



SUBMITTED FOR - **SITE PLAN CONTROL**

CCOC - 240 Presland Rd

Project #: 2424

April 14 2025



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ZONING TABLE	R4-UC [493]	
CITY OF OTTAWA ZONING BY-LAW No. 2008-250	REQUIRED	PROPOSED
MINIMUM LOT AREA	450m ²	2,010m ² (Existing)
MINIMUM LOT WIDTH	15m	30m (Existing)
FRONT YARD SETBACK	4.5m	4.73m
MINIMUM INTERIOR SIDE YARD SETBACK	1.5m	5.045m along East 3.590m along West
MINIMUM REAR YARD SETBACK	30% of lot depth and 25% lot area 67m x 30% = 20.1m 25% lot area = 502.5m ²	9.18m 288.5 m ² (14% of lot area)
MAXIMUM BUILDING HEIGHT	11m	20.14m
MAX. FLOOR SPACE INDEX	N/A	
LANDSCAPED AREA		
TOTAL SITE = 2010 m ²	30% = 603m ²	653m ² (32.5%)
FRONT YARD = 178m ²	40% front = 71.2m ²	145m ² (81.5%)
REAR YARD = 334m ²	50% rear = 167m ²	204m ² (61%)
VEHICLE PARKING		
RESIDENT	0.5 spaces per unit over 12 = 25	29
VISITOR	0.1 spaces/unit over 12 = 5	3
SMALL CAR	Up to 50% of required = 13	14
AMENITY AREA		
	6m ² per unit = 372m ²	Rooftop = 478m ² Rear Garden = 75m ² Terrace 4th floor = 60m ² TOTAL = 613m ² All communal
BICYCLE PARKING SPACES		
	0.5 per dwelling unit = 31	68 Interior + 8 Exterior Total = 76



Subject property looking South from Presland Road



Subject property looking South



Subject property looking South-East



Subject property looking South-West



234 Presland, West of the site



230 Presland, West of the site



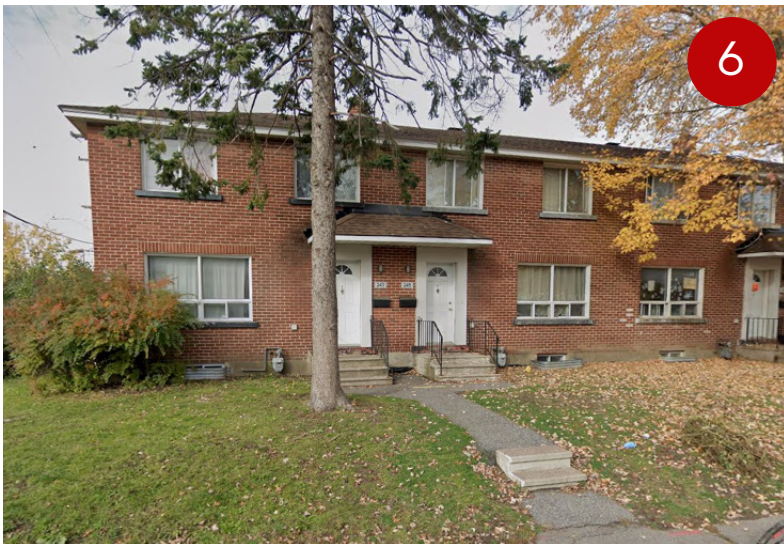
Row housing, West of the site



Bungalow on South side of Presland Rd



Row housing on North side of Presland Rd



Row housing on North side of Presland



Detached housing on North side of Presland Rd



3-storey housing on Presland Rd East of the site



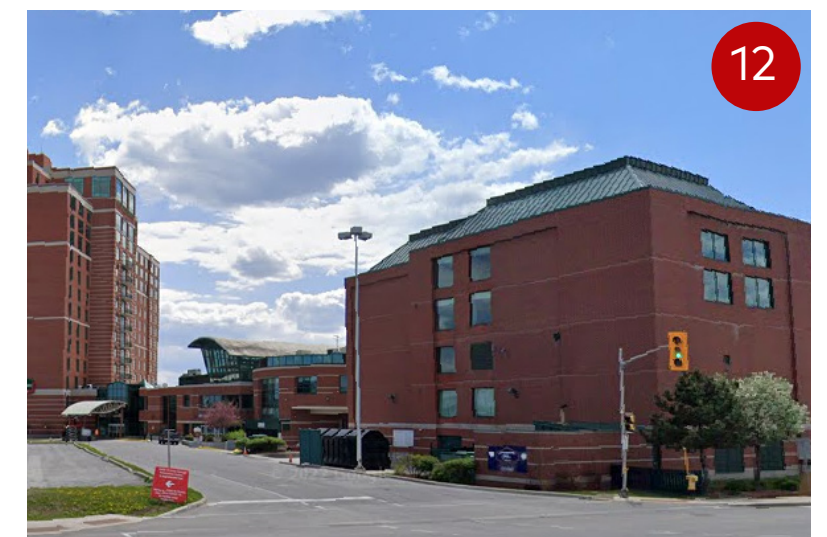
Low-rise apartments East of the site



3-storey townhomes on Arcola Pvt



Fire Station 56 on Coventry Rd



Hotels on Coventry Rd

UTILITY NOTES

1. This drawing cannot be accepted as acknowledging all of the utilities and it will be the responsibility of the user to contact the respective utility authorities for confirmation.
2. Only visible surface utilities were located.
3. Underground utility data derived from City of Ottawa utility sheet reference 1442 (Sheet 2 of 5).
4. Sanitary and storm sewer grades and inverts were derived from City of Ottawa utility sheet reference 1442 (Sheet 2 of 5) and field measurement.
5. A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.

ELEVATION NOTES

1. Elevations shown are geospatial and are referred to the CGVD28 geospatial datum, derived from City of Ottawa benchmark No. G-38 (Index No. 313) having a published elevation of 60.816 metres.
2. It is the responsibility of the user of this information to verify that the job benchmark has not been altered or disturbed and that its relative elevation and description agrees with the information shown on this drawing.

Bearings are given derived from Can-Net 2016 Real Time Network GPS observations, MTM Zone 9 (78°36' West Longitude) NAD-83 (original).
For bearing comparisons, a rotation of 0°00'20" counter-clockwise was applied to bearings on P3 & P4.

