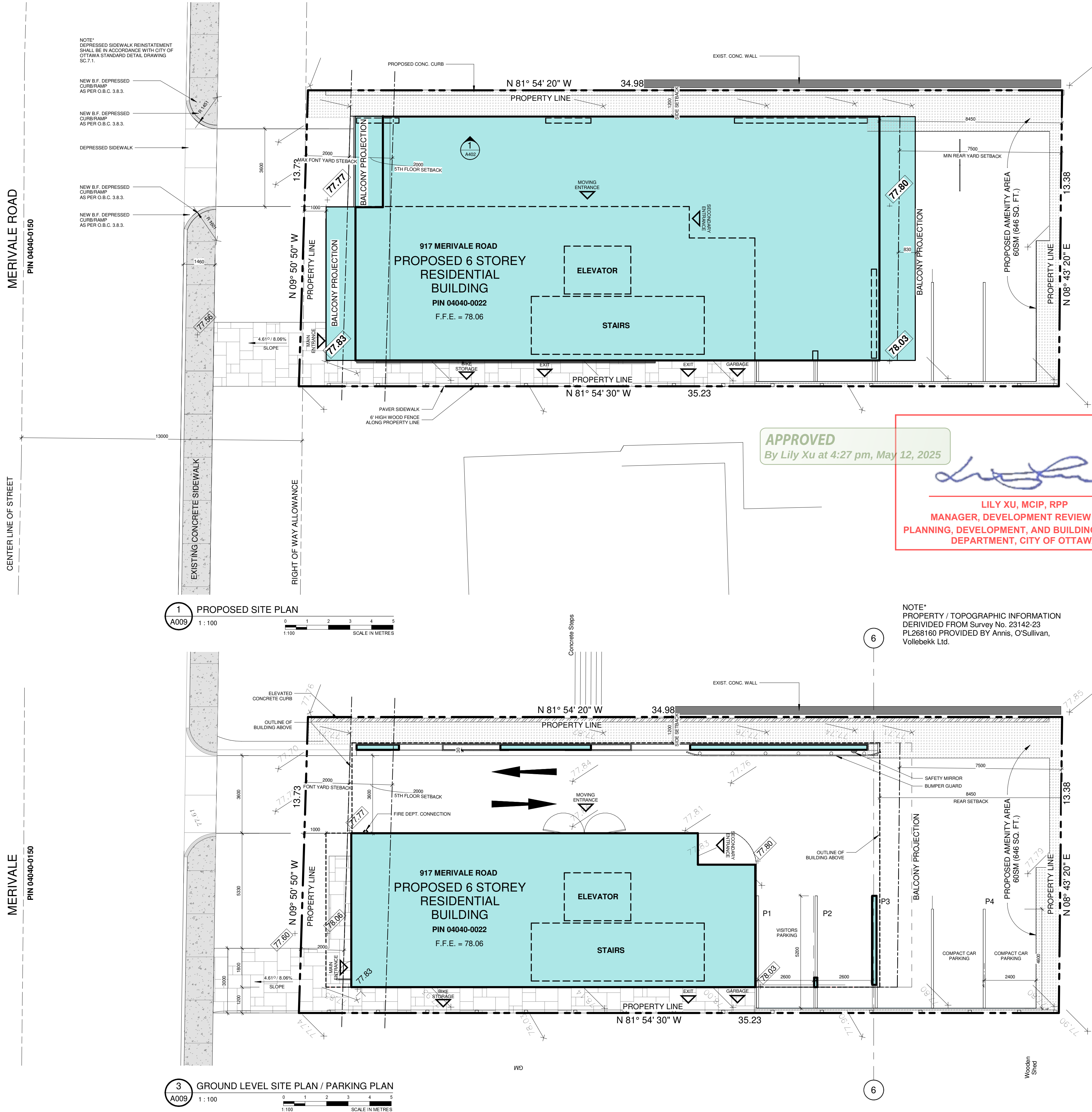


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ZONING REQUIREMENTS - TM			
EXISTING ZONING:	TM[2190]	Traditional Main Street Zone	
PROPOSED ZONING:	TM[2190]	Traditional Main Street Zone	
PARKING	REQUIRED	PROVIDED	COMPLIES Y/N
OFF-STREET PARKING	4	4	Y
VISITOR PARKING	1	1	Y
BARRIER FREE PARKING	0	0	Y
BICYCLE PARKING (0.5 PER UNIT)	10	22 (STACKED)	Y
SETBACKS			
FRONT YARD	MAX 2M	2M	Y
FRONT YARD ABOVE 15M	MIN 2M	2M	Y
REAR YARD	7.5M	8.4M	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	6 SM PER UNIT = 120SM MIN 50% COMMON	BALCONY = 165 SM COMMON GF = 159 SM	Y
TOTAL NUMBER OF UNITS	N/A	20	Y
MIN LANDSCAPE BUFFER	0 - NOT ABUTTING A STREET	N/A	Y

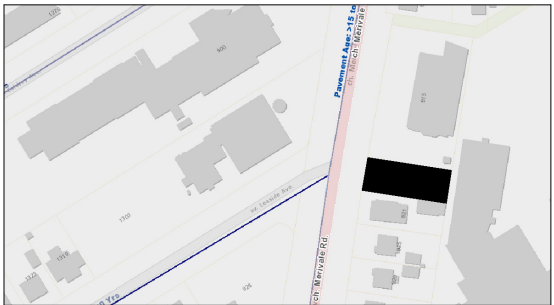
SITE		
ITEM	AREA	% TOTAL
LOT AREA	481.5 SM (5,183 SFT)	100%
BUILDING AREA	243 SM (2,622 SFT)	50.5%
GROSS FLOOR AREA	1,410 SM (15,182 SFT)	
ASPHALT/CONC. AREA	168.5 SM (1,813 SFT)	35%
LANDSCAPED AREA	REAR LOT AREA 70 SM (750 SFT)	14.5%

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*					Y
