

ISSUED FOR SITE PLAN CONTROL

21-10-26

DRAWING LIST	
A-000	TITLE PAGE
SP-01	SITE PLAN
SP-02	SITE PLAN AT GROUND FLOOR LEVEL
A-100	LEVEL P1 PLAN
A-101	GROUND FLOOR PLAN
A-102	2ND FLOOR PLAN
A-103	3RD FLOOR PLAN
A-104	4TH FLOOR PLAN
A-105	5TH FLOOR PLAN
A-106	6TH FLOOR PLAN
A-107	ROOF PLAN
A-108	UPPER ROOF PLAN
A-200	BUILDING ELEVATIONS
A-201	BUILDING ELEVATIONS



Six-Storey Residential on Holland

91-93 Holland Avenue



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DO NOT SCALE THE DRAWINGS

RELEASE / REVISION RECORD

No.	Description	Date
1	ISSUED FOR PROGRESS REVIEW	20-12-11
2	ISSUED FOR PROGRESS MEETING	21-03-18
3	ISSUED FOR SITE PLAN CONTROL	21-10-26

PROJECT NORTH

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Ottawa, ON K1P 5N5
t (613) 234-3585
f (613) 234-6224

Six-Storey Residential on Holland

91-93 Holland Avenue

PROJECT NO.	DRAWN
20-1898	MD
SCALE	CHECKED
	RAC

DRAWING TITLE
TITLE PAGE

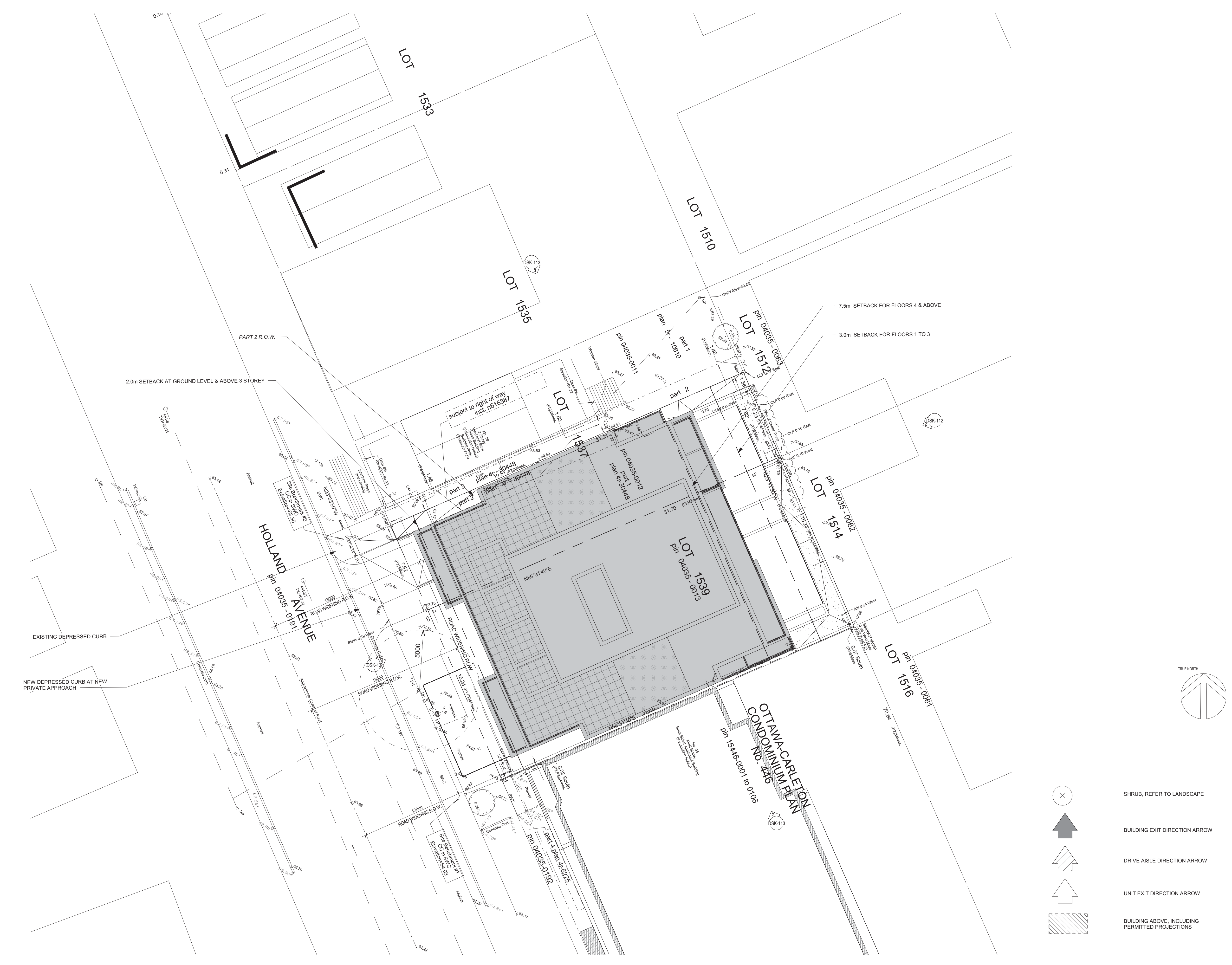
DRAWING NO.
A-000






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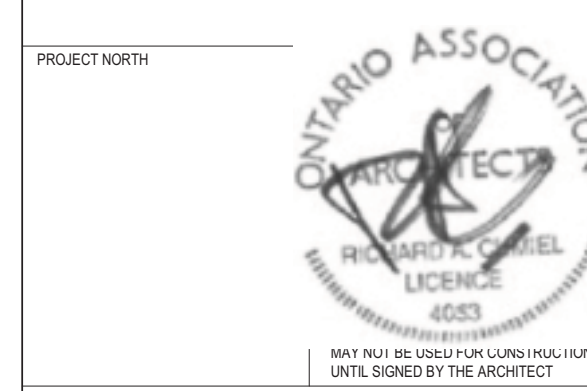
No.	Description	Date
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2	ISSUED FOR COORDINATION	21-09-09
3	ISSUED FOR SITE PLAN CONTROL	21-10-26