SURVEYOR'S REAL PROPERTY REPORT

PART 1 Plan of
PART 1 of **LOT 9**
CONCESSION JUNCTION GORE
GEOGRAPHIC TOWNSHIP OF GLOUCESTER
CITY OF OTTAWA
Surveyed by Annis, O'Sullivan, Vollebakk Ltd.

Scale 1 : 200

0 2 4 6 8 Metres

Metric

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

Surveyor's Certificate

I CERTIFY THAT:

1. This survey and plan are correct and in accordance with the Surveys Act and the Surveyors Act and the regulations made under them.
2. The survey was completed on the 10th day of May, 2024.

May 23, 2024

E. H. Henneker
Ontario Land Surveyor

PART 2

THIS PLAN MUST BE READ IN CONJUNCTION WITH
SURVEY REPORT DATED: May 23, 2024

ANNIS, O'SULLIVAN, VOLLEBEKK LTD. grants to
Centretown Citizens Housing Co-operative Inc., ("The Client"), their solicitors,
mortgagees, and other related parties, permission to use original, signed, sealed
copies of the Surveyor's Real Property Report in transactions involving The Client.

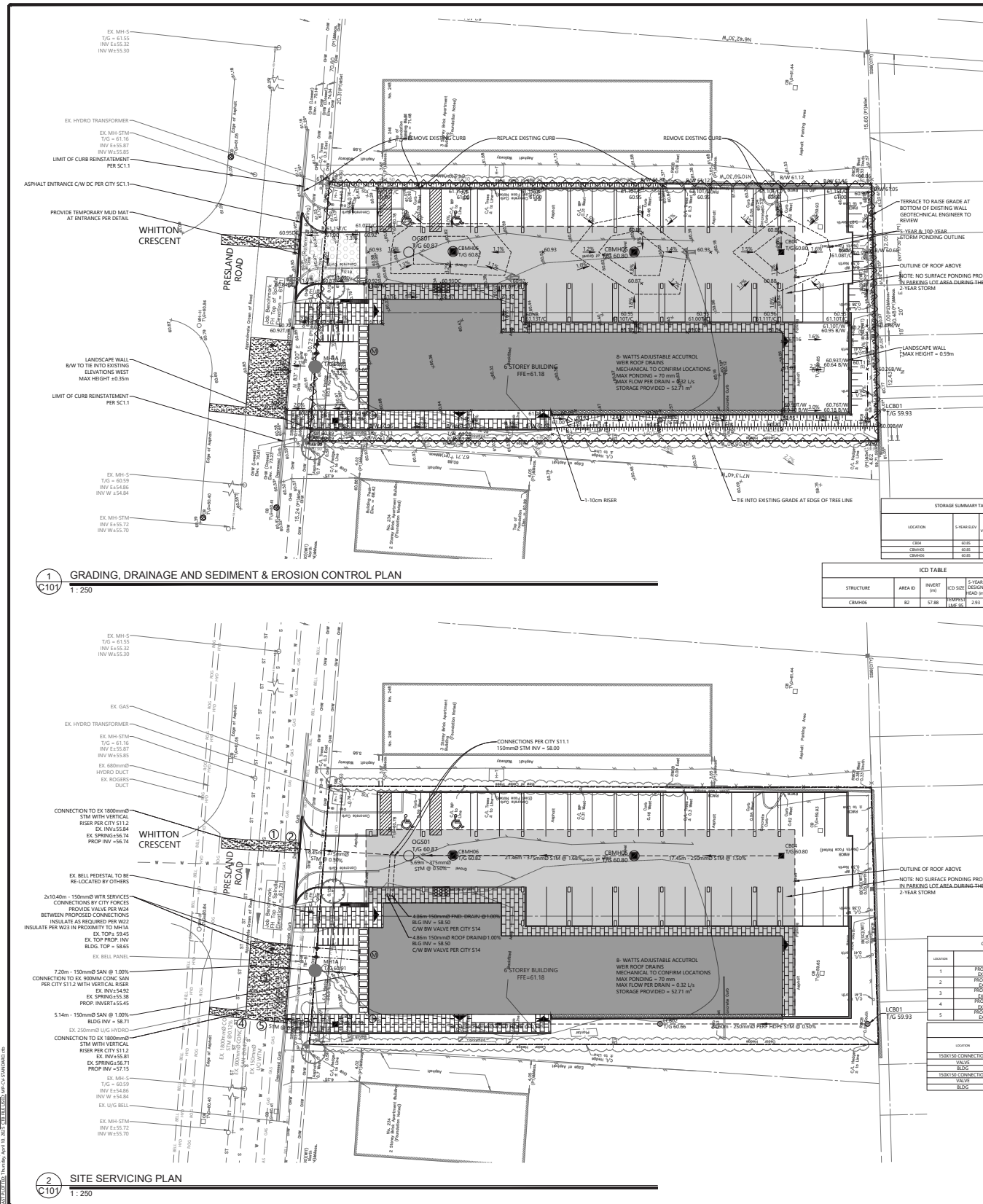
Notes & Legend

Denotes	
—	Survey Monument Planted
—	Survey Monument Found
SIB	Standard Iron Bar
SSIB	Short Standard Iron Bar
IB	Iron Bar
(WIT)	Witness
Meas.	Measured
(AOS)	Annis, O'Sullivan, Vollebakk Ltd.
(PI)	Plan SR-10485
(P2)	Plan AR-17638
(P3)	Expropriation Plan CT222481
(P4)	(AOS) Plan Dated November 13, 2017
WP	Wooden Pole With Electrical Plug
— M-H-T	Maintenance Hole (Storm Sewer)
— M-H-S	Maintenance Hole (Sanitary)
— M-H-H	Maintenance Hole (Hydro)
— VC	Valve Chamber (Watermain)
— OHW	Overhead Wires
— H-T	Hydro Transformer
— UP	Utility Pole
— B	Bollard
— S	Sign
— CLF	Chain Link Fence
— BF	Board Fence
— TOS	Top of Slope
— CB	Catch Basin
— D	Diameter
— + 60.00	Location of Elevations
— + 60.00	Top of Concrete Curb Elevation
— C/L	Centreline
—	Deciduous Tree
— RWCB	Concrete Block Retaining Wall
— RWT	Timber Retaining Wall
— TB-B	Bell Terminal Box
— TB-C	Cable Terminal Box
— FH	Fire Hydrant
— WV	Water Valve

