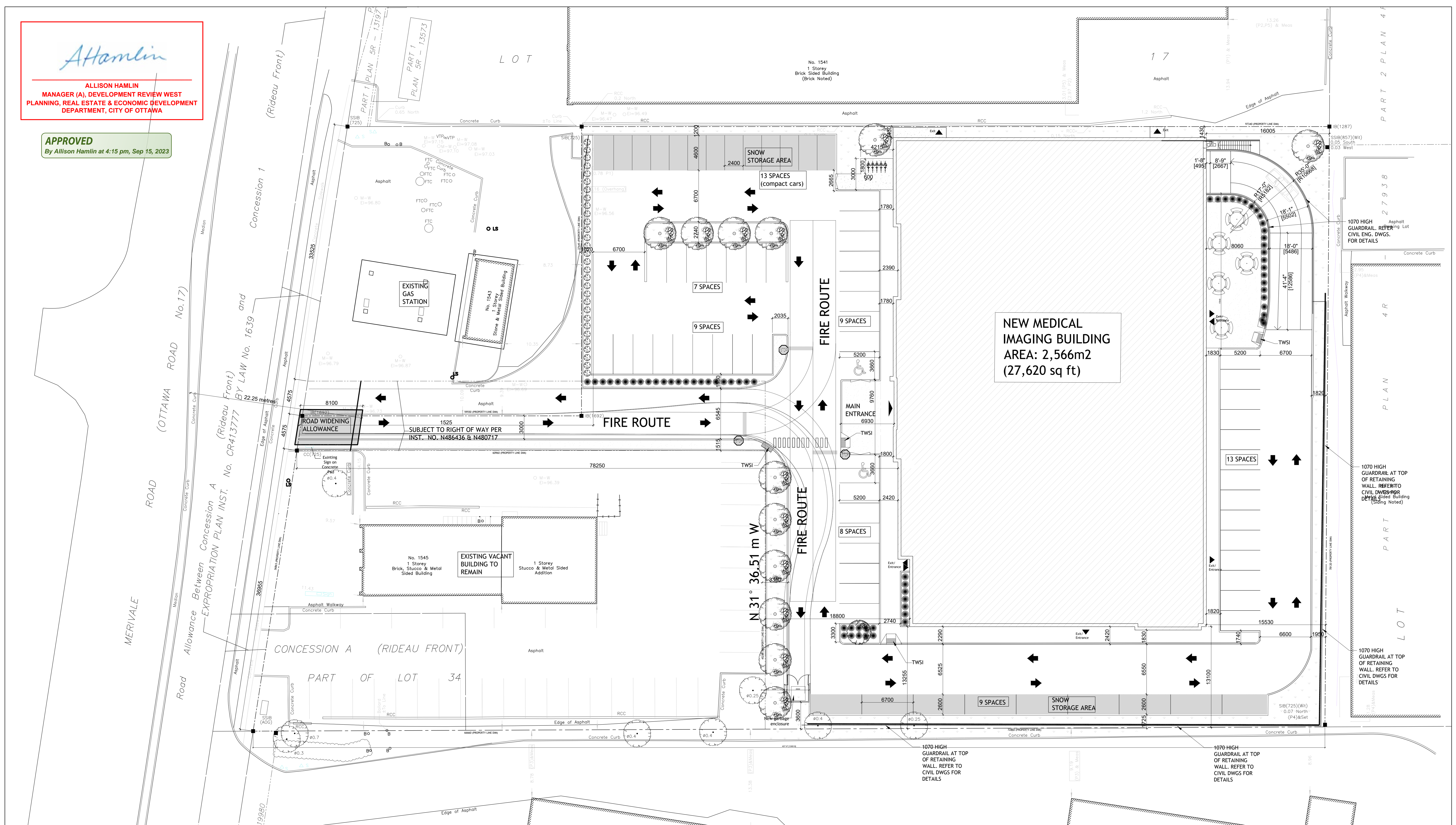