-  SHRUB, REFER TO LANDSCAPE
-  BUILDING EXIT DIRECTION ARROW
-  DRIVE AISLE DIRECTION ARROW
-  UNIT EXIT DIRECTION ARROW
-  BUILDING ABOVE, INCLUDING PERMITTED PROJECTIONS

1 SITE
SP-01 SCALE 1 : 150

SITE LEGEND
SCALE 1 : 100



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Six-Storey Residential on Holland

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PROJECT NO. 20-1898 DRAWN MD
SCALE As indicated CHECKED RAC

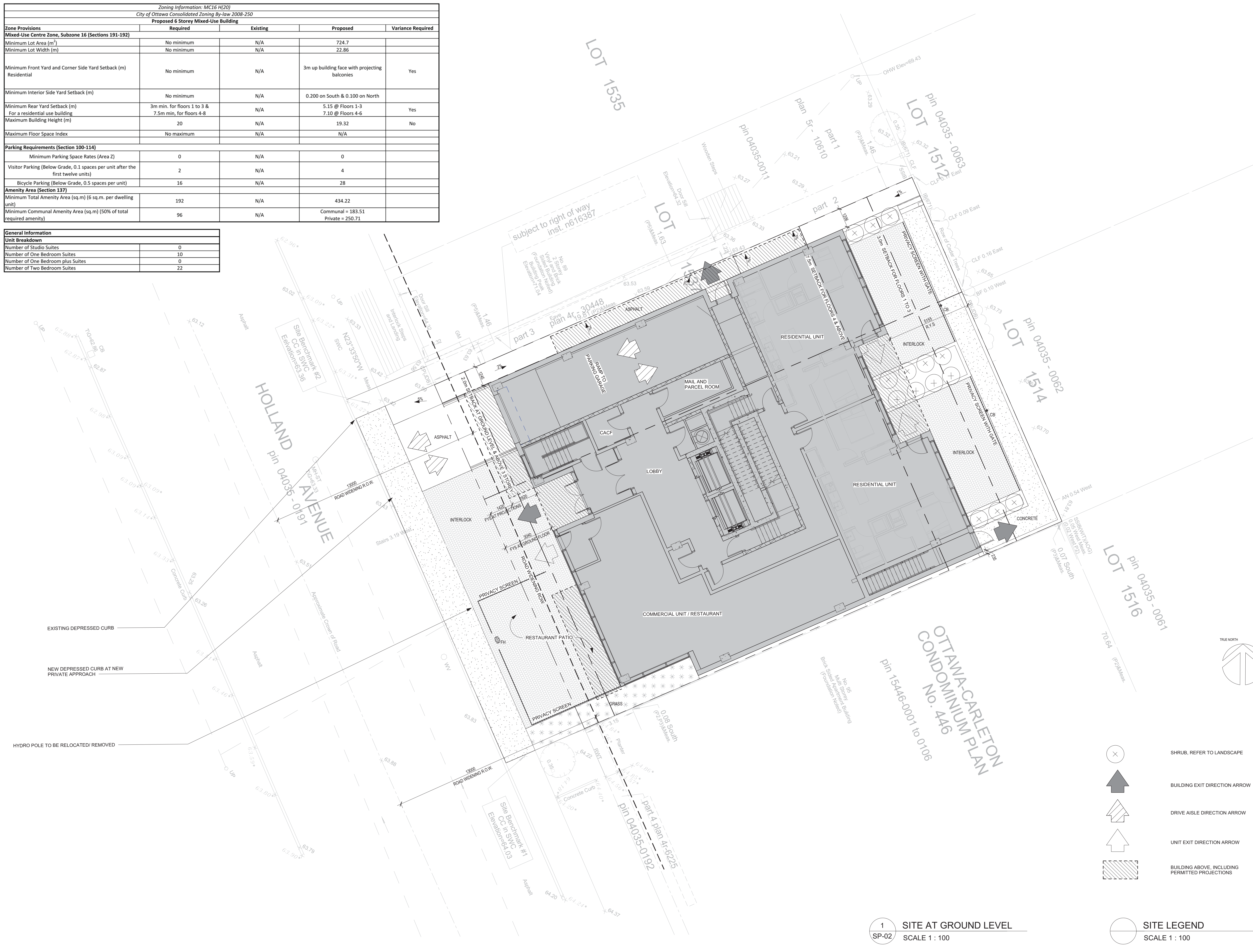
DRAWING TITLE
SITE PLAN

DRAWING NO.

SP-01

Zoning Information: MC16 H(20) City of Ottawa Consolidated Zoning By-law 2008-250 Proposed 6 Storey Mixed-Use Building				
Zone Provisions	Required	Existing	Proposed	Variance Required
Mixed-Use Centre Zone, Subzone 16 (Sections 191-192)				
Minimum Lot Area (m ²)	No minimum	N/A	724.7	
Minimum Lot Width (m)	No minimum	N/A	22.86	
Minimum Front Yard and Corner Side Yard Setback (m) Residential	No minimum	N/A	3m up building face with projecting balconies	Yes
Minimum Interior Side Yard Setback (m)	No minimum	N/A	0.200 on South & 0.100 on North	
Minimum Rear Yard Setback (m) For a residential use building	3m min. for floors 1 to 3 & 7.5m min. for floors 4-8	N/A	5.15 @ Floors 1-3 7.10 @ Floors 4-6	Yes
Maximum Building Height (m)	20	N/A	19.32	No
Maximum Floor Space Index	No maximum	N/A	N/A	
Parking Requirements (Section 100-114)				
Minimum Parking Space Rates (Area 2)	0	N/A	0	
Visitor Parking (Below Grade, 0.1 spaces per unit after the first twelve units)	2	N/A	4	
Bicycle Parking (Below Grade, 0.5 spaces per unit)	16	N/A	28	
Amenity Area (Section 137)				
Minimum Total Amenity Area (sq.m) (6 sq.m. per dwelling unit)	192	N/A	434.22	
Minimum Communal Amenity Area (sq.m) (50% of total required amenity)	96	N/A	Communal = 183.51 Private = 250.71	