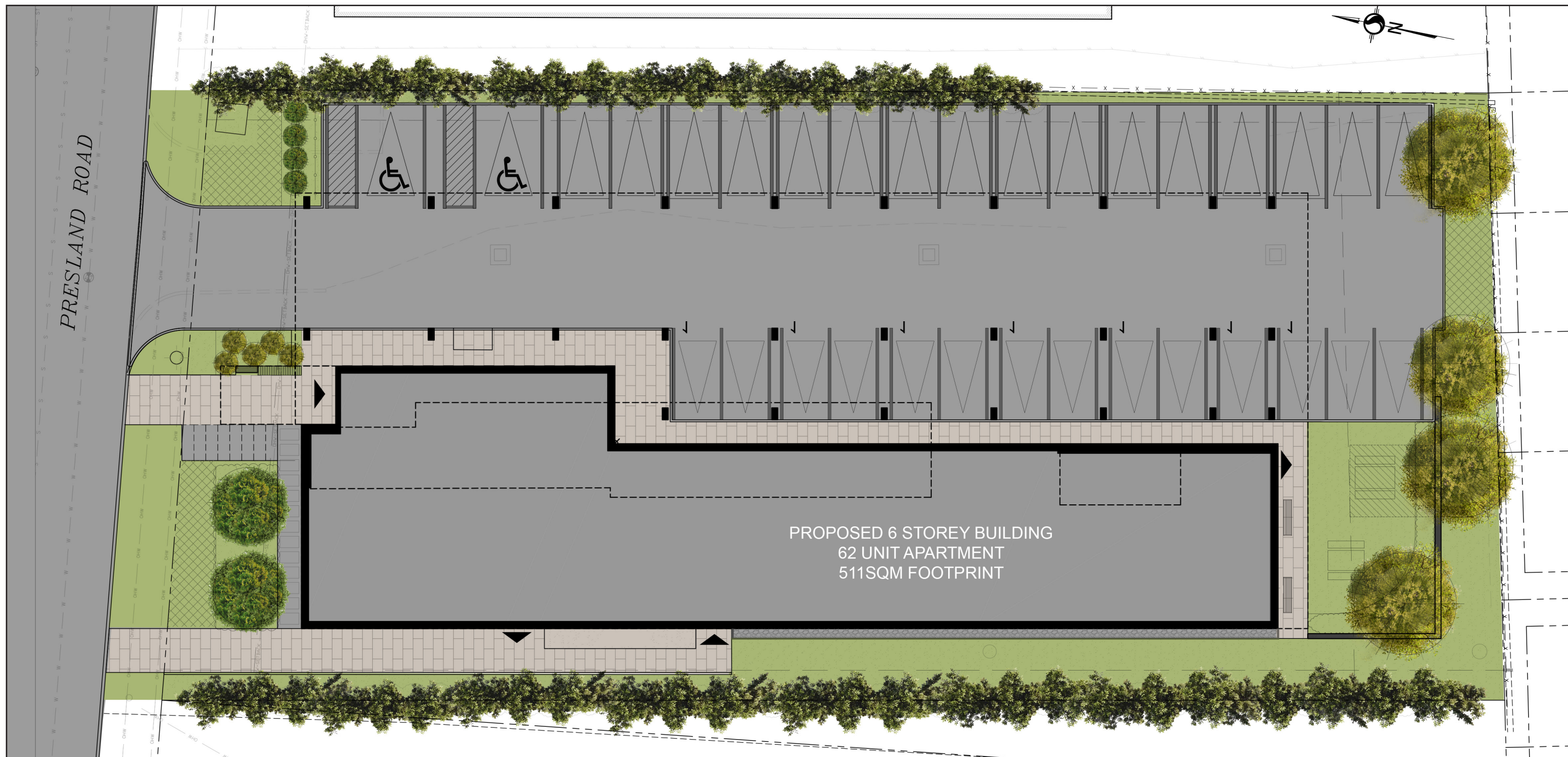
ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
V-75454

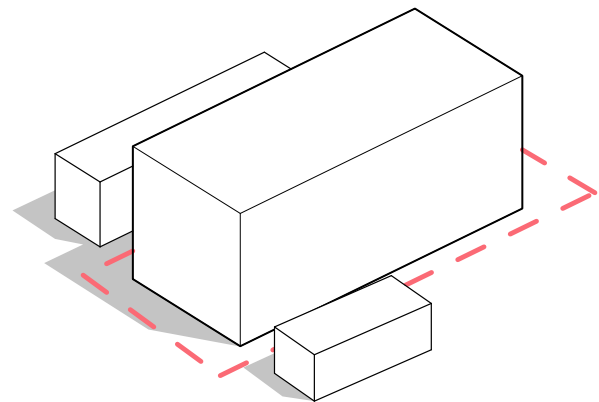
THIS PLAN IS NOT VALID UNLESS
IT IS AN UNREVOKED ORIGINAL
COPY ISSUED BY THE SURVEYOR
In accordance with
Regulation 1325, Section 29 (3).

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Nepean, Ont. K2E 7S6
Phone: (613) 727-2850 / Fax: (613) 727-1079
Email: info@annis-sv.com
Ontario Land Surveyors (Reg. No. 24881-24 CADCOP P1 1.0 0.0 0.0 F)

