

ISSUED FOR SPC AND ZBLA

25-12-24

DRAWING LIST	
A-000	TITLE PAGE
SP-01	SITE PLAN 91, 93 HOLLAND AVE.
SP-02	SITE PLAN 91, 93 HOLLAND AVE. AT GROUND FLOOR LEVEL
A-100	LEVEL P1 PLAN
A-101	GROUND FLOOR PLAN
A-102	2ND FLOOR PLAN
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A-107	7TH FLOOR PLAN
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A-110	ROOF PLAN
A-111	UPPER ROOF PLAN
A-200	BUILDING ELEVATIONS
A-201	BUILDING ELEVATIONS



## Nine-Storey Residential on Holland

91-93 Holland Avenue



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 ALL INFORMATION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE ARCHITECTURAL AGREEMENT

RELEASE / REVISION RECORD

NO.	Description	Date
1	ISSUED FOR REVIEW	25-09-23
2	ISSUED FOR REVIEW	25-09-23
3	ISSUED FOR REVIEW	25-09-23
4	ISSUED FOR CONSOLE TAPE COORDINATION	25-09-23
5	ISSUED FOR CLERK	25-09-23
6	ISSUED FOR LIFE PLAN CONTROL	25-09-23
7	ISSUED FOR LIFE PLAN CONTROL	25-09-23
8	ISSUED FOR COORDINATION	25-09-23
9	ISSUED FOR COORDINATION	25-09-23
10	ISSUED FOR LIFE PLAN CONTROL, REVISION	25-09-23
11	ISSUED FOR COORDINATION	25-09-23
12	ISSUED FOR SPC AND ZBLA	25-12-24

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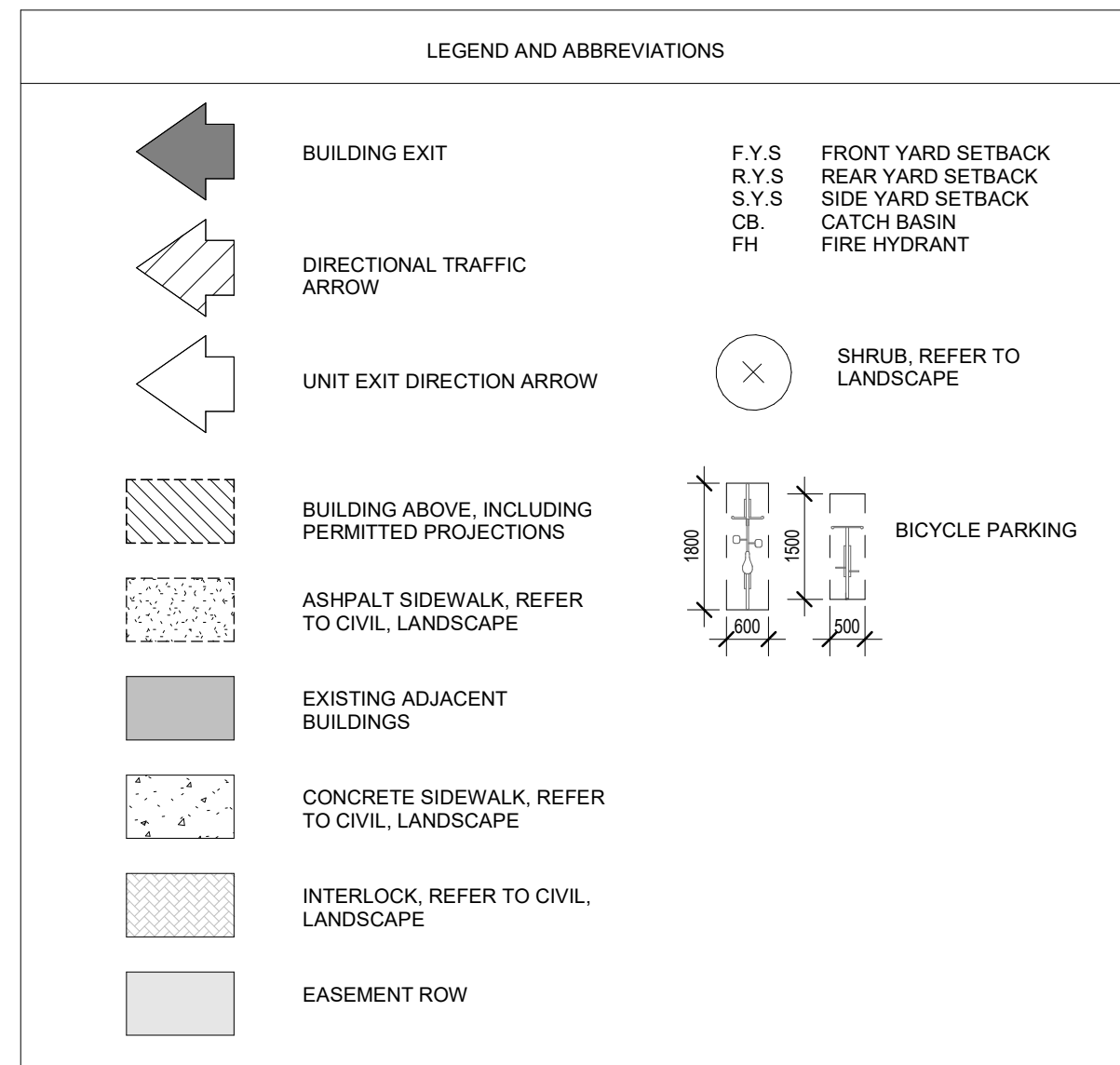
Nine-Storey Residential on Holland

PROJECT NO. 25-0377  
 DATE: 25-09-23  
 SCALE: MD, EA  
 DRAWN BY: HMG

TITLE PAGE

A-000

- GENERAL SITE PLAN NOTES:**
- SNOW FROM SNOW REMOVAL WILL BE DISPOSED OF AT AN AUTHORIZED SNOW DISPOSAL FACILITY
  - COMMERCIAL UNITS WILL NOT HAVE ACCESS TO THE RESIDENTIAL WASTE MANAGEMENT SYSTEM.



CITY GFA		CONSTRUCTION GFA (BALCONIES EXCLUDED)	
Level	Area m <sup>2</sup>	Level	Area
Level 1	223 m <sup>2</sup>	Level P1	639 m <sup>2</sup>
Level 2	411 m <sup>2</sup>	Level 1	477 m <sup>2</sup>
Level 3	411 m <sup>2</sup>	Level 2	521 m <sup>2</sup>
Level 4	383 m <sup>2</sup>	Level 3	521 m <sup>2</sup>
Level 5	381 m <sup>2</sup>	Level 4	463 m <sup>2</sup>
Level 6	381 m <sup>2</sup>	Level 5	466 m <sup>2</sup>
Level 7	381 m <sup>2</sup>	Level 6	466 m <sup>2</sup>
Level 8	341 m <sup>2</sup>	Level 7	466 m <sup>2</sup>
Level 9	341 m <sup>2</sup>	Level 8	466 m <sup>2</sup>
Grand Total	3,172 m <sup>2</sup>	Level 9	466 m <sup>2</sup>
		Roof	187 m <sup>2</sup>
		Upper Roof	18 m <sup>2</sup>
		Grand Total	5185 m <sup>2</sup>

