

SURVEY INFORMATION TAKEN FROM:

TOPOGRAPHIC PLAN OF SURVEY OF
SOUTHERLY AND PART OF THE EASTERLY
BOUNDARIES
OF PIN 04034-0192 BEING
PART OF WESTERLY LIMIT OF
HAMILTON AVENUE AND
PART OF LOTS 1300, 1313, 1482 AND 1507,
AND PART OF HINTON AVENUE
(CLOSED BY JUDGES ORDER CR158315)
REGISTERED PLAN 157
CITY OF OTTAWA

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT
AND IN ACCORDANCE WITH THE SURVEYS
ACT, THE SURVEYORS ACT AND THE
REGULATIONS MADE UNDER THEM.
 - THE SURVEY WAS COMPLETED ON THE 8th
DAY OF MAY, 2020.

STANTEC GEOMATICS Ltd
400-1331 Clyde Ave, Ottawa, Ontario, K2C 3G4
Tel.: (613) 722-4420
www.stantec.com

PROJECT INFORMATION:

BUILDING CLASSIFICATION:
THE BUILDING IS CLASSIFIED AND DESIGN TO
CONFORM TO THE ONTARIO BUILDING CODE 2017
(CURRENT EDITION) PART 3

OCCUPANCY:
GROUP C, SPRINKLERED, 25 STOREY (3.2.2.42)

BUILDING STATISTICS:
BUILDING AREA (FOOTPRINT): ±1270 m²
GROSS AREA BY OBC.: 22046 m²
NUMBER OF STOREYS ABOVE GRADE: 25
NUMBER OF STOREYS BELOW GRADE: 2
BUILDING SPRINKLERED: YES
OF STREET ACCESS ROUTES: 1
CONSTRUCTION TYPE: NON-COMB.
FLOOR ASSEMBLY & F.R.R.: 2 HOURS

CONSULTANTS

ARCHITECT
N45 Architecture Inc.
The Sovereign Building
71 Bank Street, 7th Floor, Ottawa, Ontario K1P 5N2
Tel: 613-224-0095

CIVIL & TRANSPORTATION
STANTEC Ltd
400-1331 Clyde Ave, Ottawa, Ontario, K2C 3G4
Tel.: (613) 722-4420

LANDSCAPE
STANTEC Ltd
400-1331 Clyde Ave, Ottawa, Ontario, K2C 3G4
Tel.: (613) 722-4420

STRUCTURAL
Stephenson Engineering Ltd.
700 Industrial Ave., Suite 520
Ottawa, Ontario K1G 0Y9
Tel: 613-691-1807

MECHANICAL & ELECTRICAL
STANTEC Ltd
400-1331 Clyde Ave, Ottawa, Ontario, K2C 3G4
Tel.: (613) 722-4420

