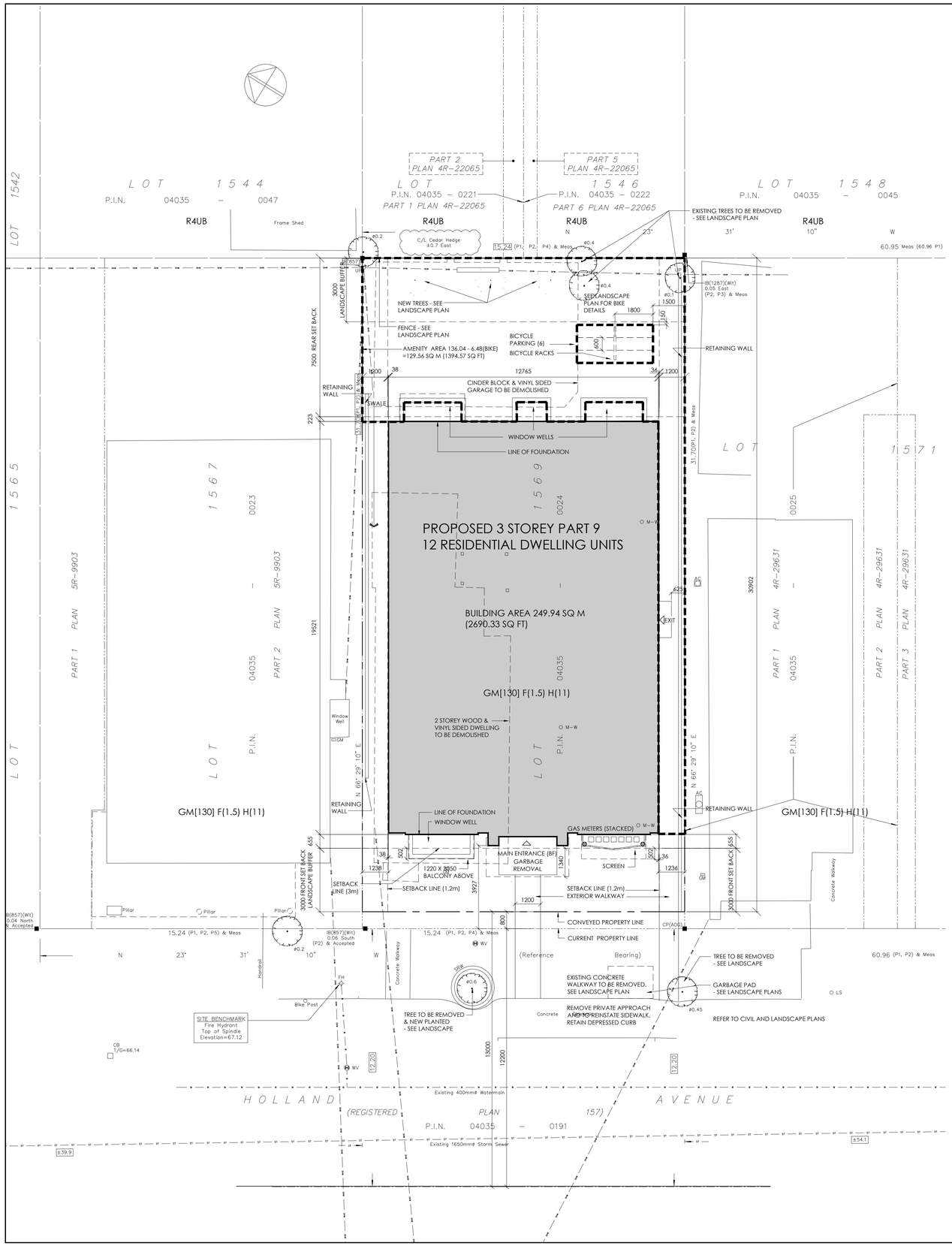


General Notes

1. Site plan is based on the plan of survey (File No. 180-20) prepared by Farley,Smiotth,Denis Surveyors dated June 9, 2020. Refer to legal survey for site specific legal information.
2. Refer to civil and landscape drawings for all services and landscape related items.
3. Refer to civil for complete grade information.
4. Garbage and recycling will be handled and stored in the building, and will be rolled down the ramp to street curb, on zoning designated collection day.
5. Snow storage: accumulated snow will be trucked off-site.