General Information	
Unit Breakdown	
Number of Studio Suites	0
Number of One Bedroom Suites	10
Number of One Bedroom plus Suites	0
Number of Two Bedroom Suites	22



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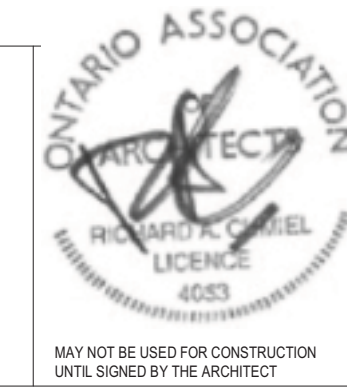
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No.	Description	Date
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2	ISSUED FOR COORDINATION	21-04-14
3	ISSUED FOR COORDINATION	21-05-04
4	ISSUED FOR COORDINATION	21-09-09
5	ISSUED FOR SITE PLAN CONTROL	21-10-26

1 SITE AT GROUND LEVEL
SP-02 SCALE 1 : 100

SITE LEGEND
SCALE 1 : 100



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f (613) 234-6224

Six-Storey Residential on Holland
91-93 Holland Avenue
PROJECT NO. 20-1898 DRAWN MD
SCALE 1 : 100 CHECKED RAC/AP
DRAWING TITLE SITE PLAN AT GROUND FLOOR LEVEL

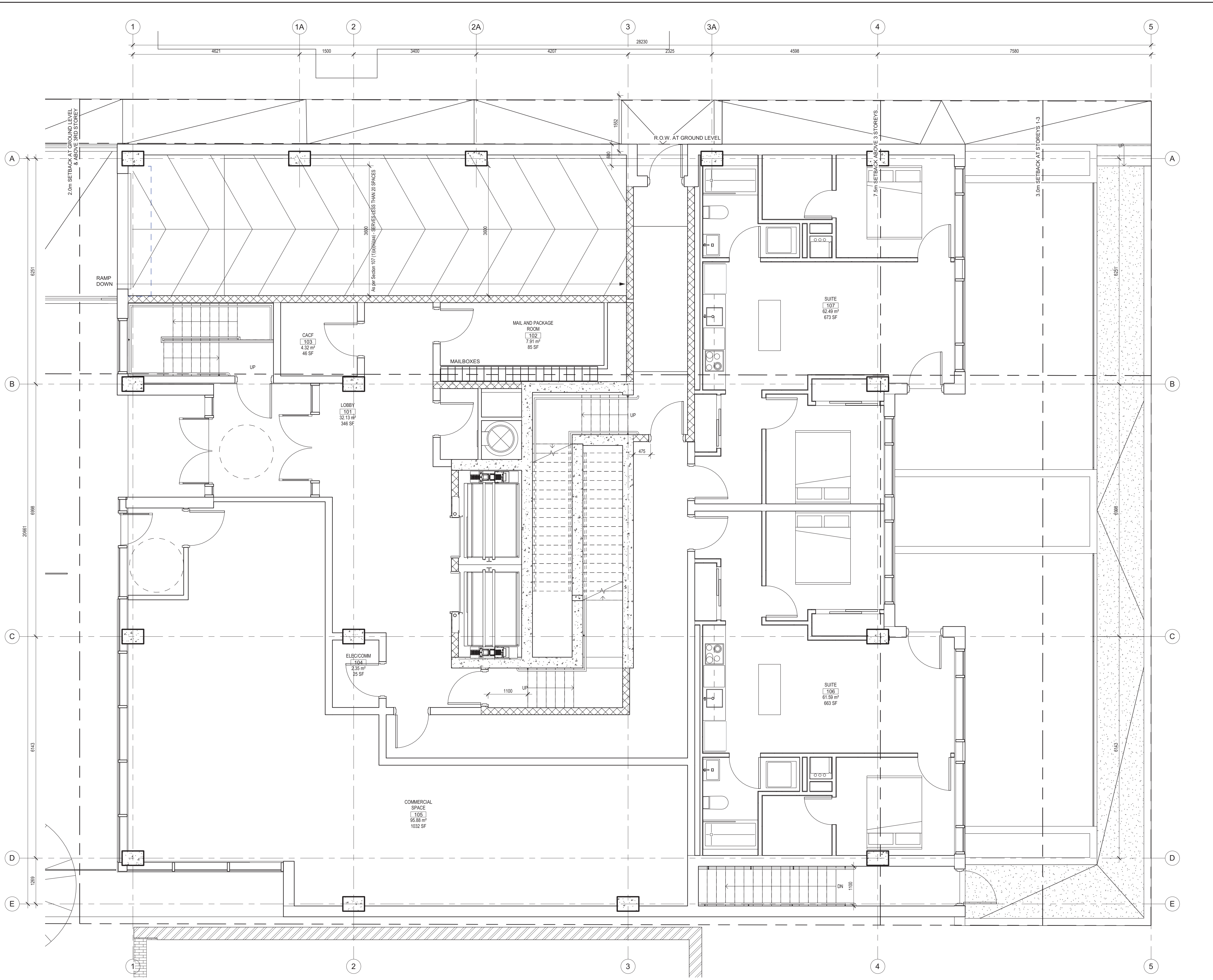
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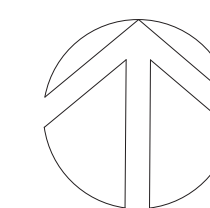
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1 GROUND FLOOR PLAN
A-101 SCALE 1 : 50

PROJECT NORTH



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SCALE	1 : 50	CHECKED	RAC
DRAWING TITLE	GROUND FLOOR PLAN		

DRAWING NO.