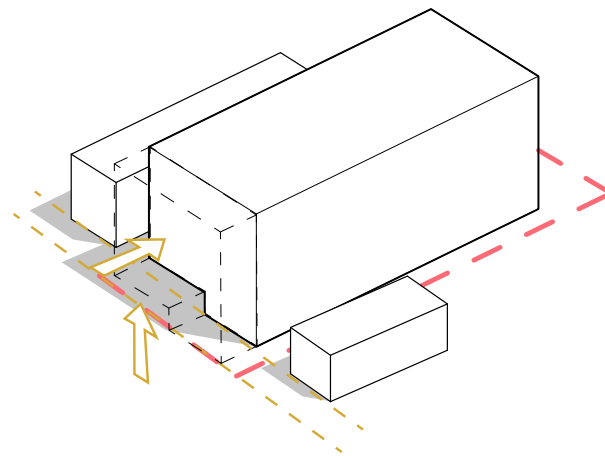




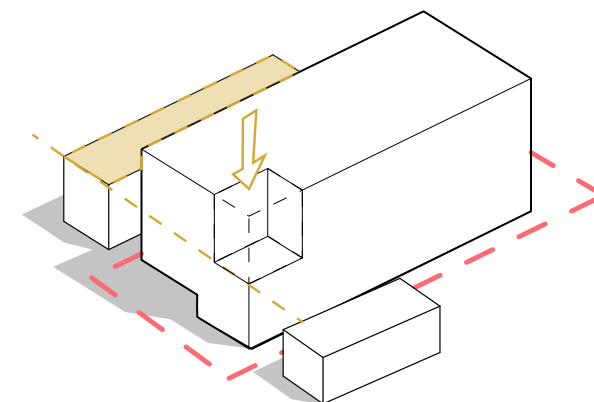




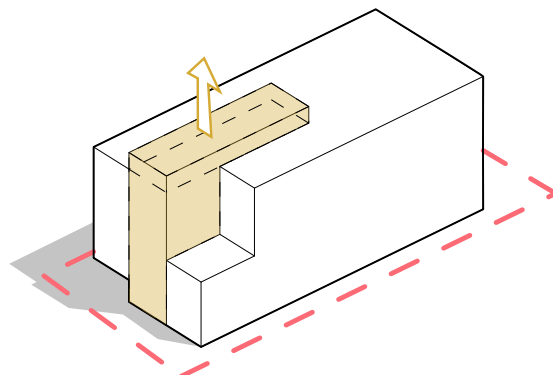
Proposed 6 Storey Building



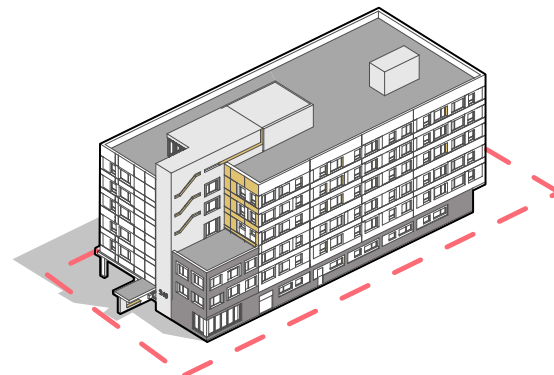
Ground floor lifted to maximize site parking.
Front facade aligns with neighbour.



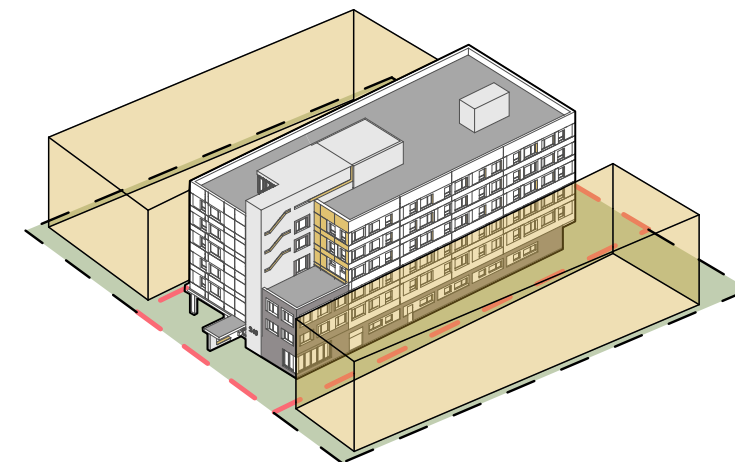
Terrace formed at the height
of adjacent building.



Lift stair core to create roof access
and dynamic volumes.



Proposed 6 storey affordable housing.



Potential for development in neighboring
lots according to current N4B zoning.
(See pages 012-013)







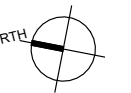
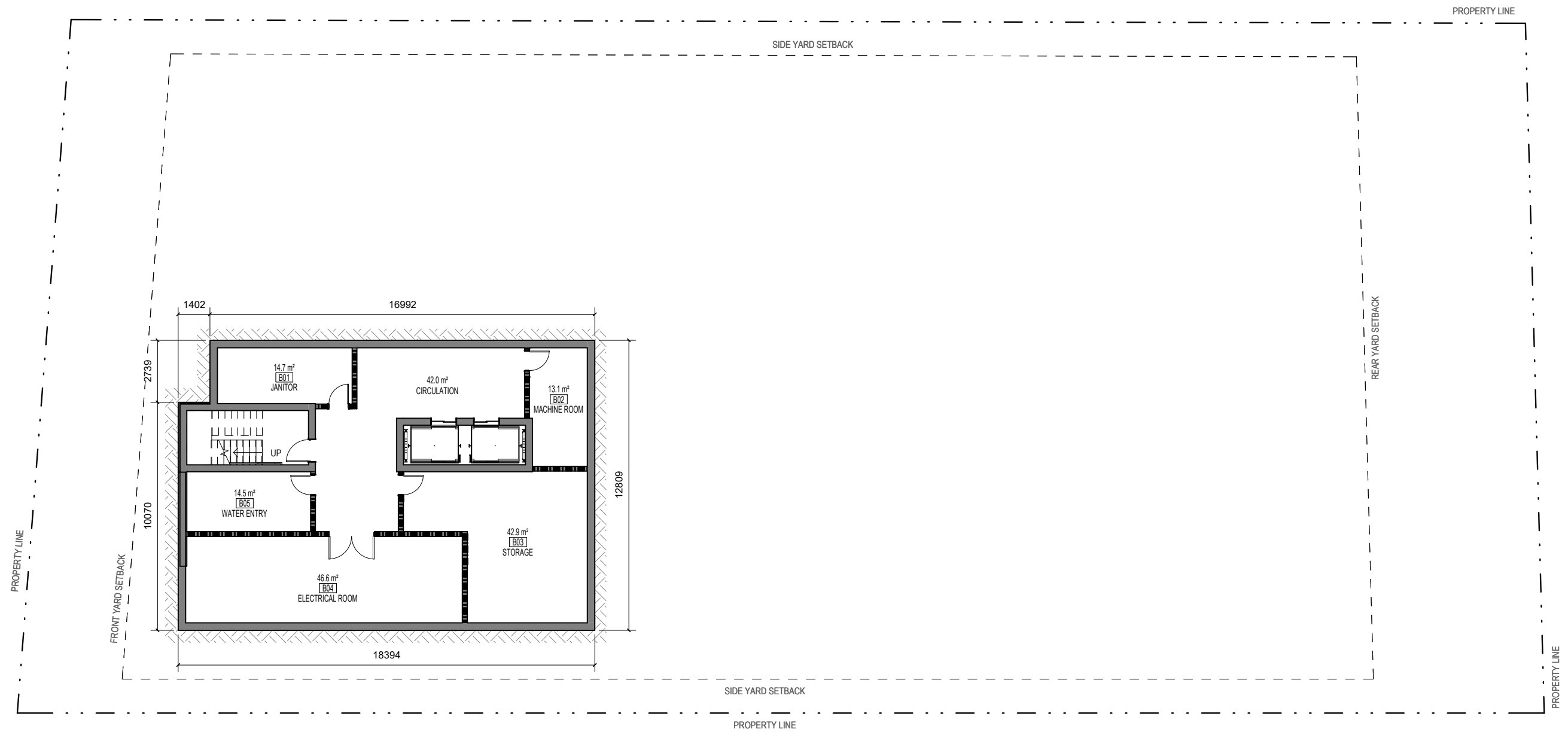


