

ZONING REQUIREMENTS - TM				
EXISTING ZONING: TM(2190) Traditional Main Street Zone				
PROPOSED ZONING: TM(2190) Traditional Main Street Zone				
PARKING	REQUIRED	PROVIDED	COMPLIES	Y/N
OFF-STREET PARKING	4	4		Y
VISITOR PARKING	1	1		Y
BARRIER FREE PARKING	0	0		Y
BICYCLE PARKING	10	22 (STACKED)		Y
<b>SETBACKS</b>				
FRONT YARD	MIN 2M	2M		Y
FRONT YARD ABOVE 15M	MIN 2M	2M		Y
REAR YARD	7.5M	7.5M		Y
SIDE YARD (NORTH)	1.2M	1.2M		Y
SIDE YARD (SOUTH)	1.2M	1.2M		Y
MAX HEIGHT TO ROOF MIDPOINT	20M	20M		Y
MINIMUM LOT WIDTH	0	13.73M		Y
BUILDING COVERAGE/AREA	N/A	50.5%		Y
TOTAL GFA	N/A	1,410 SM		Y
AMENITY SPACE AREA	0 SM PER UNIT + 125M COMMON OF + 171 SM COMMON OF + 159 SM			Y
TOTAL NUMBER OF UNITS	N/A	20		Y
MIN LANDSCAPE BUFFER	0 - NOT ADJUTING A STREET	N/A		Y

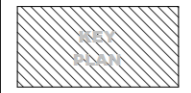
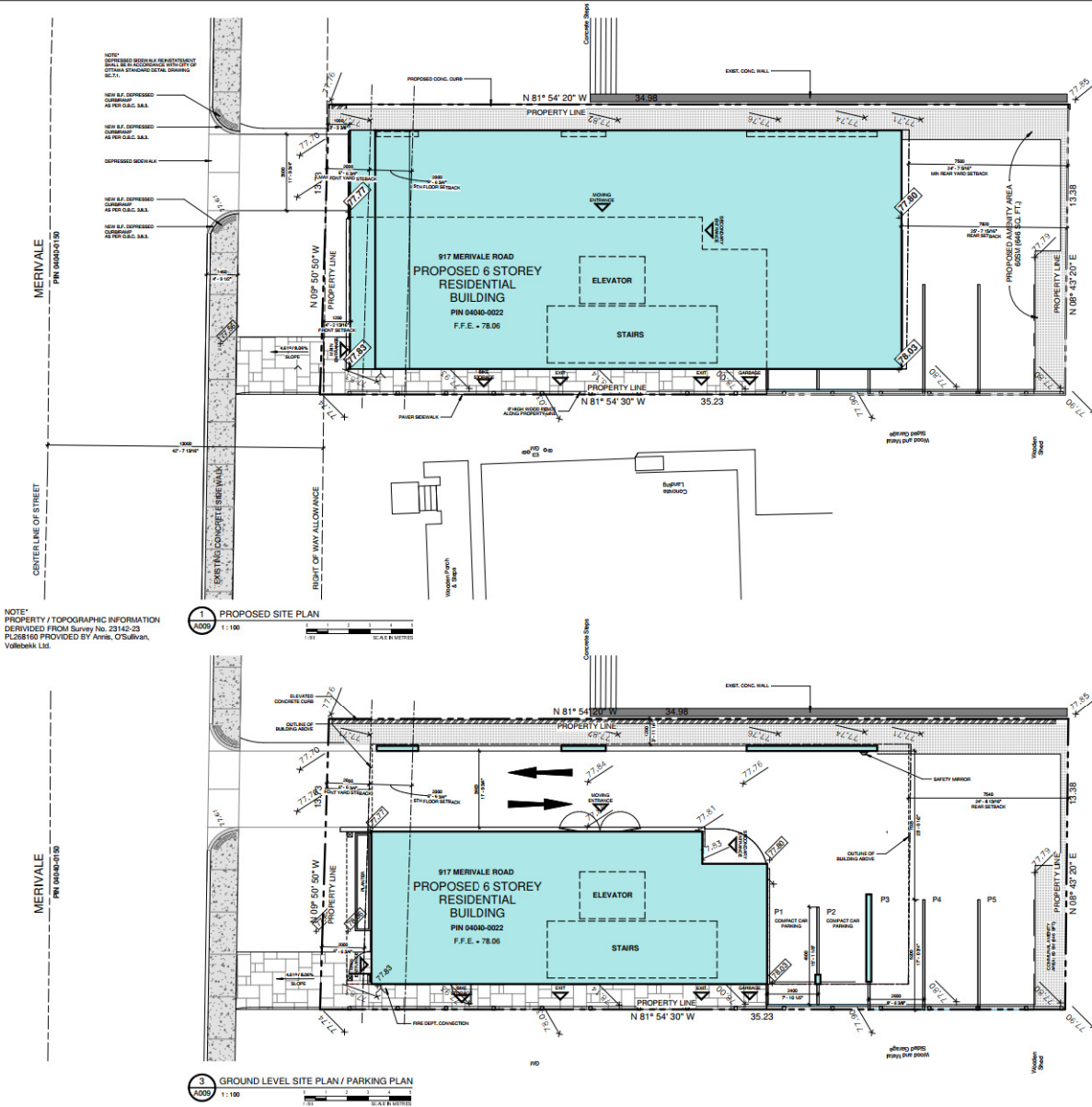
SITE		
ITEM	AREA	% TOTAL
LOT AREA	481.5 SM (5,183 SFT)	100%
BUILDING AREA	243 SM (2,622 SFT)	50.5%
GROSS FLOOR AREA	1,410 SM (15,182 SFT)	
ASPHALT/CONC. AREA	168.5 SM (1,813 SFT)	35%
LANDSCAPED AREA	REAR LOT AREA 70 SM (750 SFT)	14.5%