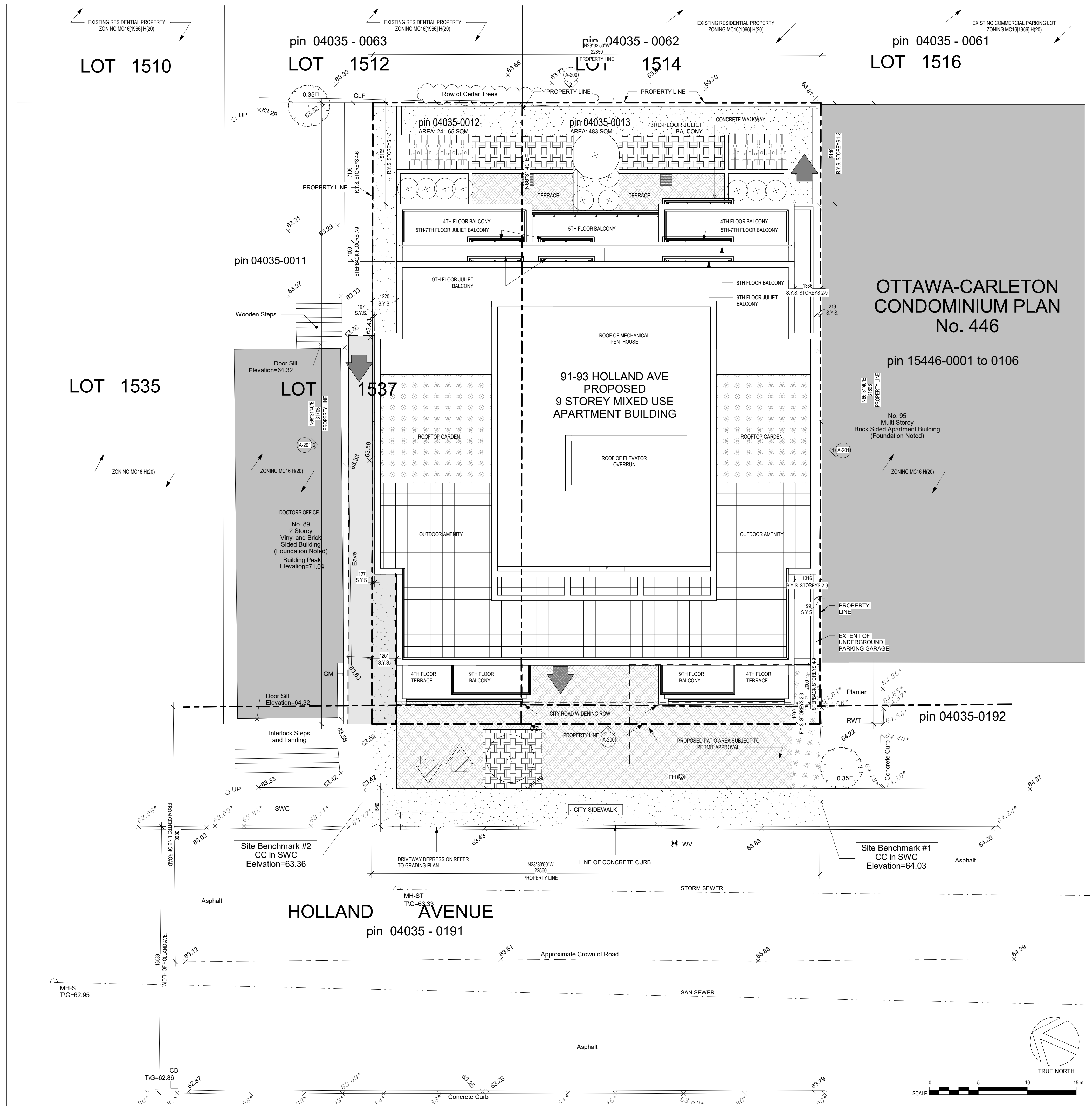
Zoning Information: MC16 H(20)  
City of Ottawa Consolidated Zoning By-law 2008-250

Zone Provisions	Required	Proposed	Variance Required
Mixed-Use Centre Zone, Subzone 16 (Sections 191-192)			
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 Above 3rd floor - 2m	GF - 3m Floors 2-3 - 1m Floors 4-9 - 3m	No
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 4-9 - 7.5m	Floors 1-3 - 5.1m Floors 4-9 - 7.1m	Yes
Maximum Building Height (m)	20m	27.65m	Yes
Maximum Floor Space Index	No maximum	N/A	No
Parking Requirements (Section 100-114)			
Minimum Parking Space Rates (Area Z)	0	0	No
Visitor Parking (Below Grade, 0.1 spaces per unit after the first twelve units)	2	4	No
Bicycle Parking (0.5 spaces per unit)	25	40	No
Landscape Provisions for Parking Lots	N/A	N/A	No
Loading Space Rates and Provisions	N/A	N/A	No
Amenity Area (Section 137)			
Minimum Total Amenity Area (sq m) (6 sq m per dwelling unit)	300m <sup>2</sup>	435.6 m <sup>2</sup>	No
Minimum Communal Amenity Area (sq m) (50% of total required amenity)	150m <sup>2</sup>	Communal = 258.3 m <sup>2</sup> Private = 177.3 m <sup>2</sup>	No

PROJECT INFORMATION	
LOT 1539 AND PART OF LOT 1537 REGISTERED PLAN 157 CITY OF OTTAWA	
PROJECT TEAM	
<b>ARCHITECT</b> Chmiel Architects Inc. 109 Bank Street, Suite 200 Ottawa, ON K1P 5N5 Phone: 613-234-3585 Fax: 613-234-9224 Email: info@chmielarchitects.com www.chmielarchitects.com	<b>GEOTECHNICAL</b> Paterson Group Head Office: Colonnade RD South, Ottawa, ON K2E7J5 Phone: 613-226-7381 Fax: 613-228-6344 www.patersongroup.ca
<b>PLANNER</b> Stantec Consulting Ltd. 300-1311 Olyette Avenue Ottawa, ON K2C 3G4 Phone: 613-722-4420 Fax: 613-722-2799 Email: barrett.vagar@stantec.com www.stantec.com	<b>MECHANICAL &amp; ELECTRICAL</b> Modern Niagara Phone: (613) 591-7505 Fax: (613) 591-1523 www.modernniagara.com
<b>CIVIL</b> Aimley Group 2724 Fenton Road, Ottawa, ON K1T 3T7 Phone: 613-822-1052 Email: ottawa@aimleygroup.com www.aimleygroup.com	
<b>LANDSCAPE</b> James B. Lennox & Associates Inc. 3332 Carling Ave. Ottawa, ON K2H 5A8 Phone: 613-722-5188 Email: j@jbla.ca	
PROPERTY INFORMATION	
SURVEY AND PROPERTY INFORMATION IS TAKEN FROM ANNIS, O'SULLIVAN, VOLLEBECK LTD SURVEY DATED 2021-02-23	

Unit Breakdown	
Studio	2
One-Bedroom	24
Two-Bedroom	24

1 SITE  
SP-01 SCALE 1 : 100



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**RELEASE / REVISION RECORD**

No.	Description	Date
6	ISSUED FOR 1ST RESPONSE TO SPC COMMENTS	22-04-07
7	ISSUED FOR 2ND RESPONSE TO SPC COMMENTS	22-08-29
8	ISSUED FOR REVIEW	23-03-29
9	ISSUED FOR REVIEW	23-06-30
10	ISSUED FOR REVIEW	23-09-13
11	ISSUED FOR REVIEW	23-10-16
12	ISSUED FOR SITE PLAN CONTROL	25-02-21
13	ISSUED FOR COORDINATION	25-03-28
14	ISSUED FOR COORDINATION	25-10-22
15	ISSUED FOR SPC AND ZBLA	25-12-24

**OTTAWA-CARLETON CONDOMINIUM PLAN No. 446**

pin 15446-0001 to 0106

No. 95 Multi Storey Brick Sided Apartment Building (Foundation Noted)

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

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**Ontario Association of Architects**  
REGISTERED ARCHITECT  
LICENCE 4253  
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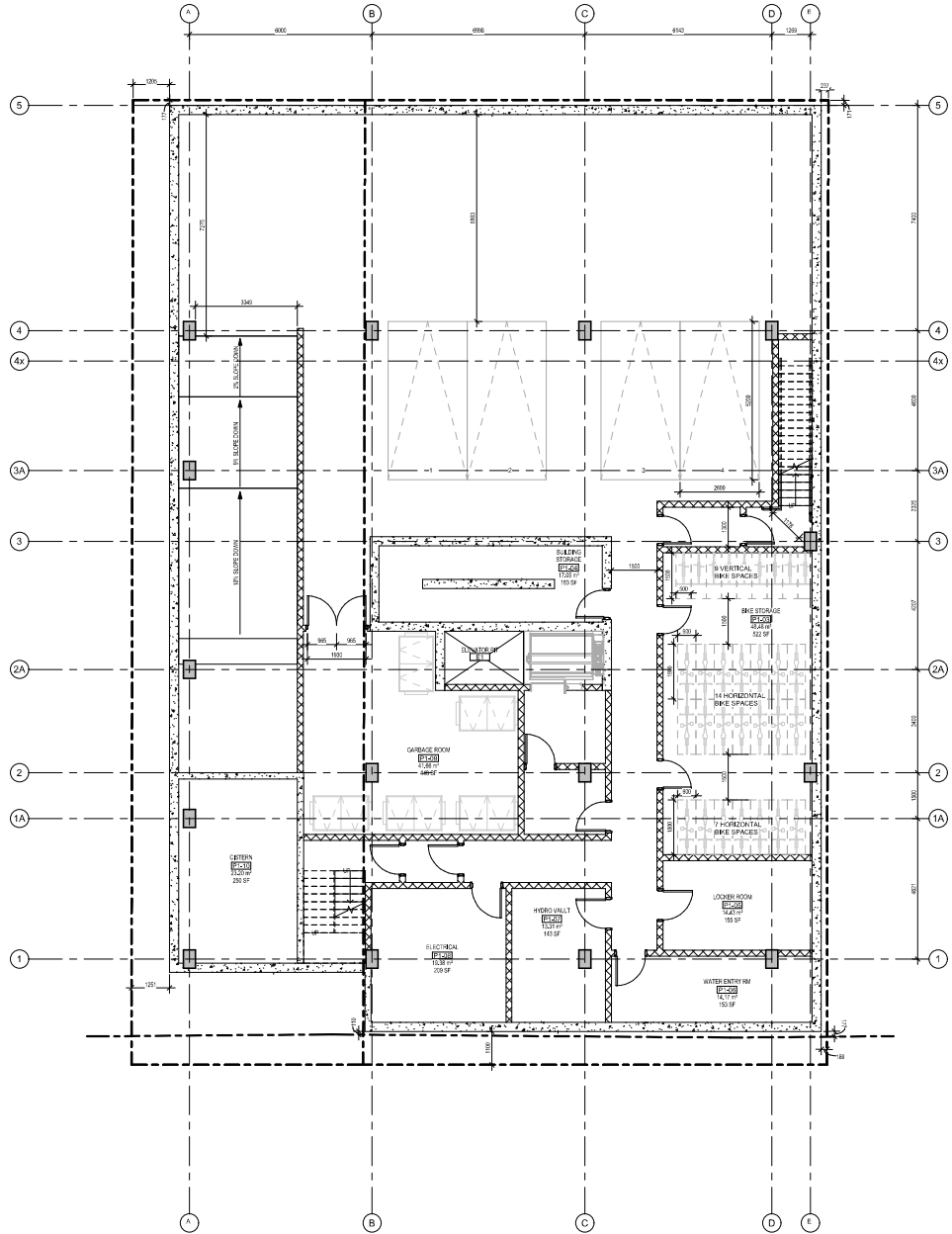
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**PROJECT NORTH**

