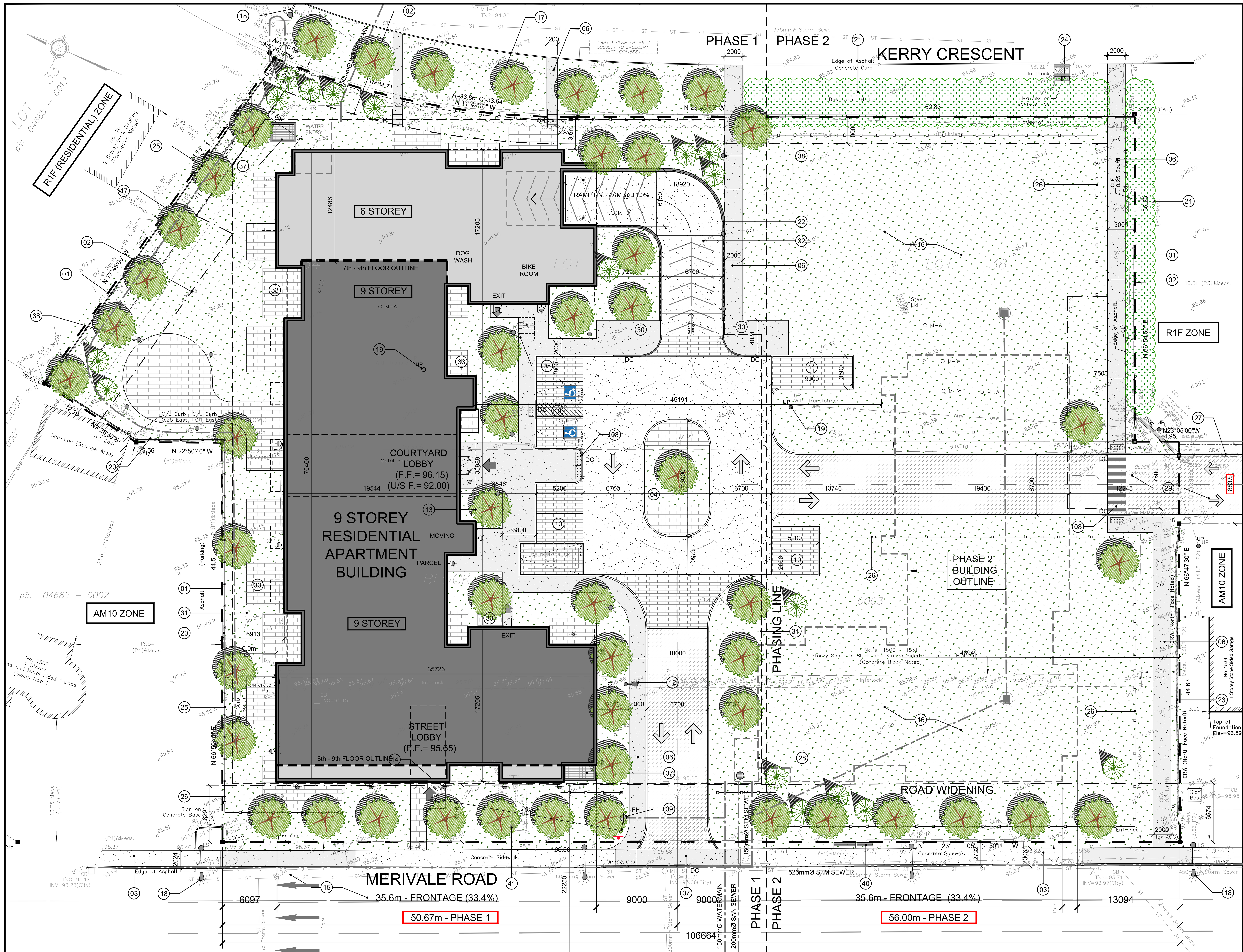

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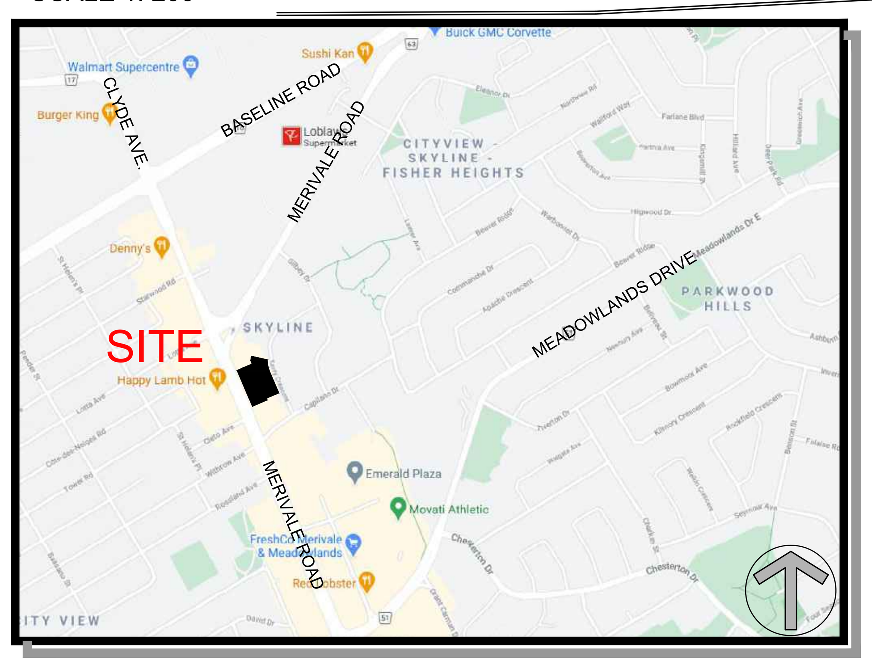
SCALE 1: 200



KEY MAP

APPROVED
By Sean Moore at 10:04 am, Jan 22, 2026

SEAN MOORE MCIP, RPP
MANAGER, DEVELOPMENT REVIEW - WEST
PLANNING, INFRASTRUCTURE & ECONOMIC
DEVEVELOPMENT DEPARTMENT, CITY OF OTTAWA

TRANSPORTATION ENGINEER
CGH Transportation Inc.
628 Haines Road
Newmarket, ON L3Y 6V5
Tel: (905) 251-4070
Email: andrew.harte@cghtransportation.com

CIVIL ENGINEER
LRL Engineering
5430 Canotek Rd,
Ottawa, ON K1J 9G2
Tell: 613 842-3434
E-Mail: asalem@lrl.ca

PROJECT DEVELOPER
KTS Ontario properties
265 Carling Ave unit 401
Ottawa ON, K1S 2E1
Tell: 613 612-5959
E-Mail: tanya@ktsproperties.ca

SURVEYOR
Annis O'Sullivan Vollebekk Ltd.
Ontario Land Surveyors