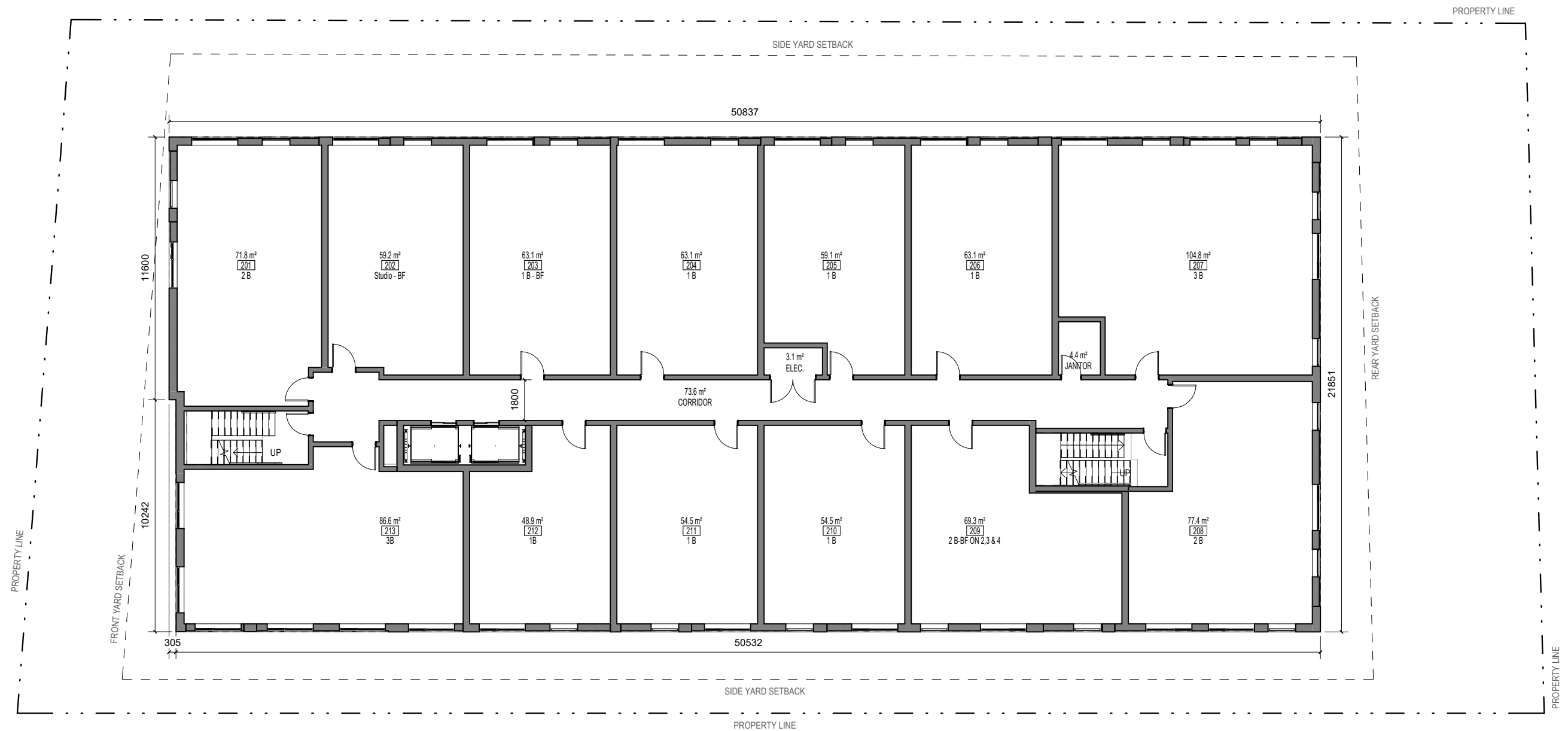


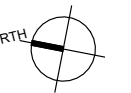
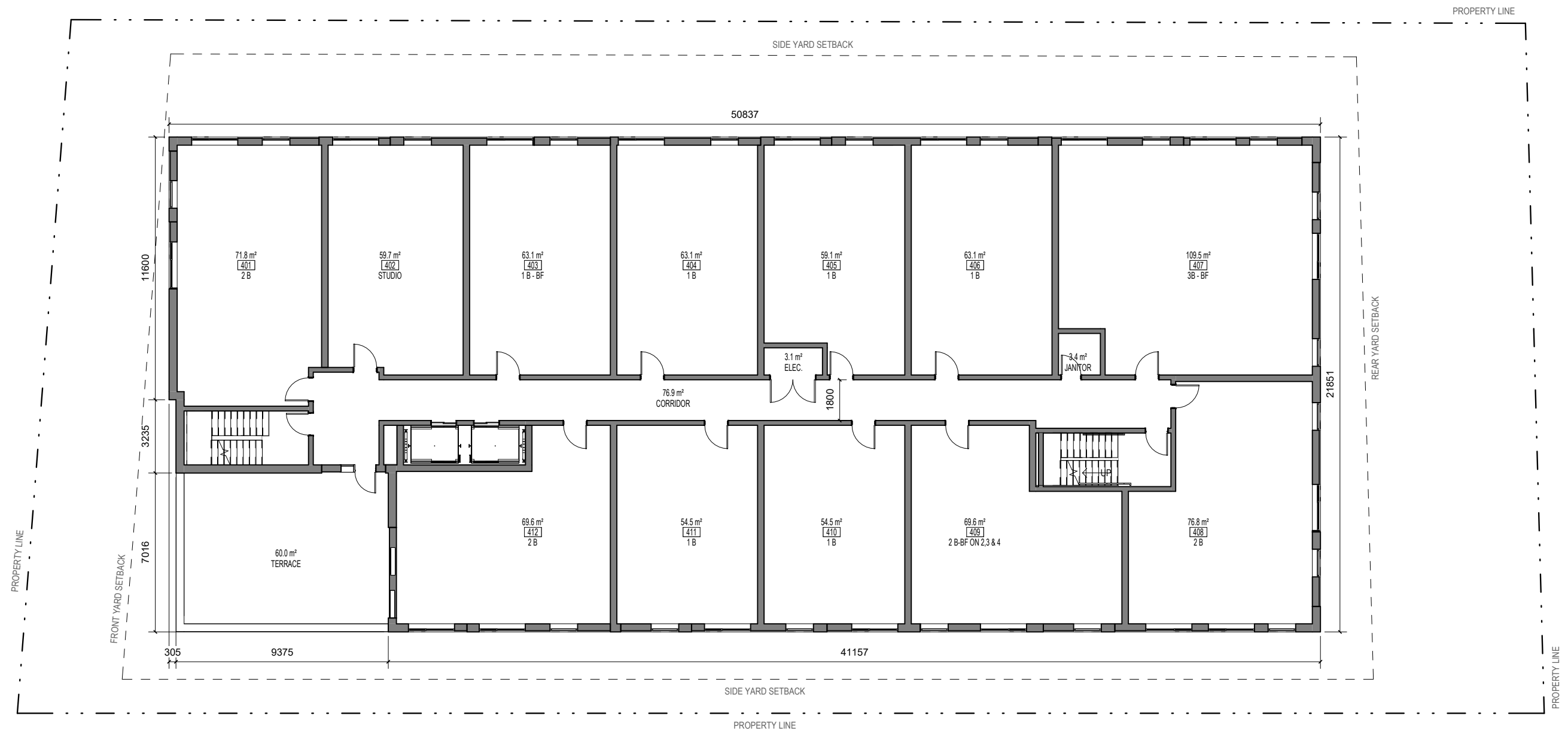


