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DO NOT SCALE THE DRAWINGS

RELEASE / REVISION RECORD

No.	Description	Date
1	ISSUED FOR PROGRESS MEETING	21-03-18
2	ISSUED FOR COORDINATION	21-04-09
3	ISSUED FOR SITE PLAN CONTROL	21-10-26
4	ISSUED FOR COORDINATION	22-02-25
5	ISSUED FOR COORDINATION	22-03-09
6	ISSUED FOR 1ST RESPONSE TO SPC COMMENTS	22-04-07

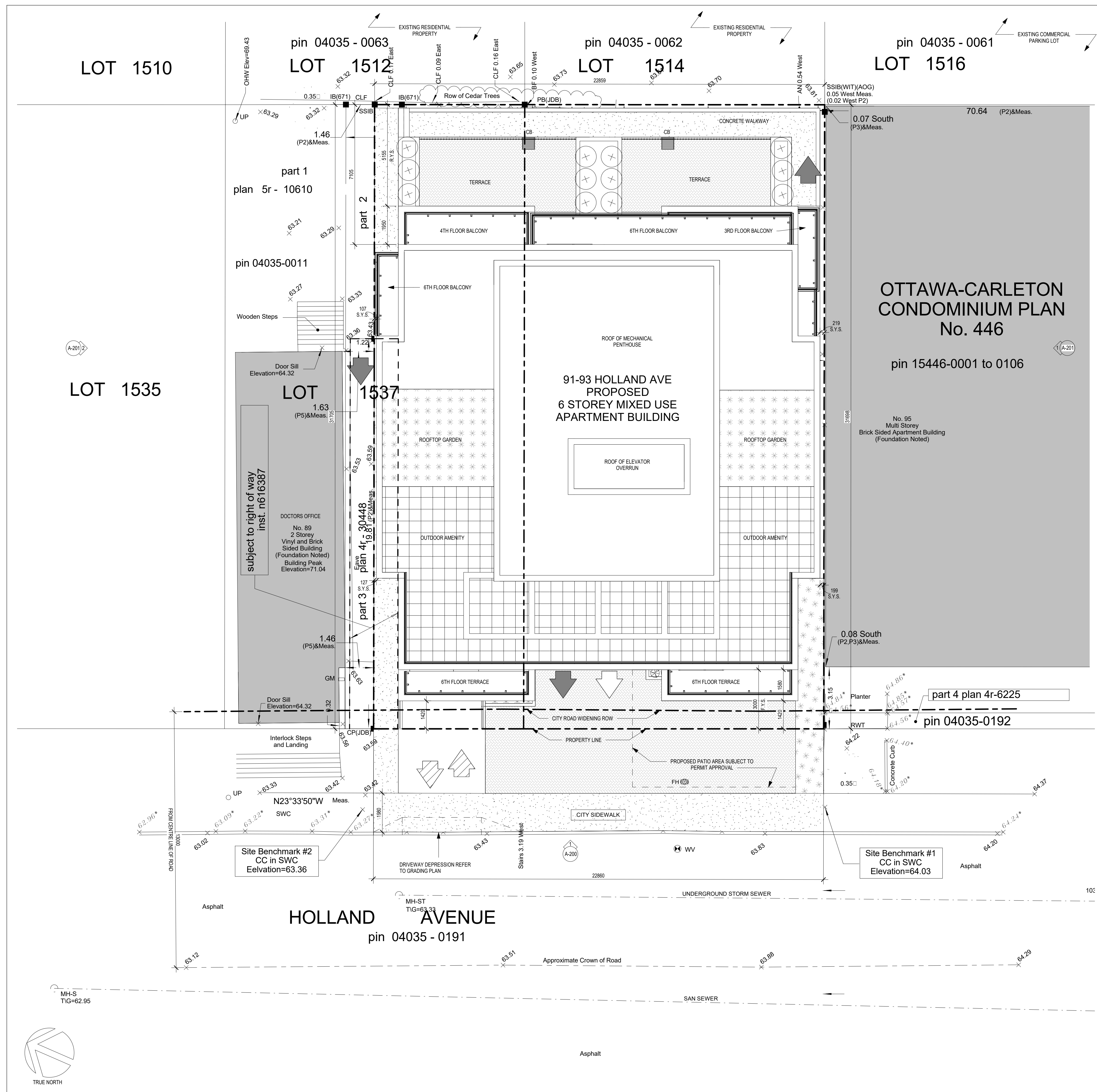
**LEGEND AND ABBREVIATIONS**

- BUILDING EXIT
- DIRECTIONAL TRAFFIC ARROW
- UNIT EXIT DIRECTION ARROW
- BUILDING ABOVE, INCLUDING PERMITTED PROJECTIONS
- ASHPALT SIDEWALK, REFER TO CIVIL, LANDSCAPE
- EXISTING ADJACENT BUILDINGS
- CONCRETE SIDEWALK, REFER TO CIVIL, LANDSCAPE
- INTERLOCK, REFER TO CIVIL, LANDSCAPE
- BICYCLE PARKING
- F.Y.S FRONT YARD SETBACK
- R.Y.S REAR YARD SETBACK
- S.Y.S SIDE YARD SETBACK
- CB CATCH BASIN
- FH FIRE HYDRANT
- SHRUB, REFER TO LANDSCAPE

Zoning Information: MC16 H(20)  
City of Ottawa Consolidated Zoning By-law 2008-250

**Proposed 6 Storey Mixed-Use Building**

Zone Provisions	Required	Proposed	Variance Required
<b>Mixed-Use Centre Zone, Subzone 16 (Sections 191-192)</b>			
Minimum Lot Area (m <sup>2</sup> )	No minimum	724.7	No
Minimum Lot Width (m)	No minimum	22.86	No
Minimum Front Yard (m)	GF - 2m 4th floor, & above - 4m	GF - 3m 4th to 6th - 3m	Yes
Minimum Interior Side Yard Setback (m)	No minimum	0.2m on South & 0.1m on North	No
Minimum Rear Yard Setback (m)	Floors 1-3 - 3m Floors 4-8 - 7.5m	Floors 1-3 - 5.1m Floors 4-8 - 7m	Yes
Maximum Building Height (m)	20m	19.5m	No
Maximum Floor Space Index	No maximum	N/A	No
<b>Parking Requirements (Section 100-114)</b>			
Minimum Parking Space Rates (Area 2)	0	0	No
Visitor Parking (Below Grade, 0.1 spaces per unit after the first twelve units)	2	4	No
Bicycle Parking (Below Grade, 0.5 spaces per unit)	16	28	No
<b>Amenity Area (Section 137)</b>			
Minimum Total Amenity Area (sq.m) (6 sq.m. per dwelling unit)	192m <sup>2</sup>	418m <sup>2</sup>	No
Minimum Communal Amenity Area (sq.m) (50% of total required amenity)	96m <sup>2</sup>	Communal = 190m <sup>2</sup> Private = 238m <sup>2</sup>	No
<b>General Information</b>			
<b>Unit Breakdown</b>			
Number of Studio Suites	0		
Number of One Bedroom Suites	10		
Number of One Bedroom plus Suites	0		
Number of Two Bedroom Suites	22		
<b>TOTAL</b>	<b>32</b>		



1 SITE  
SP-01 SCALE 1 : 100

OWNER  
**93 HOLLAND : 2364672 ONT. INC.**  
**91 HOLLAND : 2546928 ONT. INC.**  
dnsholson@beamteam.com  
613-277-7201

PROJECT NORTH

ONTARIO ASSOCIATION OF ARCHITECTS  
RICHARD J. CARLEL  
LICENCE  
4023  
MAY NOT BE USED FOR CONSTRUCTION UNLESS SIGNED BY THE ARCHITECT

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**Six-Storey Residential on Holland**

PROJECT NO.	20-1898	DRAWN	CG
SCALE	As indicated	CHECKED	RAC
DRAWING TITLE	SITE PLAN		

DRAWING NO.

