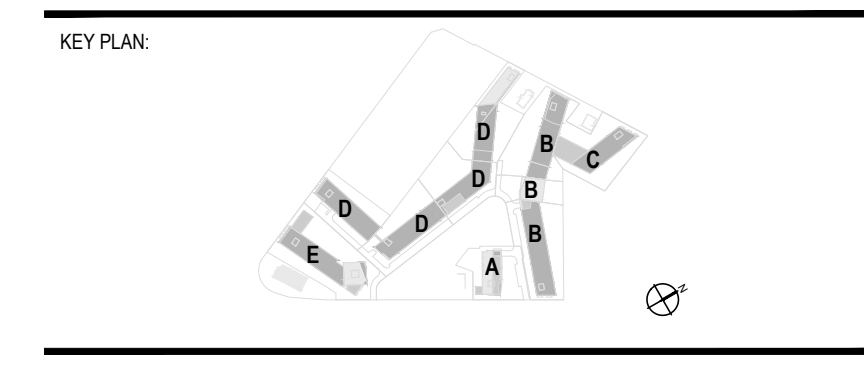
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PROJECT: **1500 MERIVALE**

DRAWING TITLE: **SITE PLAN**

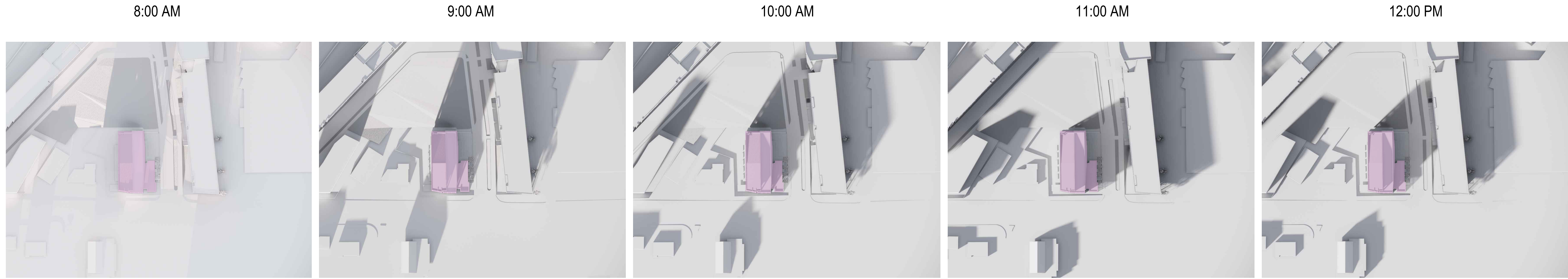
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DRAWN: SJ/CH DATE: 2021-10-30

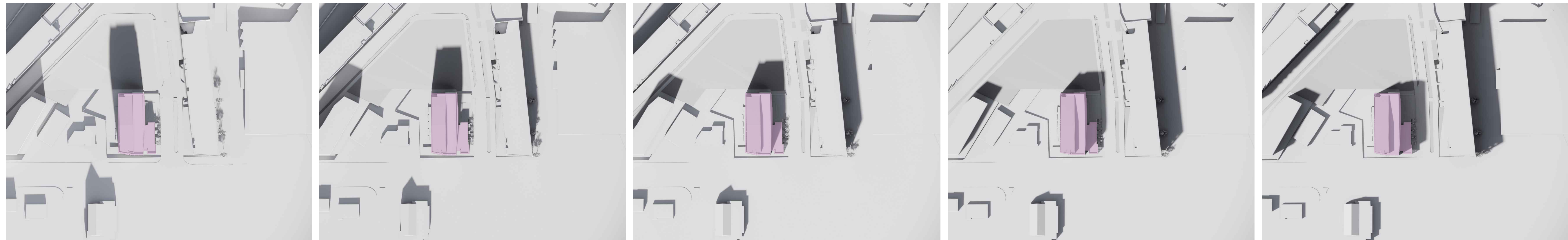
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PROJECT N°: **9426-20** DRAWING N°: **A-1-010-B**

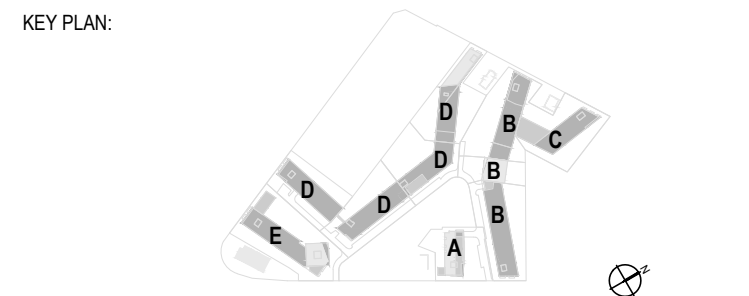
December 21st EDT



September 21st EDT



June 21st EDT



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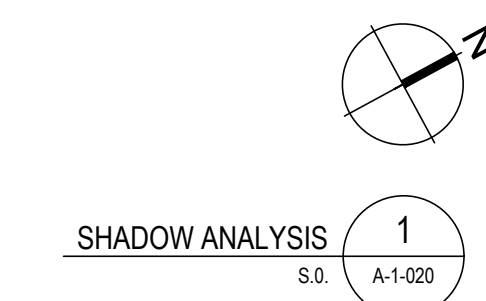
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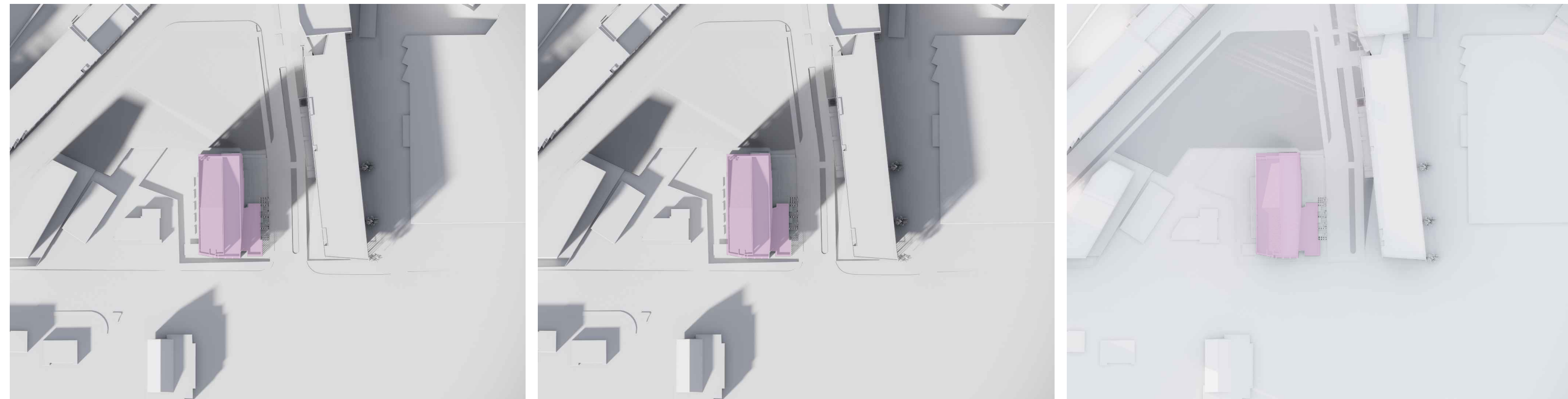
DRAWING TITLE:
SHADOW ANALYSIS

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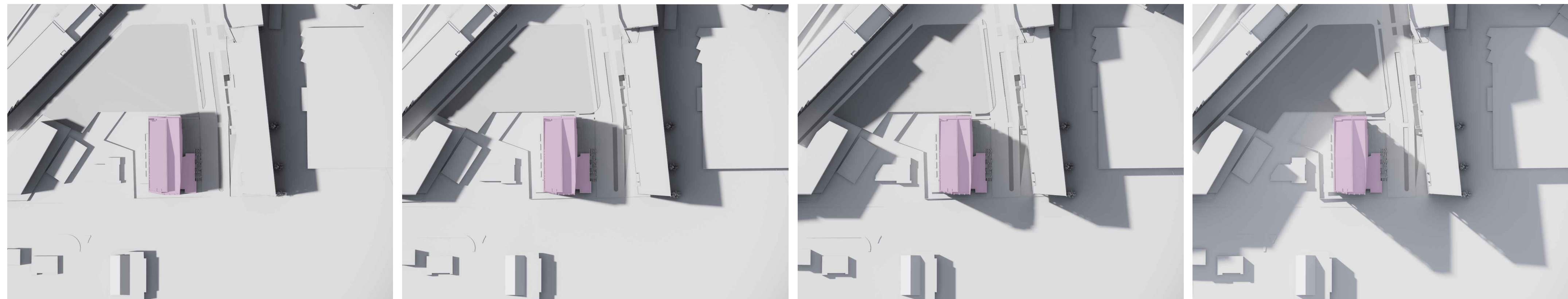
PROJECT Nº: **9426-20** DRAWING Nº: **A-1_020**