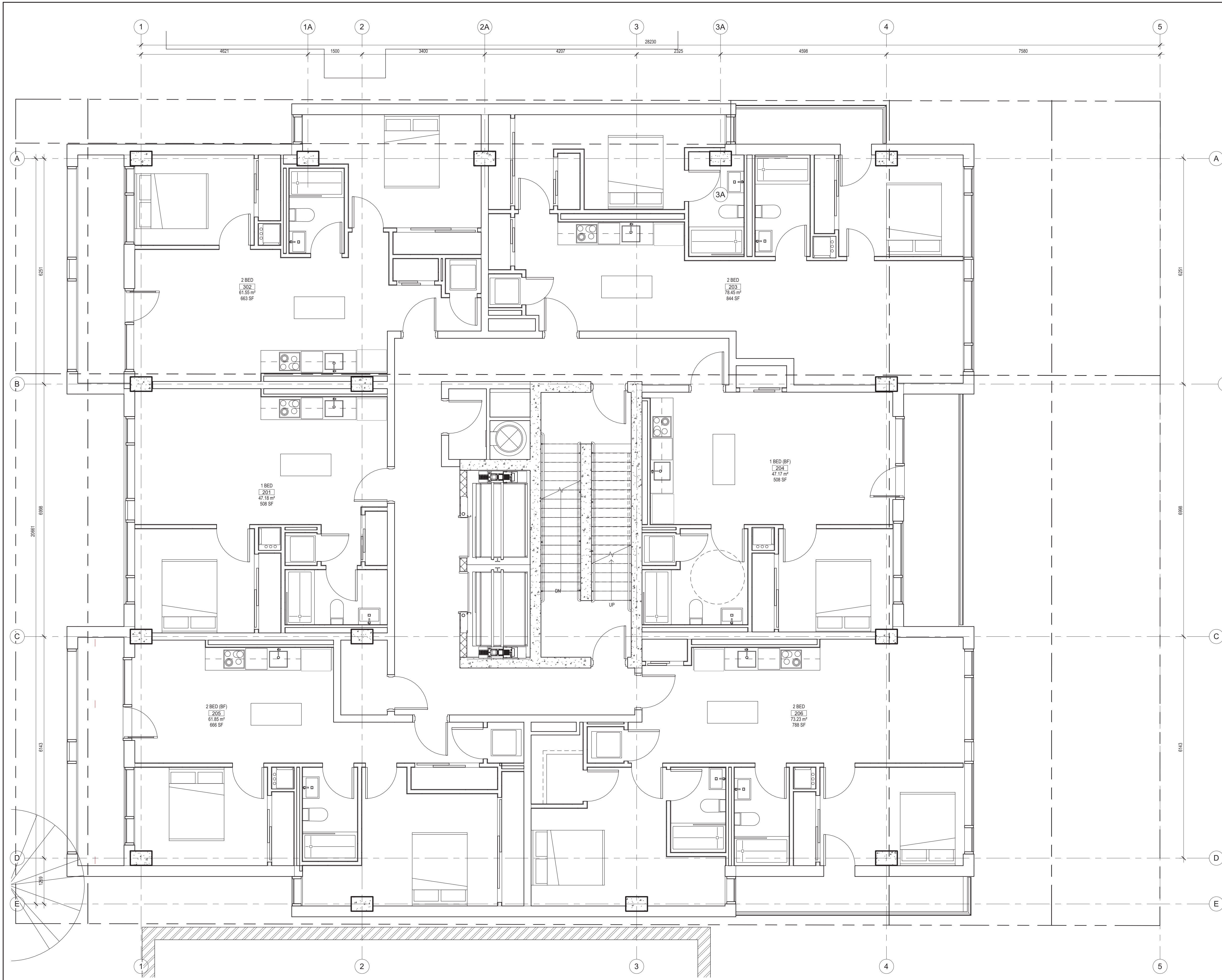
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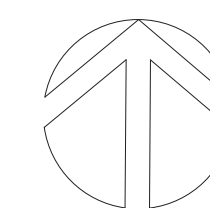
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1 2ND FLOOR PLAN
A-102 SCALE 1 : 50

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PROJECT NO. 20-1898 DRAWN MD

SCALE 1 : 50 CHECKED RAC

DRAWING TITLE
2ND FLOOR PLAN

DRAWING NO.