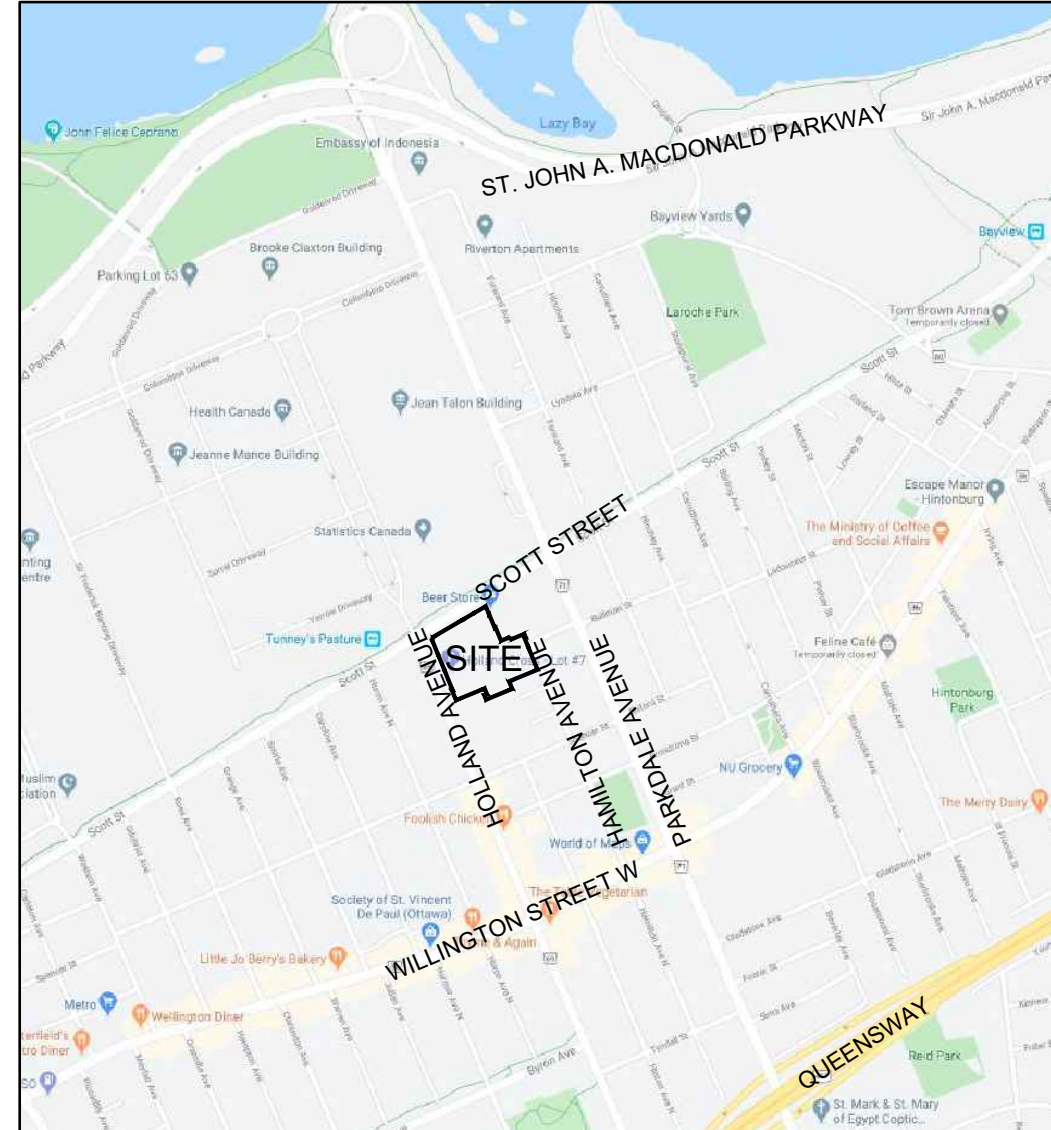
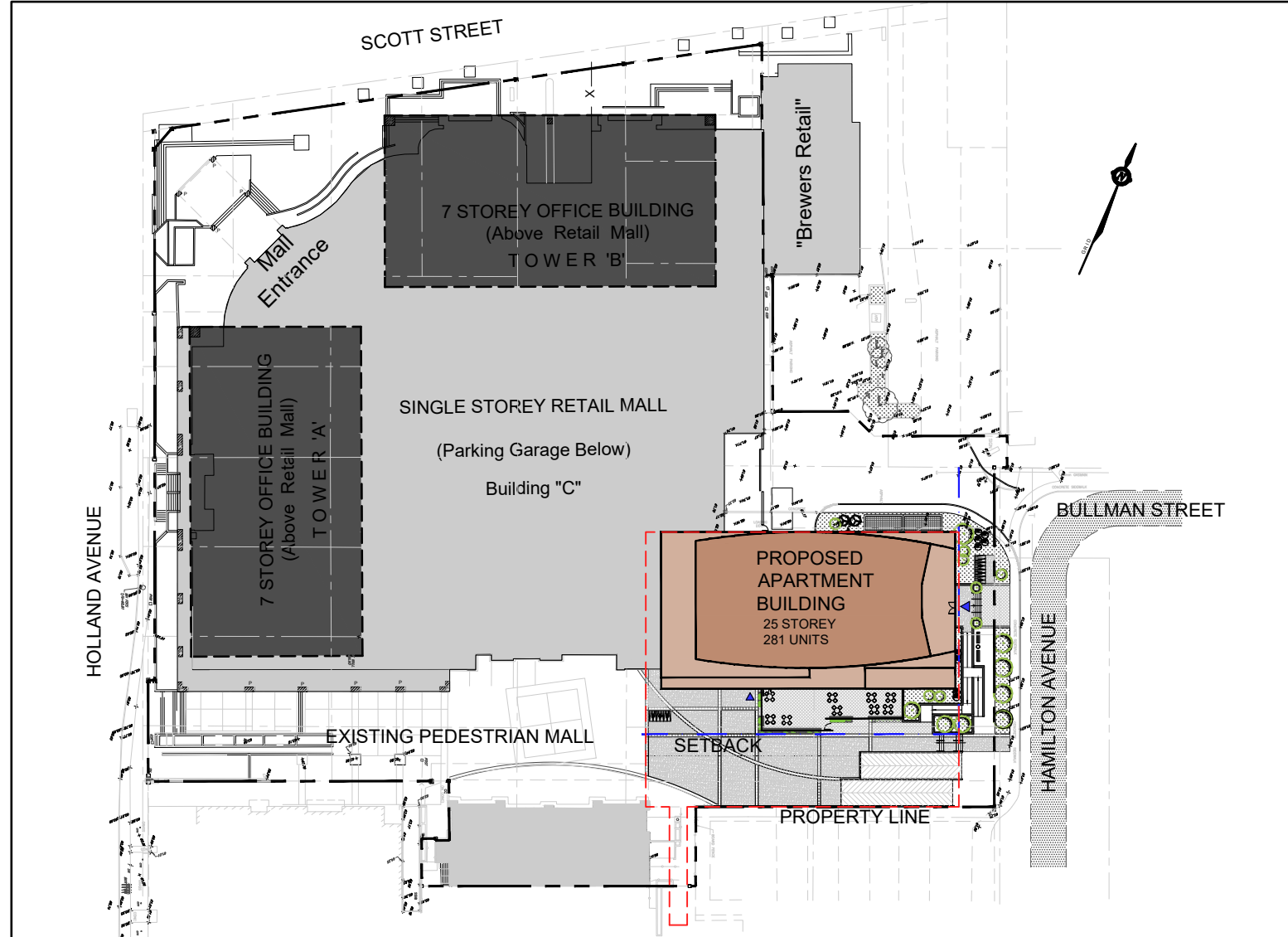
GEOTECHNICAL REPORT
PROVIDED TO OWNER BY:
GOLDER ASSOCIATES Ltd
1931 Robertson Rd, Nepean, ON K2H 5B7
Tel.: (613) 592-9600