UNIT					
LEVEL	STUDIO	1 BED	2 BED	TOTAL	FLOOR AREA
BASEMENT	0	0	0	0	129 SM (1390 SFT)
MAIN FLOOR	0	0	0	0	130 SM (1402 SFT)
2ND FLOOR	0	4	0	4	259 SM (2790 SFT)
3RD FLOOR	0	4	0	4	259 SM (2790 SFT)
4TH FLOOR	0	4	0	4	259 SM (2790 SFT)
5TH FLOOR	0	4	0	4	251 SM (2705 SFT)
6TH FLOOR	0	4	0	4	251 SM (2705 SFT)
TOTAL	0	20	0	20	1410 SM (15,182 SFT) A.G.

PARKING					
USAGE	COUNT	PARKING RATIO	PARKING REQUIRED	PARKING PROVIDED	COMPLIES (Y/N)
STUDIOS*				4	Y
1 BED*	20	0-12 UNITS = 0 13-20 UNITS = 0.5		4	Y
2 BED					Y
BF SPOTS					Y
VISITOR		0-12 UNITS = 0 13-20 UNITS = 0.5	1	1	Y
TOTAL	20		5	5	Y

ESTABLISHED GRADE ELEVATION DATA		
BUILDING CORNER	ELEVATION	CALCULATION
NORTH WEST CORNER	77.77	77.77 + 77.80 + 78.03
NORTH EAST CORNER	77.80	+ 77.83
		= 311.43
SOUTH EAST CORNER	78.03	
SOUTH WEST CORNER	77.83	311.43 / 4
		= 77.8575
AVERAGE GRADE ELEVATION		AVG ELEV. = 77.86

WASTE MANAGEMENT DATA				
USAGE	WASTE TYPE	REQ. CY	BINS PROVIDED	COMPLIES (Y/N)
GARBAGE	LOOSE	0.11 CY/UNIT * 3	4 x 360L	Y
RECYCLING	LOOSE	0.08 CY/UNIT * 1	4 x 360L	Y
ORGANIC	LOOSE	(1) 240L BIN PER 50 UNITS	3 x 240L	Y



NO.	DATE	BY	DESCRIPTION
2	01 DEC 2024	SH	RE-ISSUED FOR SPA
1	22 JAN 2024	SH	ISSUED FOR SPA

REVISION RECORD			
NO.	DATE	BY	DESCRIPTION
2	01 DEC 2024	SH	RE-ISSUED FOR SPA
1	22 JAN 2024	SH	ISSUED FOR SPA

ISSUE RECORD			
NO.	DATE	BY	DESCRIPTION



E: info@biosisdesigns.com  
P: 613-292-9642  
W:

MERVALE APARTMENT  
917 MERVALE RD  
OTTAWA ON  
MARC AMYOT

2301 As indicated  
PROJECT SCALE  
DS, SH  
DRAWN  
SH  
REVIEWED

PROPOSED SITE PLAN

A009

PLEASE NOTE:  
THIS DRAWING IS THE PROPERTY OF BIOSIS DESIGNS INC. AND  
CAN NOT BE REPRODUCED OR USED WITHOUT THE  
EXPRESSED CONSENT OF BIOSIS DESIGNS INC. THE  
CONTRACTOR IS RESPONSIBLE FOR CHECKING AND VERIFYING  
ALL LEVELS AND DIMENSIONS AND SHALL REPORT ALL  
DISCREPANCIES TO BIOSIS DESIGNS INC. AND OBTAIN  
CLARIFICATION PRIOR TO COMMENCING WORK.

File No: D07-12-24-0067

A:\projects\2024\1711 Mervale\_RL\CONTRACT\1711 MERVALE\_NY 2024.DWG