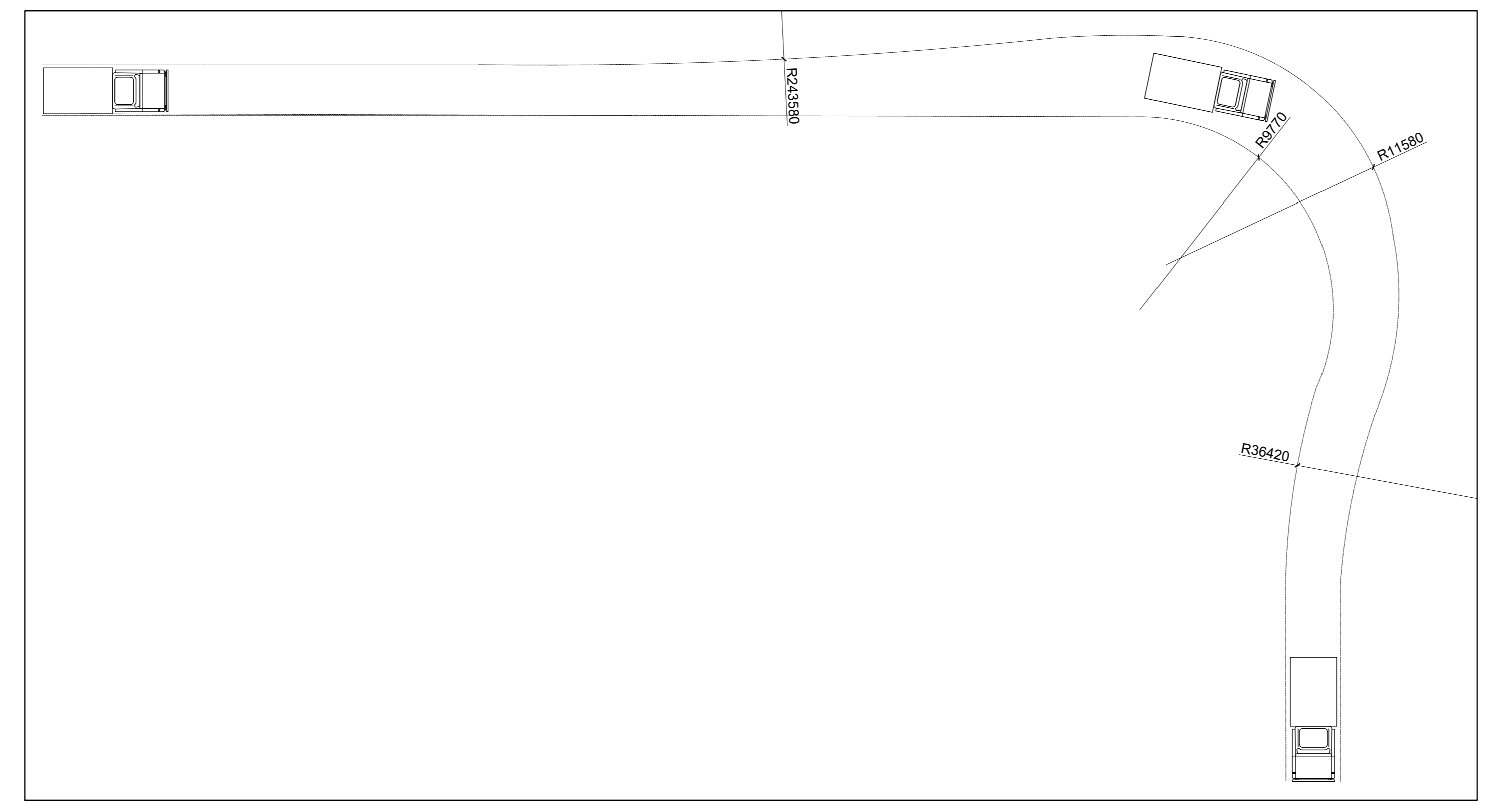