**SP-01**

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1	ISSUED FOR PROGRESS MEETING	21-03-18
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
6	ISSUED FOR COORDINATION	22-02-25
7	ISSUED FOR COORDINATION	22-03-09
8	ISSUED FOR 151 RESPONSE TO SPC COMMENTS	22-04-07

LEGEND AND ABBREVIATIONS

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City of Ottawa Consolidated Zoning By-law 2008-250

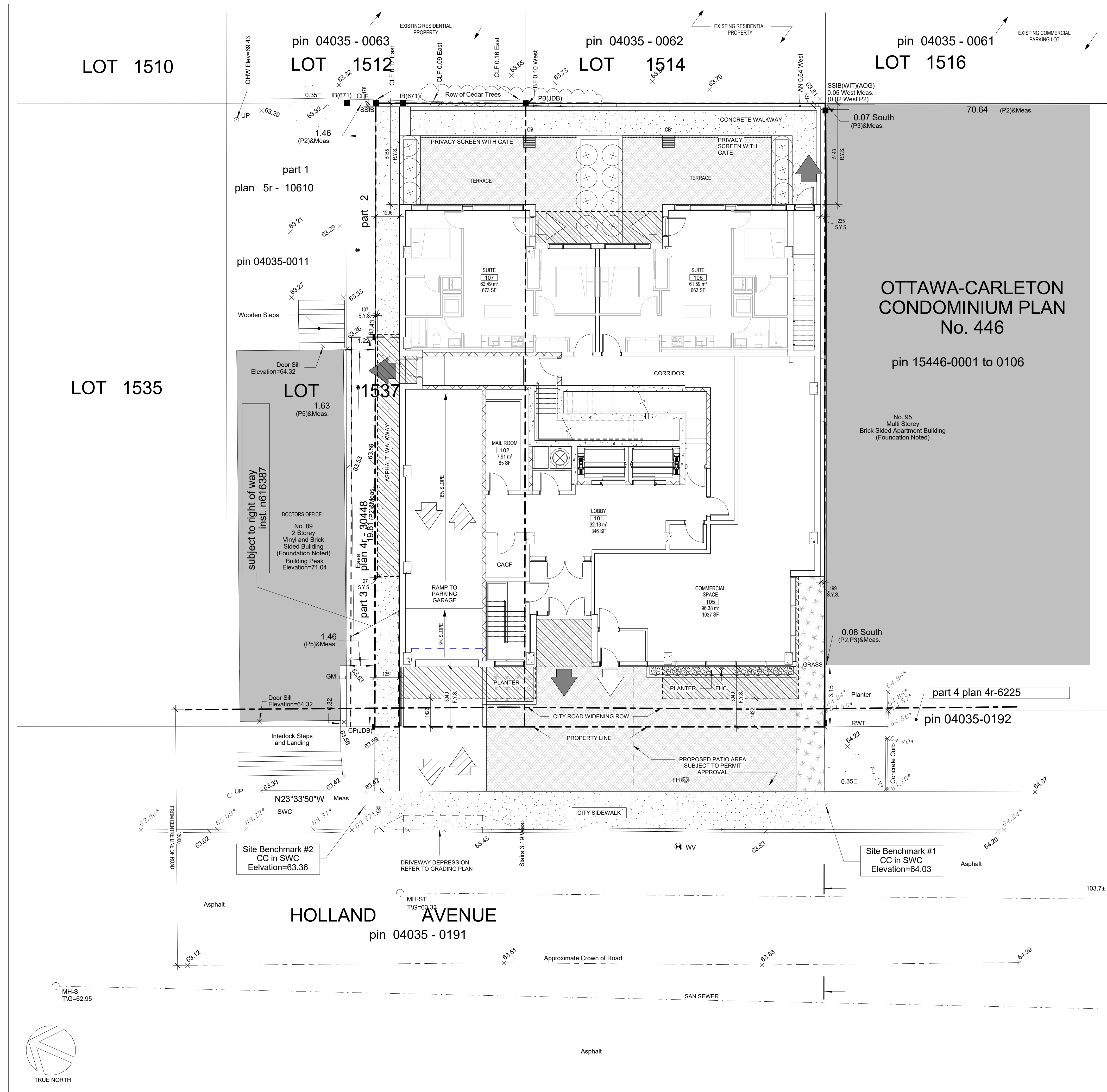
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Minimum Communal Amenity Area (sq.m) (50% of total required amenity)	96m <sup>2</sup>	Communal = 190m <sup>2</sup> Private = 238m <sup>2</sup>	No

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
<b>TOTAL</b>	<b>32</b>



OWNER

93 HOLLAND : 2364672 ONT. INC.  
91 HOLLAND : 2546928 ONT. INC.  
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PROJECT NORTH

ONTARIO ASSOCIATION OF ARCHITECTS  
REGISTERED PROFESSIONAL ARCHITECTS  
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Six-Storey Residential on Holland  
91-93 Holland Avenue

PROJECT NO.	DRAWN
20-1898	CG

SCALE	CHECKED
As indicated	RAC

DRAWING TITLE  
**SITE PLAN AT GROUND FLOOR LEVEL**

DRAWING NO.

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

**SP-02**

#18605

D07-12-21-0180

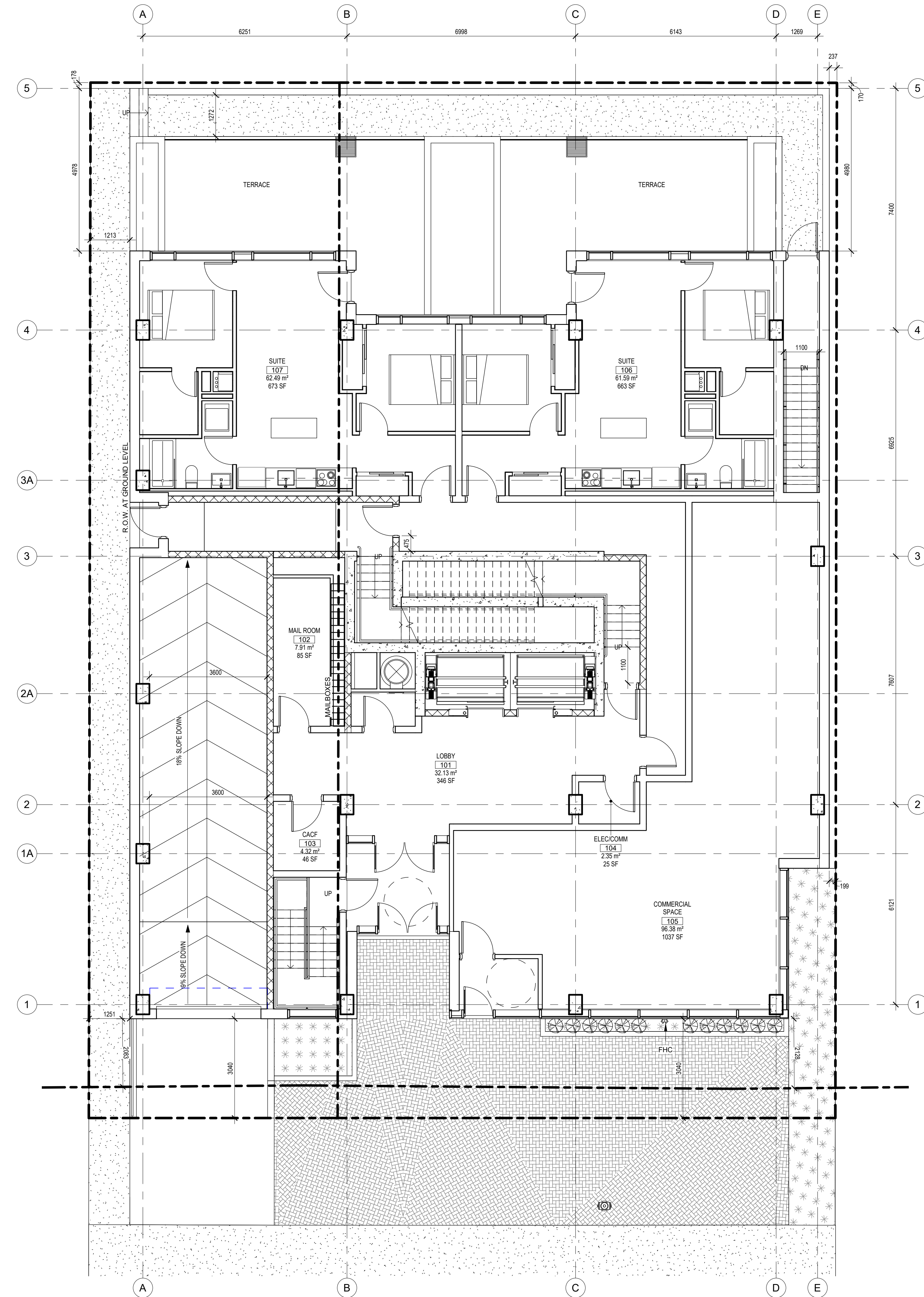


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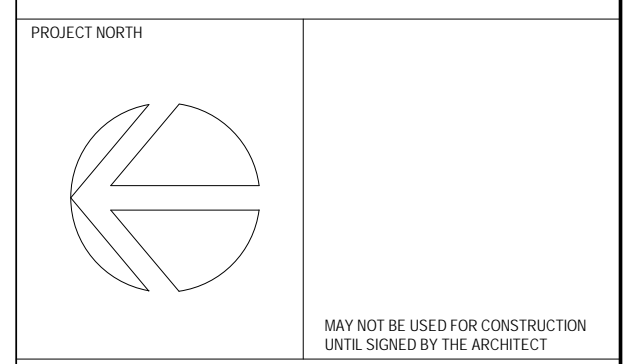
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2	ISSUED FOR PROGRESS MEETING	21.03.18
3	ISSUED FOR SITE PLAN CONTROL	21.10.26
4	ISSUED FOR COORDINATION	22.03.09
5	ISSUED FOR 1ST RESPONSE TO SPC COMMENTS	22.04.07