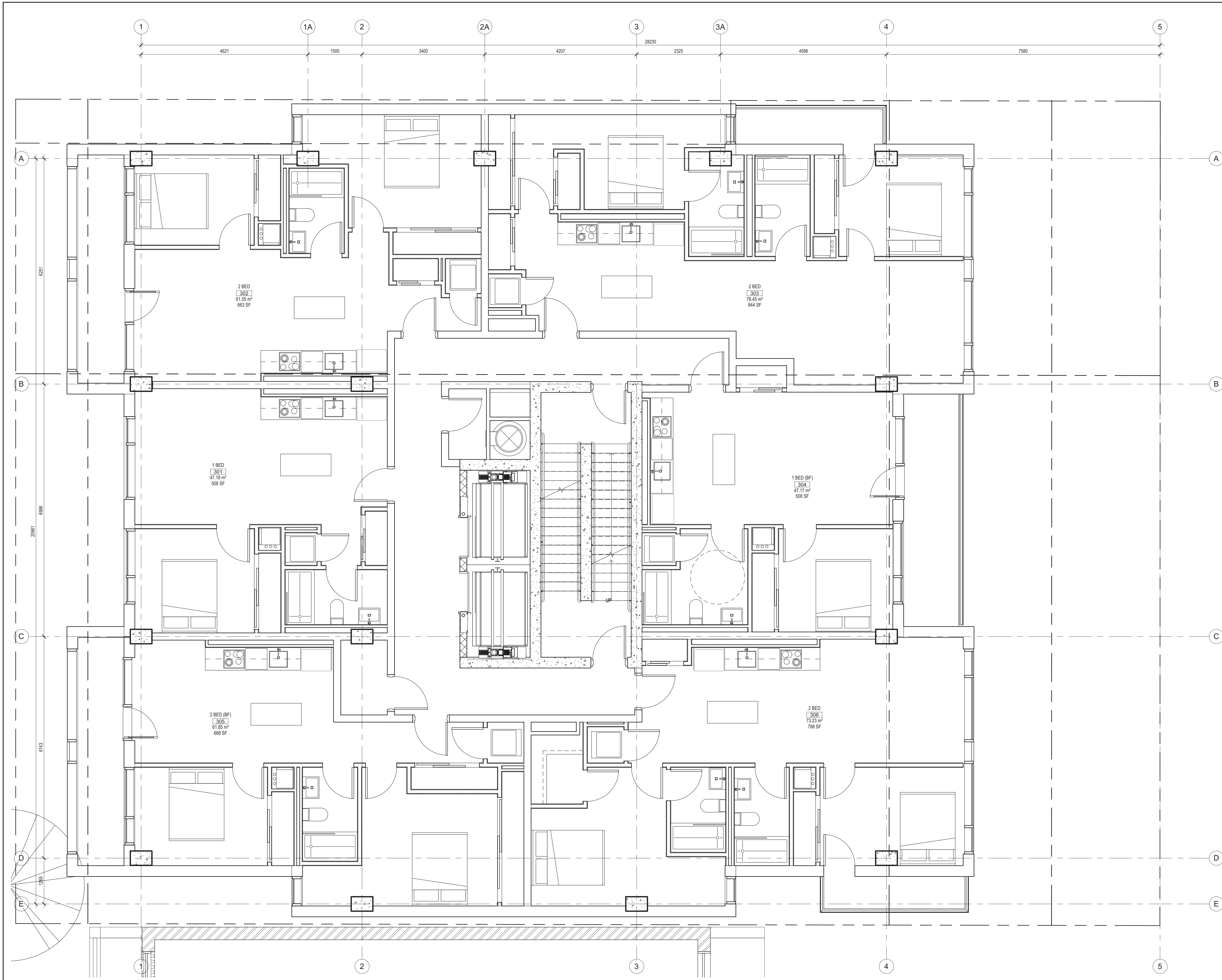
A-102

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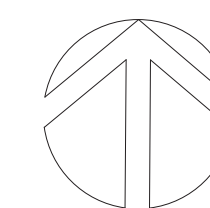
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1 3RD FLOOR PLAN
A-103 SCALE 1 : 50

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SCALE 1 : 50 CHECKED RAC

DRAWING TITLE

3RD FLOOR PLAN

DRAWING NO.

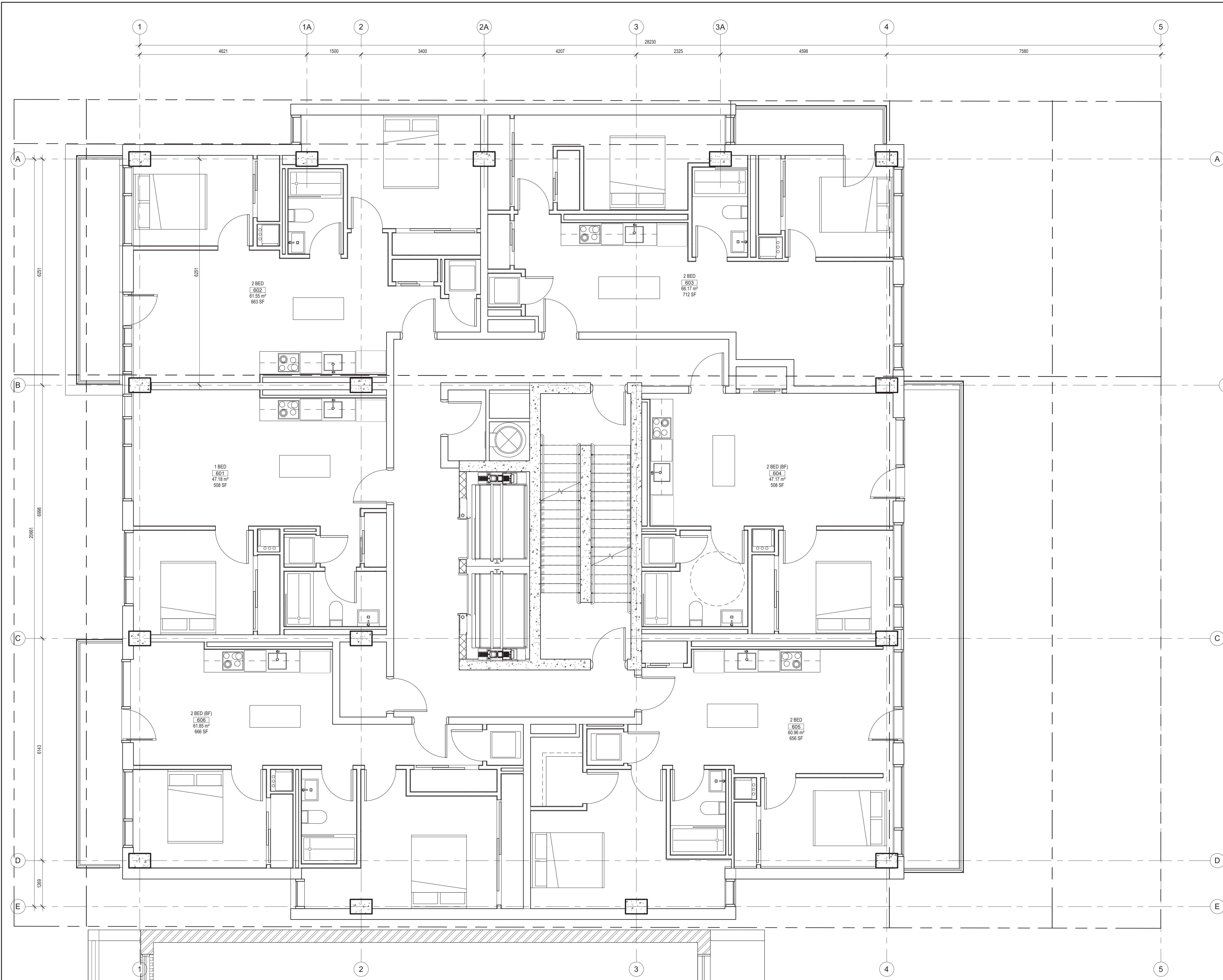
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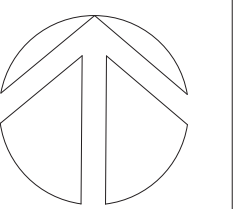
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1 7TH FLOOR PLAN
A-106 SCALE 1 : 50

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SCALE 1 : 50 CHECKED RAC

DRAWING TITLE

6TH FLOOR PLAN

DRAWING NO.