*Allison Hamlin*  
**ALLISON HAMLIN**  
 MANAGER (A), DEVELOPMENT REVIEW WEST  
 PLANNING, REAL ESTATE & ECONOMIC DEVELOPMENT  
 DEPARTMENT, CITY OF OTTAWA

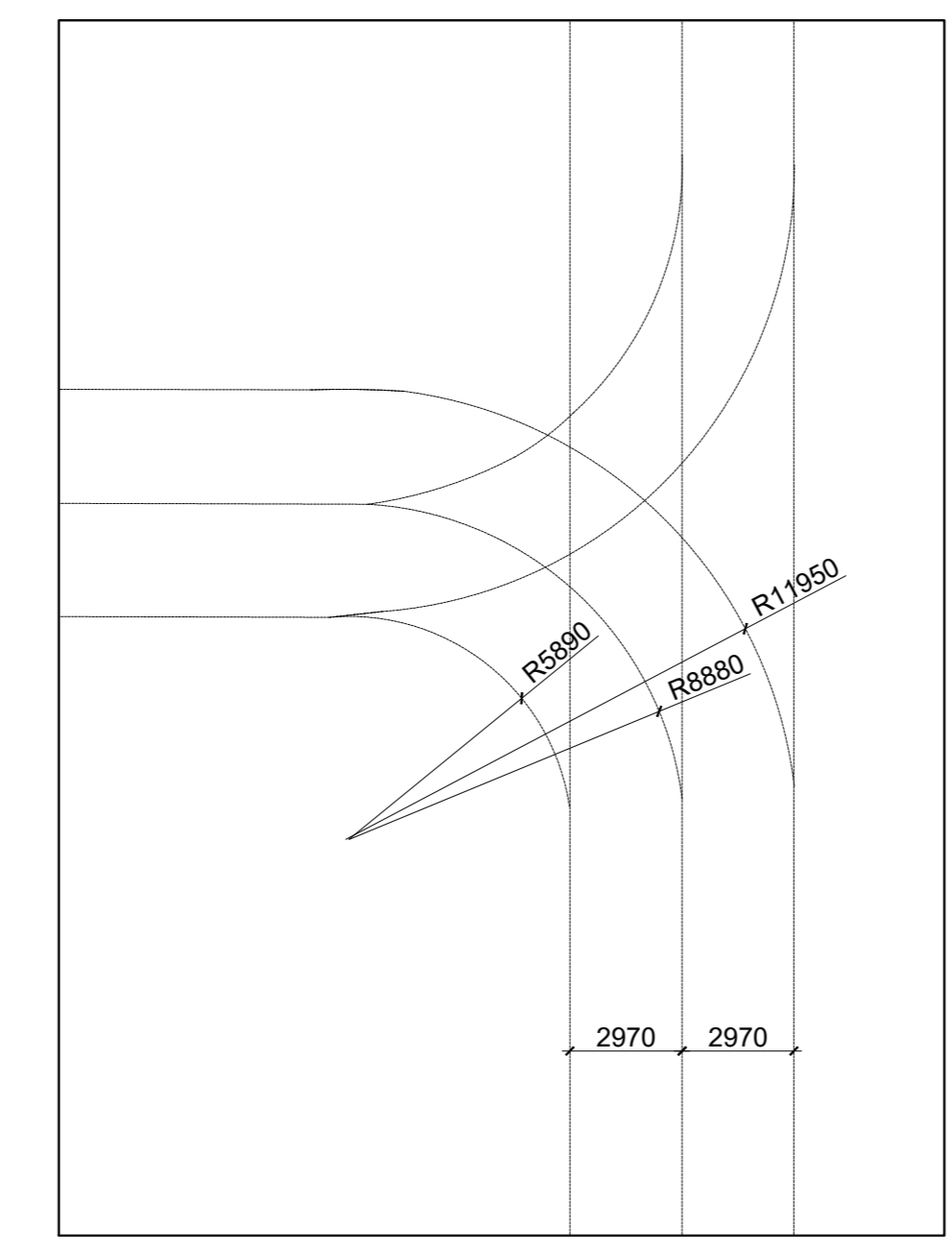
**APPROVED**  
 By Allison Hamlin at 4:15 pm, Sep 15, 2023