14 Concourse Gate, Suite 500,
Nepean, Ontario K2E 7S6
Tel: (613) 727-0850
Fax: (613) 727-1079
E-Mail: andrewb@aovltd.com

LANDSCAPE ARCHITECT
Gino J. Aiello Landscape Architect
110 Didsbury Road Unit 9,
Ottawa, Ontario K2E 0C2
Tel: (613) 852-1343
Cell: (613)
Email: gino@giala.com

LEGAL DESCRIPTION
PART OF LOTS 34, 35 AND 36
AND
PART OF BLOCK A
REGISTERED PLAN 313132
CITY OF OTTAWA

GEOTECHNICAL ENGINEER
Paterson Group
154 Colonnade Road South
Ottawa, Ontario
K2E 7J5
Tel: 613.226-7381
Email: DGilbert@Patersongroup.ca

URBAN PLANNER
Fotenn Consulting
396 Cooper Street
Suite 300
Ottawa, ON K2P 2H7
T 613.730.5709
E-Mail: sutherland@fotenn.com

PROJECT INFORMATION

ZONING	AM10	SITE AREA (OVERALL)	8,896.0 sq. m. 95,756 sq. ft.
SITE AREA (PHASE 1)	5,357.3 sq. m. 57,666 sq. ft.	SITE AREA (PHASE 2)	3,538.7 sq. m. 38,090 sq. ft.