**PROJECT NO. 23-2057** DRAWN: CG, EA, WI  
SCALE: As indicated CHECKED: RAC  
DRAWING TITLE: **SITE PLAN 91, 93 HOLLAND AVE.**  
DRAWING NO.: **SP-01**

18605





1 P1 FLOOR PLAN  
SCALE: 1/8" = 1'-0"

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RELEASE / REVISION RECORD		
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1	ISSUED FOR REVIEW	2/26/23
2	ISSUED FOR REVIEW	2/26/23
3	ISSUED FOR REVIEW	2/26/23
4	ISSUED FOR CONCRETE FORM COORDINATION	2/26/23
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20	ISSUED FOR CONCRETE FORM COORDINATION	2/26/23

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Nine-Storey Residential on Holland

PROJECT NO.	254-2077	DATE	MD
SCALE	1/8" = 1'-0"	CHECKED	MAC

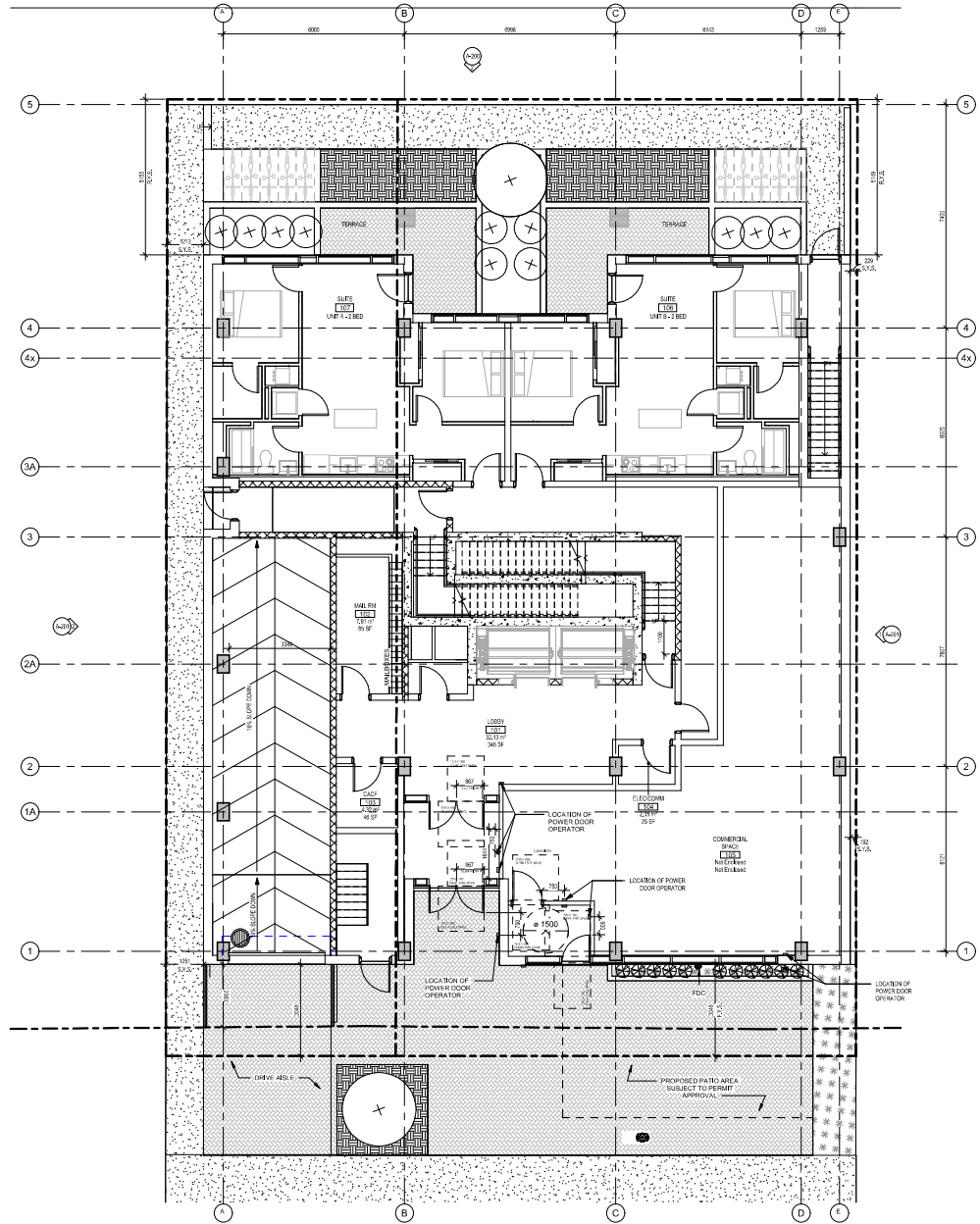
PROJECT TITLE  
LEVEL P1 PLAN

DATE: 2/26/23  
SCALE: 1/8" = 1'-0"

A-100

#18605

D07-12-21-0100



1 GROUND FLOOR PLAN  
SCALE: 1/8"

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1	ISSUED FOR REVIEW	2024-03
2	ISSUED FOR REVIEW	2024-03
3	ISSUED FOR REVIEW	2024-03
4	ISSUED FOR CORREL. PAPER COORDINATION	2024-03
5	ISSUED FOR CORREL.	2024-03
6	ISSUED FOR LIFE SAFETY CONTROL	2024-03
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Nine-Storey Residential on Holland

PROJECT NO: 254-2077 DRAW: MD  
DATE: 1/23 CHECK: RAC  
DRAWN BY: RAC

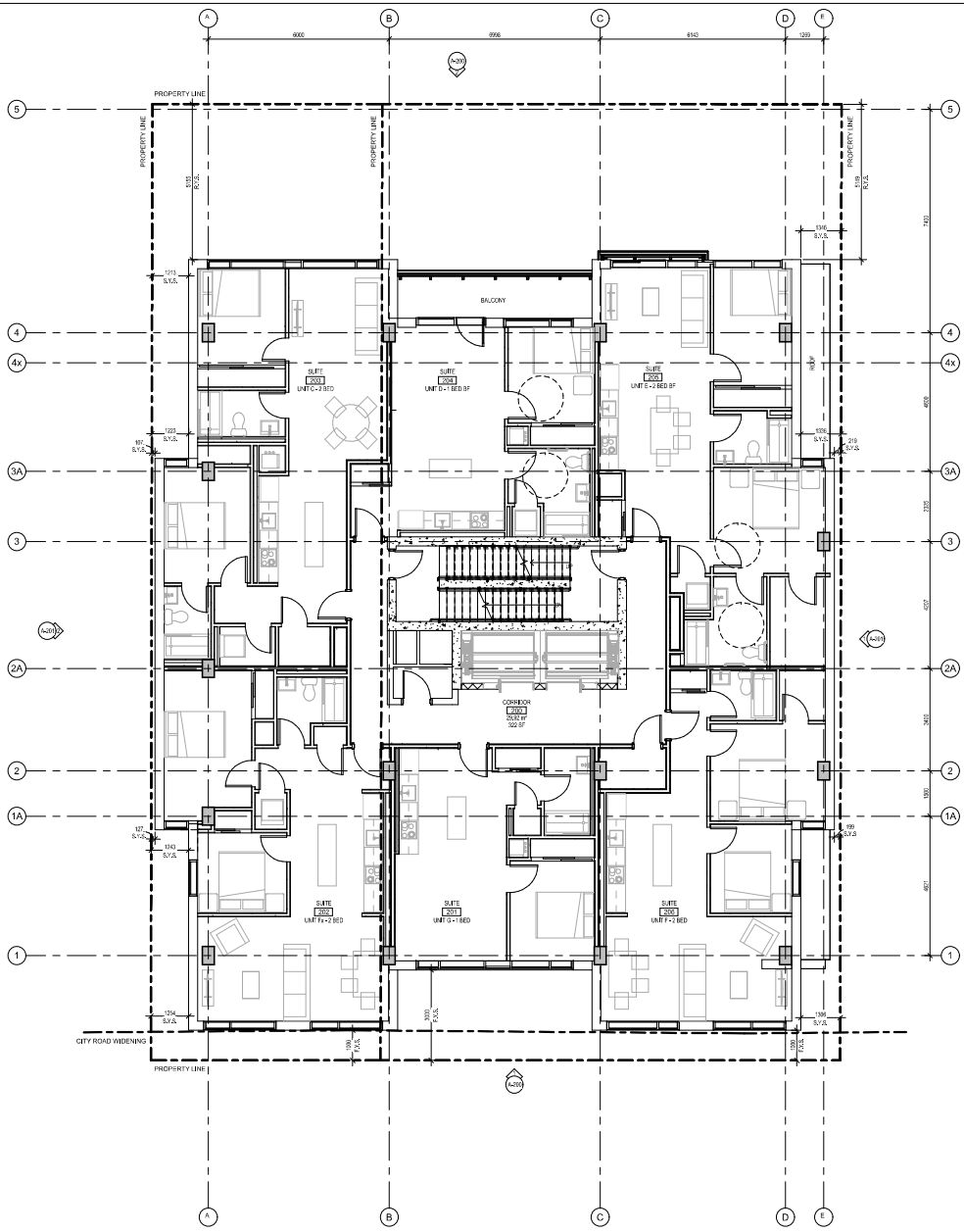
PROJECT FILE: GROUND FLOOR PLAN

DATE: 2024-03-15  
SCALE: 1/8"