SURVEY PLAN INFORMATION
PROVIDED TO OWNER BY:
STANTEC GEOMATICS Ltd
400-1331 Clyde Ave, Ottawa, Ontario, K2C 3G4
Tel.: (613) 722-4420

ENVIRONMENTAL
STANTEC Ltd
400-1331 Clyde Ave, Ottawa, Ontario, K2C 3G4
Tel.: (613) 722-4420

OWNER
LASALLE INVESTMENT MANAGEMENT
Bay Adelaide Centre, East Tower
22 Adelaide Street West, Suite 2600
Toronto, Ontario M5H 4E3
Tel.: (416) 304-6000

AMENITY SPACE			
Requirement	Area (m2)	per/unit	
1 No. of Units	281		
2 Required by-law 6m2/unit	1686	6.00	
3 Communal Area Required 50%	843	3.00	
4 Provided			
5 co-work space	58		
6 Fitness Centre & Yoga Area	178		
7 Community Room	55		
8 Lounge	73		
9 Dog Wash/Dog Walk/Play	52		
10 Party Room/Kitchenette	90		
11 Swimming pool / Change rooms	140		
12 7th Floor Roof Terrace	100		
13 Outdoor Patio	200		
14			
15 Communal Amenity Area	946	3.37	
16 Balconies	1557	5.54	
17 Total Amenity Area	2503	8.91	