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**Six-Storey Residential on Holland**

91-93 Holland Avenue

PROJECT NO. 20-1898 DRAWN MD  
 SCALE 1:75 CHECKED RAC

DRAWING TITLE  
**GROUND FLOOR PLAN**

1  
 A-101 GROUND FLOOR PLAN  
 SCALE 1 : 75

**A-101**

D07-12-21-0180

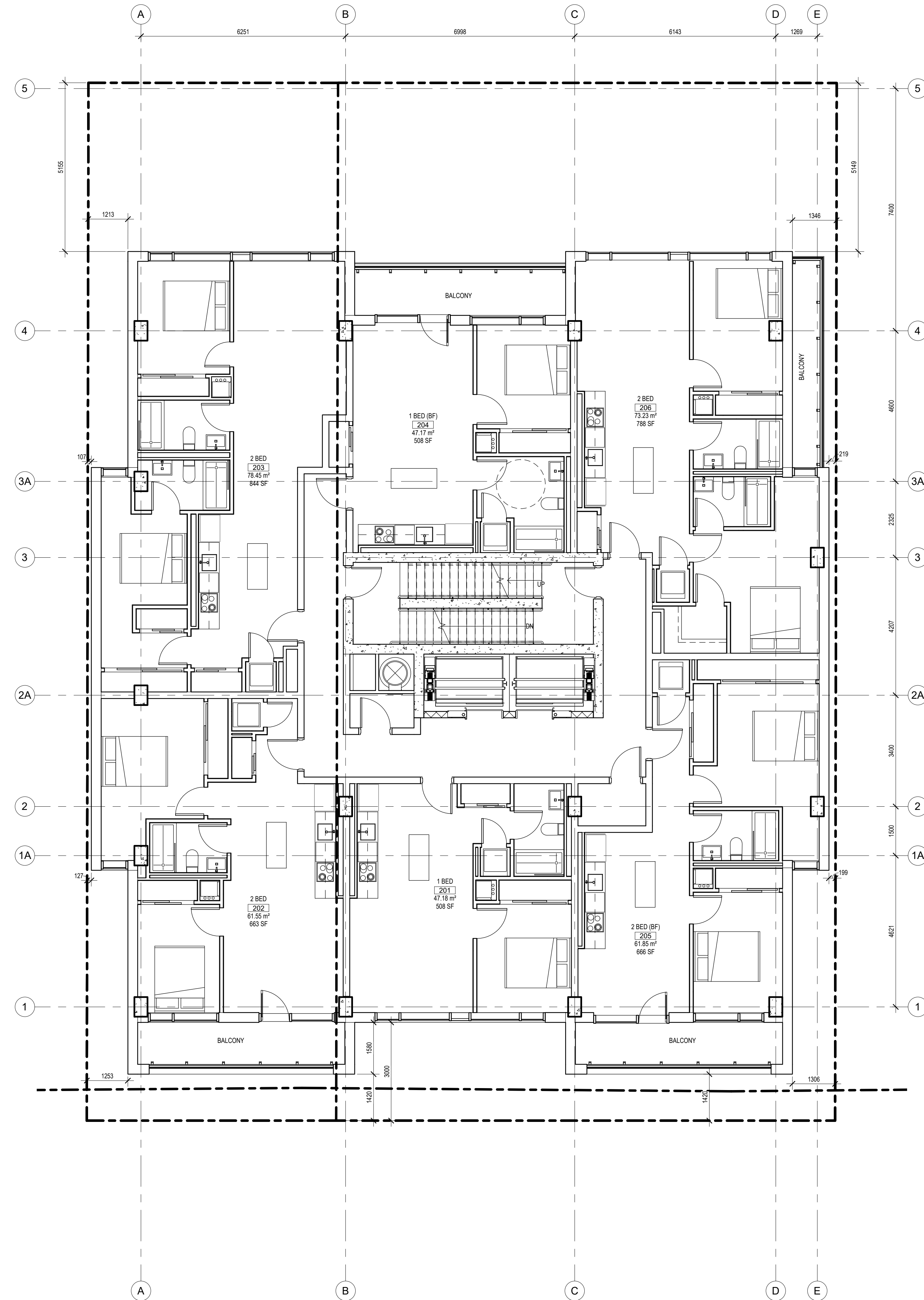
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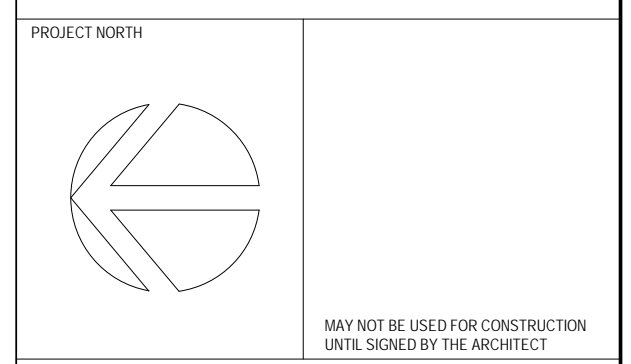
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1 2ND FLOOR PLAN  
A-102 SCALE 1 : 75

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**Six-Storey Residential on Holland**

91-93 Holland Avenue

PROJECT NO. 20-1898 DRAWN MD

SCALE 1 : 75 CHECKED RAC

DRAWING TITLE

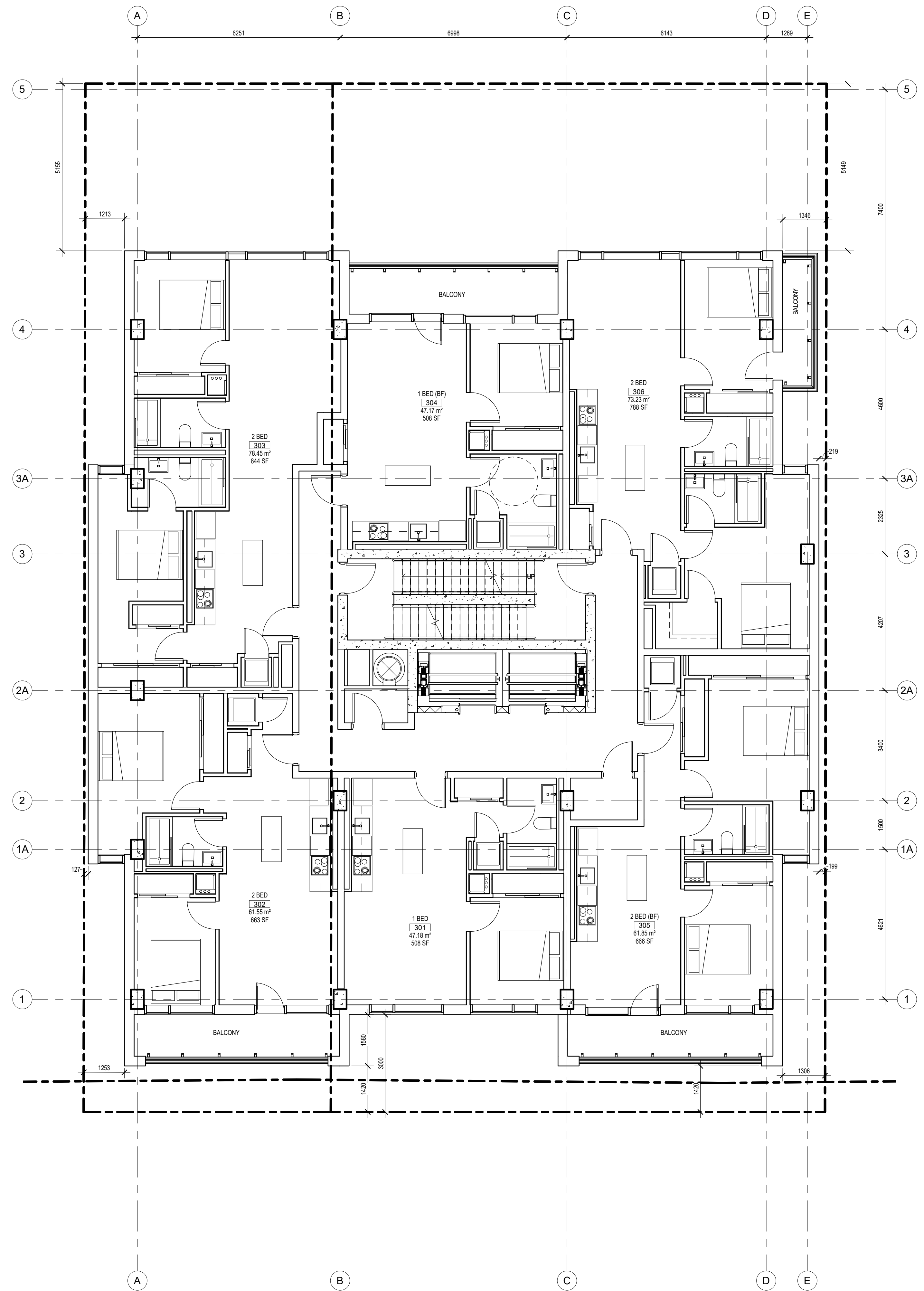
**2ND FLOOR PLAN**

DRAWING NO.