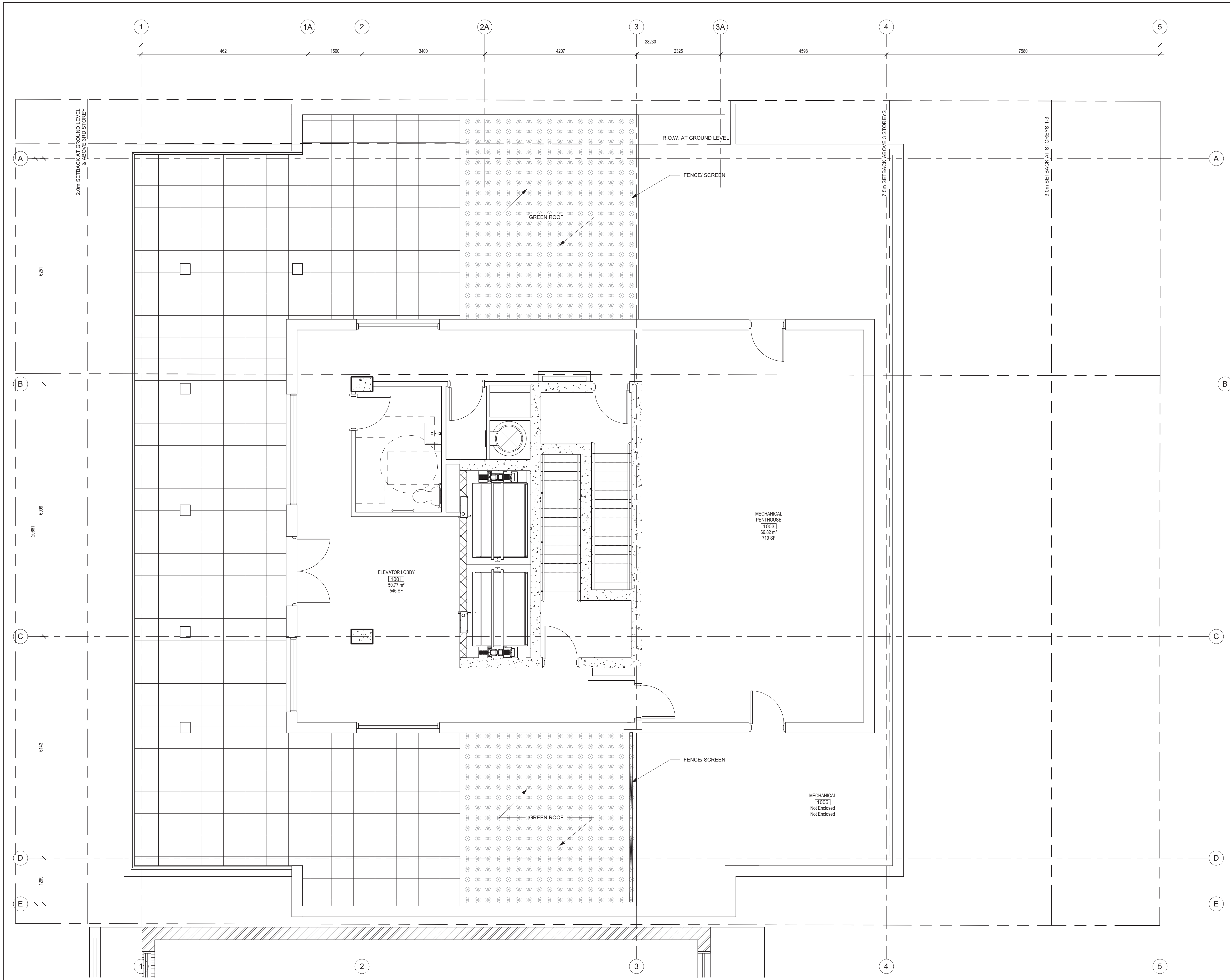
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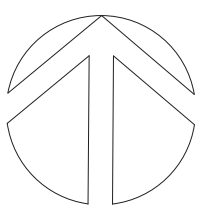
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1 ROOF PLAN
A-107 SCALE 1 : 50