**1 SITE PLAN**  
 SCALE = 1:200 (1/16" = 1'-0")



**3 GARBAGE TRUCK ROUTE DIMENSIONS**  
 SCALE = 1:200 (1/16" = 1'-0")



**2 FIRE TRUCK ROUTE DIMENSIONS**  
 SCALE = 1:200 (1/16" = 1'-0")

**PROJECT INFORMATION**  
 PROJECT: NEW MEDICAL CLINIC BUILDING  
 MUNICIPAL ADDRESS: 1545A MERIVALE RD, OTTAWA, ONTARIO  
 PIN: 04678-004  
 ZONING USE: AM10 - ARTERIAL MAINSTREET ZONE, MEDICAL FACILITY  
 PROPOSED CONSTRUCTION: NEW 1 - STOREY BUILDING  
 PROPOSED USE: MEDICAL CLINIC  
 BUILDING HEIGHT: ± 6.855m (± 22'-4")  
 GROSS FLOOR AREA: 27,620 SQ FT (2,566 m<sup>2</sup>)  
 SITE AREA: 74,293.15m<sup>2</sup>

**PARKING STATISTICS**  
 STANDARD PARKING:  
 50 SPACES OF 2.6m W x 5.2m L (8' - 7 1/4" x 17' - 0 1/2")  
 COMPACT CAR PARKING:  
 13 SPACES OF 2.4m W x 5.2m L  
 ACCESSIBLE PARKING:  
 2 SPACES OF 2.6m W x 5.2m L (8' - 7 1/4" x 17' - 0 1/2")  
 TOTAL PARKING SPACES:  
 AT GRADE: 67  
 UNDERGROUND: 57  
 TOTAL: 124

**BICYCLE PARKING:**  
 ABOVE-GROUND: 5 SPACES  
 BELOW-GROUND: 22 SPACES

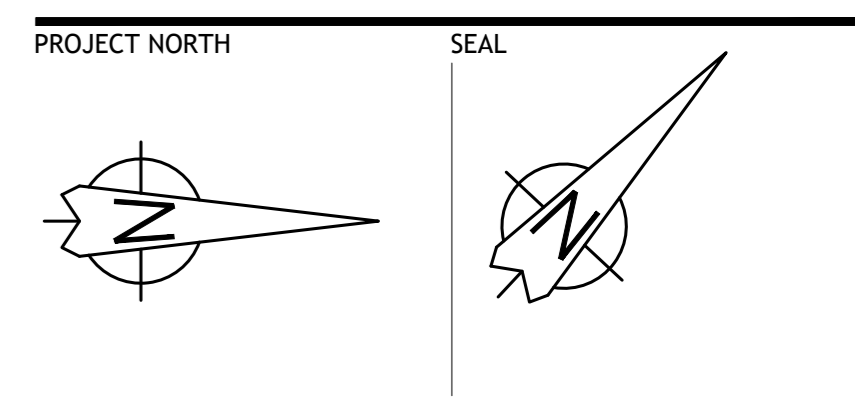
**LANDSCAPING:**  
 REQUIRED 15% OF PARKING AREA

TOTAL PARKING AREA: 3,633 m<sup>2</sup>  
 15% LANDSCAPING REQUIRED: 545 m<sup>2</sup>  
 TOTAL LANDSCAPED AREAS PROVIDED: 1,136.25 m<sup>2</sup>