Site Statistics

Building Area/Footprint	249.94m²
Gross Floor Area (G.F.A.)	723.24m²
G.F.A. - BSMT Floor Only	137.47 m²
G.F.A. - 1st Floor Only	194.67m²
G.F.A. - 2nd Floor Only	194.67 m²
G.F.A. - 3rd Floor Only	196.43 m²
FLOOR SPACE INDEX: TOTAL GROSS FLOOR TO LOT AREA =723.24/483* = 1.49 Provided FSI (maximum) = 1.5 Required	

*BEFORE CONVEYED STRIP TO CITY

Bicycle Parking Requirements

Bicycle Parking Space Rates: .5 per unit	
Parking - required	6 spots
Parking - provided	6 spots

Zoning Regulations

Site Zoning: GM[130] F(1.5) H(11)
Proposed Use: 3 Storey 12 unit Residential

	REQUIRED	PROVIDED
Minimum Lot Area (m²)	-	±470**
Minimum Lot Width (m)	-	15.24
Front Yard Setback (m)	3	3
i) minimum		
ii) maximum		
Interior Side Yard Setback (m)	*1.20*	1.25
ii) abutting any other zone		
Rear Yard Setback (m)	*7.5*	8.6
iii) all other cases		
Building Height (m)	*11*	11
i) minimum		
ii) maximum		

**AFTER CONVEYED STRIP TO CITY

COMMUNAL AMENITY AREA REQUIRED FOR THE FIRST 8 UNITS MUST:

-BE LOCATED AT GRADE AND IN THE REAR YARD;
-BE LANDSCAPED;
-CONSIST OF AT LEAST 80% SOFT LANDSCAPING; AND
-BE LOCATED AT GRADE AND IN THE REAR YARD AND MAY INCLUDE ONE INTERIOR YARD THAT ABUTS BOTH THE REAR YARD AND INTERIOR SIDE YARD, UNLESS THE LOT HAS ACCESS TO A REAR LANE, (BY-LAW 2019-41)
(I) IN THE INTERIOR SIDE YARD AND REAR YARD: NO LIMIT
(II) IN THE FRONT YARD AND CORNER SIDE YARD - THE GREATER OF 2M OR 50% OF THE REQUIRED FRONT YARD OR CORNER SIDE YARD, BUT NO CLOSER THAN 1M TO A PROPERTY LINE: AND (BY-LAW 2008-462) (BY-LAW 2014-278)
(B) ALL OTHER CASES - 2 METRES, BUT NO CLOSER THAN 1 METRE FROM ANY LOT LINE

AMENITY REAR YARD

FIRST 8 UNITS X 15 m2 = 120 m2 REQUIRED
129.56 m2 PROVIDED

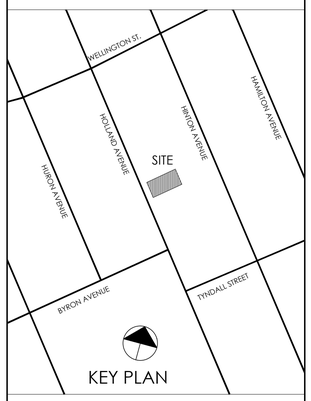
REMAINING UNITS (4): 6M2 EACH
TOTAL REQUIRED 24 M2

AMENITY AREAS		
BALCONIES AT FRONT	2.18 m2 X6 =	13.08 m2
BALCONIES AT REAR	3.7 m2 X 3 =	11.1 m2
TOTAL PROVIDED =		24.18 m2

UNITS:	1 BED	2 BED	3 BED	TOTAL
BASEMENT	3			3
FIRST	1	1	1	3
SECOND	1	1	1	3
THIRD	1	1	1	3
TOTAL	6	3	3	12

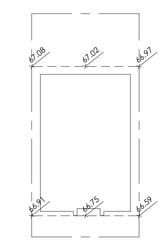
PER OBC TABLE 3.8.2.1 (5)
ACCESSIBLE UNITS REQUIRED: 1
ACCESSIBLE UNITS PROVIDED: 1 on BSMT

NO.	REVISION	DATE
1	ISSUED FOR REVIEW	200827
2	ISSUED FOR REVIEW	200910
3	ISSUED FOR REVIEW	200925
4	ISSUED FOR REVIEW	200925
5	ISSUED FOR REVIEW	201013
6	ISSUED FOR SITE PLAN APPLICATION	201110
7	FOR CO-ORDINATION	201126
8	FOR CO-ORDINATION	210112
9	CITY COMMENTS (SITE PLAN) ADDED	210303
10	ISSUED FOR PERMIT	210317
11	CITY COMMENTS (SITE PLAN) ADDED	210420
12	CITY COMMENTS (SITE PLAN) ADDED	210621
13	CITY COMMENTS (SITE PLAN) ADDED	210715



Property Information (City of Ottawa):

157 Holland Avenue, Ottawa, Ontario
PIN: 04035-0024
Legal Description:
LOT 1569, REGISTERED PLAN 157



AVERAGE EXISTING GRADE CALCULATIONS
@ 66.88

CONSTRUCTION

ONTARIO ASSOCIATION ARCHITECTS
RALPH ALEXANDER BERG
LICENCE 4308

Vandenberg & Wildeboer
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•THE OLD STONE LODGE • 140 ELMSBOROUGH WAY • OTTAWA (KANATA) • ONTARIO • K2K 3H9•

PROJECT TITLE
157 HOLLAND AVENUE APARTMENTS
OTTAWA, ONTARIO

DRAWING TITLE
SITE PLAN

DESIGNED BY: RALPH VANDENBERG
DRAWN BY: NG
START DATE: MONTH-YEAR
SCALE: 1:100
PROJECT NO. 2000

DRAWING No. A001

D07-12-20-0154

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