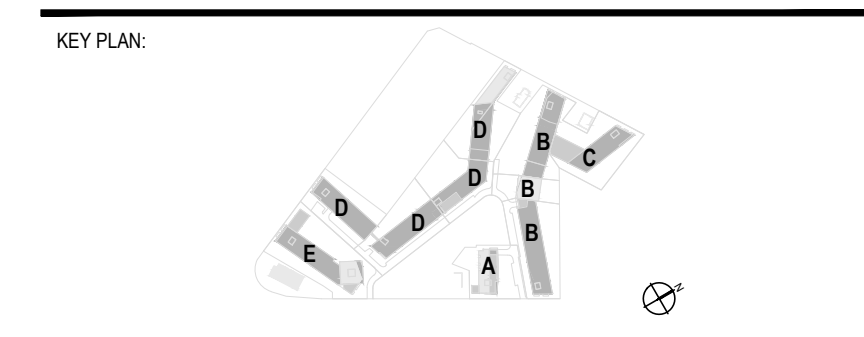
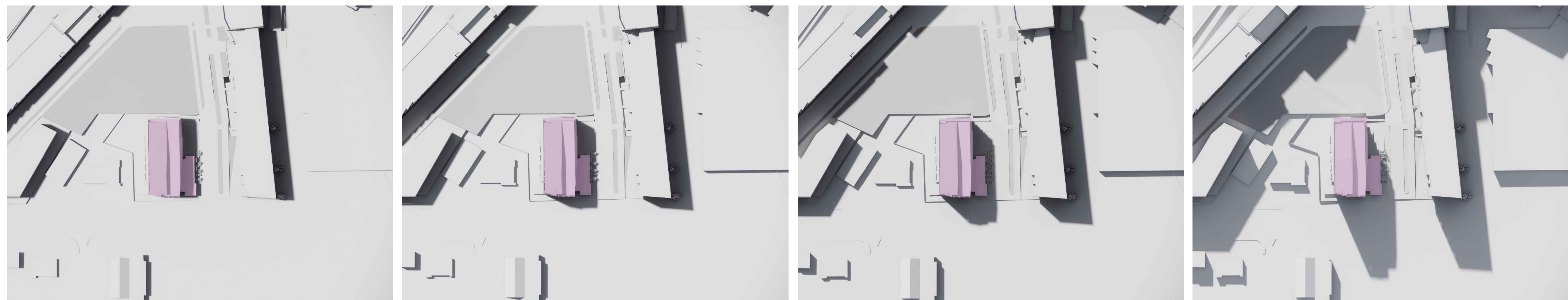
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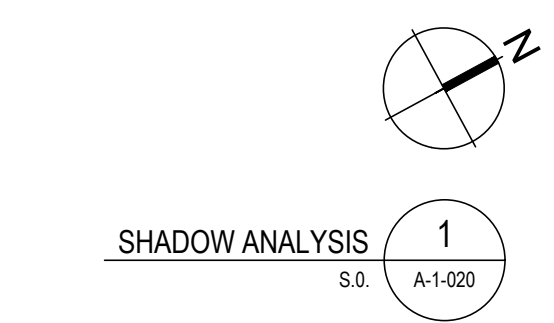
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VERIFIED:	XX	SCALE:	S.O.
PROJECT N°:	9426-20	DRAWING N°:	A-1_021