A-101

#18605

D07-12-21-0100

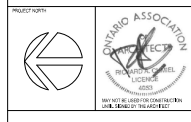


1 2ND FLOOR PLAN  
SCALE: 1/8" = 1'-0"

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3	ISSUED FOR REVIEW	2/28/23
4	ISSUED FOR CONSTRUCTION	2/28/23
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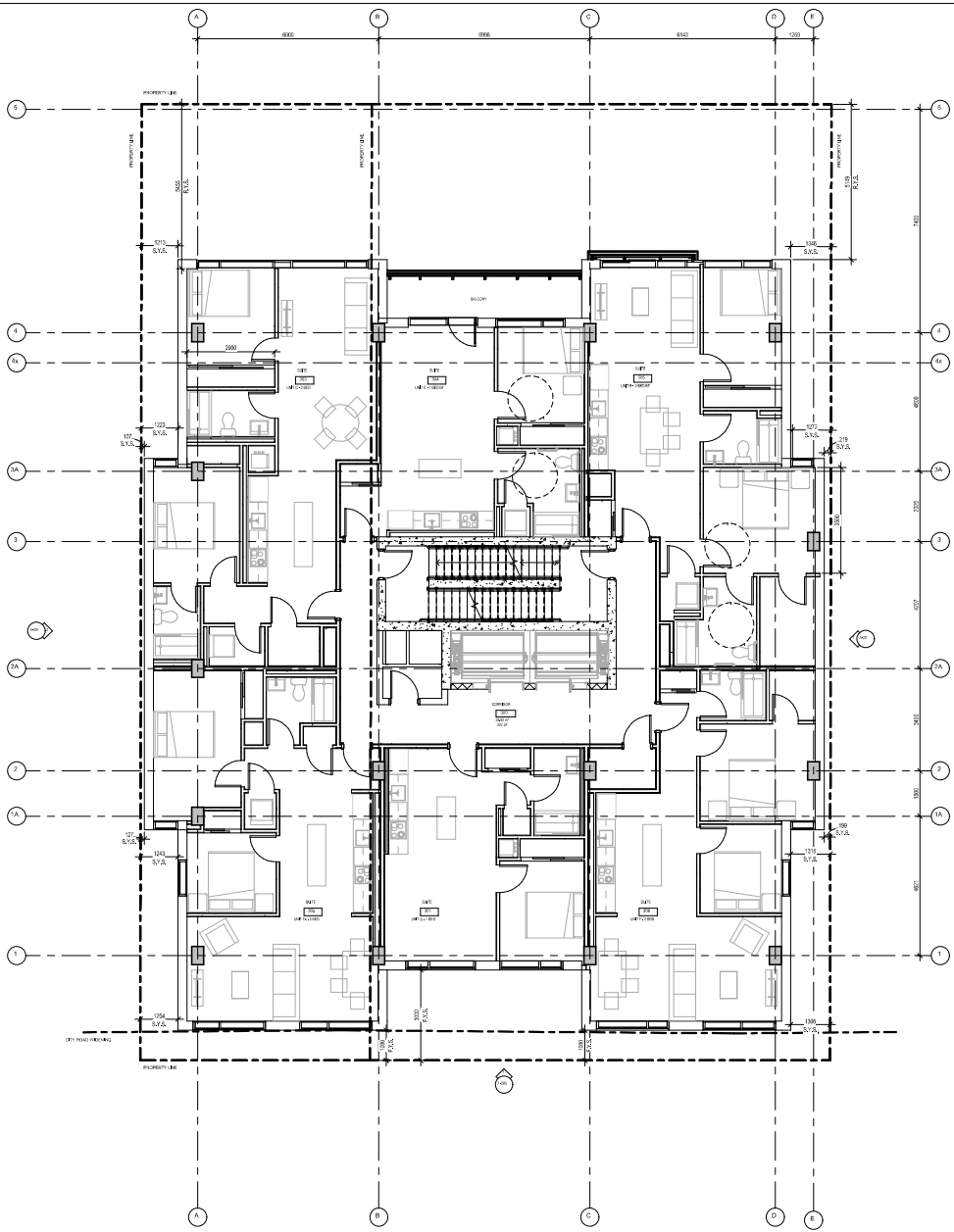
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Nine-Storey Residential on Holland

PROJECT NO: 254-2077  
DATE: 1/23  
DRAWN: MD, EA, VR  
CHECK: RAC

PROJECT TITLE  
2ND FLOOR PLAN

DATE: 1/23  
SCALE: 1/8" = 1'-0"  
A-102



1 3RD FLOOR PLAN  
SCALE: 1/8"

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3	ISSUED FOR REVIEW	2024-03-15
4	ISSUED FOR CONCRETE COORDINATION	2024-03-15
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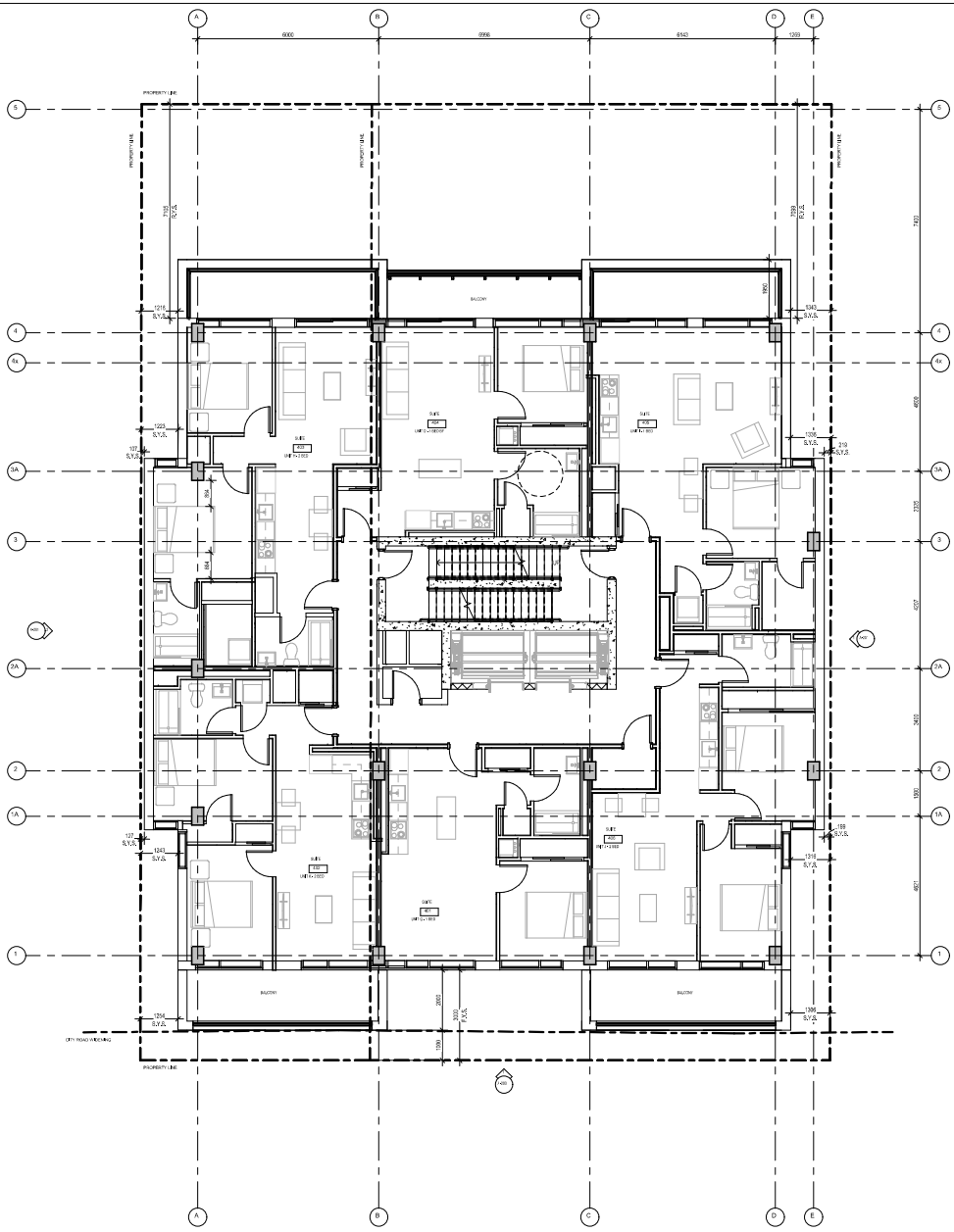
Nine-Storey Residential on Holland