**A-102**

#18605

D07-12-21-0180



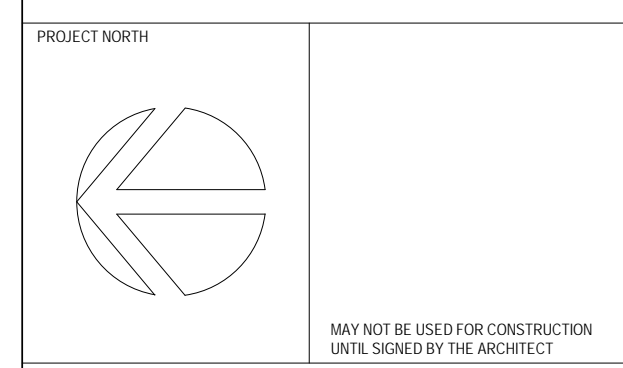
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Six-Storey Residential on Holland

91-93 Holland Avenue	
PROJECT NO. 20-1898	DRAWN MD
SCALE 1 : 75	CHECKED RAC
DRAWING TITLE 3RD FLOOR PLAN	

1 3RD FLOOR PLAN  
 A-103 SCALE 1 : 75

A-103

#18605

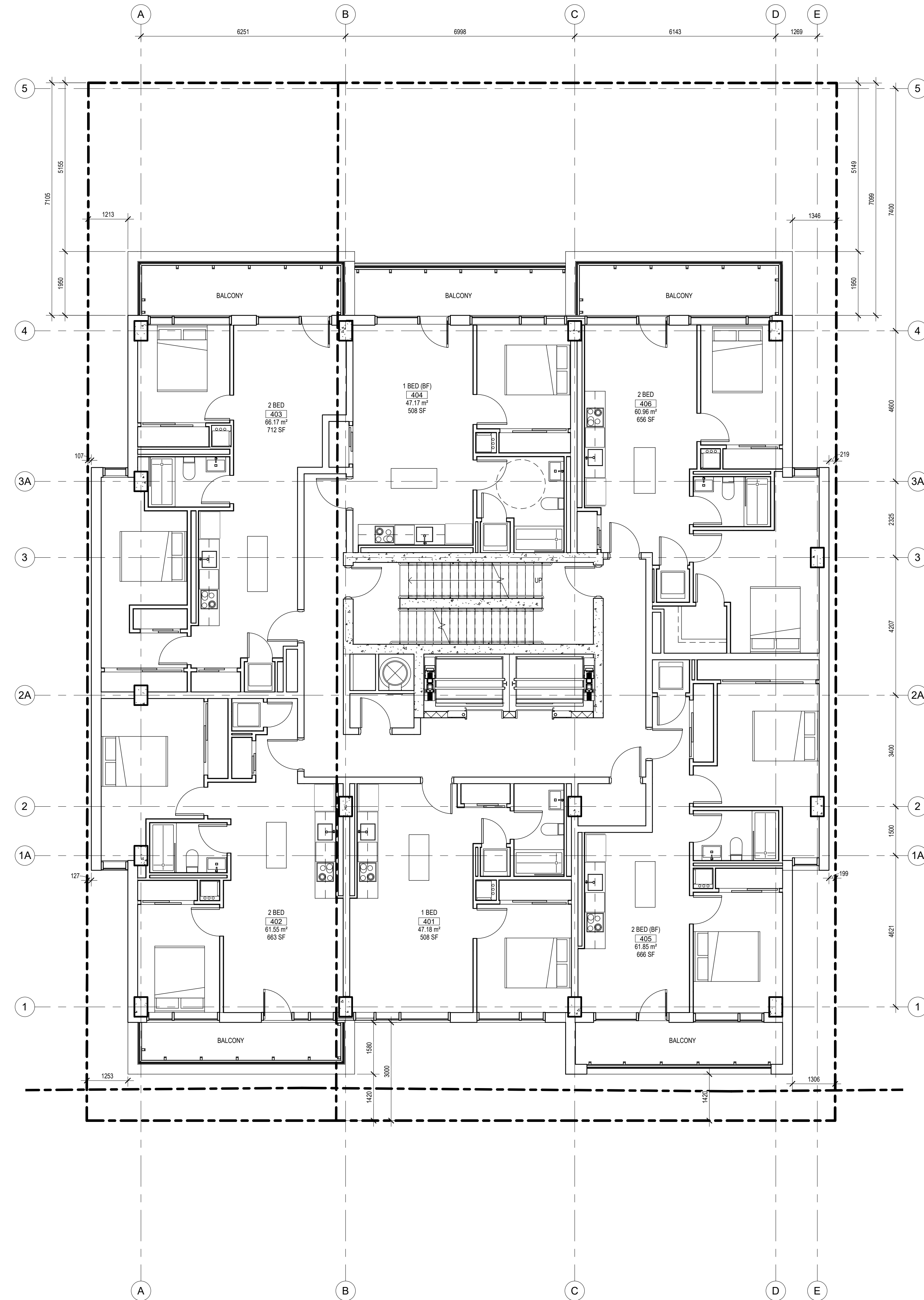
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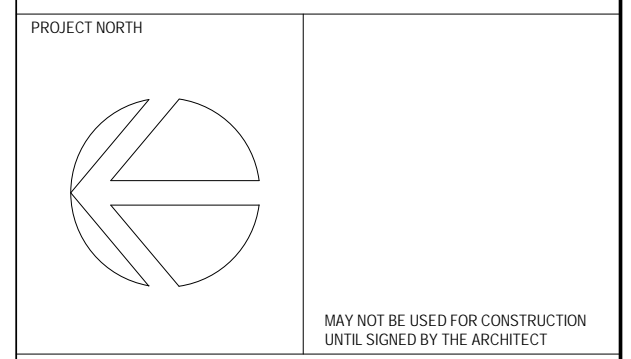
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**Six-Storey Residential on Holland**

91-93 Holland Avenue

PROJECT NO. 20-1898 DRAWN MD

SCALE 1 : 75 CHECKED RAC

DRAWING TITLE

**4TH FLOOR PLAN**

DRAWING NO.

1 4TH FLOOR PLAN  
 A-104 SCALE 1 : 75

**A-104**

#18605

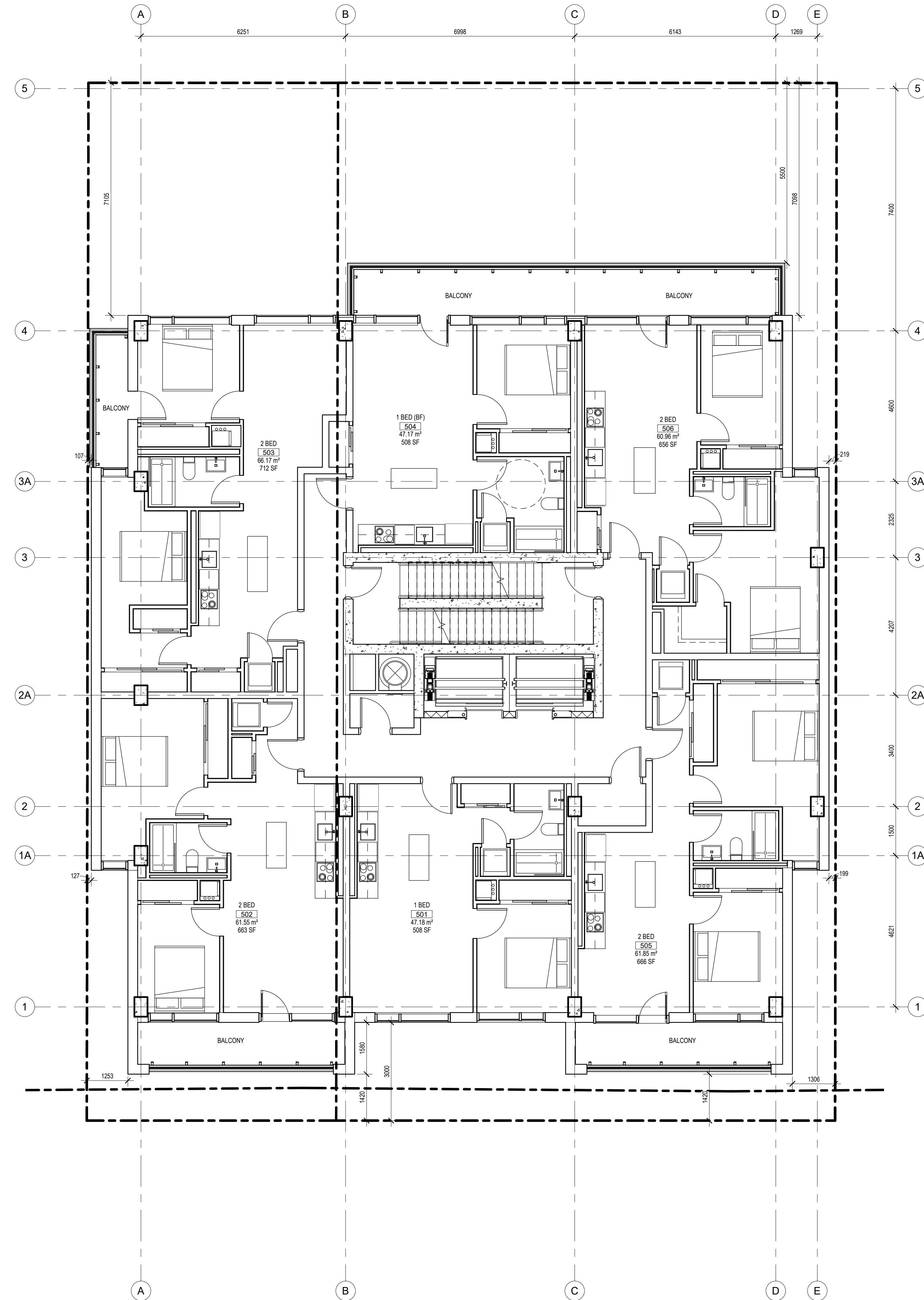
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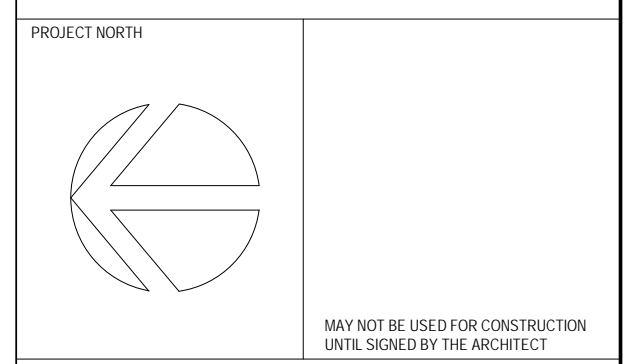
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1 5TH FLOOR PLAN  
A-105 SCALE: 1 : 75