SHADOW ANALYSIS 1
 S.O. A-1-020

File D07-12-21-0152 and plan #18612

December 21st EDT

September 21st EDT

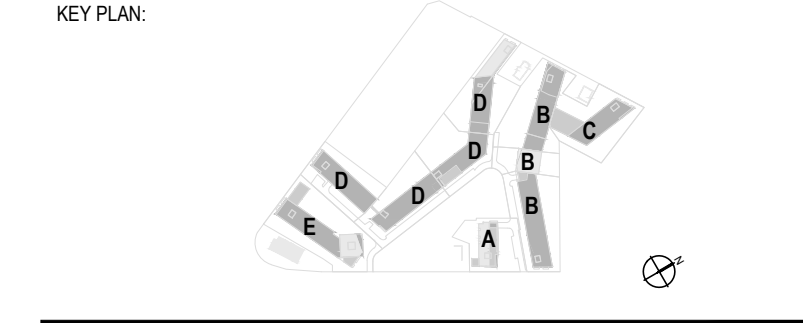
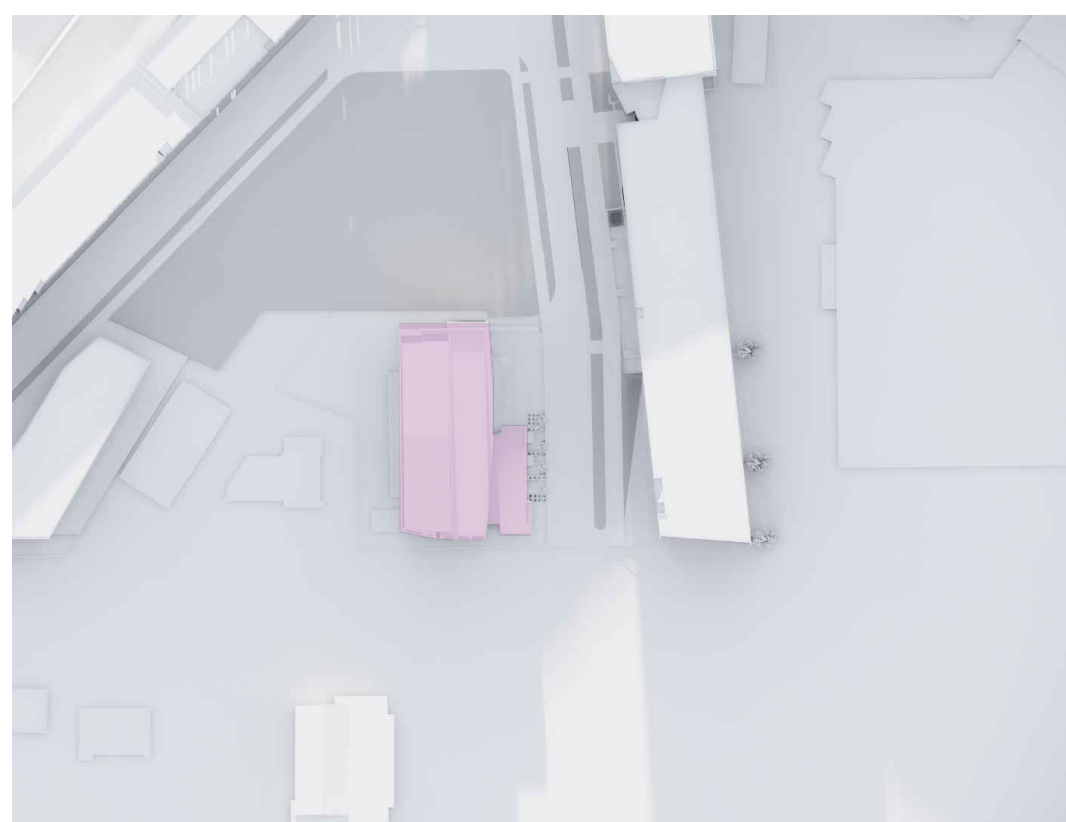
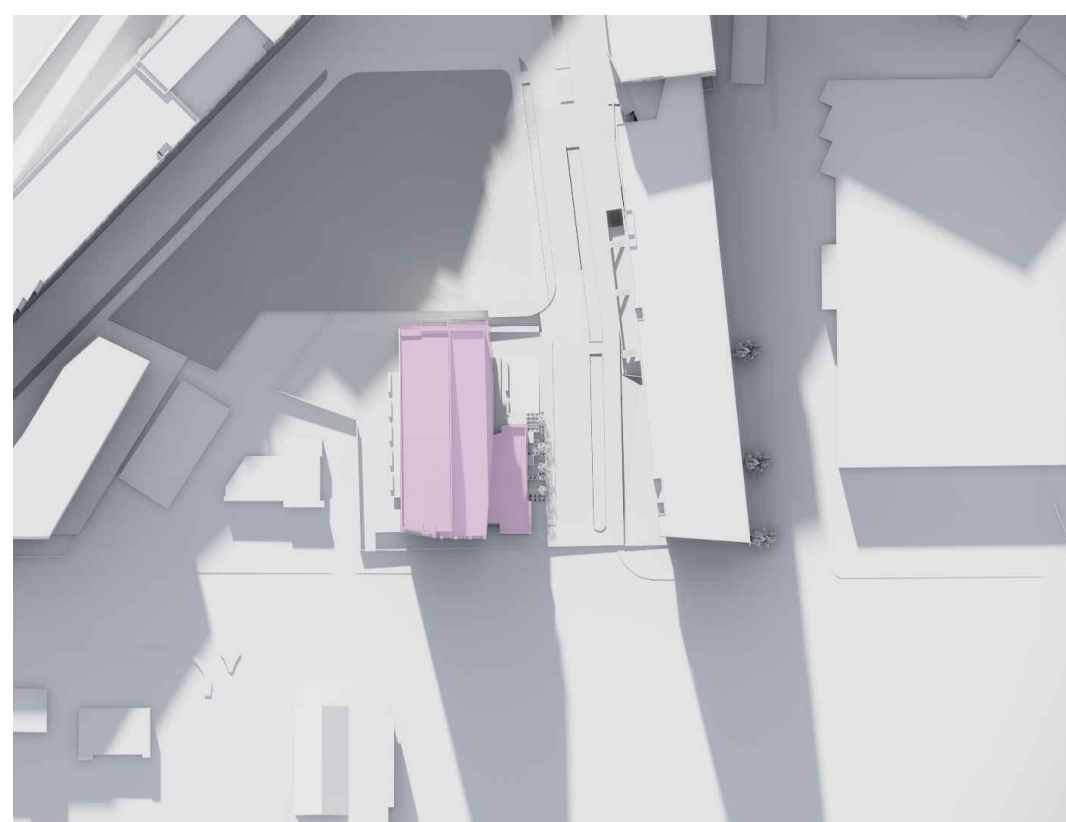
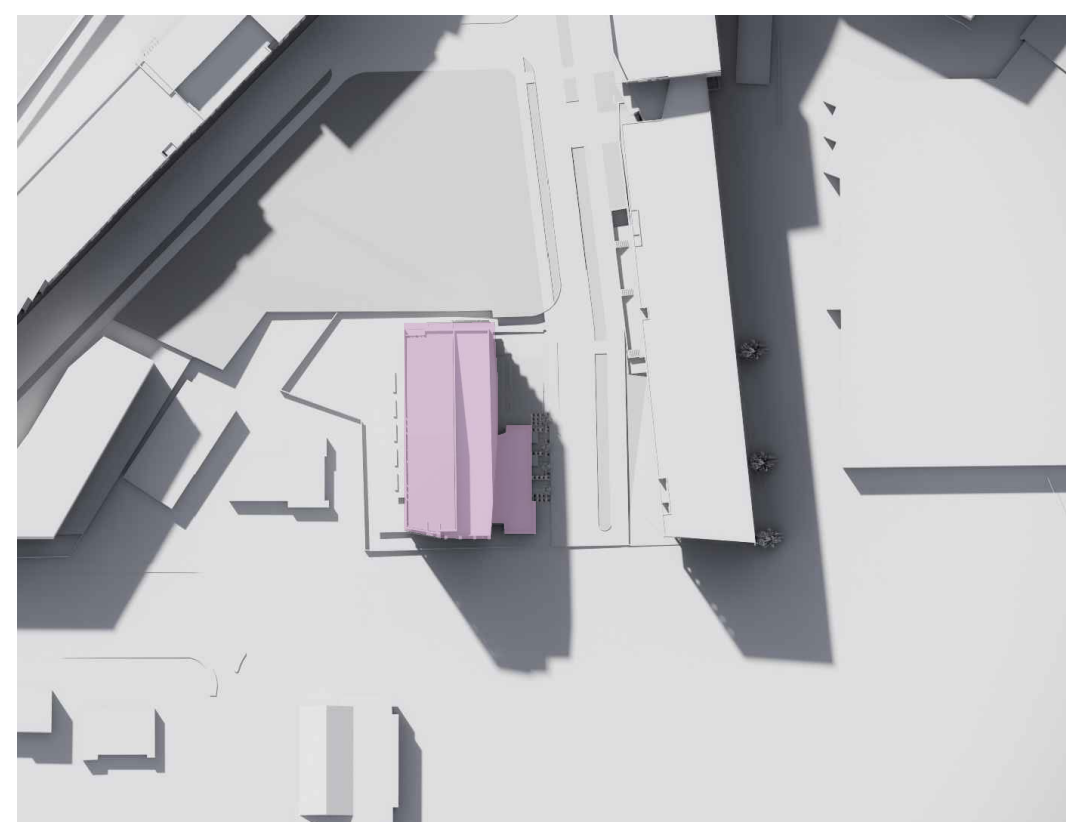
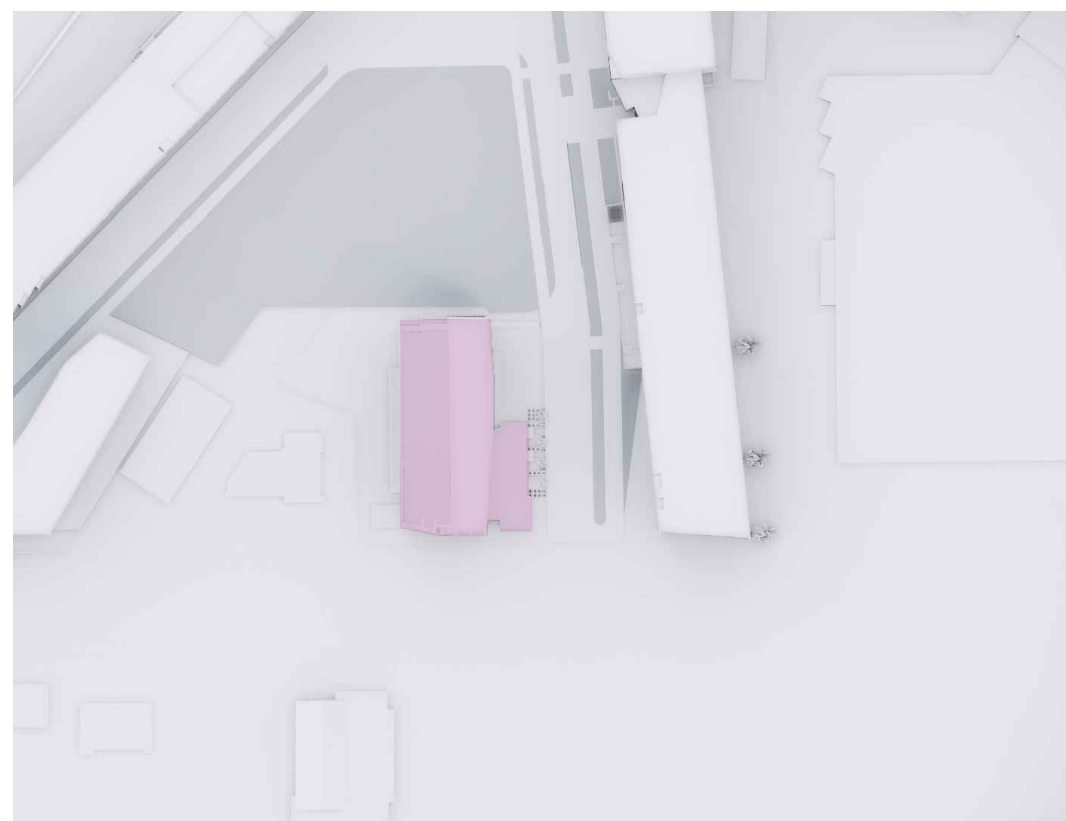
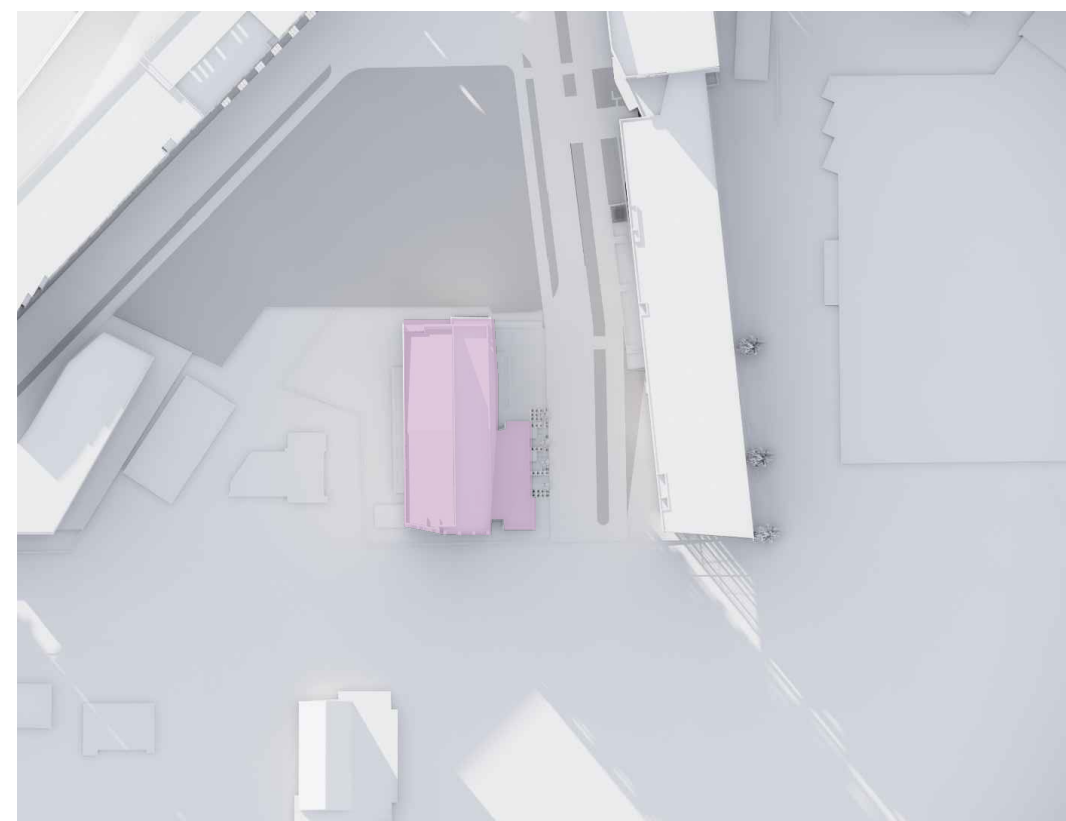
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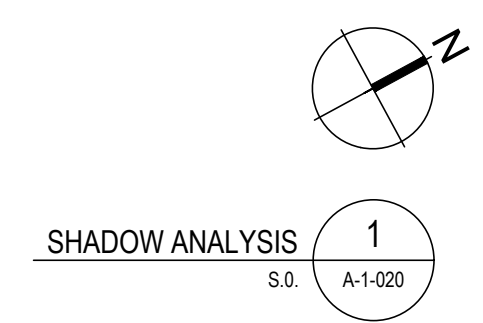
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ARCHITECTS:
EVOQ
 1435, RUE SAINT-ALEXANDRE, BUREAU 1000
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View 05 - SOUTH FROM MERIVALE ROAD



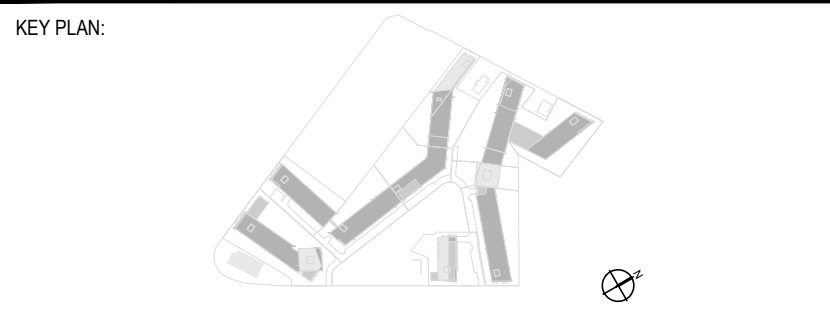
View 02 - CORNER MERIVALE ROAD AND THE NEW PUBLIC STREET



View 03 - FROM THE PUBLIC PARK



View 01 - CORNER MERIVALE ROAD - BUILDING ACCESS



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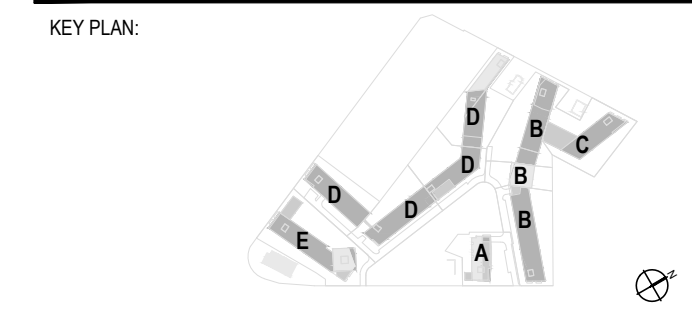
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PROJECT:
1500 MERIVALE

DRAWING TITLE:
MODEL VIEWS

DESIGN:	NG	APPROVED:	XX
DRAWN:	-	DATE:	2022-10-30
VERIFIED:	XX	SCALE:	S.O.