PROJECT NO. 254-2077 DRAWING NO. MDL-04-04  
 DATE: 1/25 CHECKED: HJG

PROJECT FILE 3RD FLOOR PLAN

DATE: 1/25  
 SCALE: 1/8"

A-103



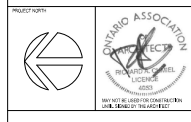
1 4TH FLOOR PLAN  
SCALE: 1/8" = 1'-0"

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5	ISSUED FOR CLASH	2024-03-15
6	ISSUED FOR MEET PLAN CONTROL	2024-03-15
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50	ISSUED FOR CONFLICT TAPE COORDINATION	2024-03-15

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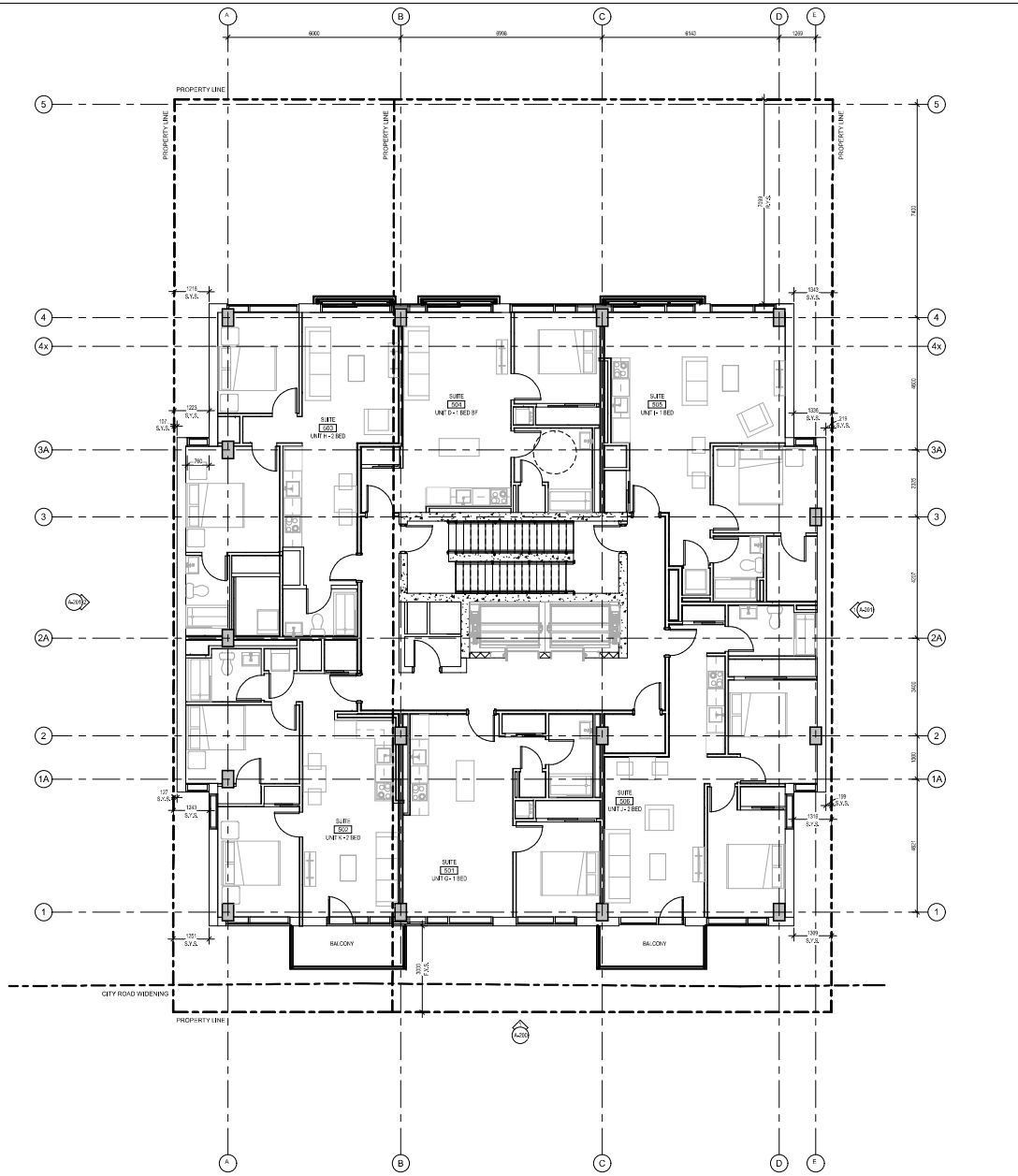
Nine-Storey Residential on Holland

PROJECT NO: 254-2077  
 DRAWING NO: MDL-04-08  
 DATE: 1/23/24  
 SCALE: 1/8" = 1'-0"

DRAWING TITLE: 4TH FLOOR PLAN

DATE: 1/23/24  
 SCALE: 1/8" = 1'-0"

A-104

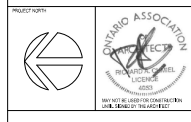


1  
5TH FLOOR PLAN  
SCALE: 1/8" = 1'-0"

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11	ISSUED FOR LIFE PLAN CONTROL, REVISION	2/28/23
12	ISSUED FOR COORDINATION	2/28/23
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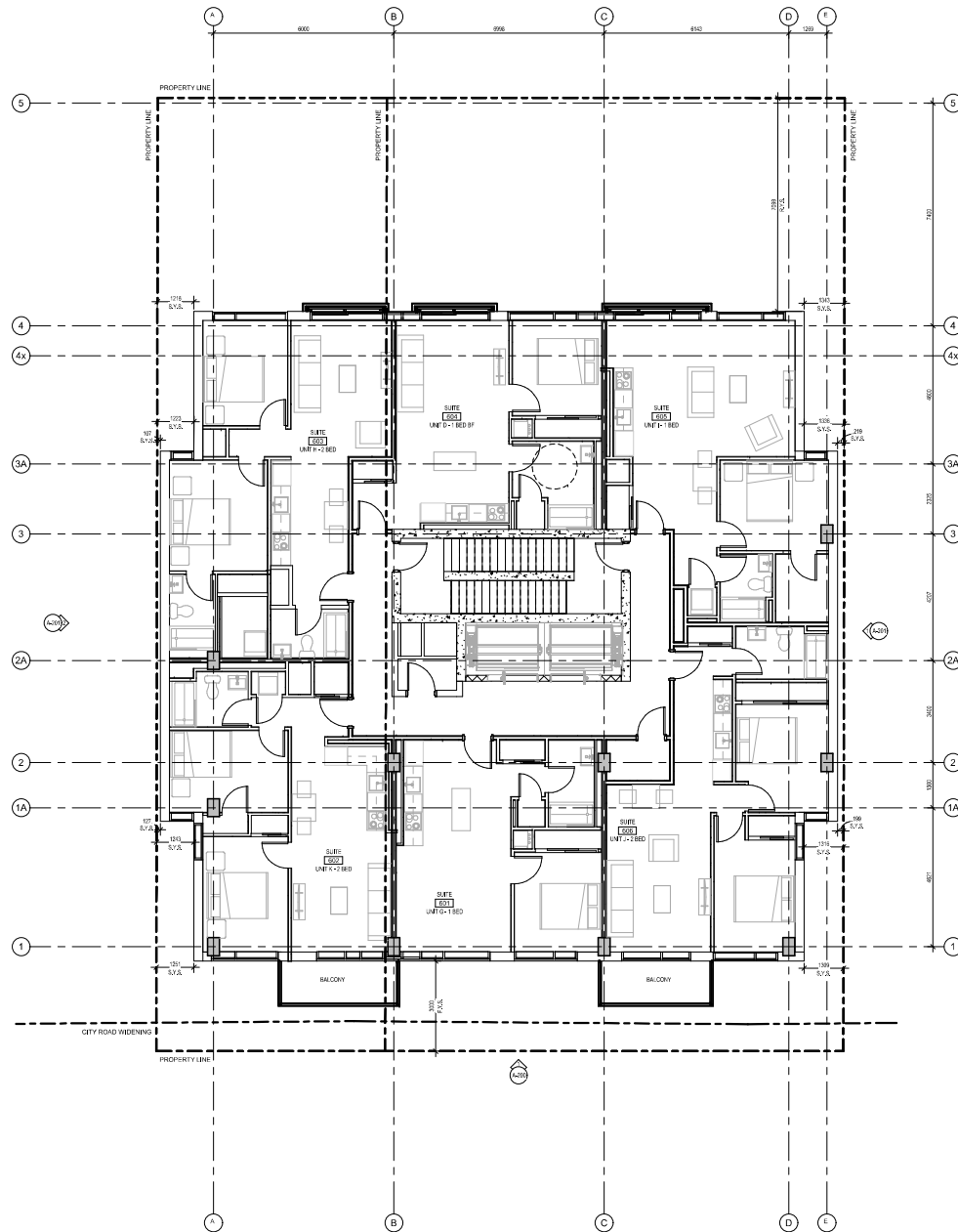
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Nine-Storey Residential on Holland