1 BED*	20	0-12 UNITS = 0 13-20 UNITS = 0.5	4	2	Y
2 BED					Y
BF SPOTS			1	1	Y
VISITOR		0-12 UNITS = 0 13-20 UNITS = 0.1	1	1	Y
TOTAL	20		5	4	N

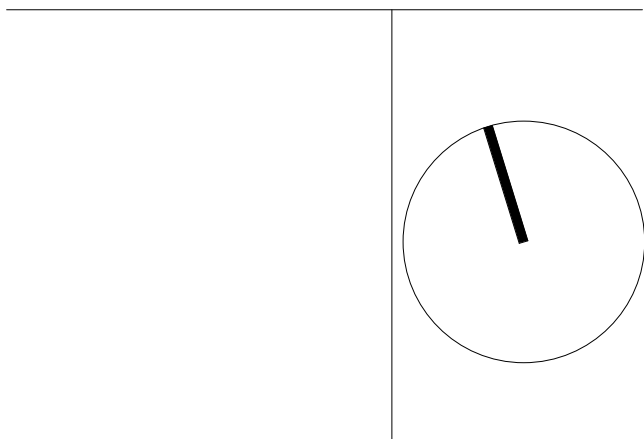
ESTABLISHED GRADE ELEVATION DATA		
BUILDING CORNER	ELEVATION	CALCULATION
NORTH WEST CORNER	77.77	77.77 + 77.80 + 78.03 + 77.83 = 311.43
NORTH EAST CORNER	77.80	
SOUTH EAST CORNER	78.03	311.43 / 4 = 77.8575
SOUTH WEST CORNER	77.83	
AVERAGE GRADE ELEVATION		AVG ELEV. = 77.86

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	0.038 CY/UNIT = 1	4 x 360L	Y
ORGANIC	LOOSE	(1) 240L BIN PER 50 UNITS	3 x 240L	Y



NO.	DATE	BY	DESCRIPTION
4	22 APL 2025	SH	REISSUED FOR SPA
3	29 MAR 2025	DS	ISSUED FOR DRAFT TENDER
2	21 JAN 2025	SH	ISSUED FOR PERMIT
1	22 JUL 2024	DS	ISSUED FOR SPA

ISSUE RECORD




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MERIVALE APARTMENT
917 MERIVALE RD
OTTAWA ON
for
MARC AMYOT

2301 As indicated
PROJECT SCALE
DS, SH
DRAWN
SH
REVIEWED

PROPOSED SITE PLAN

A009

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