PROJECT N°: **9426-20** DRAWING N°: **A-1_030**



SITE PLAN CONTROL - PHASE 1 - REVISED 04.3	2024-08-22
SITE PLAN CONTROL - PHASE 1 - REVISED 03	2024-03-19
SITE PLAN CONTROL - PHASE 1 - REVISED 02	2023-10-12
SITE PLAN CONTROL - PHASE 1 - REVISED	2023-06-21
SITE PLAN CONTROL - PHASE 1	2022-12-01
SITE PLAN CONTROL	2021-09-17
ISSUED FOR COORDINATION	2021-05-27
N°: DESCRIPTION:	BY DATE

- REVISION:
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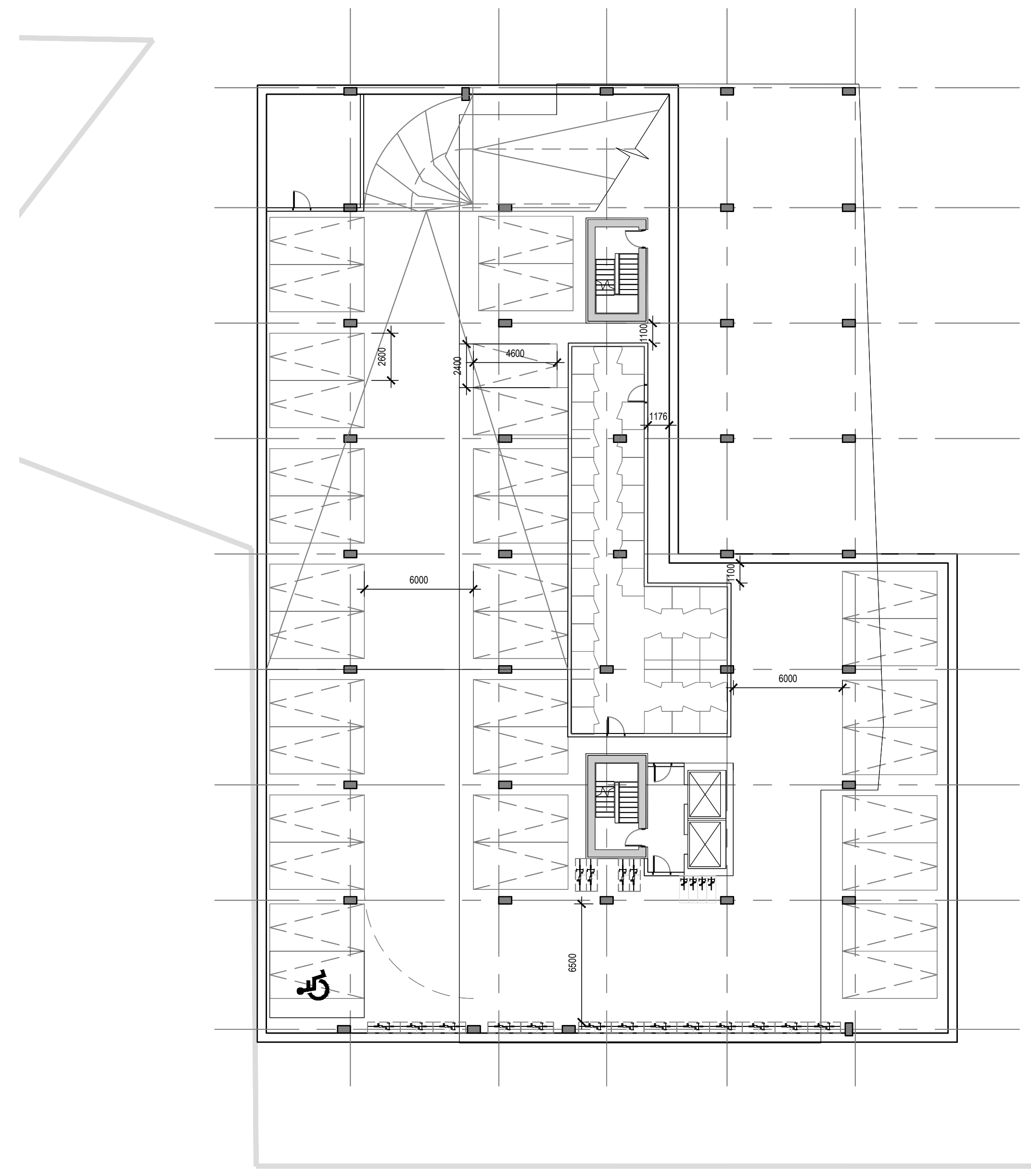
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PROJECT: **1500 MERIVALE**

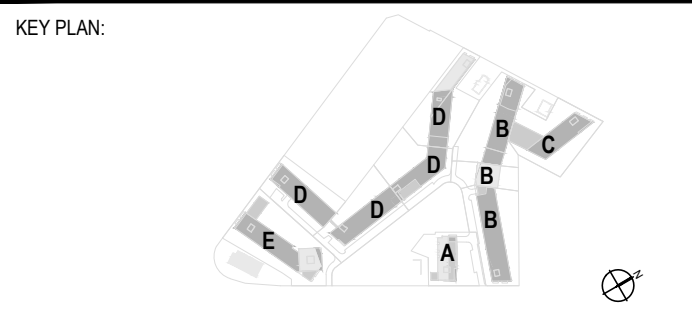
DRAWING TITLE: **UNDERGROUND FLOOR PLAN - P3 MERIVALE**

DESIGN: NG	APPROVED: XX
DRAWN: SJCH	DATE: 2022-10-30
VERIFIED: XX	SCALE: 1:200
PROJECT N°: 9426-20	DRAWING N°: A-1-100-B



UNDERGROUND FLOOR PLAN - P3
1:200 A-1-100-B

File D07-12-21-0152 and plan #18612



SITE PLAN CONTROL - PHASE 1 - REVISED 04.3	2024-08-22
SITE PLAN CONTROL - PHASE 1 - REVISED 03	2024-03-19
SITE PLAN CONTROL - PHASE 1 - REVISED 02	2023-10-12
SITE PLAN CONTROL - PHASE 1 - REVISED	2023-06-21
SITE PLAN CONTROL - PHASE 1	2022-12-01
SITE PLAN CONTROL	2021-09-17
ISSUED FOR COORDINATION	2021-05-27
N: DESCRIPTION	BY DATE
REVISION:	