PROJECT NO. 254-2077  
 DRAWING NO. MDL-04-08  
 DATE: 1/23  
 SCALE: 1/8" = 1'-0"

DRAWING TITLE  
**5TH FLOOR PLAN**

DRAWN BY:  
**A-105**



1  
A-106 6TH FLOOR PLAN  
SCALE: 1/8"

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10	ISSUED FOR COORDINATION	2/28/23
11	ISSUED FOR SPEC AND 2/28/23	2/28/23

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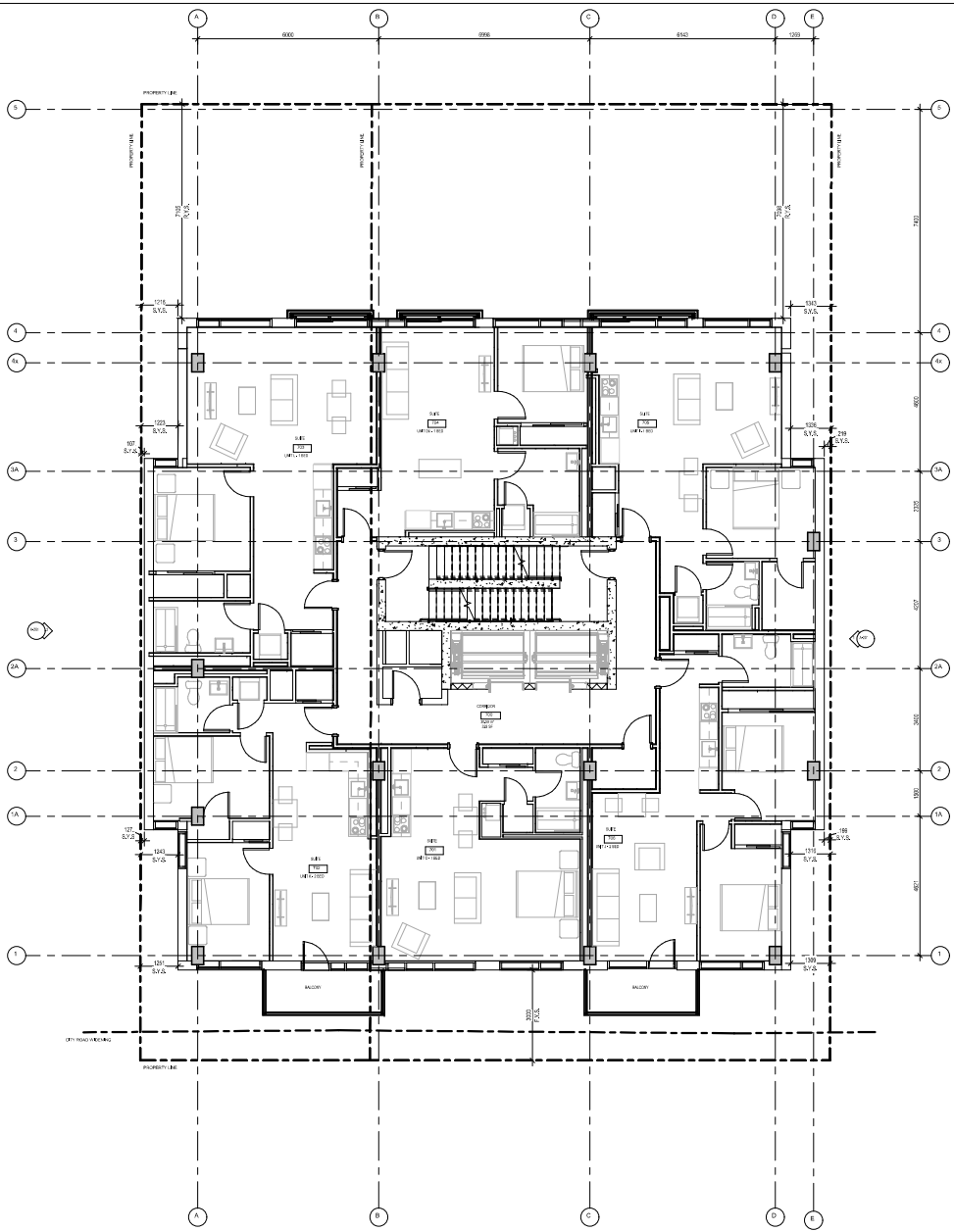
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Nine-Storey Residential on Holland

PROJECT NO. 254-2077 DRAWING NO. 6TH FLR 04  
 DATE: 1/23 CHECKED: HJG

PROJECT TITLE  
**6TH FLOOR PLAN**

DRAWN BY:  
**A-106**



1  
7TH FLOOR PLAN  
SCALE: 1/8"

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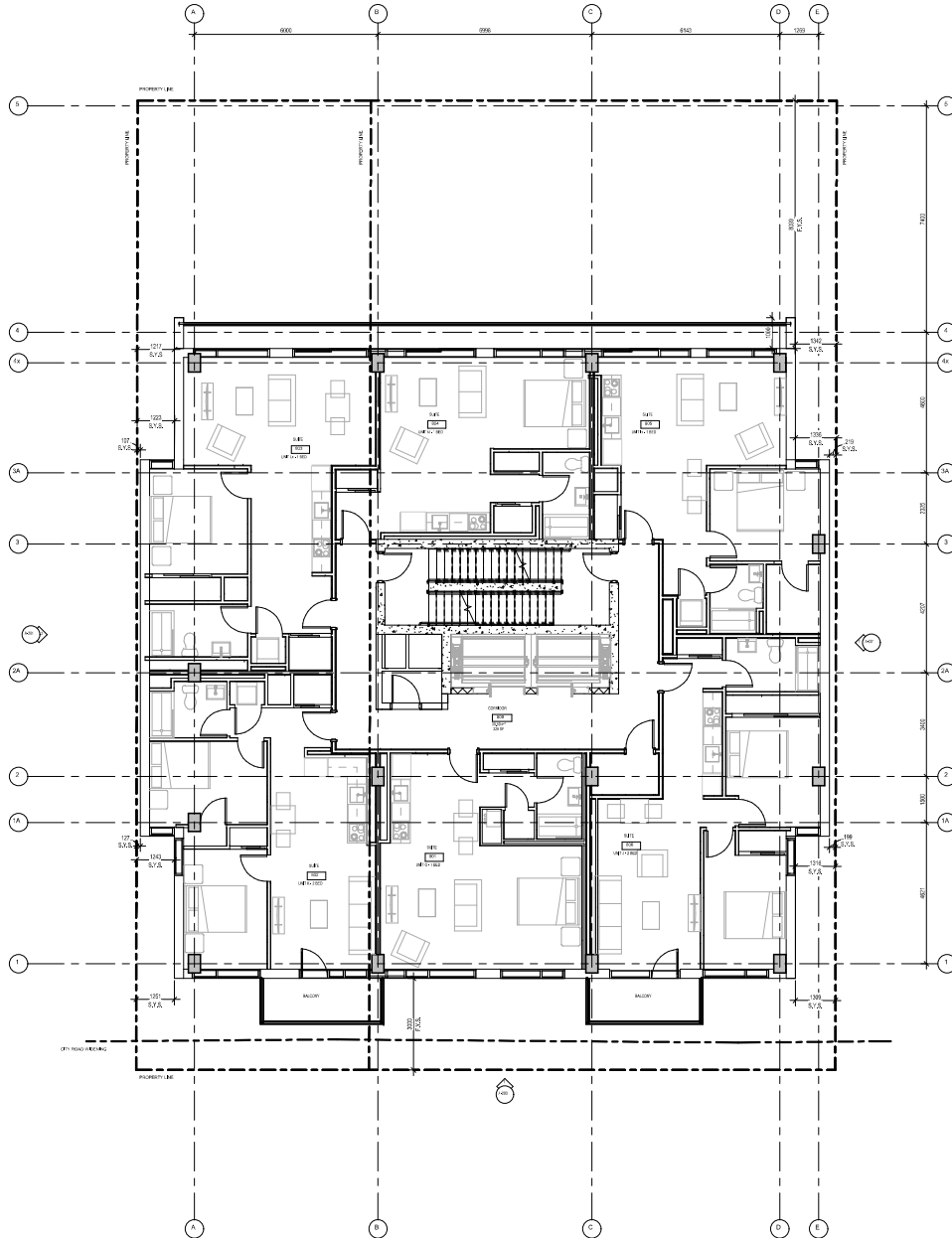
Nine-Storey Residential on  
 Holland

PROJECT NO. 254-2077 DRAWN: E.A. WIL  
 DATE: 1/23 CHECKED: H.A.C.

SYNOPSIS FILE  
 7TH FLOOR PLAN

DATE: 1/23  
 DRAWN: E.A. WIL  
 CHECKED: H.A.C.