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Six-Storey Residential on Holland

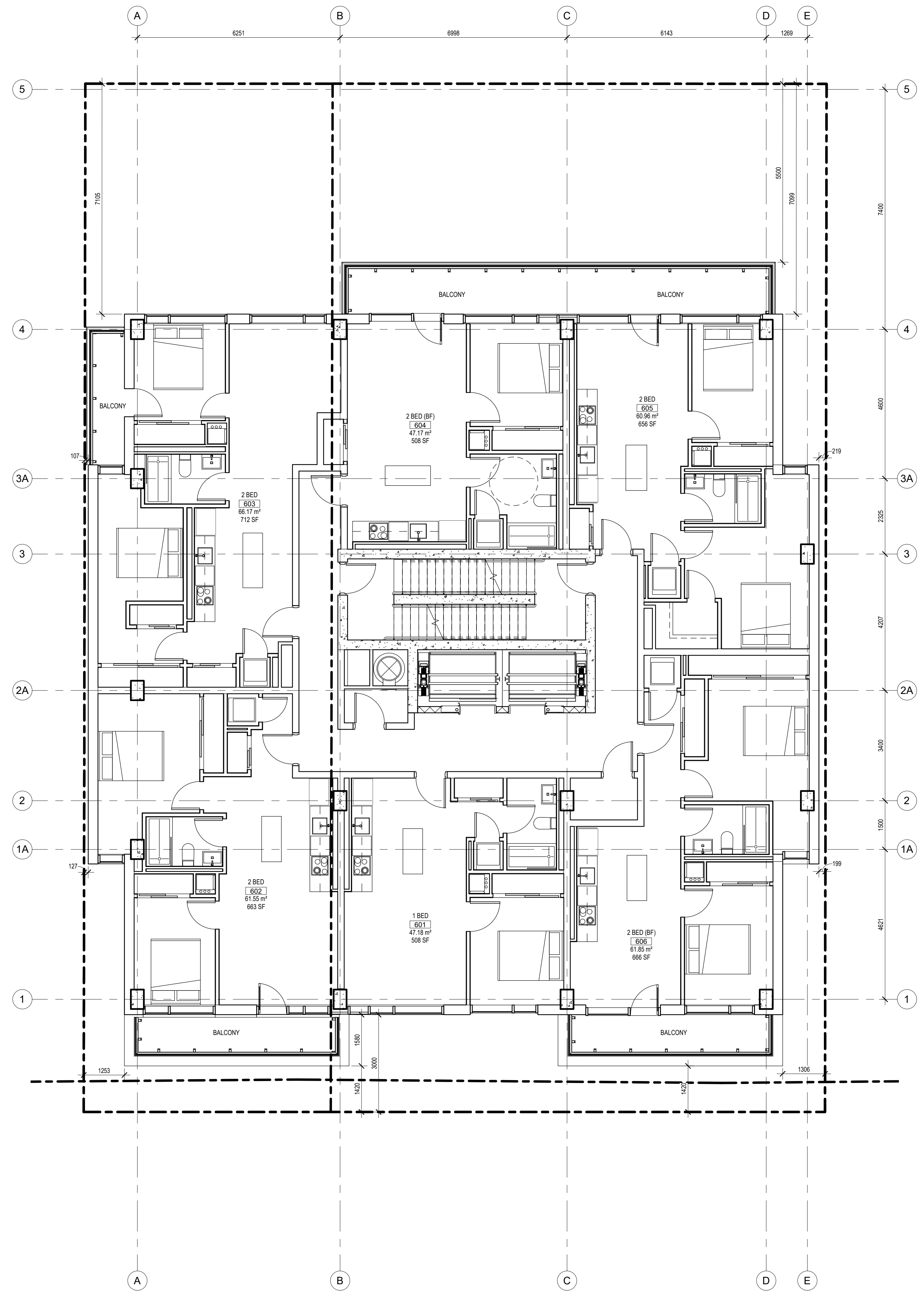
91-93 Holland Avenue  
 PROJECT NO. 20-1898 DRAWN MD  
 SCALE 1 : 75 CHECKED RAC  
 DRAWING TITLE  
**5TH FLOOR PLAN**

DRAWING NO.

**A-105**

#18605

D07-12-21-0180



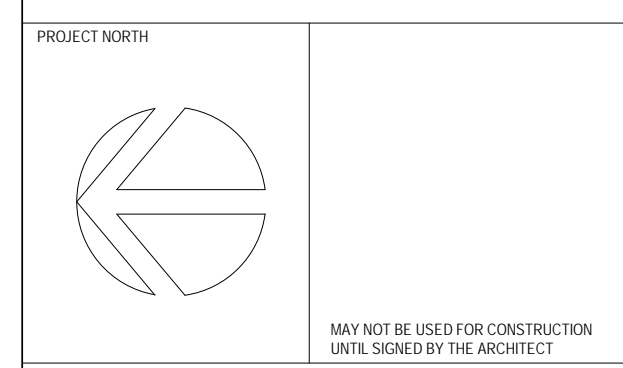
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**Six-Storey Residential on Holland**