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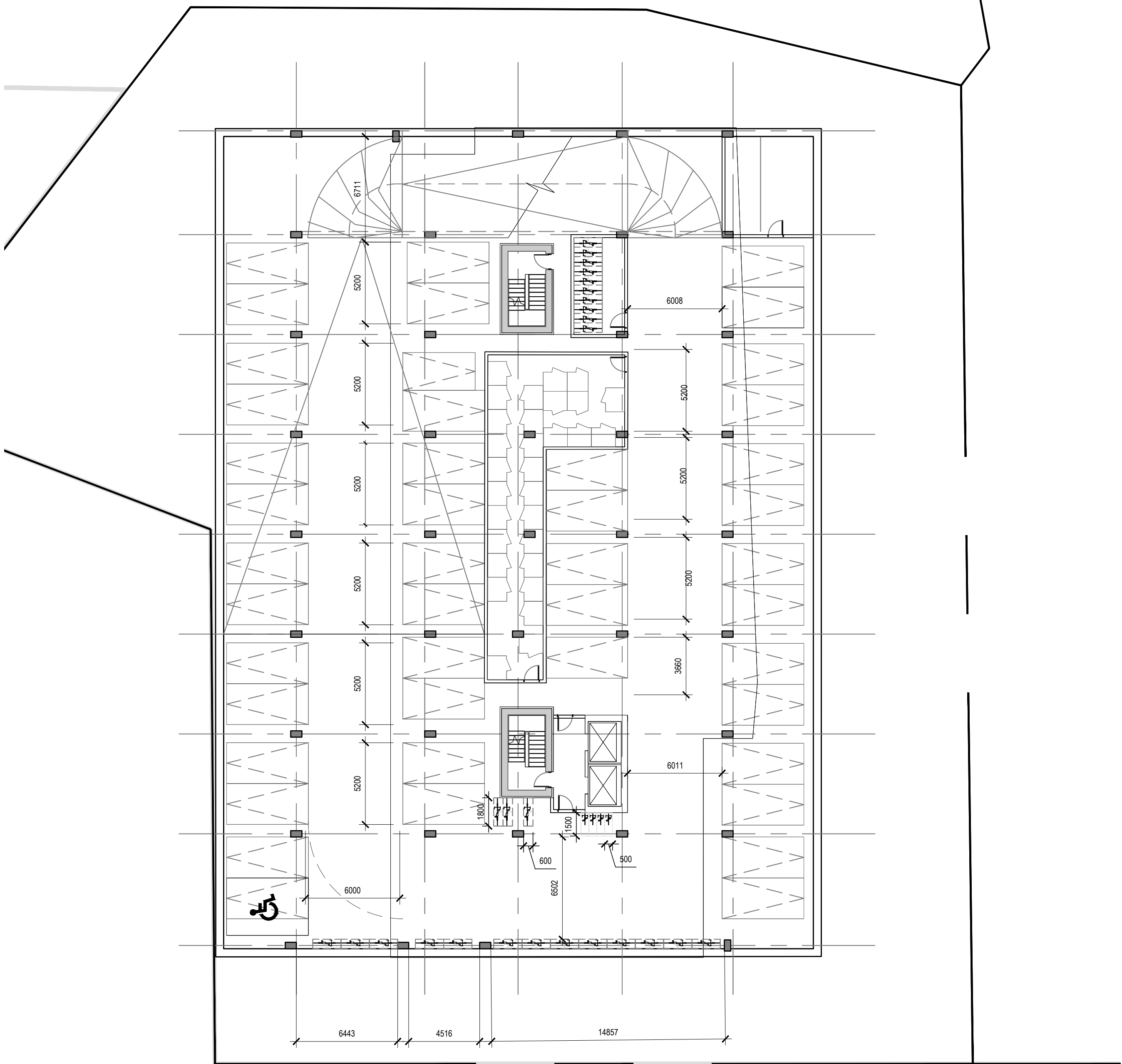
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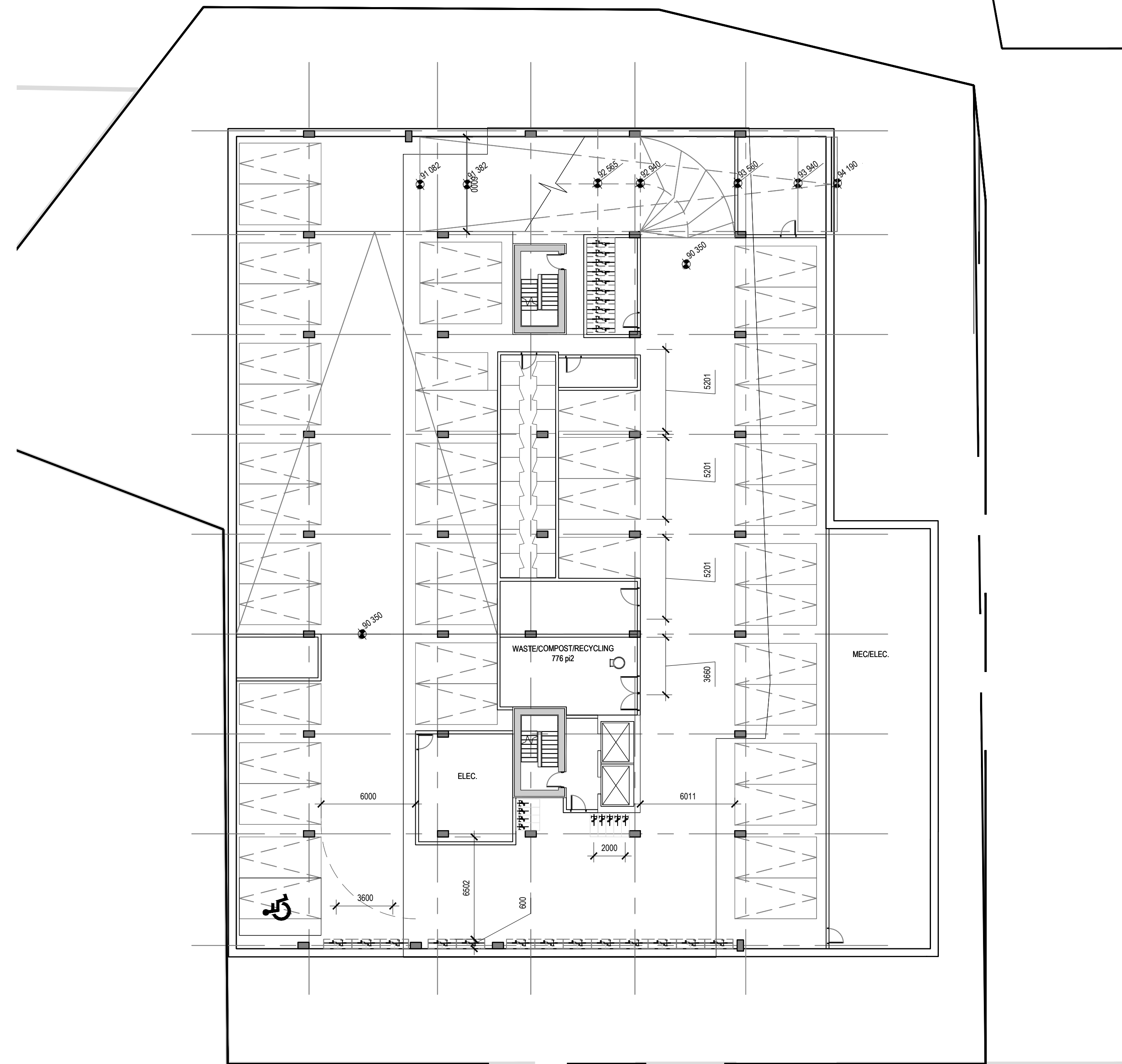
PROJECT: **1500 MERIVALE**

DRAWING TITLE: **UNDERGROUND FLOOR PLAN - P1 & P2 MERIVALE**

DESIGN: NG	APPROVED: XX
DRAWN: SJCH	DATE: 2022-10-30
VERIFIED: XX	SCALE: 1:200
PROJECT N°: 9426-20	DRAWING N°: A-1-100-A



UNDERGROUND FLOOR PLAN - P2 1/200 A-1-100-A

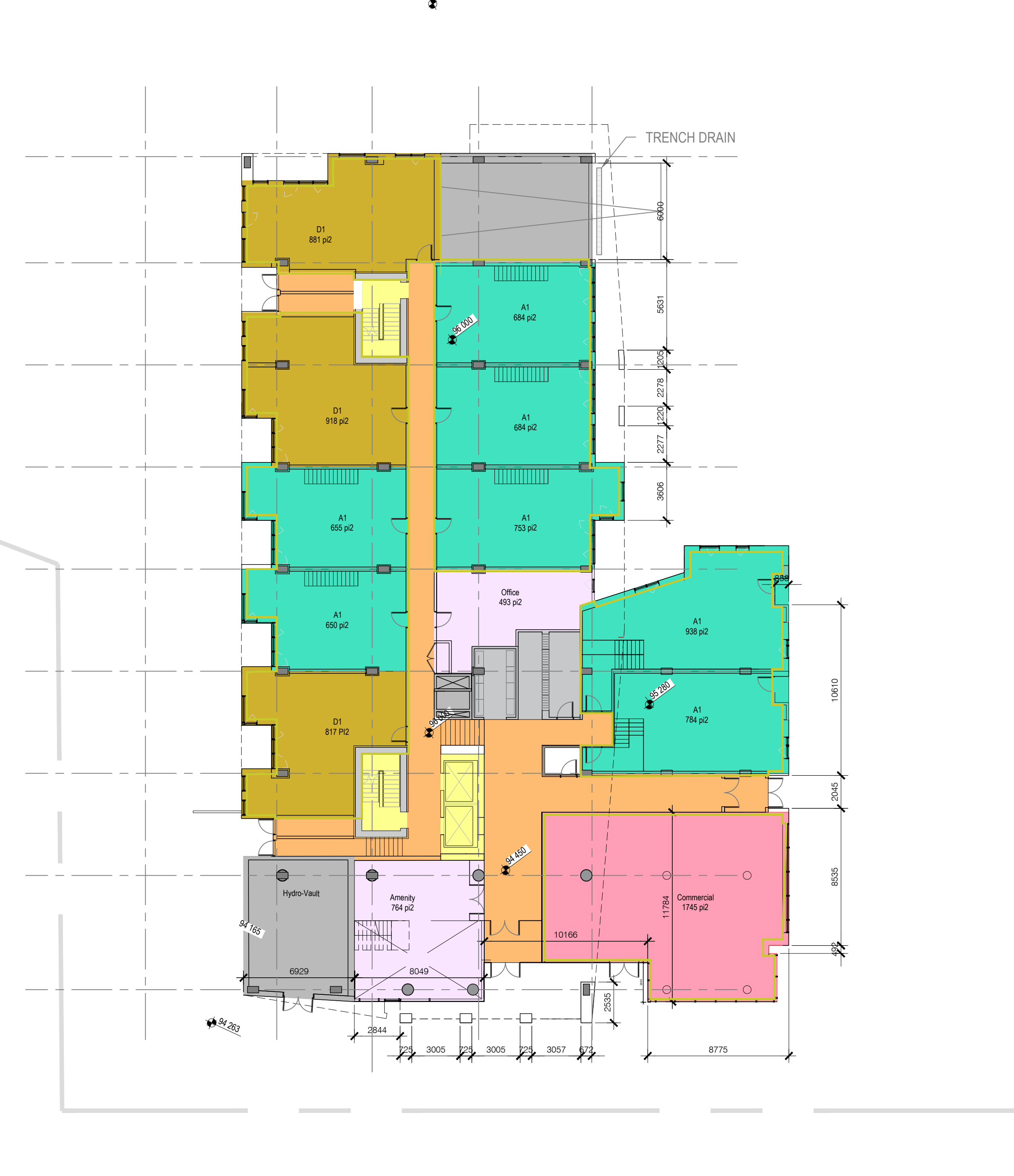


UNDERGROUND FLOOR PLAN - P1 1/200 A-1-100-A

LEGEND	
	CIRCULATION
	COMMERCIAL
	VERTICAL CIRCULATION
	SERVICES
	AMENITY
	RESIDENTIAL - TOWN HOME
	RESIDENTIAL - STUDIO UNIT
	RESIDENTIAL - 1 BEDROOM UNIT
	RESIDENTIAL - 2 BEDROOM UNIT
	RESIDENTIAL - 3 BEDROOM UNIT