REQUIRED

BUILDING HEIGHT	9 STOREY'S - 30 m
DENSITY - F.S.I.	3.5
FRONT YARD SETBACK	3.0 m
INTERIOR YARD SETBACK	0.0 , 3.0 & 7.5 m
REAR YARD SETBACK	3.0 m.
AMENITY AREA PER UNIT	6.0 sq. m.
VEHICLE PARKING - RESIDENTIAL	0.5 PER UNIT
VEHICLE PARKING - VISITOR ONLY	0.1 PER UNIT (AREA X)
BICYCLE PARKING - RESIDENTIAL	0.5 PER UNIT

PROVIDED

BUILDING HEIGHT	9 STOREY'S - 29.0 m
GRADE	95.80m geo. elev.
DENSITY - F.S.I. PHASE 1 ONLY	2.74
FRONT YARD SETBACK	6.7 m.
INTERIOR YARD SETBACK	6.0 m. / 7.5m
REAR YARD SETBACK	3.6 m.
AMENITY AREA PER UNIT	6.0 sq. m.
TOWER FOOTPRINT	890 sq. m.
VEHICLE PARKING - RESIDENTIAL	0.79 PER UNIT
VEHICLE PARKING - VISITOR ONLY	0.2 PER UNIT
BICYCLE PARKING - RESIDENTIAL	1 PER UNIT

DRAWING NOTES

1. PROPERTY LINE
2. BUILDING SETBACK LINE
3. EXISTING CONCRETE SIDEWALK TO REMAIN
4. LANDSCAPE ISLAND WITH 150mm BARRIER CURB
5. BICYCLE PARKING SPACES (0.6 x 1.8M) WITH RACK
6. CONCRETE WALK, WIDTH AS NOTED
7. DEPRESSED CURB & SIDEWALK, CONTINUOUS
8. DEPRESSED CURB & TWSI
9. FIRE HYDRANT
10. STANDARD PARKING SPACE (2.6 X 5.2 M)
11. LOADING ZONE
12. LIGHT STANDARD - LOCATION TO BE CONFIRMED
13. BUILDING CANOPY
14. SIAMESE CONNECTION
15. FIRE ROUTE
16. SOFT LANDSCAPING
17. EXISTING CEDAR HEDGE TO BE REMOVED
18. EXISTING STREET LIGHT
19. EXISTING HYDRO POLE TO BE REMOVED
20. EXISTING MOVABLE CURB TO BE REMOVED
21. EXISTING CEDAR HEDGE
22. RAMP RETAINING WALL, MAX. HT. 1.1m ABOVE GRADE
23. EXISTING RETAINING WALL
24. EXISTING CANADA POST MAIL BOXES
25. 2.1m HT. SOLID WOOD FENCE, SEE LANDSCAPE
26. LOW METAL PICKED FENCE, SEE LANDSCAPE
27. EXISTING RETAINING WALL TO BE REMOVED
28. BELOW GRADE CISTERN WITH ACCESS MH
29. EXISTING SERVICE LANE TO BE EXTENDED
30. REFUSE PICK UP AREA WITH DEPRESSED CURB
31. EXTENT OF BELOW GROUND PARKING GARAGE
32. HEATED GARAGE RAMP WITH TRENCH DRAIN
33. PRIVATE PATIO AT GRADE
34. EXISTING FIRE HYDRANT
35. HYDRO EQUIPMENT
36. TEMPORARY SNOW STORAGE AREA
37. INTAKE / EXHAUST GRILL FOR U/G PARKING GARAGE
38. LIGHT BOLLARD / POLE
39. REPLACE EXISTING DEPRESSED CURB AND SIDEWALK WITH BARRIER CURB AND SIDEWALK.
40. OC TRANSPO BUS STOP WITH WOODEN BENCHES
41. EXISTING RAISED BILLBOARD TO BE REMOVED

