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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	21-04-14
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 1ST RESPONSE TO SPC COMMENTS	22-04-07
9	ISSUED FOR 2ND RESPONSE TO SPC COMMENTS	22-08-29

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	GF - 3m	Yes
Minimum Interior Side Yard Setback (m)	4th floor, & above - 4m	4th to 6th - 3m	Yes
Minimum Rear Yard Setback (m)	No minimum	0.2m on South & 0.1m on North	No
Minimum Rear Yard Setback (m)	Floors 1-3 - 3m	Floors 1-3 - 5.1m	Yes
Maximum Building Height (m)	Floors 4-8 - 7.5m	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 100-114)			
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 Commercial Amenity Area (sq.m) (50% of total required amenity)	96m ²	Commercial = 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

PROJECT INFORMATION

LOT 1539 AND PART OF LOT 1537
REGISTERED PLAN 157
CITY OF OTTAWA

PROJECT TEAM

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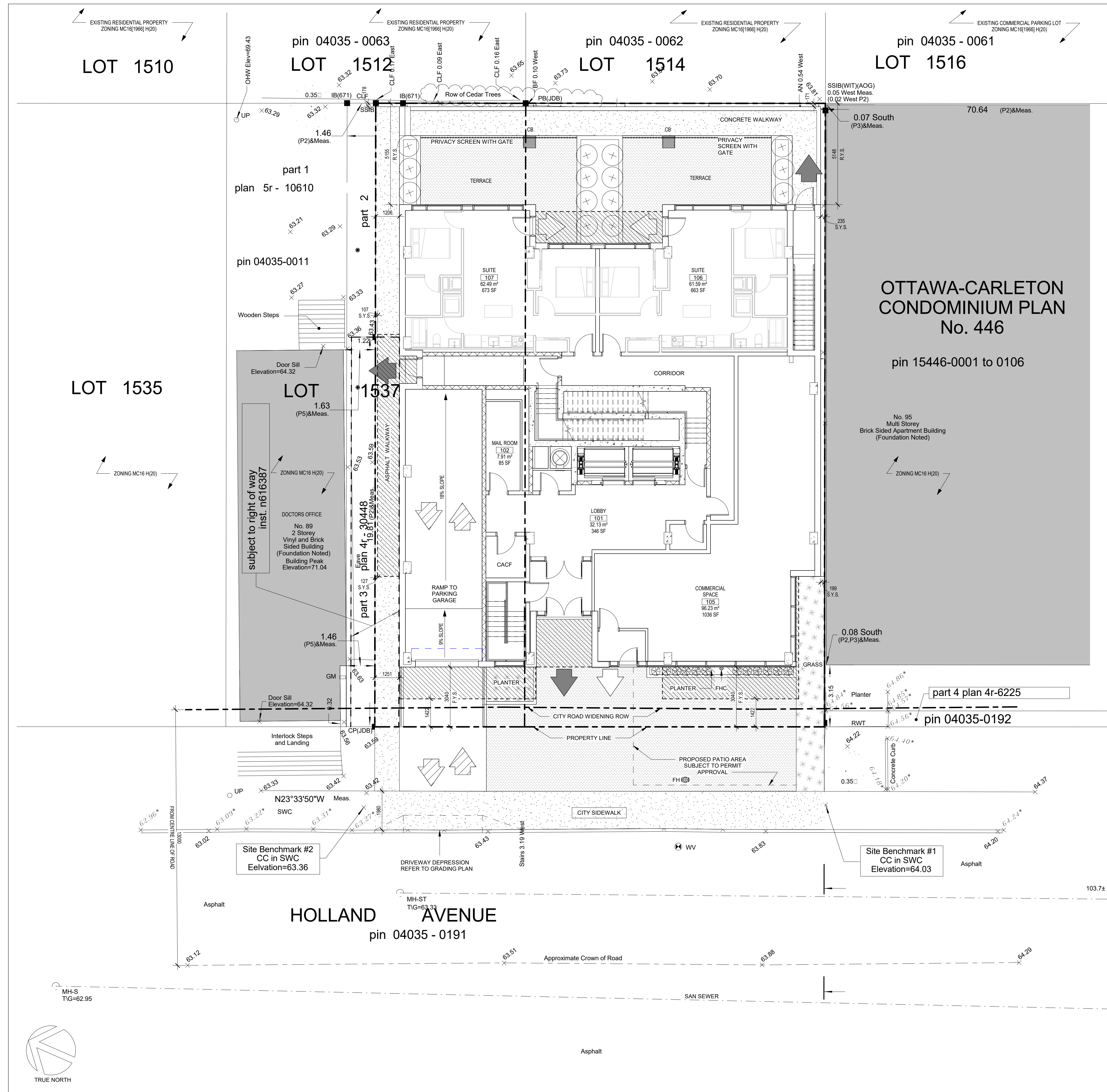
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PROPERTY INFORMATION

SURVEY AND PROPERTY INFORMATION IS TAKEN FROM ANNIS, O'SULLIVAN, VOLLEBECK LTD SURVEY DATED 2021-02-23

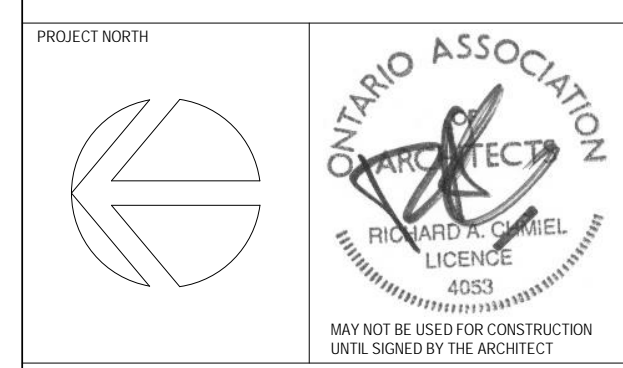


1 SITE AT GROUND LEVEL
SP-02 SCALE 1 : 100

SP-02

#18605

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



Six-Storey Residential on Holland

91-93 Holland Avenue

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

DRAWING NO.

D07-12-21-0180