SECOND FLOOR 2
1:200 A-1_101



GROUND FLOOR 1
1:200 A-1_101

CLIENT: **CLARIDGE HOMES**
210 Gladstone Avenue
OTTAWA, ONTARIO K2P 0Y6
T: (613) 233-6030 F: (613) 233-6290

ARCHITECTS: **EVOQ**
1435, RUE SAINT-ALEXANDRE, BUREAU 1000
MONTREAL (QUEBEC) H3A 2G4
T: 514-393-9490 F: 514-393-9498
info@evogarchitecture.com

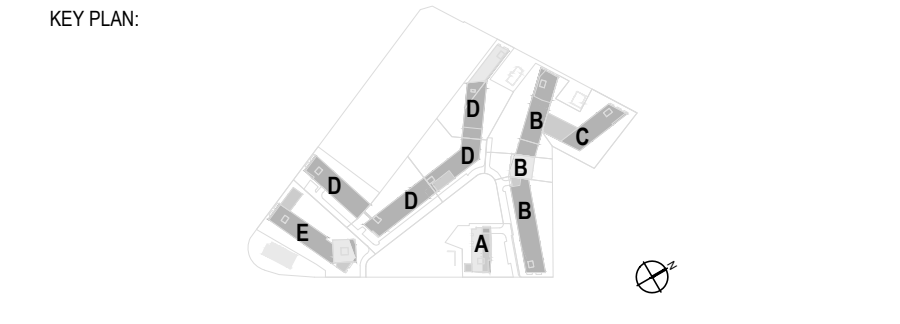
LANDSCAPE ARCHITECTS: **James B. Lennox and Associates Inc. Landscape Architects**
3332 Carling Avenue,
Ottawa, Ontario, K2H 5A8, T: (613) 722 5168

STRUCTURAL ENGINEERS: **GOODEVE STRUCTURAL INC.**
177 Kings Ct., Suite 111, Ottawa, ON K2K 1C7
Tel: 613-226-4558 www.goodevestructural.ca

CIVIL ENGINEERS: **NOVATECH ENGINEERING CONSULTANTS LTD.**
ENGINEERS & PLANNERS
Suite 200, 240 Michael Cowpland Dr.
Ottawa, Ontario, Canada K2M 1R6
Telephone: (613) 254-9643
Facsimile: (613) 254-9687
E-mail: novatech@novatech-eng.com

URBAN DESIGN CONSULTANTS: **FOTENN Planning + Design**
Fontenn
396 Cooper St, Suite 300
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TOPOGRAPHICAL SURVEYOR: **Annis O'Sullivan, Vollebek Ltd., Ontario Land Surveyors**
14 Concourse Gate, Suite 500
Napaan, Ontario, K2E 7S6
Tel: (613) 727-8850
email: reppan@annisd.com



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7	ISSUED FOR COORDINATION	2021-05-27

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PROJECT: **1500 MERIVALE**

DRAWING TITLE: **GROUND FLOOR & SECOND FLOOR MERIVALE**

DESIGN: NG	APPROVED: XX
DRAWN: SJCH	DATE: 2022-10-30
VERIFIED: XX	SCALE: 1:200

PROJECT NO.: **9426-20** DRAWING NO.: **A-1_101**

File D07-12-21-0152 and plan #18612

LEGEND	
	CIRCULATION
	COMMERCIAL
	VERTICAL CIRCULATION
	SERVICES
	AMENITY
	RESIDENTIAL - TOWN HOME
	RESIDENTIAL - STUDIO UNIT
	RESIDENTIAL - 1 BEDROOM UNIT
	RESIDENTIAL - 2 BEDROOM UNIT
	RESIDENTIAL - 3 BEDROOM UNIT



TYPICAL FLOOR PLAN 8-9
1:200
2
A-1-102



TYPICAL FLOOR PLAN 3-4-5-6-7
1:200
1
A-1-102



CLIENT: **CLARIDGE HOMES**
210 Gladstone Avenue
OTTAWA, ONTARIO K2P 0Y6
T: (613) 233-6030 F: (613) 233-6290

ARCHITECTS: **EVOQ**
1435, RUE SAINT-ALEXANDRE, BUREAU 1000
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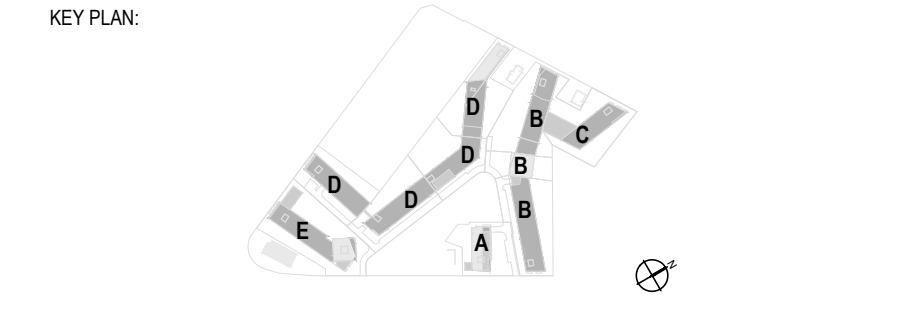
LANDSCAPE ARCHITECTS: **James B. Lennox and Associates Inc. Landscape Architects**
3332 Carling Avenue
Ottawa, Ontario, K2H 5A8, T: (613) 722 5168

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Tel: 613-236-0528

CIVIL ENGINEERS: **NOVATECH ENGINEERING CONSULTANTS LTD.**
ENGINEERS & PLANNERS
Suite 200, 240 Michael Cowpland Dr.
Ottawa, Ontario, Canada K2M 1P6
Telephone: (613) 254-6663
Facsimile: (613) 254-5887
E-mail: novatech@novatech-eng.com

URBAN DESIGN CONSULTANTS: **FOTENN Planning + Design**
Fontenay
396 Cooper St, Suite 300
Ottawa, ON K2P 2H7
www.fotenn.com

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14 Concourse Gate, Suite 500
Nepean, Ontario, K2E 7S6
Tel: (613) 727-6850
email: nepean@osvolid.com



REVISION	DESCRIPTION	DATE
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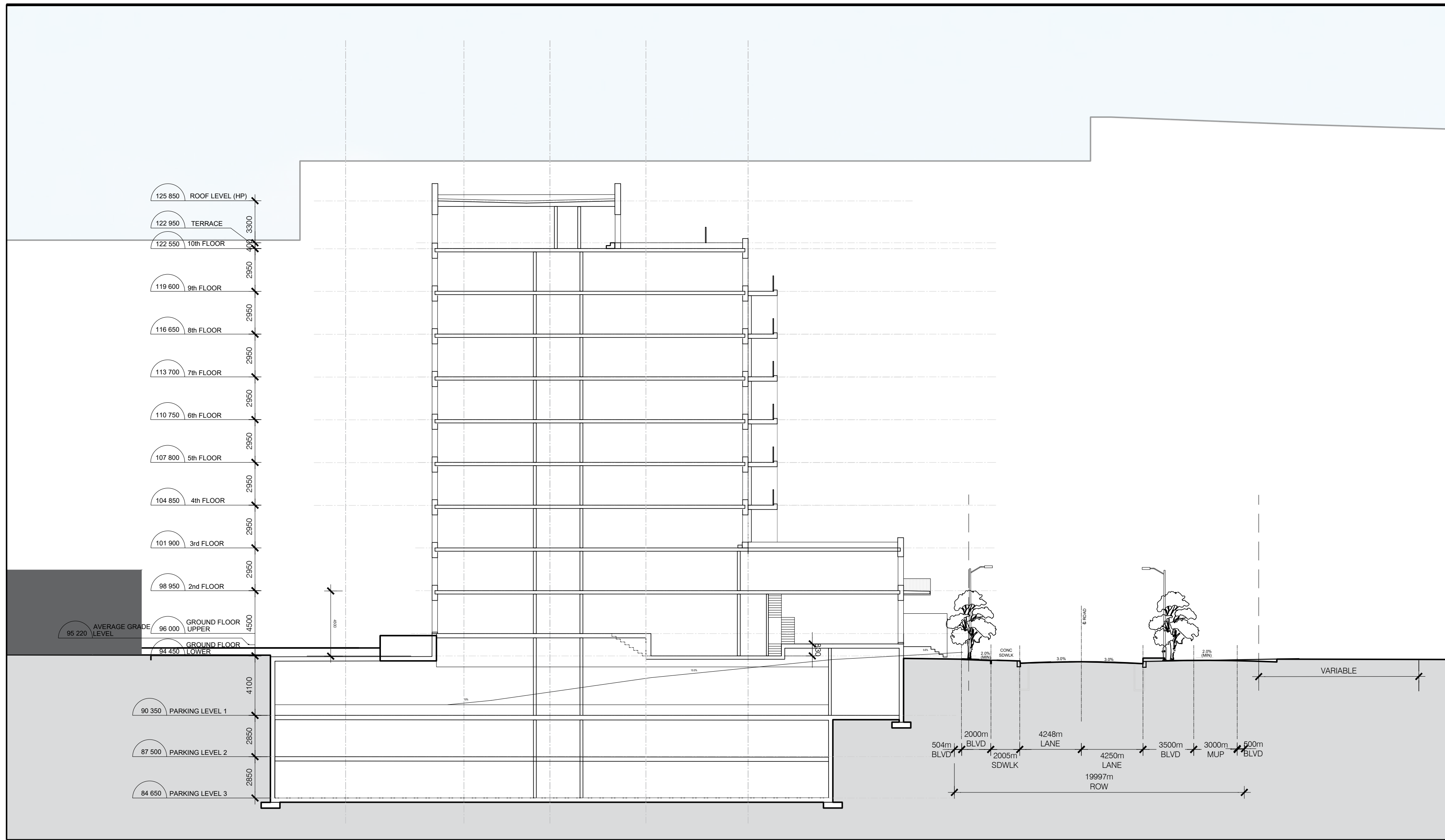
PROJECT: **1500 MERIVALE**