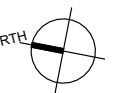
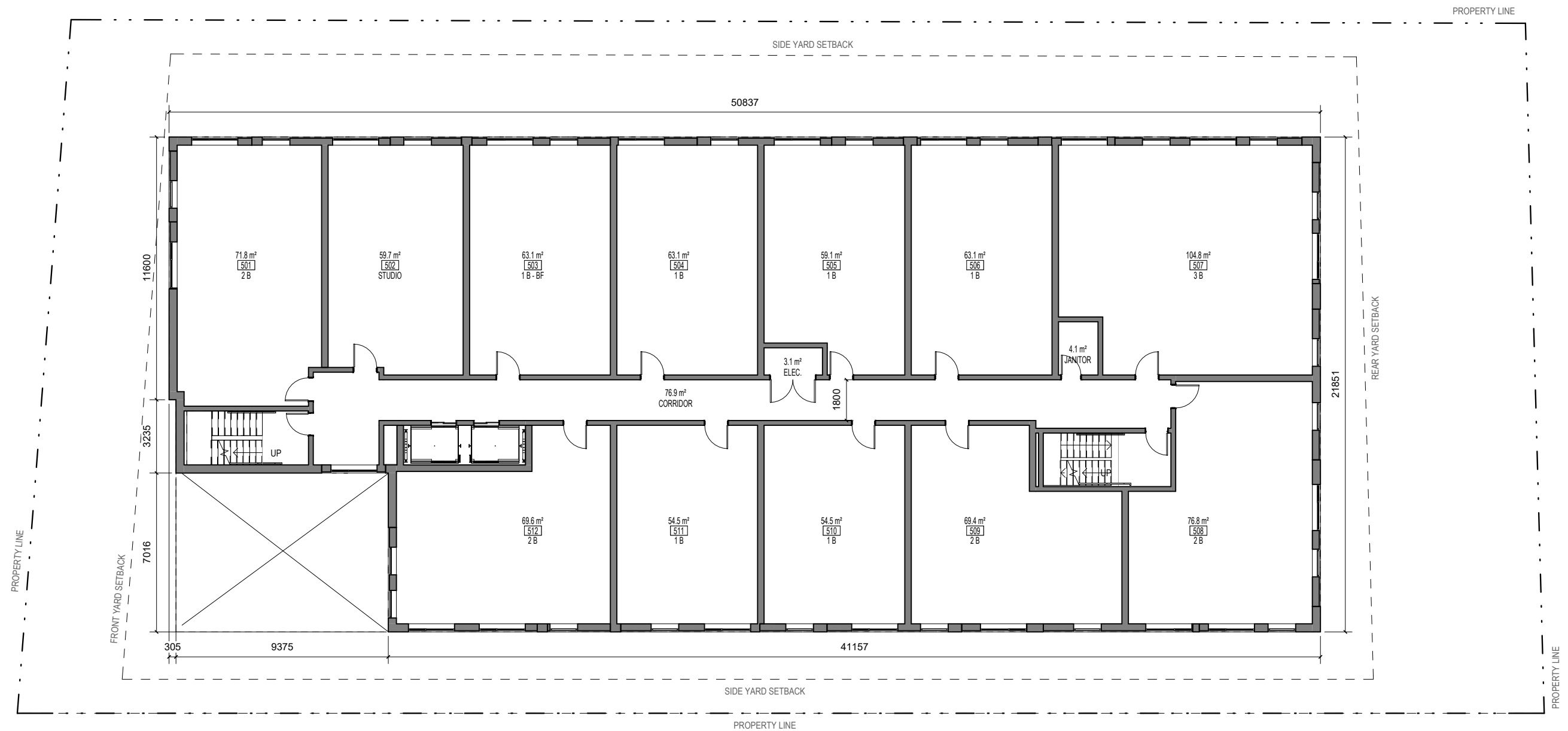


