91-93 Holland Avenue

PROJECT NO.	20-1898	DRAWN	MD
SCALE	1 : 75	CHECKED	RAC

DRAWING TITLE  
**6TH FLOOR PLAN**

1 6TH FLOOR PLAN  
 A-106 SCALE 1 : 75

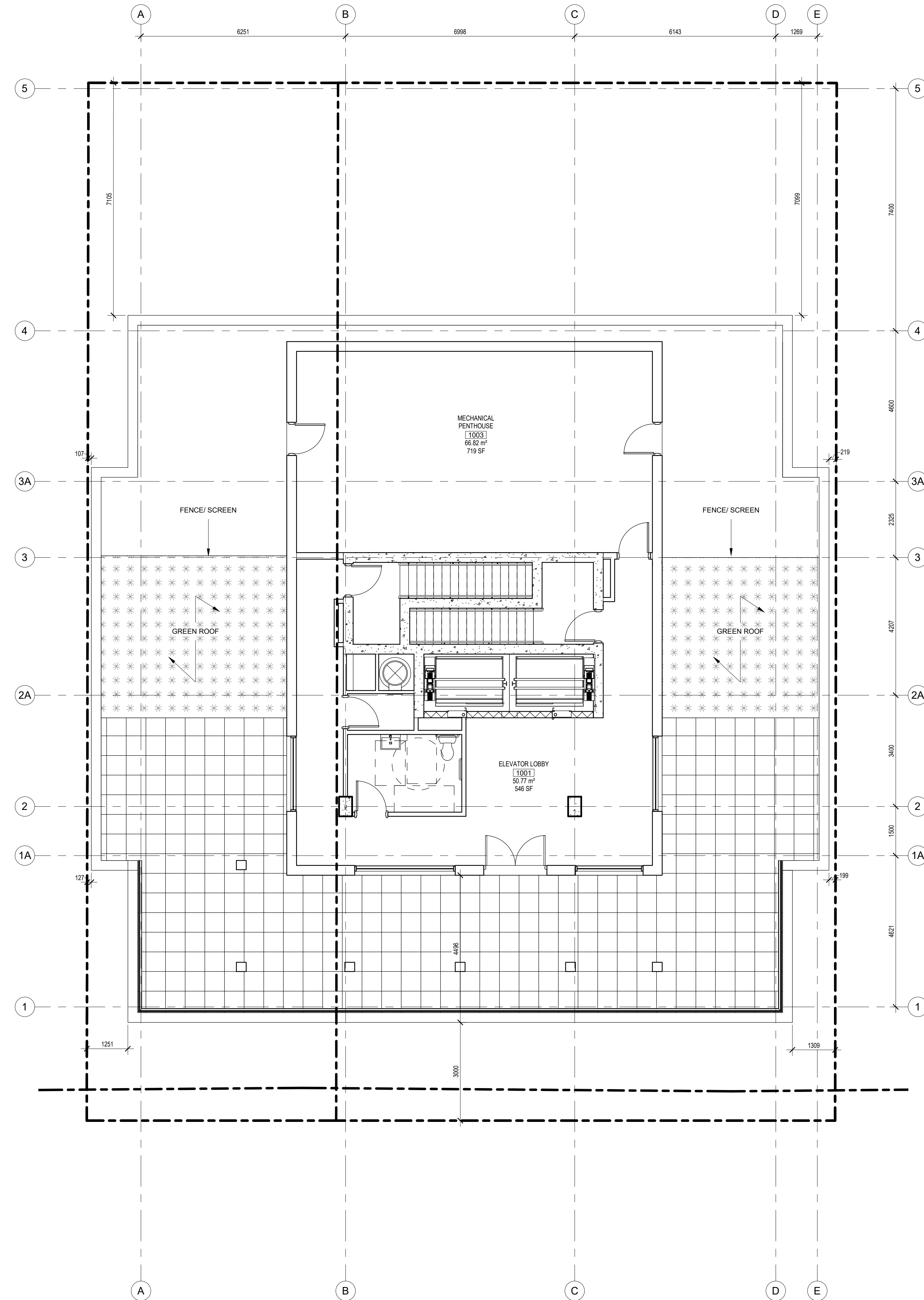
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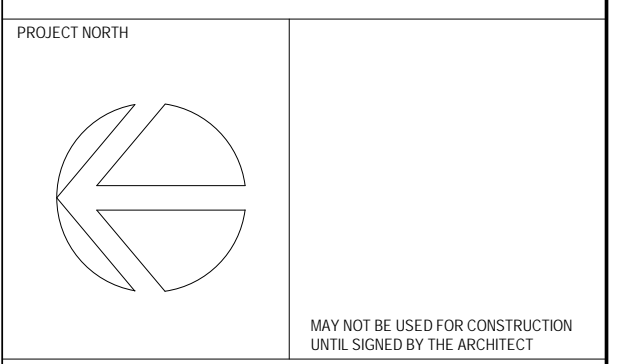
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1 ROOF PLAN  
A-107 SCALE 1 : 75

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**Six-Storey Residential on Holland**

91-93 Holland Avenue

PROJECT NO. 20-1898 DRAWN MD  
SCALE 1 : 75 CHECKED RAC

DRAWING TITLE  
**ROOF PLAN**

DRAWING NO.

**A-107**

#18605

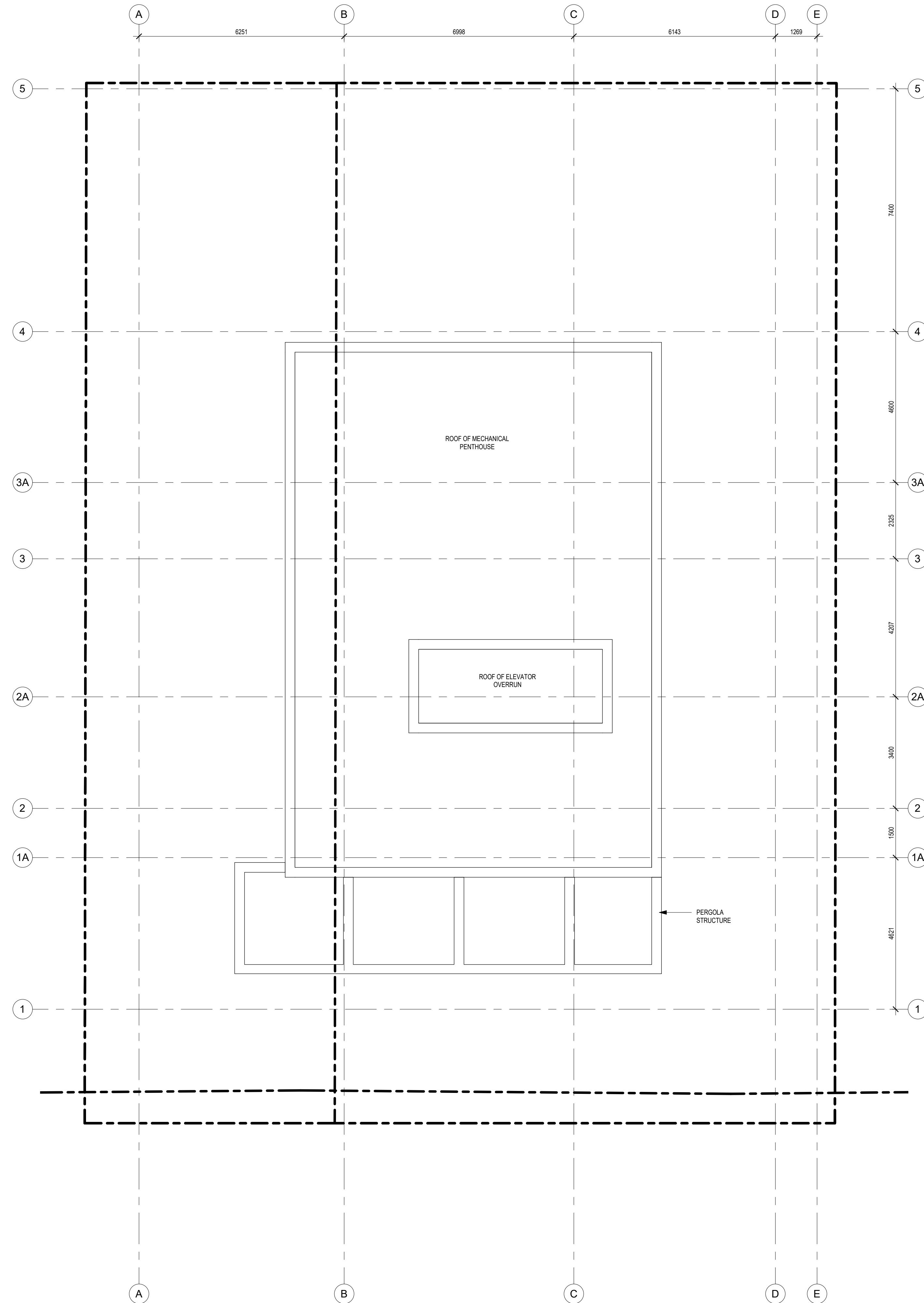
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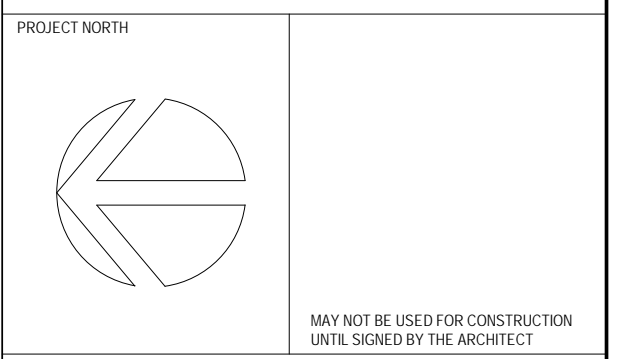
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1 UPPER ROOF PLAN  
A-108 SCALE: 1 : 75

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**93 HOLLAND : 2364672 ONT. INC.**  
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**Six-Storey Residential on Holland**  
91-93 Holland Avenue