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 91-93 Holland Avenue

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DRAWING TITLE
ROOF PLAN

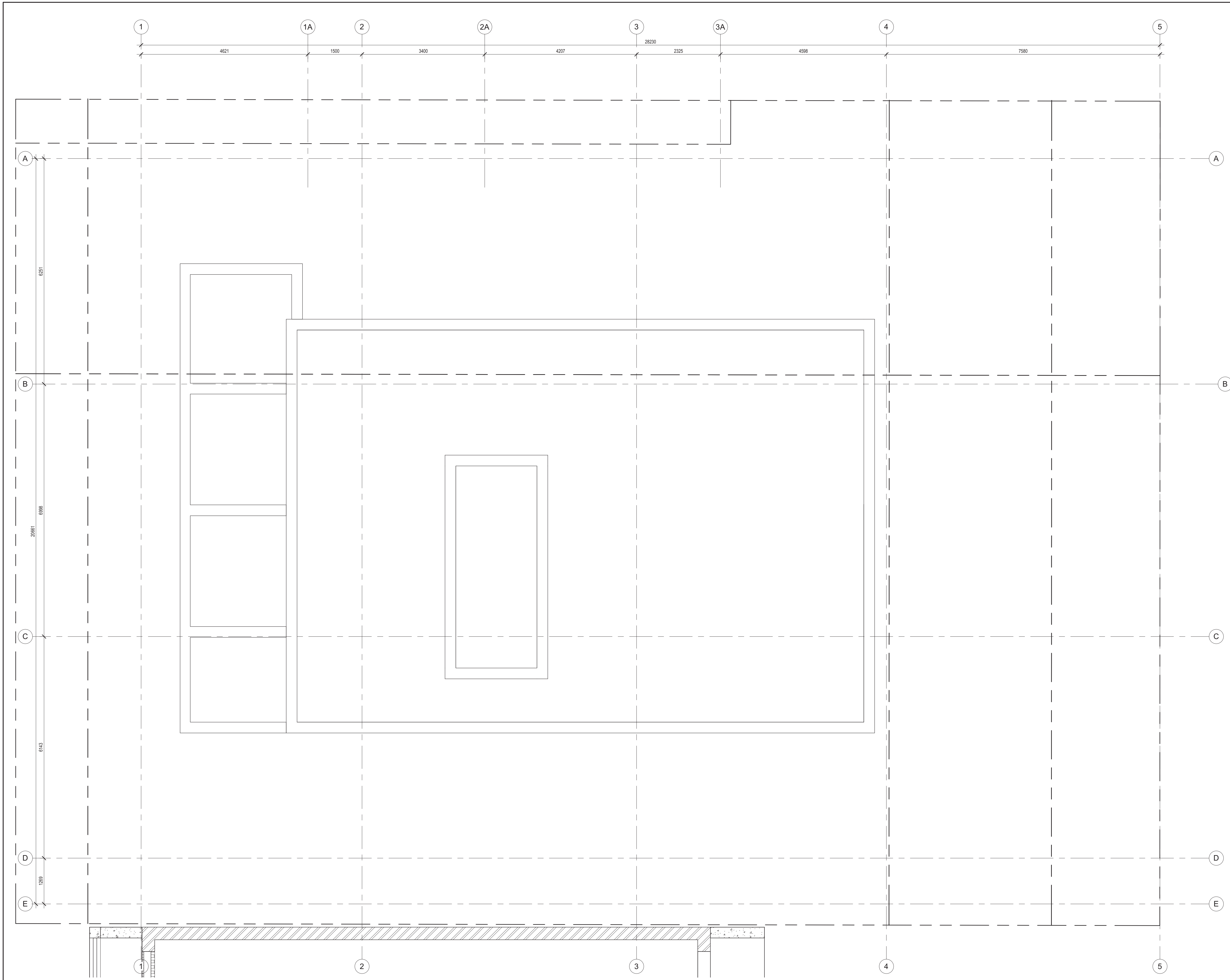
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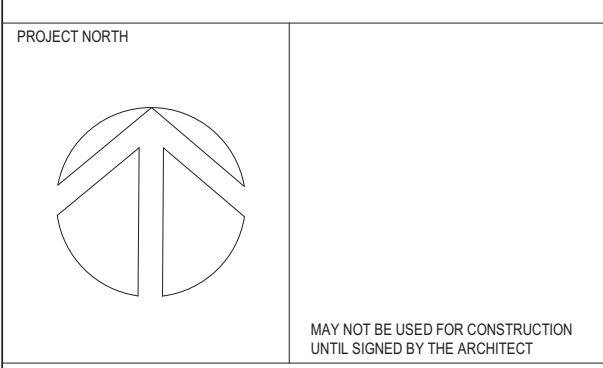
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1 UPPER ROOF PLAN
A-108 SCALE 1 : 50



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DRAWING TITLE
UPPER ROOF PLAN

DRAWING NO.
A-108

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- 1. ALUMITEX WHITE METAL PANEL
- 2. HORIZONTAL GREY CONCRETE PANELING
- 3. WHITE BRICK
- 4. GLAZING
- 5. VERTICAL ALUMITEX GREY & WHITE PATTERNED METAL PANELING
- 6. GREY METAL PANELING
- 7. BALCONY GUARD (GLAZED)

Material/Cladding Legend
1 : 100



2 EAST ELEVATION
A-200 SCALE 1 : 100



1 WEST ELEVATION
A-200 SCALE 1 : 100

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PROJECT NO. 20-1898 DRAWN MD
SCALE 1 : 100 CHECKED RAC
DRAWING TITLE BUILDING ELEVATIONS