**GENERAL NOTES:**

- REFER TO SURVEY BY FARLEY, SMITH AND DENIS SURVEYING LTD.
- ALL GRADES TO MATCH EXISTING UNLESS OTHERWISE INDICATED ON SITE PLAN. NEW GRADES TO THE INTO EXISTING GRADES.
- CURBS AND LANDSCAPING SHOWN OUTSIDE OF PROPERTY LINE AND IN EXISTING NATURAL ZONE ARE SHOWN FOR INFORMATION PURPOSES ONLY. SITE VERIFICATION OF ALL CONDITIONS REQUIRED.
- REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR NEW LANDSCAPING AND TREE PRESERVATION.
- REFER TO ENGINEERING DRAWINGS FOR EXTENT OF NEW ROAD DEVELOPMENT, SITE LIGHTING, AND MASTER SITE PLAN.
- ALL NOTES ARE AS PER CITY/PROVINCIAL STANDARDS, GUIDELINES, BY LAWS AND DETAIL DRAWINGS.

ZONE MECHANISM	ZONE PROVISION DEVELOPMENT	PROPOSED	IN COMPLIANCE (YES/NO)
MINIMUM LOT AREA (M <sup>2</sup> )	NO MINIMUM	6,905 M <sup>2</sup>	YES
MINIMUM LOT WIDTH	NO MINIMUM	47.3M	YES
MINIMUM FRONT YARD SETBACK (TO MEASURING POINT)	5M	28.5M	YES
MINIMUM SIDE YARD SETBACK (TO MEASURING POINT)	5M	N/A	N/A
MINIMUM REAR YARD SETBACK (TO MEASURING POINT)	5M	15.5M	YES
MINIMUM INTERIOR SIDE YARD SETBACK (TO MEASURING POINT)	NO MINIMUM	13.5 M (TO EXISTING MERIVALE ROAD) 1.69 M (TO 1545 MERIVALE ROAD)	YES
MAXIMUM BUILDING HEIGHT	30M	6.7M	YES
MAXIMUM FLOOR SPACE INDEX	NONE	0.36	YES
MINIMUM WIDTH OF LANDSCAPED AREA AROUND A PARKING LOT SECTION (100)	1.5 M	N/A	YES
MINIMUM PARKING SECTION (100)	4 PER 100M <sup>2</sup> OF GFA (100 REQUIRED)	127 SPACES (100 REQUIRED)	YES
MINIMUM BIKE/PED PARKING SECTION (100)	1 PER 100M <sup>2</sup> OF GFA (5 REQUIRED)	27 INDOOR	YES



**(L+D)**  
 LALANDE + DOYLE ARCHITECTS INC.  
 www.l+d.com  
 Tel: 613.233.2900  
 Fax: 613.233.1008  
 175 HURON ST. W.  
 OTTAWA, ONTARIO K1V 0Y2

**ROBERT E. DALE**  
 LIMITED  
 CIVIL ENGINEER  
 CONSULTANT

**NOVATECH**  
 Engineers, Planners & Landscape Architects

**JAMES B. LENNOX & ASSOCIATES INC.**  
 LANDSCAPE ARCHITECTS  
 785 JUNCTION AVENUE, SUITE 107, OTTAWA, ONTARIO K1Y 1A2  
 TEL: (613) 722-5148 - FAX: (613) 724-9735 - JBL@JROGERS.COM

DATE	DESCRIPTION	ISSUE REV.
10/08/2023	RESUBMITTED FOR SITE PLAN APPROVAL	05
11/07/2023	RESUBMITTED FOR SITE PLAN APPROVAL	04
20/06/2023	RESUBMITTED FOR SITE PLAN APPROVAL	03
12/05/2023	RESUBMITTED FOR SITE PLAN APPROVAL	02
21/12/2022	ISSUED FOR SITE PLAN APPROVAL	01

**PROJECT NAME**  
 MERIVALE MEDICAL IMAGING CLINIC

1545A Merivale Rd. Ottawa, On. K2G 3J  
 DRAWING TITLE

**SITE PLAN - REVISED**  
**NEW CONSTRUCTION**

DATE	PROJECT NO.
2022/09/20	20-021

SCALE AS NOTED

DRAWN BY MD  
 REVIEWED BY LCL

DRAWING NO. A-100

PLAN NO.: 18911