DRAWING TITLE: **TYPICAL FLOOR PLAN 3-4-5-6-7
TYPICAL FLOOR PLAN 8-9
MERIVALE**

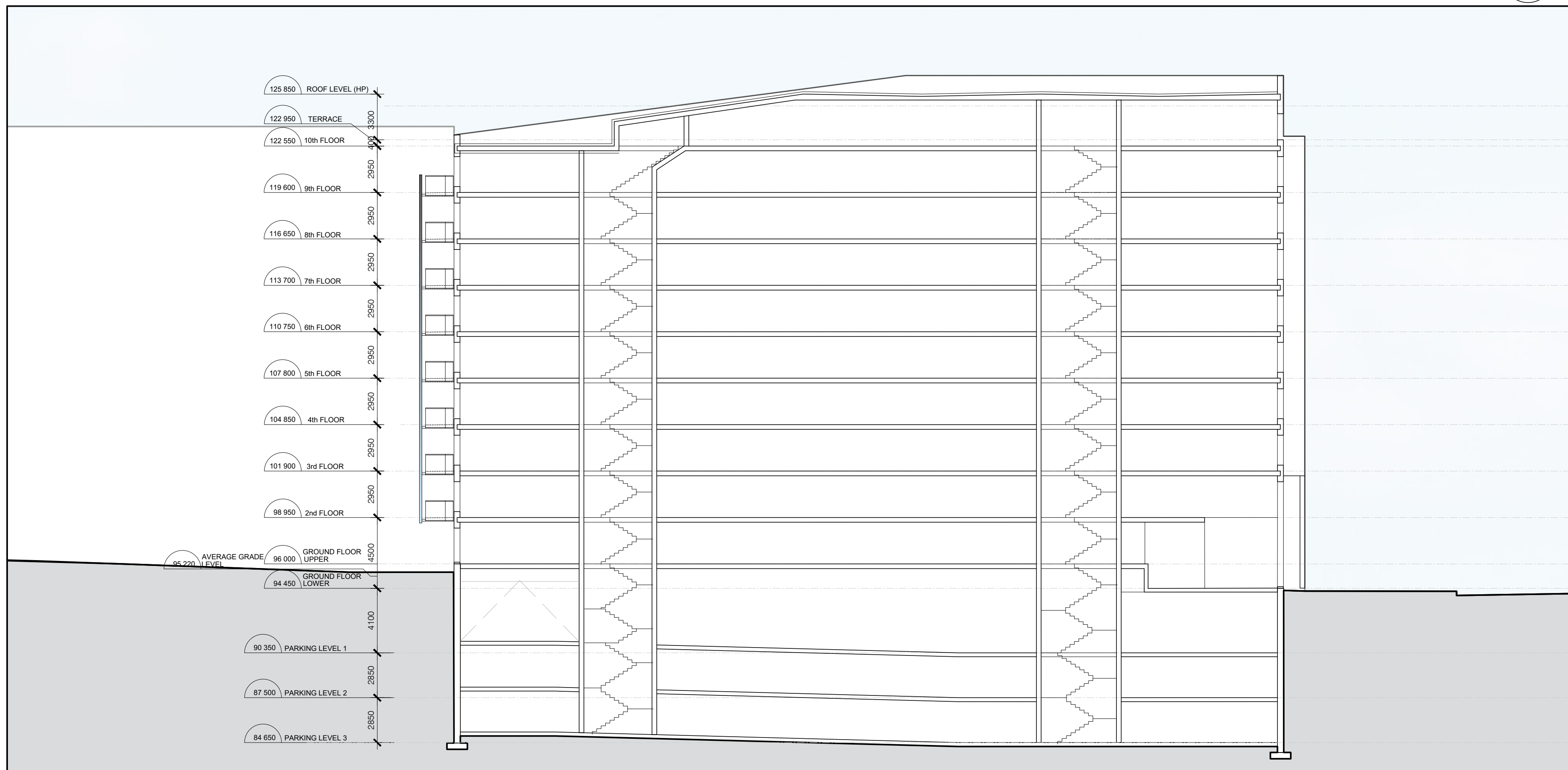
DESIGN: NG	APPROVED: XX
DRAWN: SJ/CH	DATE: 2022-10-30
VERIFIED: XX	SCALE: 1:200

PROJECT N°: **9426-20** DRAWING N°: **A-1-102**

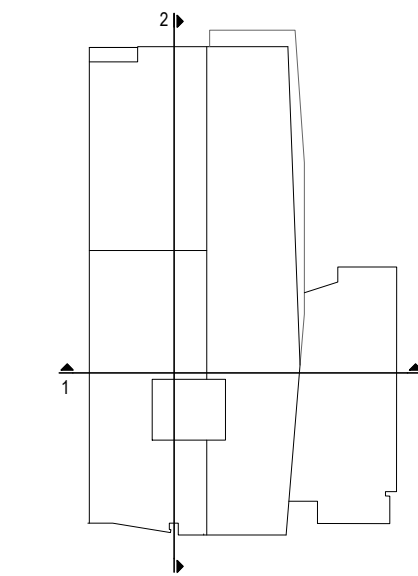
File D07-12-21-0152 and plan #18612



CROSS SECTION TRANSVERSE 2
1:200 A200



CROSS SECTION LONGITUDINAL 1
1:200 A200



CLIENT: **CLARIDGE HOMES**
210 Gladstone Avenue
OTTAWA, ONTARIO K2P 0Y6
T: (613) 233-6030 F: (613) 233-8290

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MONTRÉAL (QUÉBEC) H3A 2G4
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info@evoqarchitecture.com

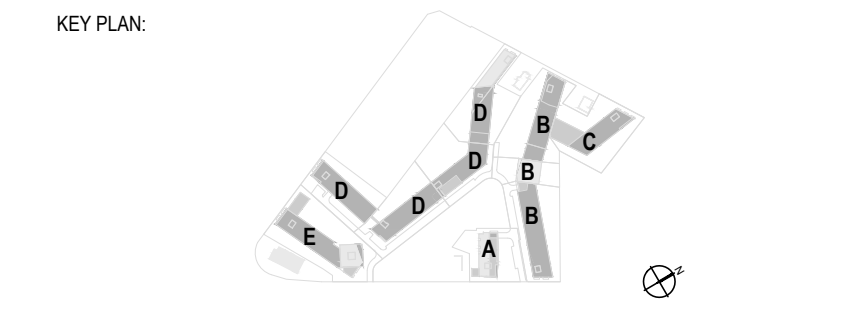
LANDSCAPE ARCHITECTS:
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STRUCTURAL ENGINEERS:
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77 Avenue St. - 10th Fl. Ottawa, K1R 2E1
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SITE PLAN CONTROL - PHASE 1 - REVISED 04.3	2024-08-22
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SITE PLAN CONTROL - PHASE 1 - REVISED	2023-06-21
SITE PLAN CONTROL - PHASE 1	2022-12-01
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ISSUED FOR COORDINATION	2021-05-27
N° DESCRIPTION	BY DATE
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PROJECT: **1500 MERIVALE**

DRAWING TITLE: **SECTIONS**

DESIGN: NG	APPROVED: XX
DRAWN: MF	DATE: 2022-10-30
VERIFIED: XX	SCALE: 1:200
PROJECT N°:	DRAWING N°:

