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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

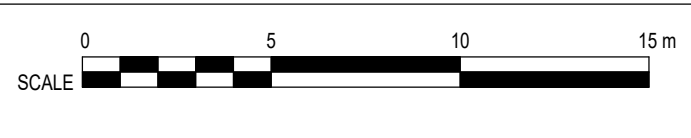
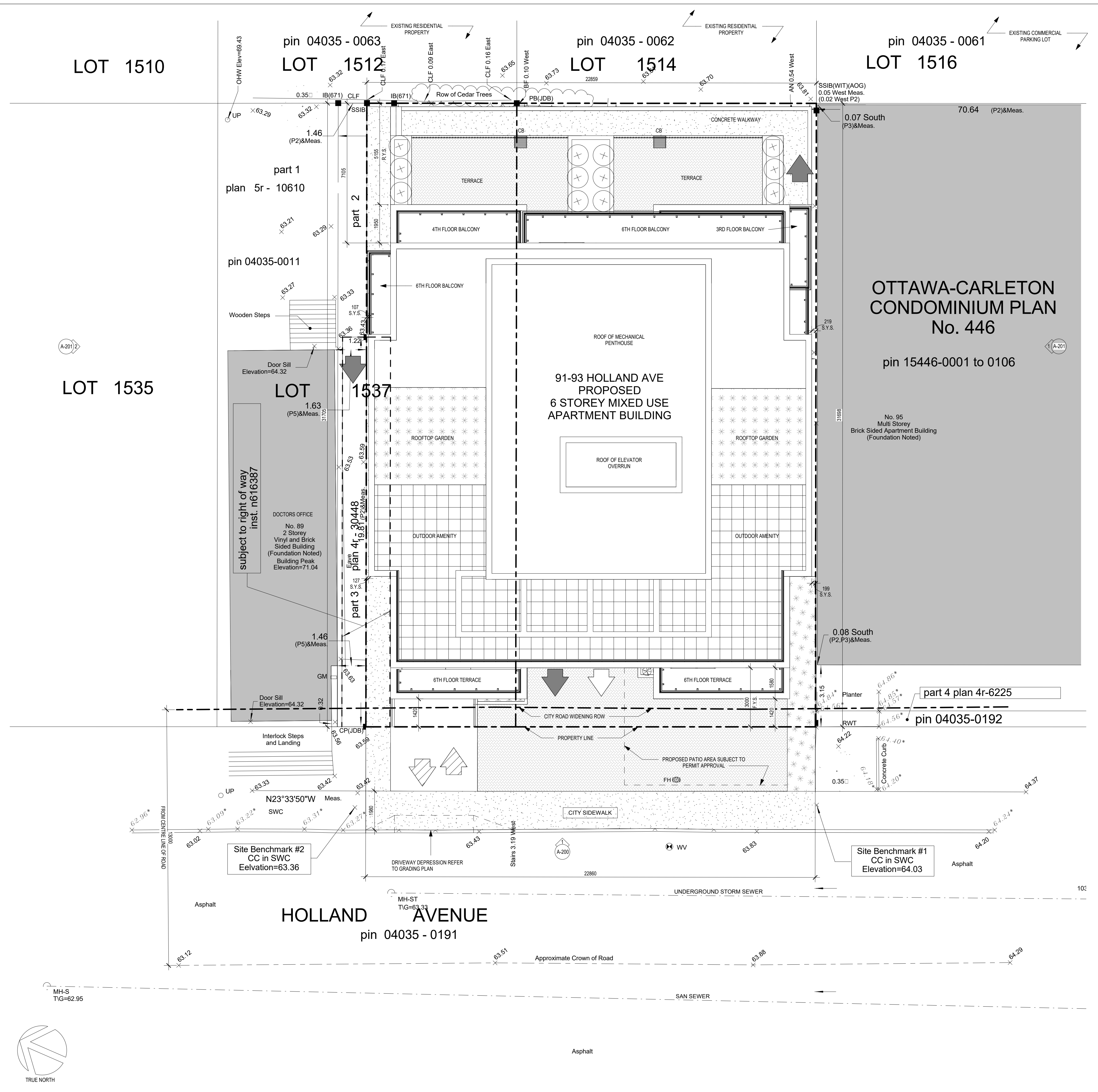
LEGEND AND ABBREVIATIONS

- 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
Mixed-Use Centre Zone, Subzone 16 (Sections 191-192)			
Minimum Lot Area (m ²)	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
Parking Requirements (Section 108-114)			
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
Amenity Area (Section 137)			
Minimum Total Amenity Area (sq.m) (6 sq.m. per dwelling unit)	192m ²	418m ²	No
Minimum Communal Amenity Area (sq.m) (50% of total required amenity)	96m ²	Communal = 190m ² Private = 238m ²	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		
TOTAL		32	



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

91-93 Holland Avenue
PROJECT NO. 20-1898 DRAWN CG
SCALE As indicated CHECKED RAC
DRAWING TITLE **SITE PLAN**

DRAWING NO. **SP-01**