KEY PLAN

LOCATION MAP

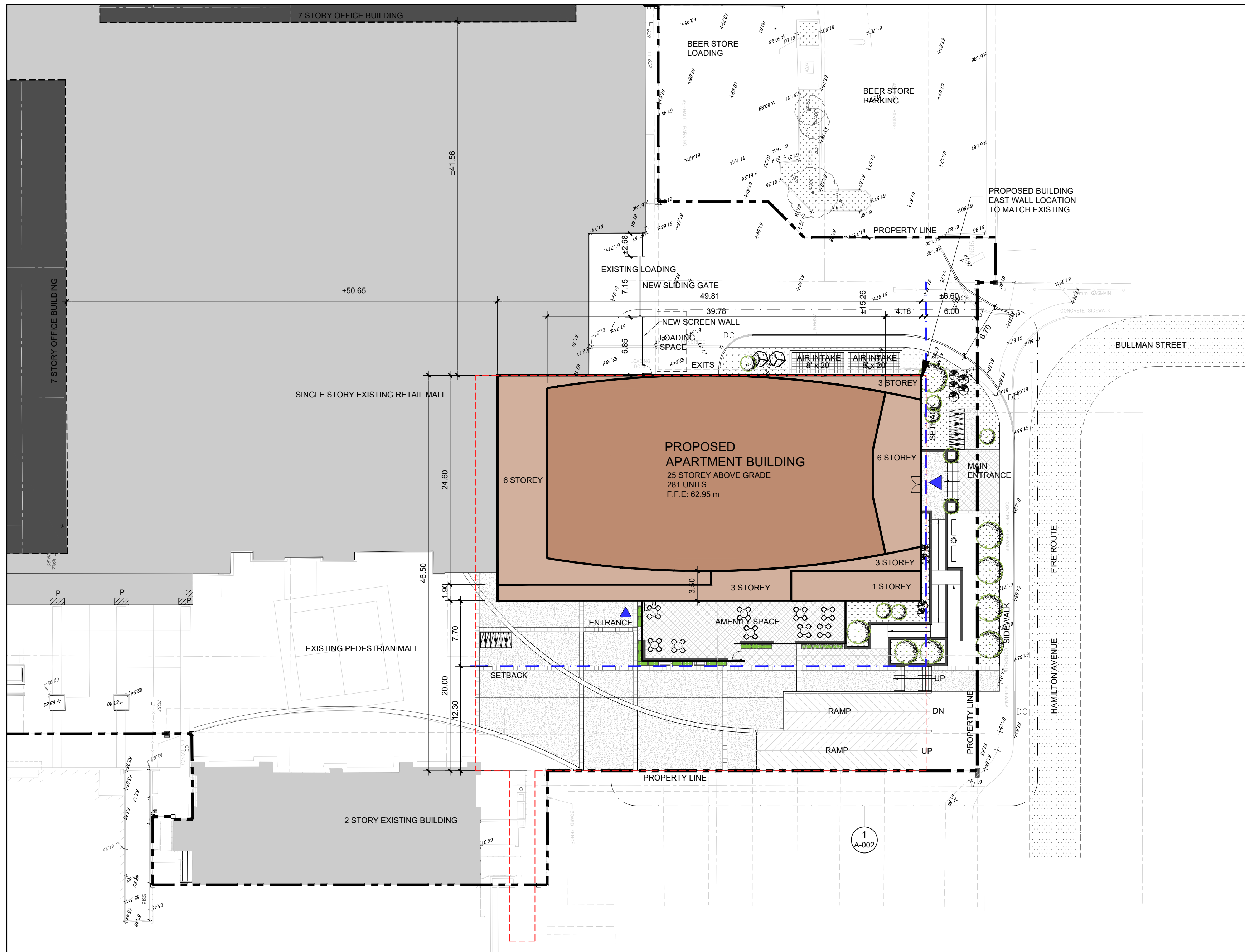
ZONING INFORMATION

NOTE: ALL ZONING DEFINITIONS AND REQUIREMENTS AS PER CITY OF OTTAWA ZONING BY-LAW 2008-250

ZONING MECHANISM	REQUIRED	PROVIDED
DEFINITION	MC12 [2148] F(3.0) S99,100 MIXED-USE CENTRE ZONE	APARTMENT
MIN LOT WIDTH	NO	
MIN. LOT AREA	NO	±15507 m²
MIN. SOUTHERLY YARD SETBACK	12.3 m	20.0 m
ALL OTHER YARD SETBACK	6 m	EAST: ±6.60 m EXISTING
MAX. BUILDING HEIGHT	112 m ABOVE SEA LEVEL ±49 m ABOVE EXISTING PEDESTRIAN MALL	25 STOREY, ±77 m ABOVE EXISTING PEDESTRIAN MALL ±140 m ABOVE SEA LEVEL
MAX. FLOOR SPACE INDEX	3	2.48
PARKING REQUIREMENTS AREA Z.	NO REQUIRED	30 VISITOR PARKING
NEAR MAJOR LRT STATION	30 VISITOR PARKING	
LOADING SPACE		2 EXISTING, 1 PROPOSED
BICYCLE PARKING SPACE	141 (0.5 / UNIT)	281 (1 / UNIT)
BUILDING FOOTPRINT (PROJECTION)	EXISTING	±8640 m²
	PROPOSED	1325 m²
	TOTAL	±9965 m²
GROSS FLOOR AREA	EXISTING	±21530 m²
	PROPOSED	16771 m²
	TOTAL	±38301 m²
AMENITIES (281 UNITS)	COMMON	843 m² (3 m² / unit)
	TOTAL	1686 m² (6 m² / unit)
PROPOSED GROSS FLOOR AREA (ABOVE GRADE)		16771 m²

WASTE MANAGEMENT:
SINGLE CHUTE TRI-SORTER WITH ORGANICS COLLECTION IN CENTRAL ROOM

UNIT	REGULATION	PROVIDED	GARBAGE ROOM AREA
281	GARBAGE (LOOSE): 0.110 CUBIC YARDS / UNIT	31 CUBIC YARDS	5 x (4 yard)bins 4 x (3 yard)bins