File D07-12-21-0152 and plan #18612

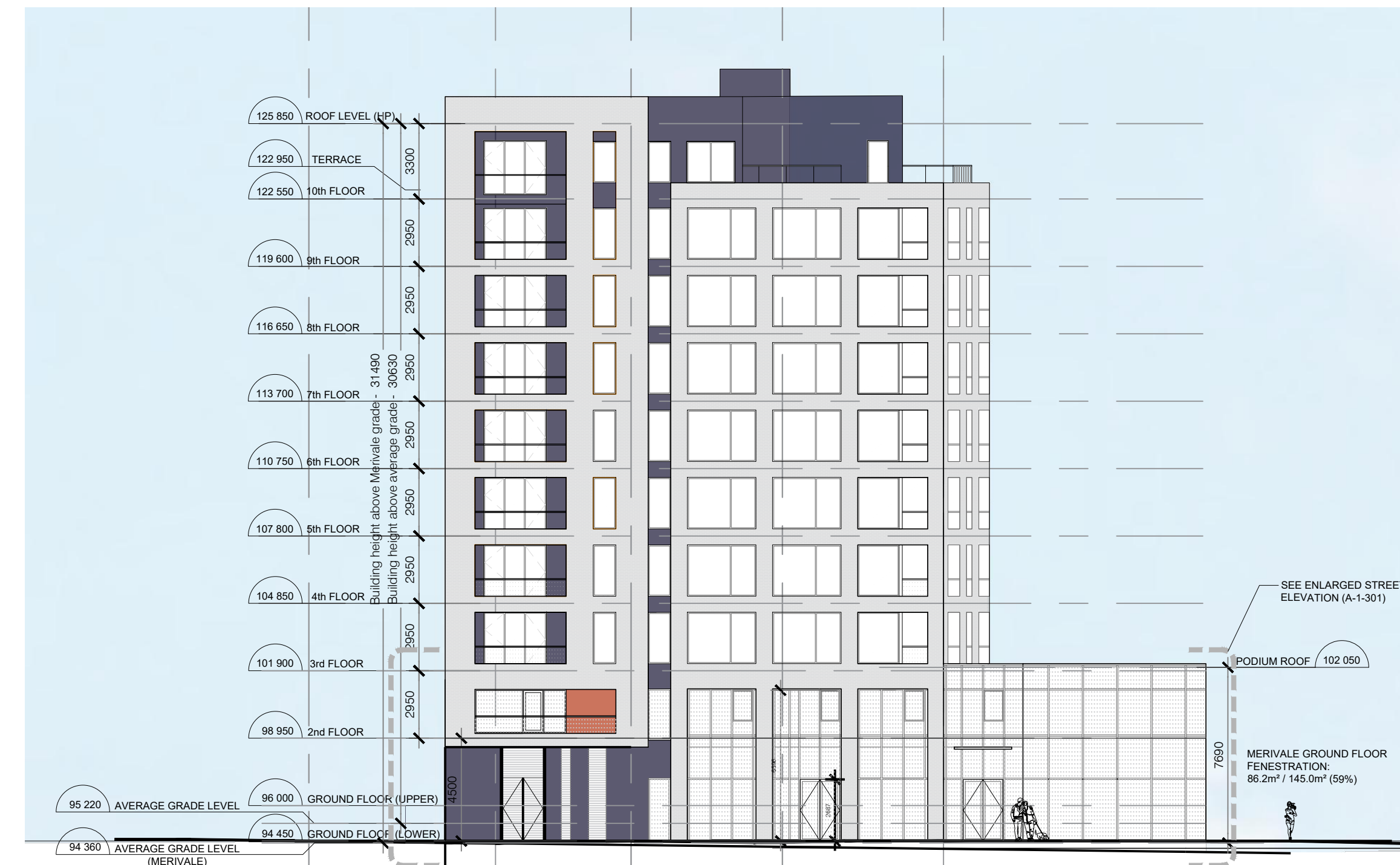
9426-20 A-1_200



ELEVATION SOUTH - PARK
PHASE 1
1:200 A300 4



ELEVATION WEST
PHASE 1
1:200 A300 3



ELEVATION SOUTH - MERIVALE ROAD
PHASE 1
1:200 A300 2



ELEVATION EAST - NEW PUBLIC ROAD
PHASE 1
1:200 A300 1

LEGEND

- TEXTURED PRECAST CONCRETE PANEL
- BRICK MASONRY PALE
- GLASS (BRD SAFE GLASS UP TO 16M HEIGHT)
- METAL PANEL
- METAL PANEL
- PERFORATED METAL SCREEN



CLIENT: **CLARIDGE HOMES**
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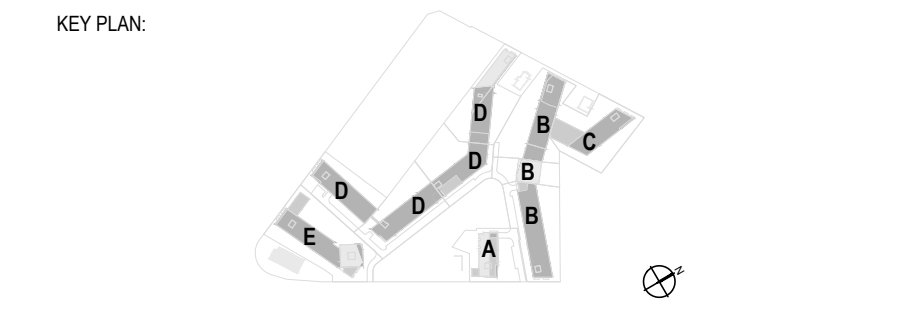
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PROJECT: **1500 MERIVALE**

DRAWING TITLE: **ELEVATIONS**

DESIGN:	NG	APPROVED:	XX
DRAWN:	SJCH	DATE:	2021-10-30
VERIFIED:	XX	SCALE:	1:200

File D07-12-21-0152 and plan #18612

PROJECT NO: **9426-20** DRAWING NO: **A-1_300**

LEGEND	
	TEXTURED PRECAST CONCRETE PANEL
	BRICK MASONRY PALE
	GLASS (BRD SAFE GLASS UP TO 16M HEIGHT)
	METAL PANEL
	METAL PANEL
	PERFORATED METAL SCREEN

CLIENT: **CLARIDGE HOMES**
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1435, RUE SAINT-ALEXANDRE, BUREAU 1000
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LANDSCAPE ARCHITECTS:
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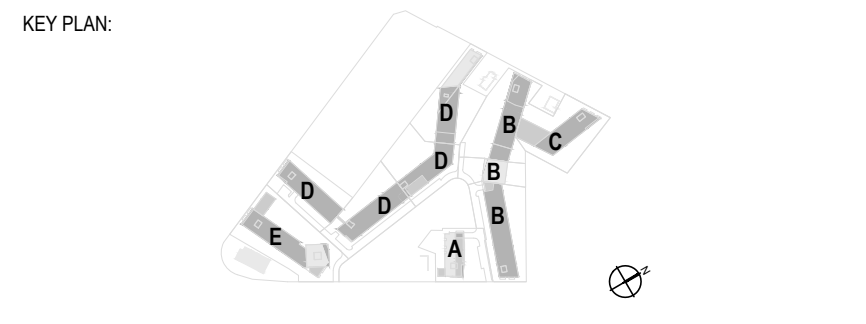
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ISSUED FOR COORDINATION	2021-05-27
N° DESCRIPTION	BY DATE
REVISION:	

- THE GENERAL CONTRACTOR :
- SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS ON SITE TO ENSURE COMPLIANCE WITH THE DIMENSIONS GIVEN ON THE DRAWINGS.
 - SHALL BE RESPONSIBLE TO IMMEDIATELY SUBMIT A REPORT TO THE ARCHITECT OR ENGINEER OUTLINING ANY INACCURACIES.
 - SHALL NOT TAKE SCALED MEASUREMENTS OFF THE DRAWINGS.
 - ANY INDIVIDUAL OR FIRM THAT HAVE RECEIVED ELECTRONIC DOCUMENT SHALL USE THEM AT THEIR OWN RISK. ONLY ORIGINAL DRAWINGS, STAMPED BY THE ARCHITECT, MAY BE USED FOR CONSTRUCTION.

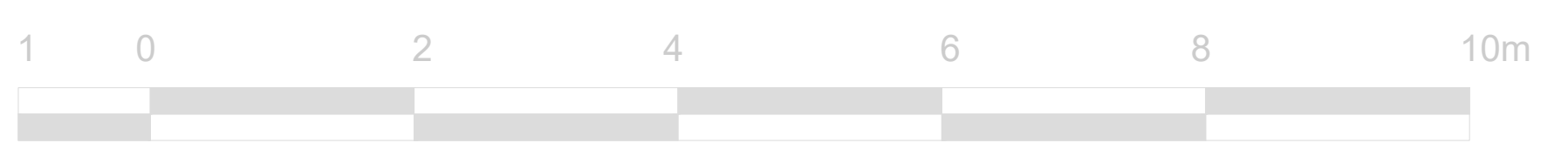
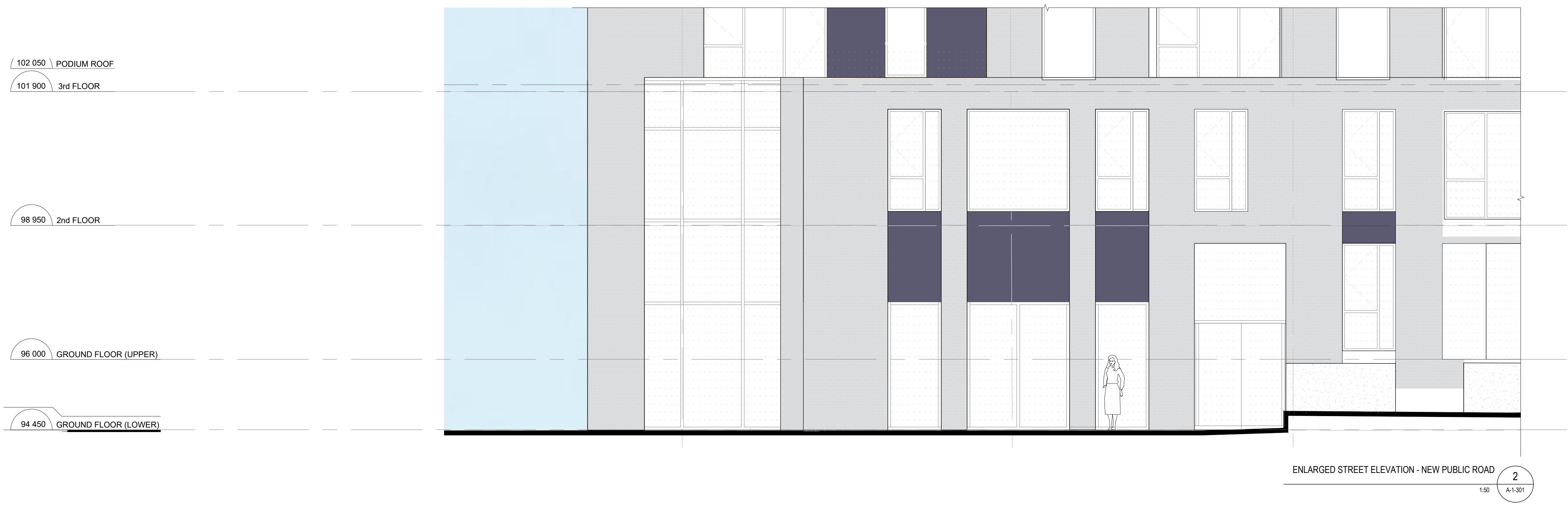
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PROJECT: **1500 MERIVALE**

DRAWING TITLE: **ELEVATIONS**

DESIGN: NG	APPROVED: XX
DRAWN: SJCH	DATE: 2021-10-30
VERIFIED: XX	SCALE: 1:200
PROJECT N°:	DRAWING N°:



GRAPHIC SCALE

File D07-12-21-0152 and plan #18612

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