PROJECT NO. 20-1898 DRAWN MD  
SCALE 1 : 75 CHECKED RAC

DRAWING TITLE  
**UPPER ROOF PLAN**

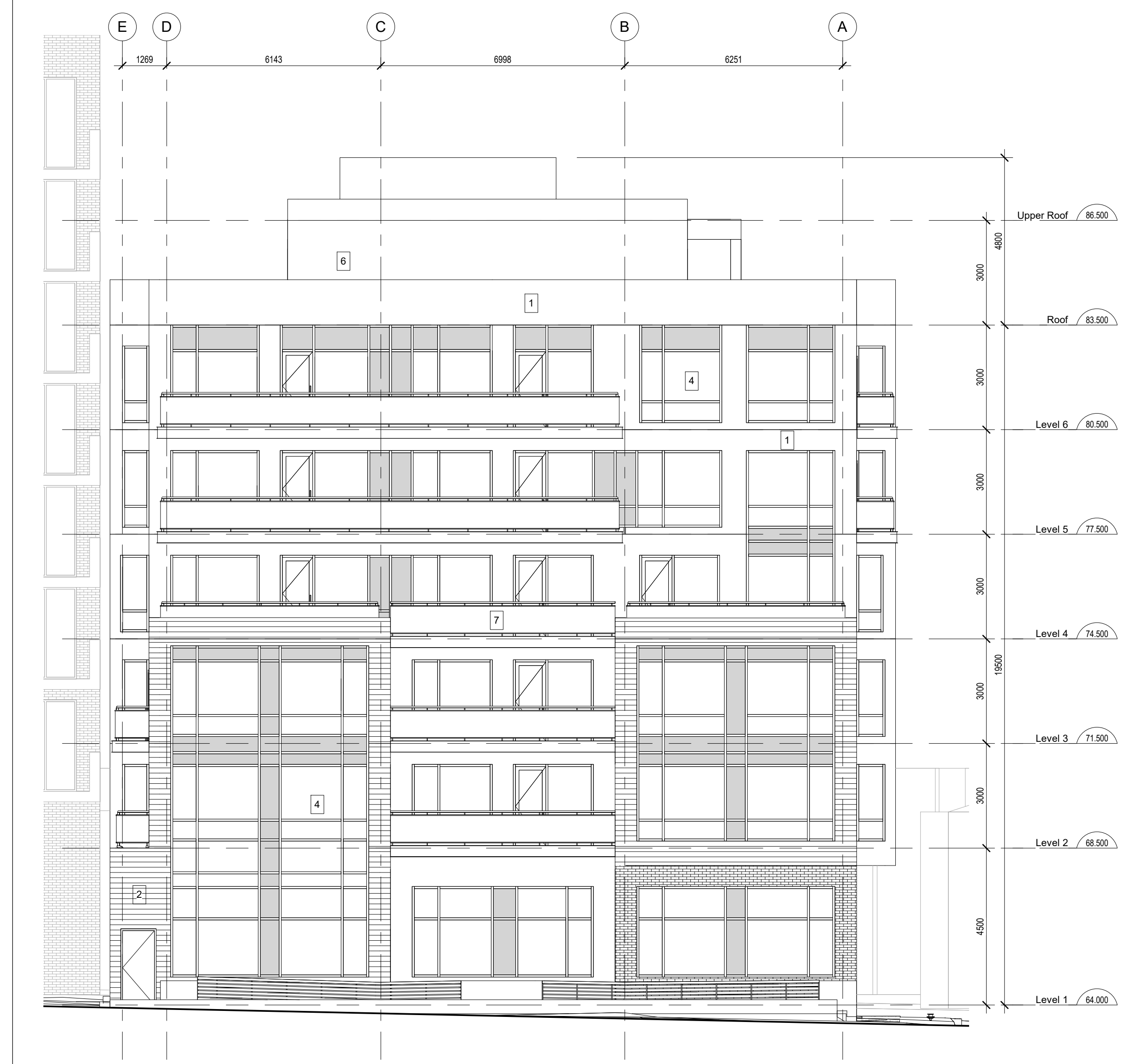
DRAWING NO.

**A-108**

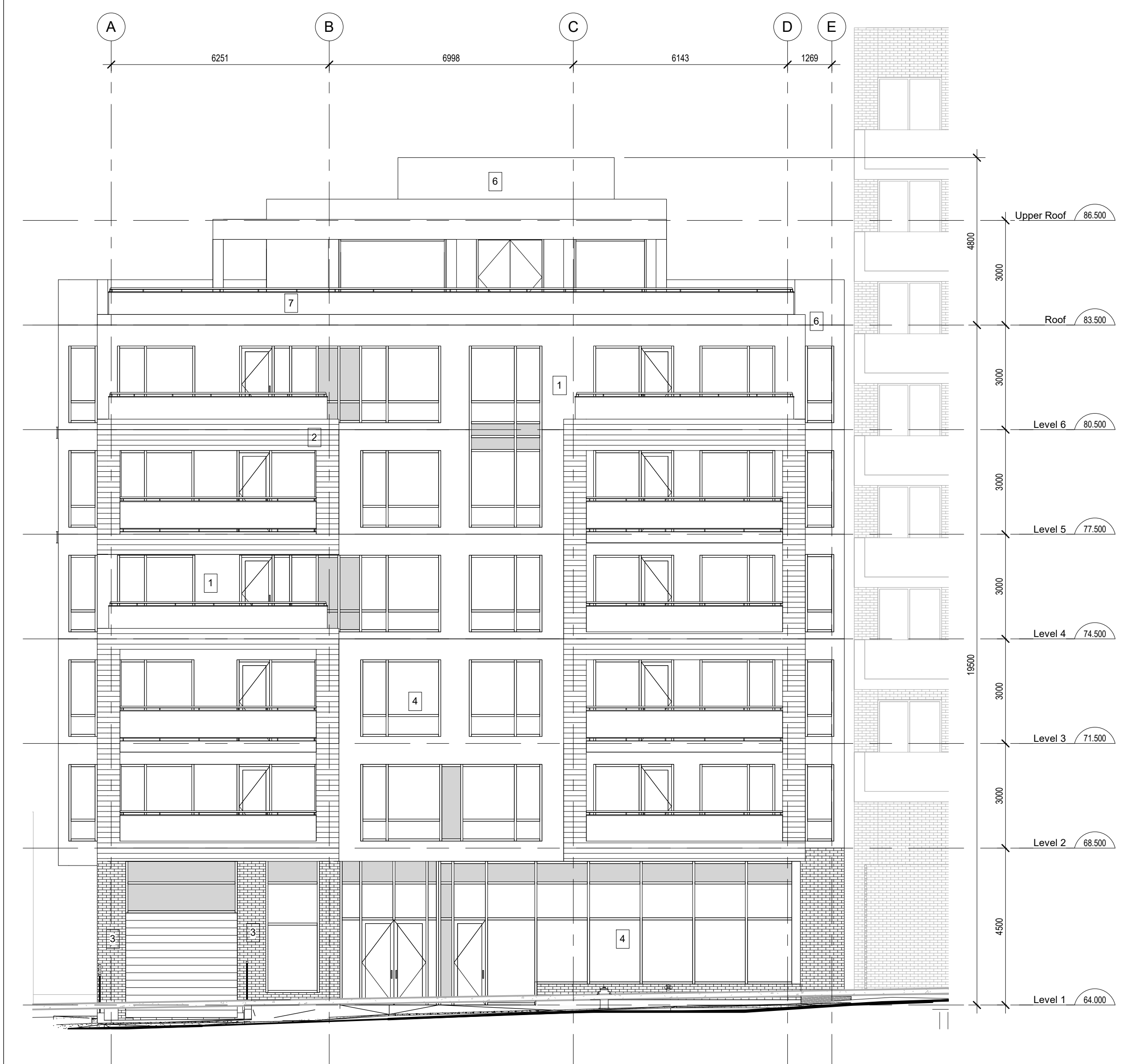
#18605

D07-12-21-0180

- MATERIAL LEGEND**
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)



**2 EAST ELEVATION**  
A-200 SCALE 1 : 100



**1 WEST ELEVATION**  
A-200 SCALE 1 : 100

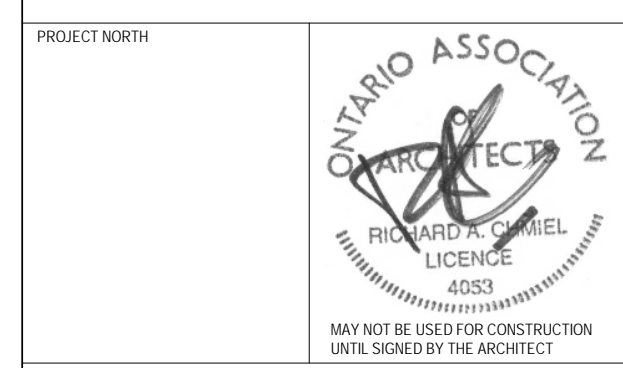
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4	ISSUED FOR 1ST RESPONSE TO SPC COMMENTS	22-04-07

OWNER  
**93 HOLLAND : 2364672 ONT. INC.**  
**91 HOLLAND : 2546928 ONT. INC.**  
dnicholson@beamont.com  
613-277-7201