DRAWING NO. A-200

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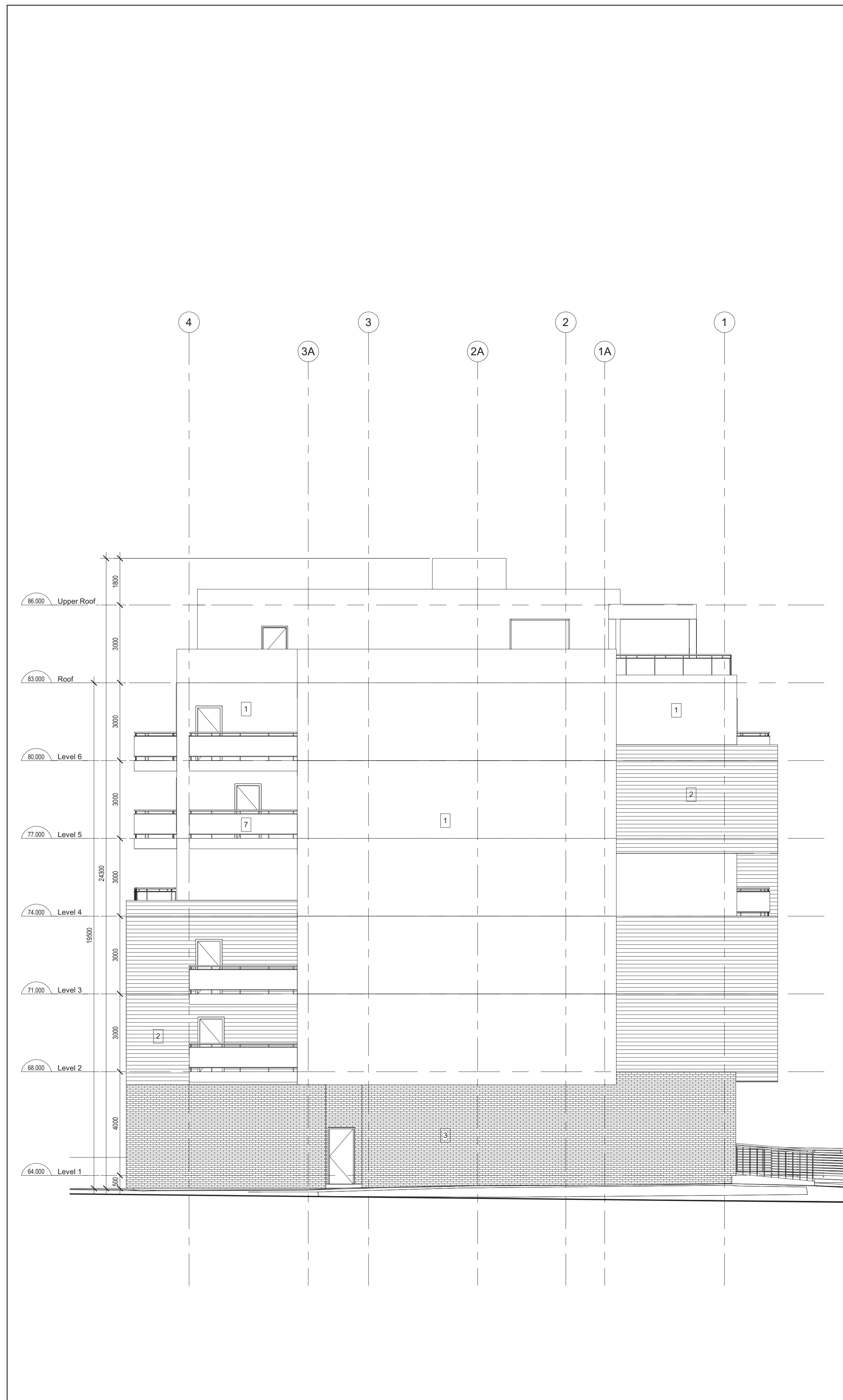
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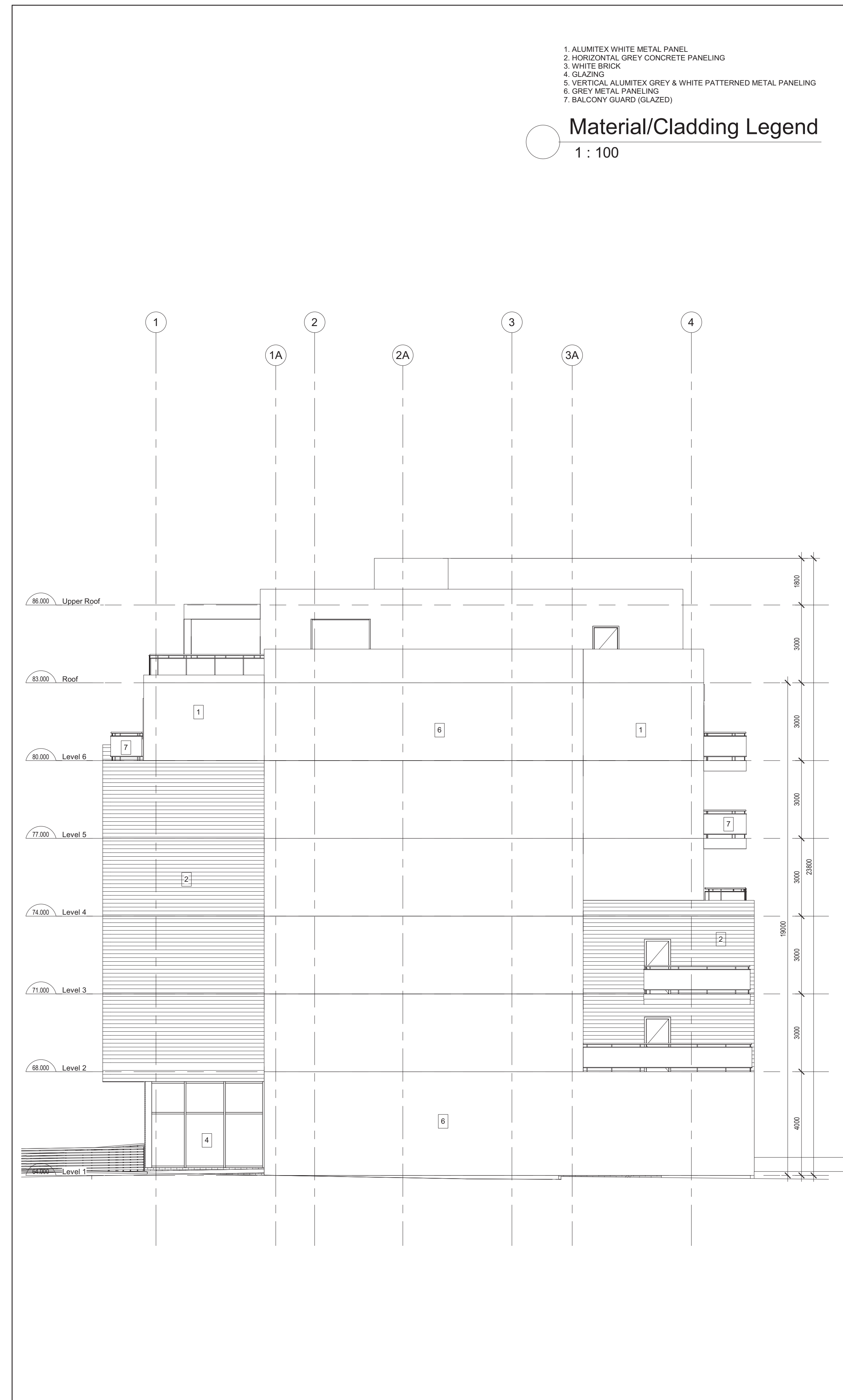
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- 6. GREY METAL PANELING
- 7. BALCONY GUARD (GLAZED)

Material/Cladding Legend

1 : 100



2 NORTH ELEVATION
A-201 SCALE 1 : 100



1 SOUTH ELEVATION
A-201 SCALE 1 : 100

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Holland

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PROJECT NO. 20-1898 DRAWN RAC

SCALE 1 : 100 CHECKED MD

DRAWING TITLE BUILDING ELEVATIONS

DRAWING NO.

A-201