

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.

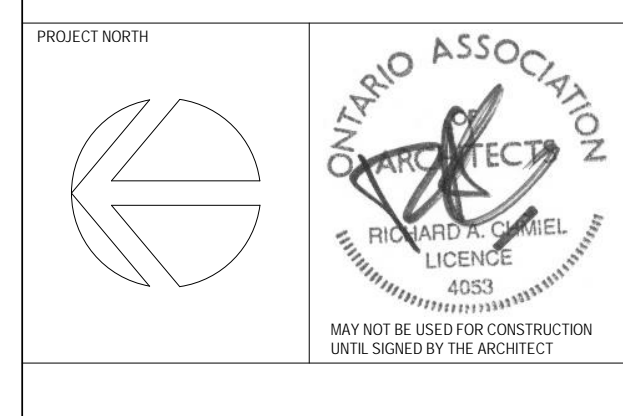
DO NOT SCALE THE DRAWINGS

RELEASE / REVISION RECORD

No.	Description	Date
1	ISSUED FOR PROGRESS 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
7	ISSUED FOR 2ND RESPONSE TO SPC COMMENTS	22-08-29

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	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 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 Commercial Amenity Area (sq.m) (50% of total required amenity)	96m <sup>2</sup>	Commercial = 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>		

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



**chmielarchitects**  
200 - 109 Bank Street  
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t (613) 234-3585  
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**Six-Storey Residential on Holland**  
91-93 Holland Avenue

PROJECT NO: **20-1898** DRAWN: **CG**  
SCALE: **As indicated** CHECKED: **RAC**

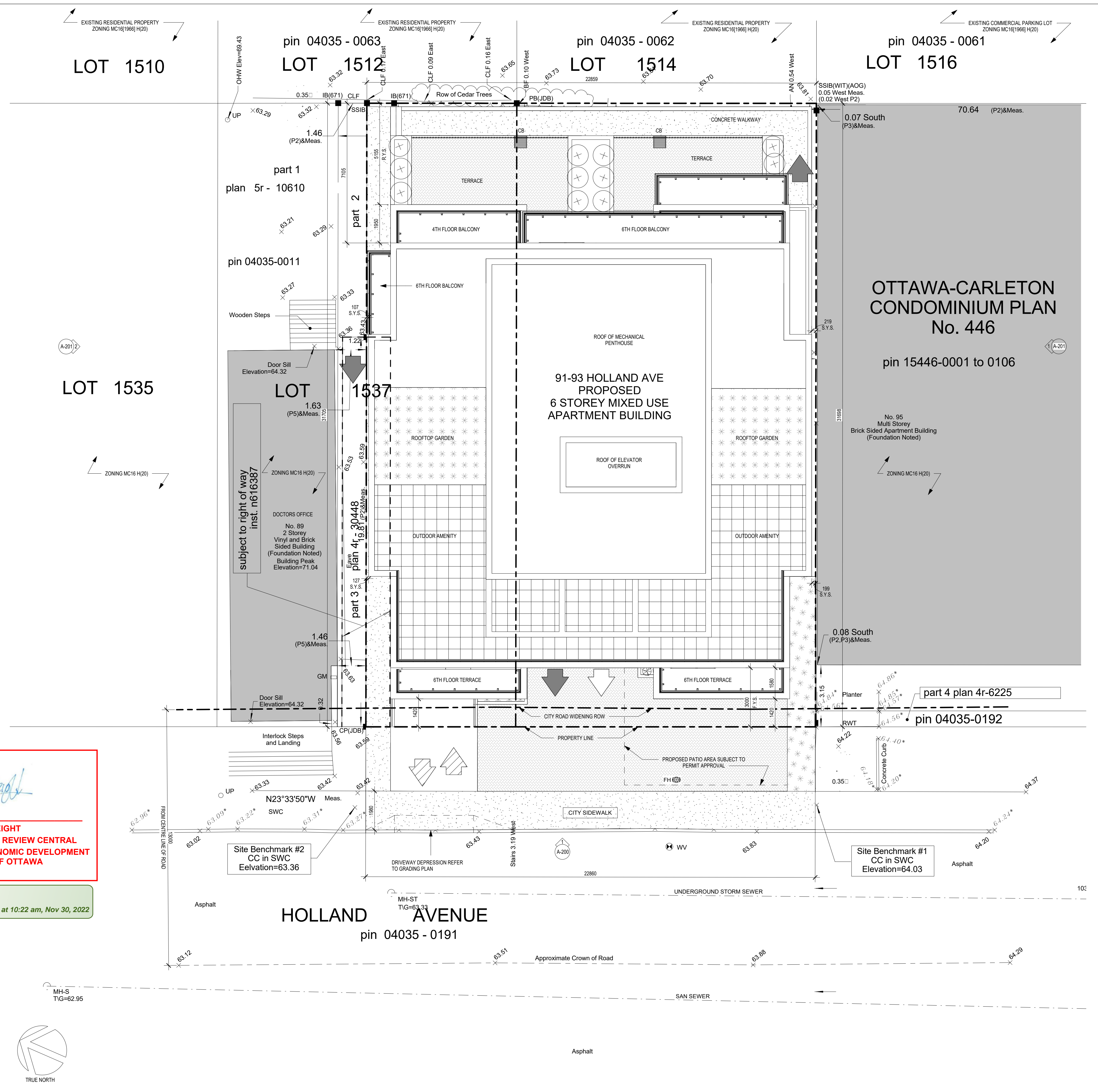
DRAWING TITLE: **SITE PLAN**

DRAWING NO:

**SP-01**

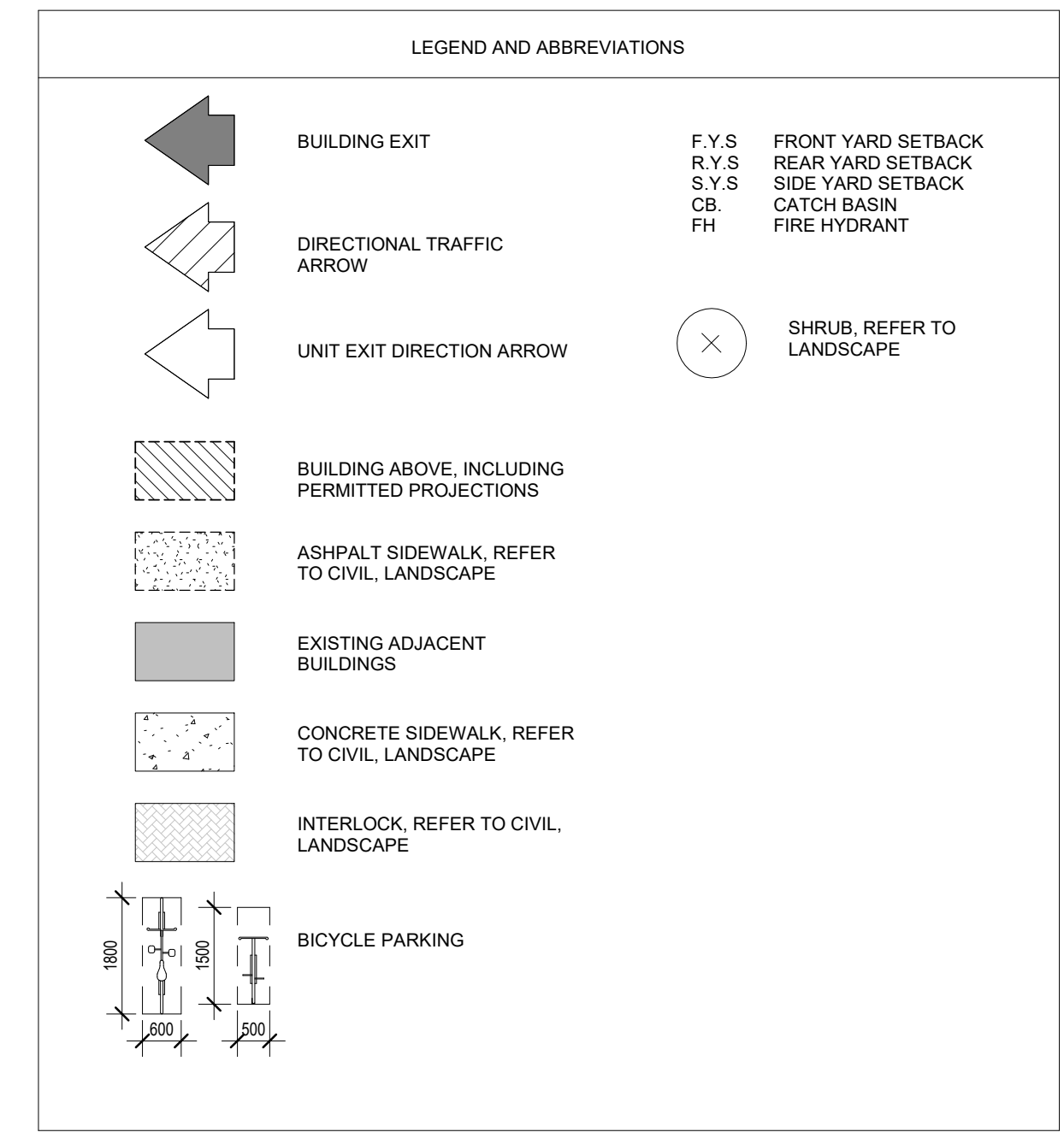
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#18605



**ANDREW MCCREIGHT**  
MANAGER (A), DEVELOPMENT REVIEW CENTRAL  
PLANNING, REAL ESTATE & ECONOMIC DEVELOPMENT  
DEPARTMENT, CITY OF OTTAWA

**APPROVED**  
By Andrew McCreight at 10:22 am, Nov 30, 2022



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

**Proposed 6 Storey Mixed-Use Building**

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

**PROJECT TEAM**

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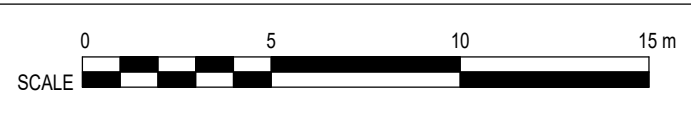
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PROPERTY INFORMATION  
SURVEY AND PROPERTY INFORMATION IS TAKEN FROM ANNIS, O'SULLIVAN, VOLLEBECK LTD SURVEY DATED 2021-02-23



1 SITE  
SP-01 SCALE 1 : 100