A-107



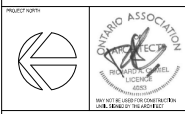
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8TH FLOOR PLAN  
SCALE: 1/8"

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Nine-Storey Residential on  
 Holland

PROJECT NO. 254-2077 DRAWN: S.A. W.B.  
 DATE: 1/23 CHECKED: S.M.G.

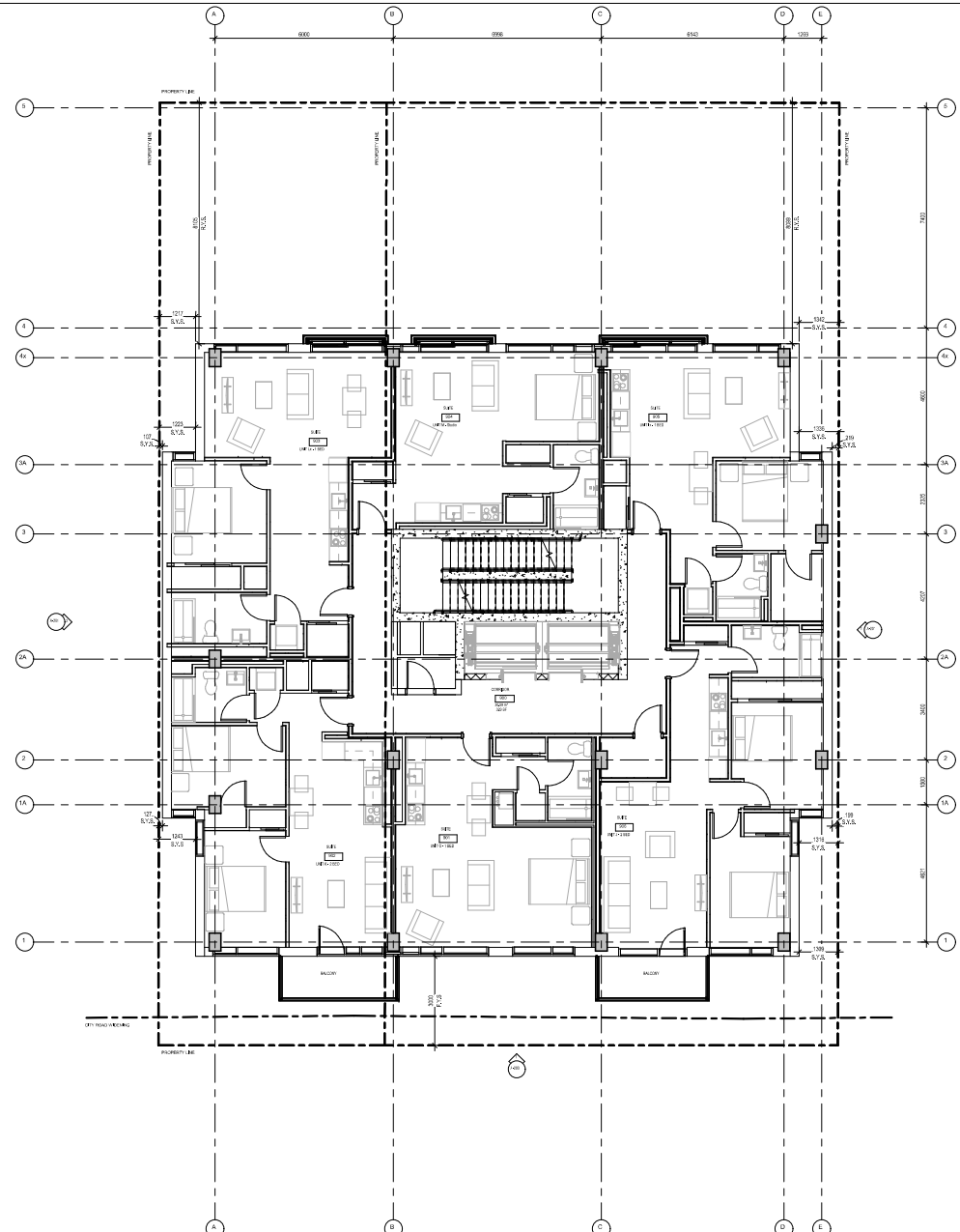
SYNOPSIS TITLE  
**8TH FLOOR PLAN**

DRAWING NO.  
**A-108**

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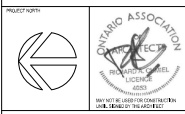
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9TH FLOOR PLAN  
SCALE: 1/8"

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Nine-Storey Residential on  
Holland

PROJECT NO. 254-2077  
DATE: 1/25  
DRAWN: S.A. WIL  
CHECKED: S.A.C.

PROJECT TITLE  
**9TH FLOOR PLAN**

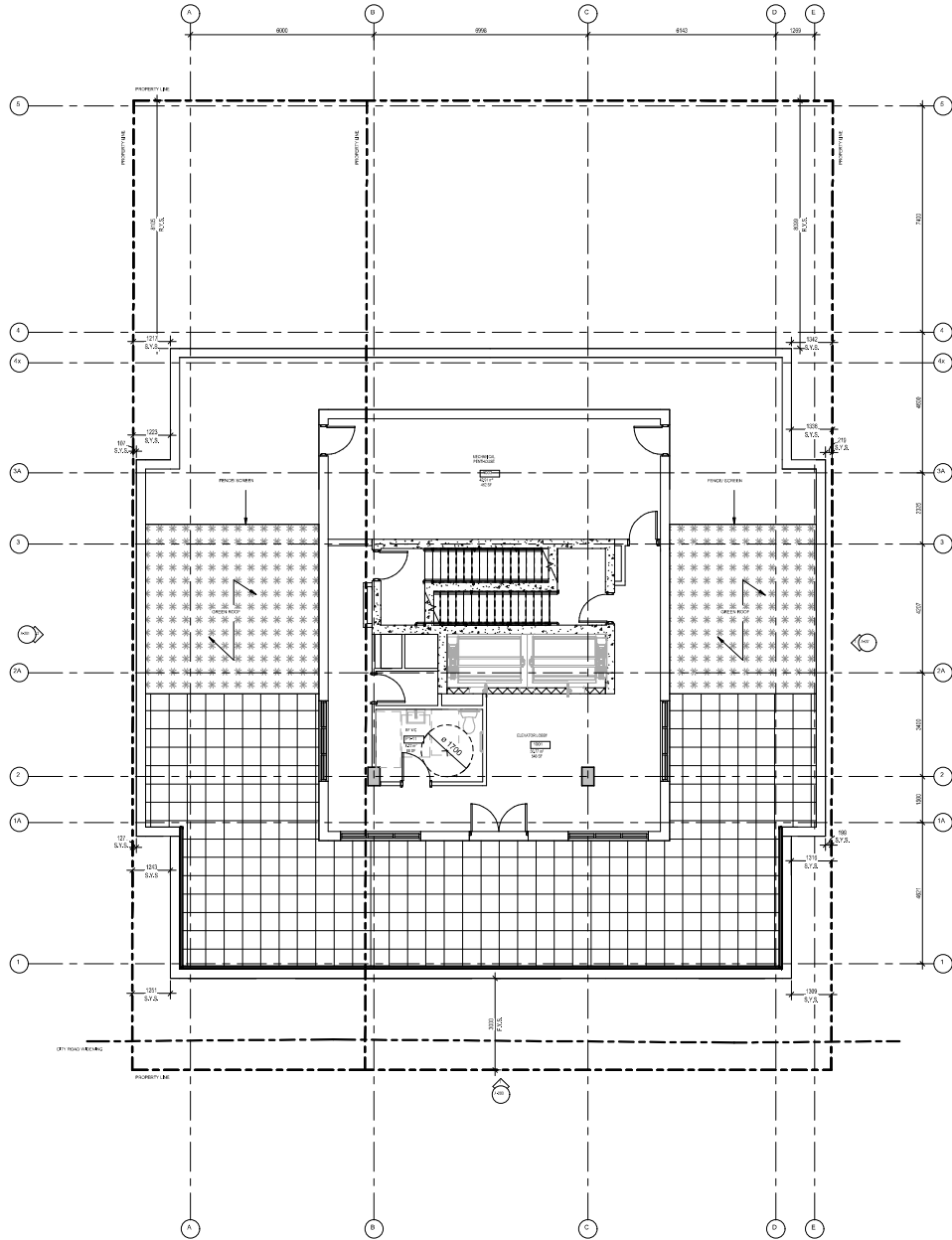
DRAWING NO.  
**A-109**

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DO NOT SCALE THE DRAWINGS

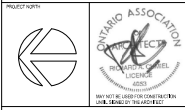
RELEASE / REVISION RECORD

NO.	Description	Date
1	ISSUED FOR REVIEW	23/04/23
2	ISSUED FOR REVIEW	23/04/23
3	ISSUED FOR REVIEW	23/04/23
4	ISSUED FOR CONCRETE/FACTOR COORDINATION	24/04/23
5	ISSUED FOR CLERK	24/04/23
6	ISSUED FOR LIFE PLAN CONTROL	25/04/23
7	ISSUED FOR LIFE PLAN CONTROL	25/04/23
8	ISSUED FOR COORDINATION	25/04/23
9	ISSUED FOR COORDINATION	25/04/23
10	ISSUED FOR LIFE PLAN CONTROL, REVISION	26/04/23
11	ISSUED FOR COORDINATION	26/04/23
12	ISSUED FOR SPEC AND 2/24	26/04/23