	FIBER: 0.038 CUBIC YARDS / UNIT	10.7 CUBIC YARDS	4 x (3 yard)bins
	GLASS/METAL/PLASTIC: 0.018 CUBIC YARDS / UNIT	5.1 CUBIC YARDS	2 x (3 yard)bins
	ORGANICS: 1 x (240L bin) / 50 UNITS	6 (240L bin)	6 x (240L) bins
GARBAGE ROOM AREA			±120 m² (±1280 s.f.)



1 SITE PLAN
A-001 SCALE 1:300



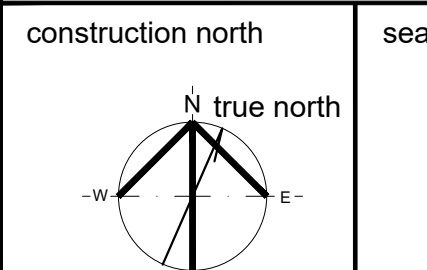
LEGEND		
---	PROPERTY LINE	
---	YARD SETBACK	
---	SCHEDULE 100 BLOCK 'D'	
---	RETAINING WALL	
---	NEW CURB	
---	DEPRESSED CURB	
---	PROPOSED BUILDING (TOWER)	
---	PROPOSED BUILDING (PADIUM)	
---	EXISTING BUILDING	
---	FIRE ROUTE	
---	LANDSCAPED AREA REFER TO LANDSCAPE DWG.	
---	ENTRANCE	
---	BIKE RACK	
---	LIGHT STAND	

no.	revision	date
3	ISSUED FOR SITE PLAN APPLICATION	xx Nov. 2021
2	REISSUED FOR ZONING AMENDMENT	17 Sept. 2021
1	ISSUED FOR ZONING AMENDMENT	30 July 2020

N45 ARCHITECTURE INC.
71 Bank Street, 7th Floor - Ottawa, Ontario, K1P 5N2
tel. 613.224.0095 fax 613.224.9811

project
**HOLLAND CROSS
PHASE 3 RESIDENTIAL**

HOLLAND AVE, OTTAWA, ON.



drawing title
SITE PLAN

scale AS SHOWN	drawn by J. J.
date JUNE 2020	checked by R.M.
project number 20-540	drawing number A-001
CONTRACTOR TO VERIFY ALL DIMENSIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE WORK COMMENCES. DO NOT SCALE DRAWINGS.	
revision	