**chmielarchitects**  
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**Six-Storey Residential on Holland**

91-93 Holland Avenue

PROJECT NO. 20-1898 DRAWN MD

SCALE 1 : 100 CHECKED RAC

DRAWING TITLE  
**BUILDING ELEVATIONS**

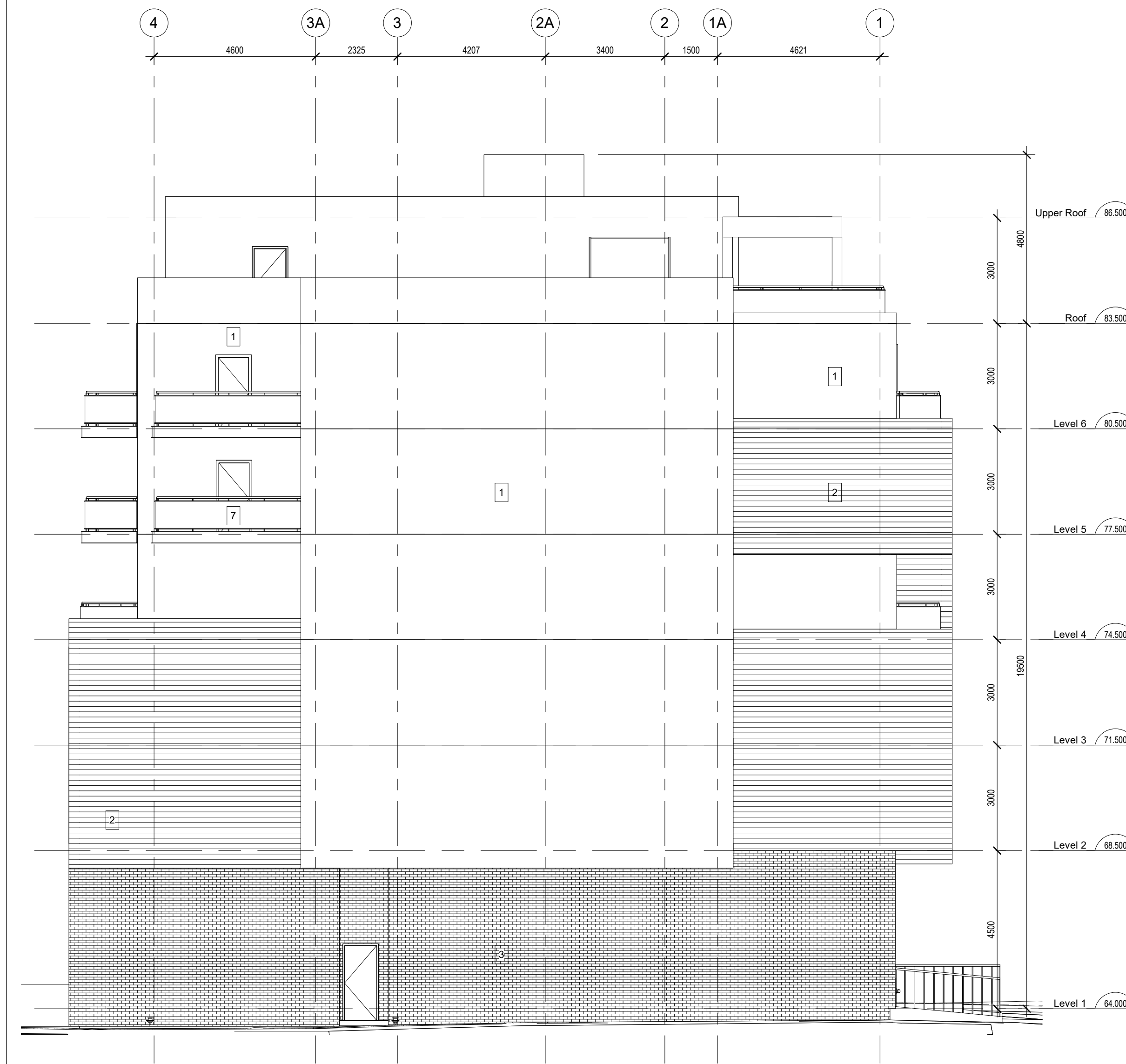
DRAWING NO.

**A-200**

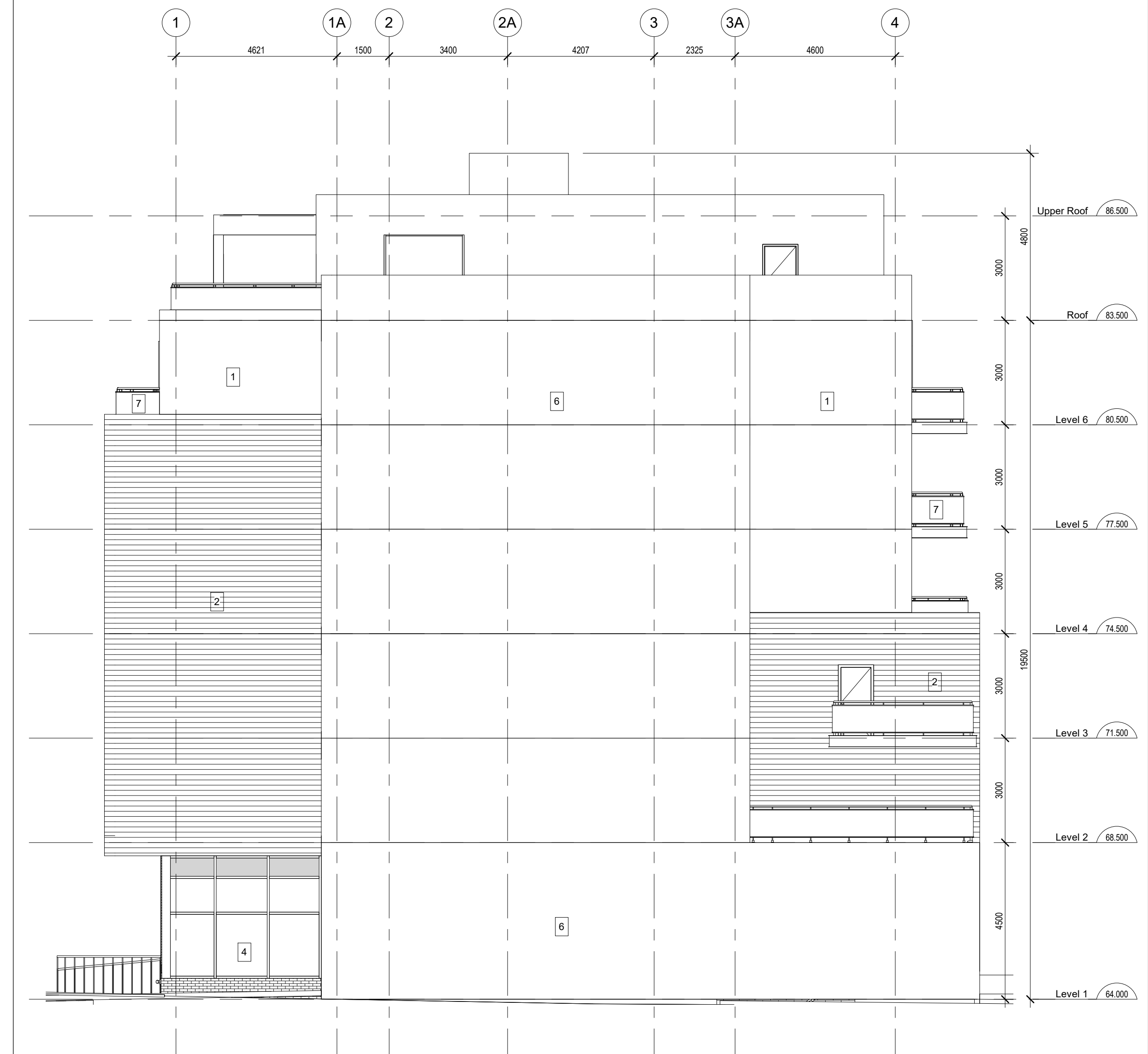
#18605

D07-12-21-0180

- MATERIAL LEGEND**
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)



2 NORTH ELEVATION  
SCALE 1 : 100



1 SOUTH ELEVATION  
SCALE 1 : 100

NOTE: THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED OR USED WITHOUT THE EXPRESSED CONSENT OF THE ARCHITECT. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY OMISSIONS OR DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

DO NOT SCALE THE DRAWINGS

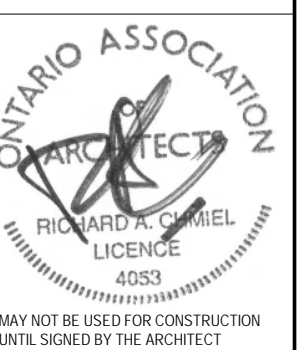
**RELEASE / REVISION RECORD**

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
4	ISSUED FOR 1ST RESPONSE TO SPC COMMENTS	22.04.07

OWNER

93 HOLLAND : 2364672 ONT. INC.  
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PROJECT NORTH



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91-93 Holland Avenue

PROJECT NO. 20-1898 DRAWN RAC

SCALE 1 : 100 CHECKED MD

DRAWING TITLE BUILDING ELEVATIONS

DRAWING NO.

**A-201**

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