SITE PLAN SYMBOLS

- ASPHALT DRIVING AISLE
- CONCRETE DRIVING AISLE
- CONCRETE SIDEWALK / WALK
- CONCRETE PAVERS, SEE LANDSCAPE DRAWINGS
- CONCRETE PAVERS ON DRIVING SURFACE
- PROPERTY LINE
- BUILDING SETBACK LINE
- 1.2m & 1.5m HT. METAL PICKET FENCE
- 2.1m HT. SOLID WOOD FENCE
- BIKE RACK
- ENTRANCE / EXIT DOOR
- FH FIRE HYDRANT
- VEHICULAR DIRECTION
- PROPOSED TREES
- SIAMESE CONNECTION
- SITE LIGHTING

NOTE:
SEE LANDSCAPE FOR ALL SURFACE MATERIAL AND PATTERN

BUILDING STATISTICS

UNIT STATISTICS

STUDIO	24
1 BEDROOM UNIT	84
1 BEDROOM + DEN UNIT	55
2 BEDROOM UNIT	37
2 BEDROOM + DEN UNIT	2
TOTAL	202

GROSS BUILDING FLOOR AREA
(OTTAWA ZONING DEFINITION)

GROUND FLOOR		913.9 sq. m. 9,837 sq. ft.
2nd - 6th FLOOR	5 x 1,492.4 sq. m. 5 x 16,064 sq. ft.	7,462.0 sq. m. 80,320 sq. ft.
7th FLOOR		1,103.4 sq. m. 11,877 sq. ft.
8th - 9th FLOOR	2 x 1,057.5 sq. m. 2 x 11,383 sq. ft.	2,115 sq. m. 22,766 sq. ft.
TOTAL AREA ABOVE GRADE		11,594.3 sq. m. 124,800 sq. ft.

CAR PARKING

REQUIRED

RESIDENT	0.5 PER UNIT (202 UNITS)	101
VISITOR	0.1 PER UNIT (AREA X)	202
TOTAL		123

PROVIDED

RESIDENT	0.79 PER UNIT	161
VISITOR	0.2 PER UNIT	41
TOTAL		202

LOCATION

SURFACE PARKING SPACES	8
LEVEL P1 PARKING SPACES	93
LEVEL P2 PARKING SPACES	101

TYPE / SIZE

STANDARD PARKING SPACE	2.6 x 5.2 m	173
SMALL CAR PARKING SPACE	2.4 x 4.6 m	27
BARRIER FREE SPACE - TYPE A	3.4 x 5.2 m	2
BARRIER FREE SPACE - TYPE B	2.4 x 5.2 m	0

BICYCLE PARKING

REQUIRED

RESIDENT	0.5 PER UNIT (202 UNITS)	102

PROVIDED

RESIDENT	1 PER UNIT	202

GROUND FLOOR BIKE ROOM	56
UNDERGROUND PARKING LEVEL P1	100
UNDERGROUND PARKING LEVEL P2	46

AMENITY AREA

AT GRADE EXTERIOR - PRIVATE	360.1 sq. m.
AT GRADE EXTERIOR - COMMUNAL	481.1 sq. m.
INTERIOR AMENITY - COMMUNAL	287.6 sq. m.
EXTERIOR AMENITY - COMMUNAL	532.1 sq. m.
BALCONIES - PRIVATE	1,528.1 sq. m.
TOTAL	2,828.8 sq. m.
TOTAL COMMUNAL	1,300.8 sq. m.

REQUIRED (202 UNITS X 6 m²) = 1,212 sq. m.
REQUIRED COMMUNAL @ 50% = 606 sq. m.

SITE COVERAGE

BUILDING FOOTPRINT	33.7%	1,806.3 sq. m.
DRIVING SURFACE	18.3%	980.3 sq. m.
LANDSCAPE AREA	48.0%	2,570.7 sq. m.
PHASE 1 TOTAL	100.0%	5,357.3 sq. m.

SOLID WASTE COLLECTION

		PROVIDED
GARBAGE COMPACTED @ 0.053 cu yd per unit	10.76 yd	12 yd
GMP CONTAINERS @ 0.018 cu yd per unit	3.65 yd	4 yd
FIBRE CONTAINERS @ 0.018 cu yd per unit	7.71 yd	8 yd
ORGANICS CONTAINERS @ one 240L per 50 unit	4.06	4

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.

ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS.

THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.

DO NOT SCALE DRAWINGS.

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NOTATION SYMBOLS:

- 00 — INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
- 00 — INDICATES ASSEMBLIE TYPE; REFER TO TYPICAL ASSEMBLIES SCHEDUAL.
- 00 — INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A900 SERIES.
- 000 — INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A900 SERIES.
- DETAIL NUMBER
- TITLE / SCALE
- DETAIL REFERENCE PAGE
- DETAIL CROSS REFERENCE PAGE

GENERAL NOTES:

- A. REFER TO TYPICAL ASSEMBLIES SHEET FOR WALL, PARTITION, ROOF CEILING & FLOOR TYPES.
- B. FOR DOOR TYPES AND HARDWARE REQUIREMENTS REFER TO DOOR SCHEDULE ON A900 SERIES.
- C. ALL INTERIOR DIMENSIONS ARE TAKEN FROM THE FACE OF DRYWALL.
- D. ALL EXTERIOR DIMENSIONS ARE TAKEN FROM THE FACE OF CLADDING.
- E. ALL EXTERIOR WALLS ARE TO BE TYPE 'W1' UNLESS NOTED OTHER WISE.
- F. ALL INTERIOR PARTITIONS ARE TO BE TYPE 'P1' UNLESS NOTED OTHER WISE.

No.	DESCRIPTION	DATE (D/M/Y)
17	ISSUED FOR SPC ADDITIONAL RESPONSE	02 05 2024
16	ISSUED FOR SPC ROUND 4 CITY RESPONSE	01 03 2024
15	ISSUED FOR SPC ROUND 3 CITY RESPONSE	20 10 2023
14	ADDED PARKLAND DEDICATION	19 10 2023
13	ISSUED FOR SPC ROUND 2 CITY RESPONSE	10 08 2023
12	ISSUED FOR SPC ROUND 1 CITY RESPONSE	10 04 2023
11	REVISED AS PER UDRP COMMENTS	27 09 2022
10	GENERAL REVISIONS REQUESTED BY OWNER	29 07 2022
9	ISSUED FOR UDRP	22 06 2022
8	ISSUED FOR SPC ROUND 1 CITY RESPONSE	03 05 2022
7	ISSUED FOR SITE PLAN CONTROL	20 12 2021
6	ISSUED FOR CONSULTANT COORDINATION	19 11 2021
5	REVISED BUILDING DESIGN	31/08/2020
4	REVISED BUILDING DESIGN	17/06/2020
3	ISSUED FOR REZONING APPLICATION-R1	31/01/2020
2	ISSUED FOR REZONING APPLICATION	15/10/2019
1	ISSUED FOR COMMUNITY MEETING	03/10/2019

REVISIONS:

ARCHITECT SEAL: ONTARIO ASSOCIATION OF ARCHITECTS, RODERICK I. LAHEY, LICENCE 4375
SEAL DATE: STAMP DATE

NORTH ARROW:

CLIENT: KTS PROPERTIES

ARCHITECT:
rla/architecture
roderick lahey architect inc.
56 beech street, ottawa, ontario K1S 3J6
t. 613.724.9932 f. 613.724.1209 rlaarchitecture.ca

PROJECT TITLE:
1509 MERIVALE ROAD
OTTAWA ONTARIO

SHEET TITLE:
SITE PLAN

DRAWN: RV	CHECKED: R.V.
SCALE: 1:200	SHEET No. SP-1
PROJECT No. 2034	

D07-12-21-0233

PAPER SIZE: ISO Full Bleed B1 (707.00 X 1000.00 MM) | PLOT DATE: Thursday, May 02, 2024 | PLOT SCALE: 1:1 | PEN STYLE: 0-RLA-MASTER-100%.ctb | F:\2020\2034 - 1540 Merivale Road (Previously 1618)\01 Design Development\01 Site Plan\2034 Site Plan 2023 10 16.dwg

Plan No.: #18657