1 ROOF PLAN  
SCALE: 1:75

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Nine-Storey Residential on Holland

PROJECT NO. 254-2077 DRAWING NO. 1A  
 DATE: 1/23 CHECKED: HJG

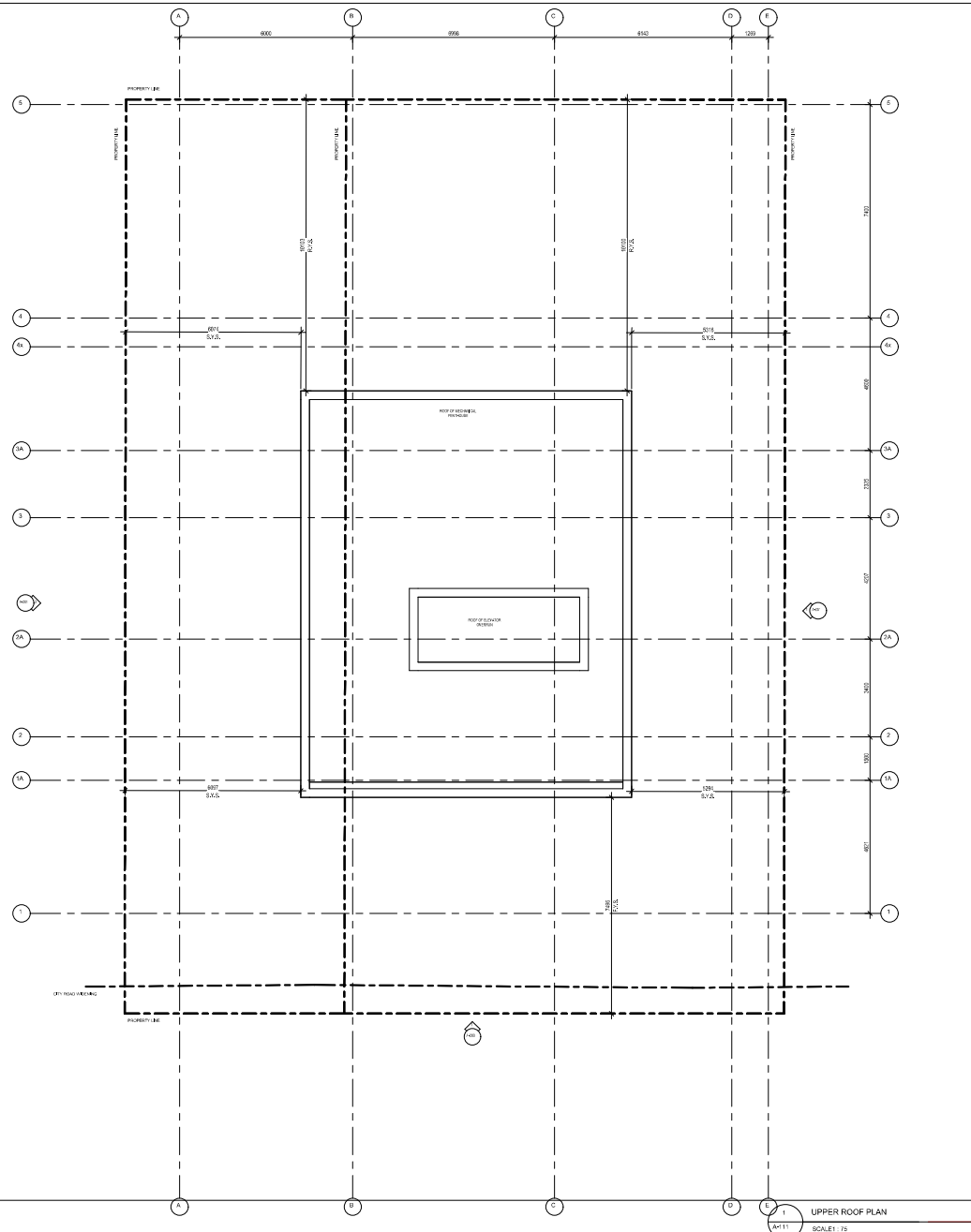
SYNOPSIS FILE: ROOF PLAN

DATE: A-110

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RELEASE / REVISION RECORD		
NO.	DESCRIPTION	DATE
1	ISSUED FOR REVIEW	25/04/23
2	ISSUED FOR REVIEW	25/04/23
3	ISSUED FOR REVIEW	25/04/23
4	ISSUED FOR CONCRETE WORK COORDINATION	24/05/23
5	ISSUED FOR CLIMB	24/05/23
6	ISSUED FOR LIFE PLAN CONTROL	24/05/23
7	ISSUED FOR CONCRETE WORK	24/05/23
8	ISSUED FOR COORDINATION	24/05/23
9	ISSUED FOR LIFE PLAN CONTROL, REVISION	26/06/23
10	ISSUED FOR COORDINATION	26/06/23
11	ISSUED FOR SPEC AND 2/24	26/06/23



UPPER ROOF PLAN  
SCALE: 1/75

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Nine-Storey Residential on Holland

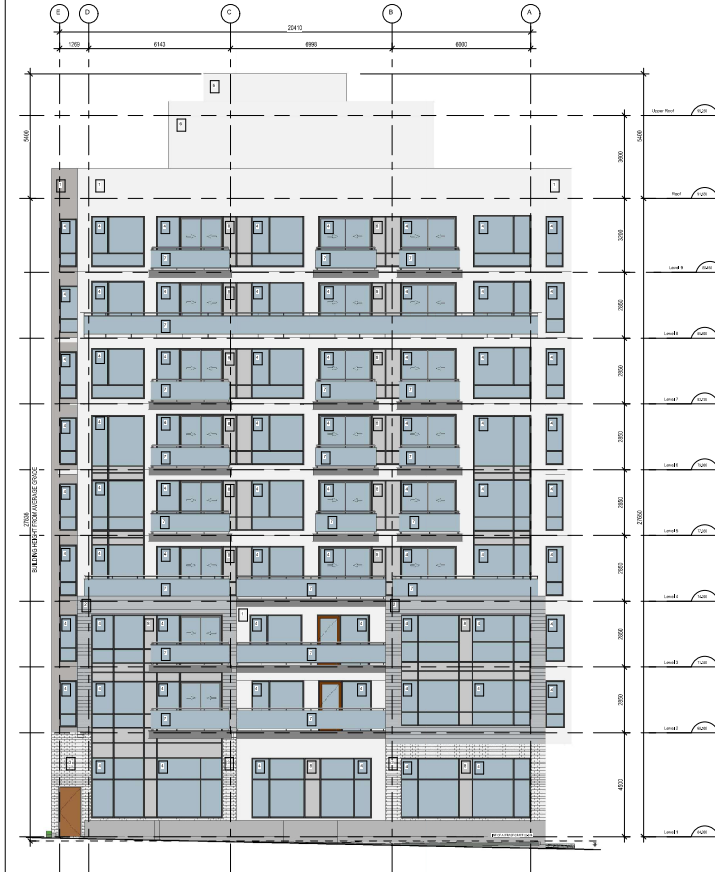
PROJECT NO. 254-2077 DRAWING NO. 101.04  
 DATE: 1/23 CHECKED: HSG

DRAWING TITLE  
 UPPER ROOF PLAN

DRAWING NO.  
**A-111**

**MATERIAL LEGEND**

- 1. ALUMINUM METALLIC FINISH
- 2. ALUMINUM METALLIC COLORED ANODIZING
- 3. COLORED GLASS
- 4. GLASS
- 5. COLORED ALUMINUM METALLIC FINISH AND ANODIZING
- 6. COLORED GLASS
- 7. COLORED GLASS
- 8. COLORED GLASS



2 EAST ELEVATION  
SCALE 1:100



1 WEST ELEVATION  
SCALE 1:100

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DO NOT SCALE THE DRAWINGS

**RELEASE / REVISION RECORD**

NO.	Description	Date
1	ISSUED FOR PERMIT	2024-03-10
2	ISSUED FOR REVIEW	2024-03-13
3	ISSUED FOR REVIEW	2024-03-13
4	ISSUED FOR CONSTRUCTION COORDINATION	2024-03-13
5	ISSUED FOR CONSTRUCTION COORDINATION	2024-03-13
6	ISSUED FOR LIFE SAFETY CONTROL	2024-03-13
7	ISSUED FOR CONSTRUCTION COORDINATION	2024-03-13
8	ISSUED FOR CONSTRUCTION COORDINATION	2024-03-13
9	ISSUED FOR LIFE SAFETY CONTROL	2024-03-13
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50	ISSUED FOR CONSTRUCTION COORDINATION	2024-03-13

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Nine-Storey Residential on Holland

PROJECT NO: 254-2077  
DRAWN: MDL/EA  
DATE: 04/2024  
BY: JVA/MDL/EA  
SCALE: 1/8"=1'-0"

DRAWING TITLE: BUILDING ELEVATIONS

A-200

#18605

D07-12-21-0100