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Colour: Yellow
-  Concrete Panel
Colour: Light Grey
-  Metal Panel
Colour: Light Grey
-  Metal Panel
Colour: Dark Grey
-  Brick
Colour: Charcoal

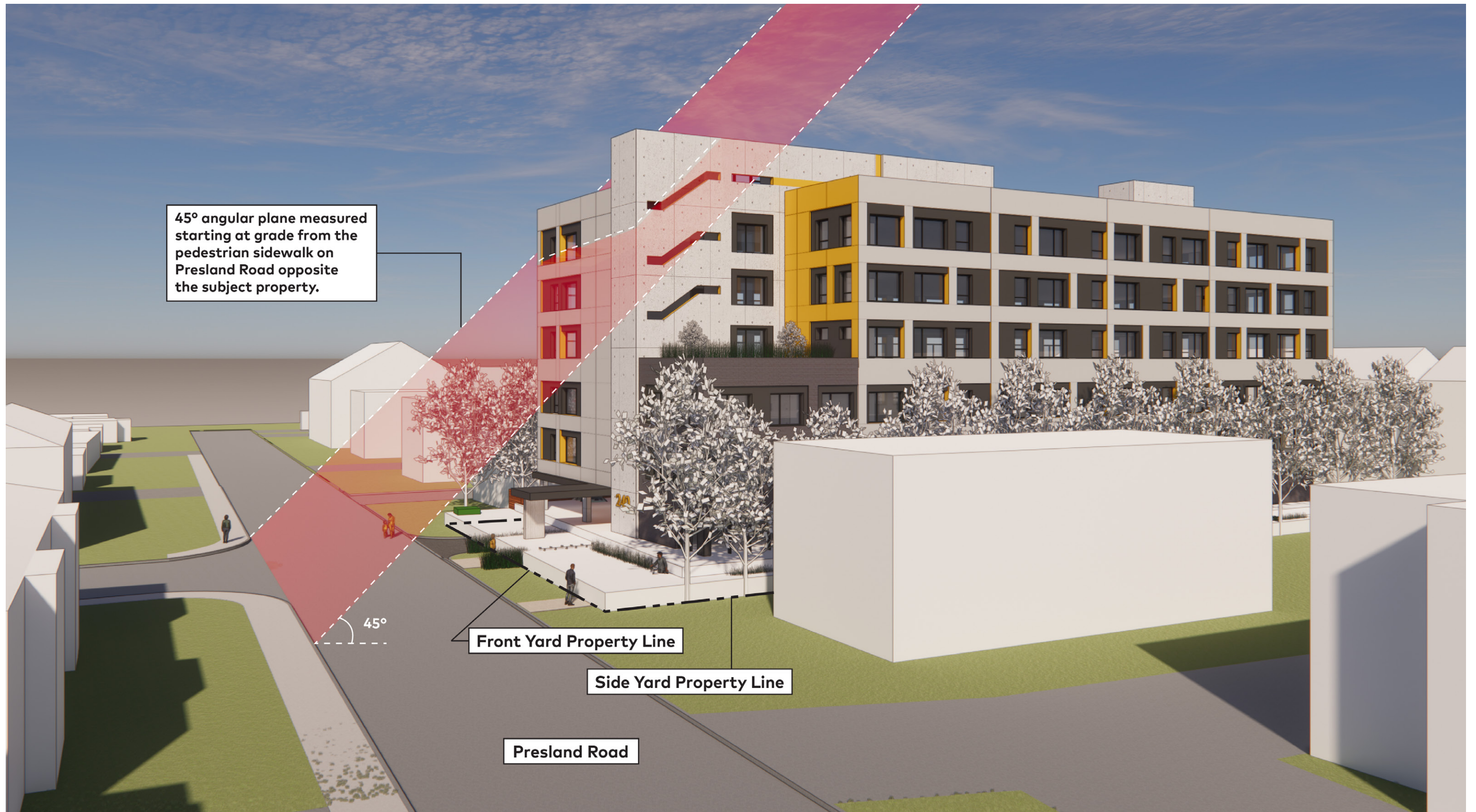


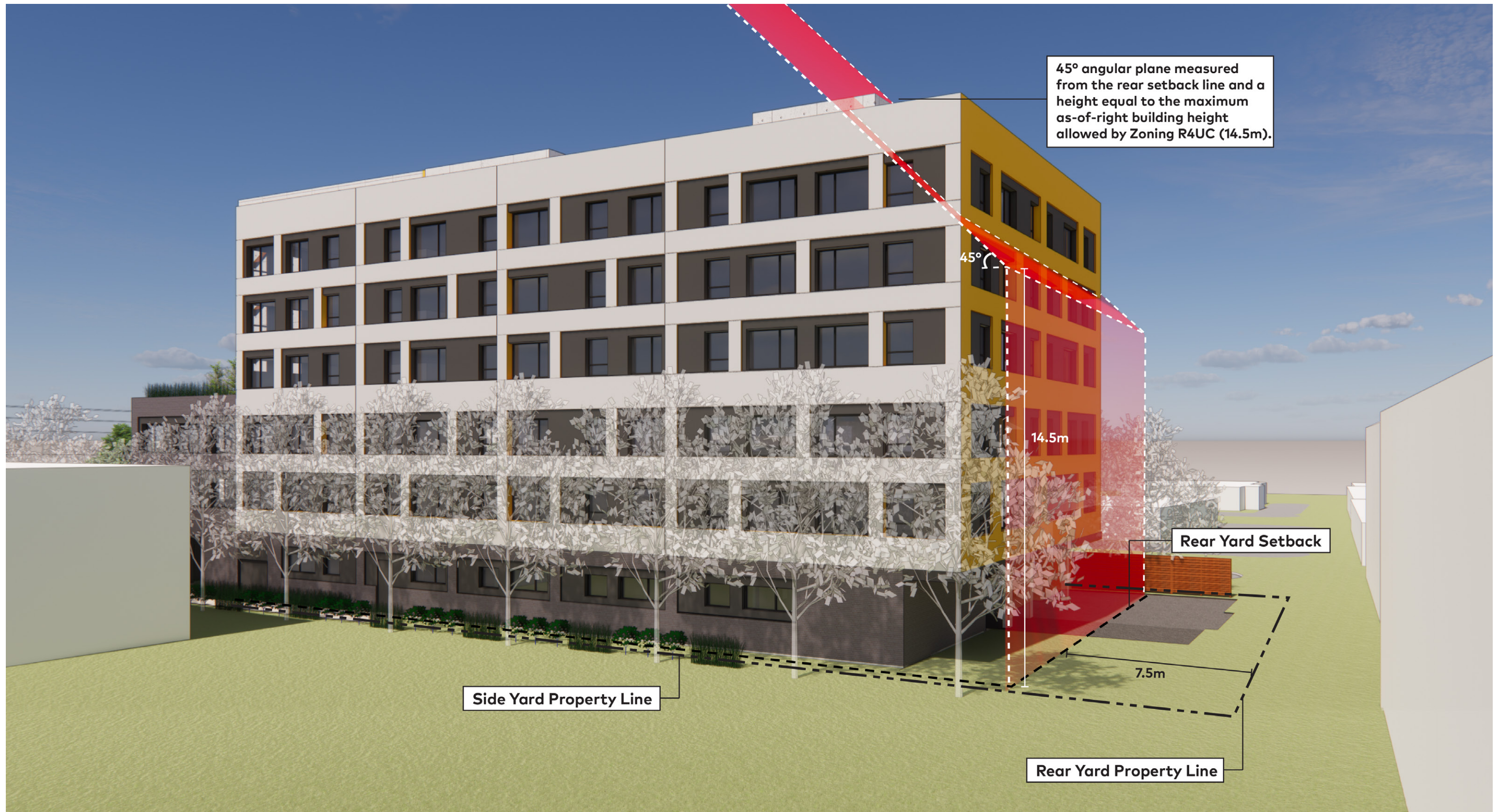
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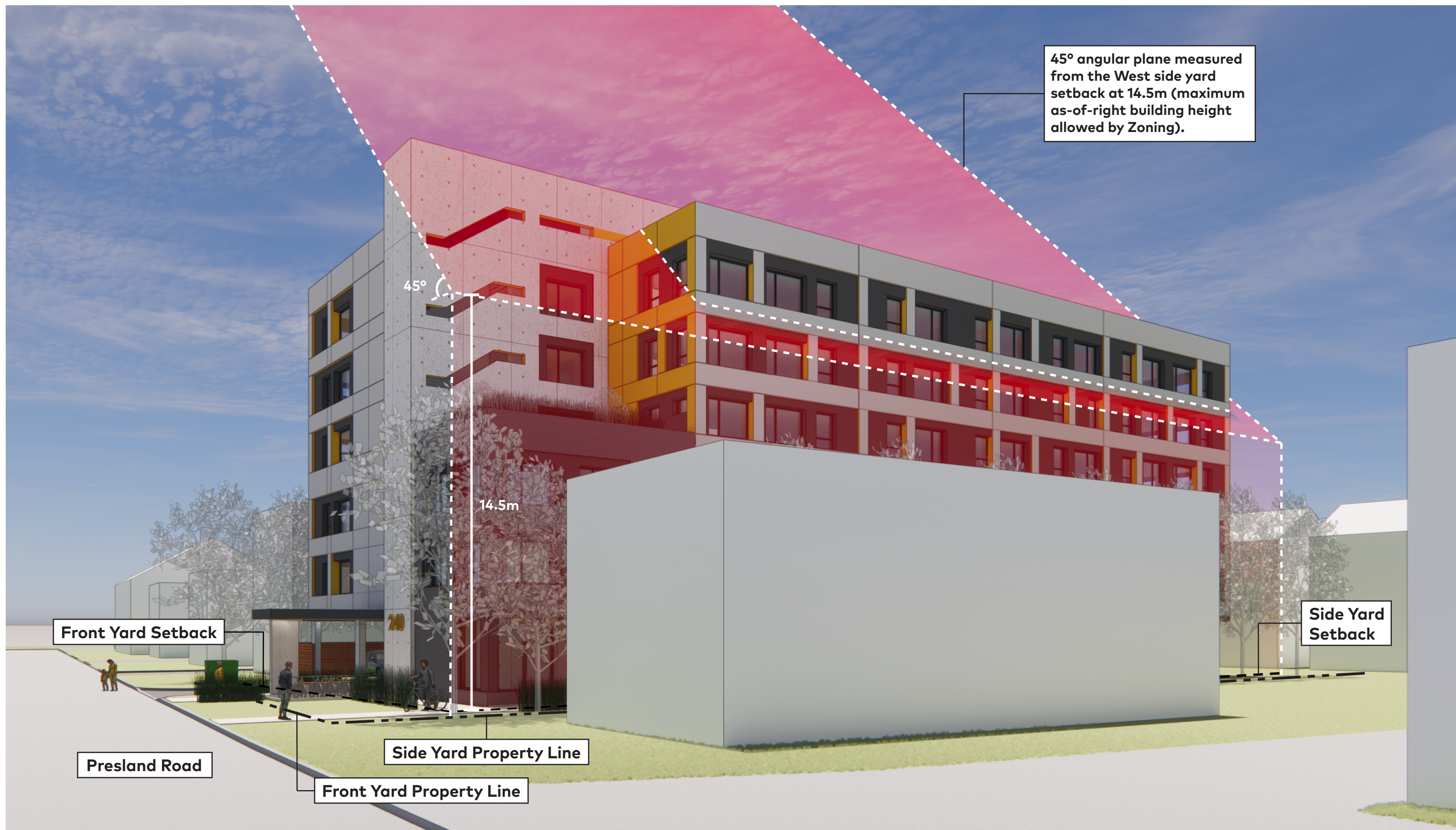


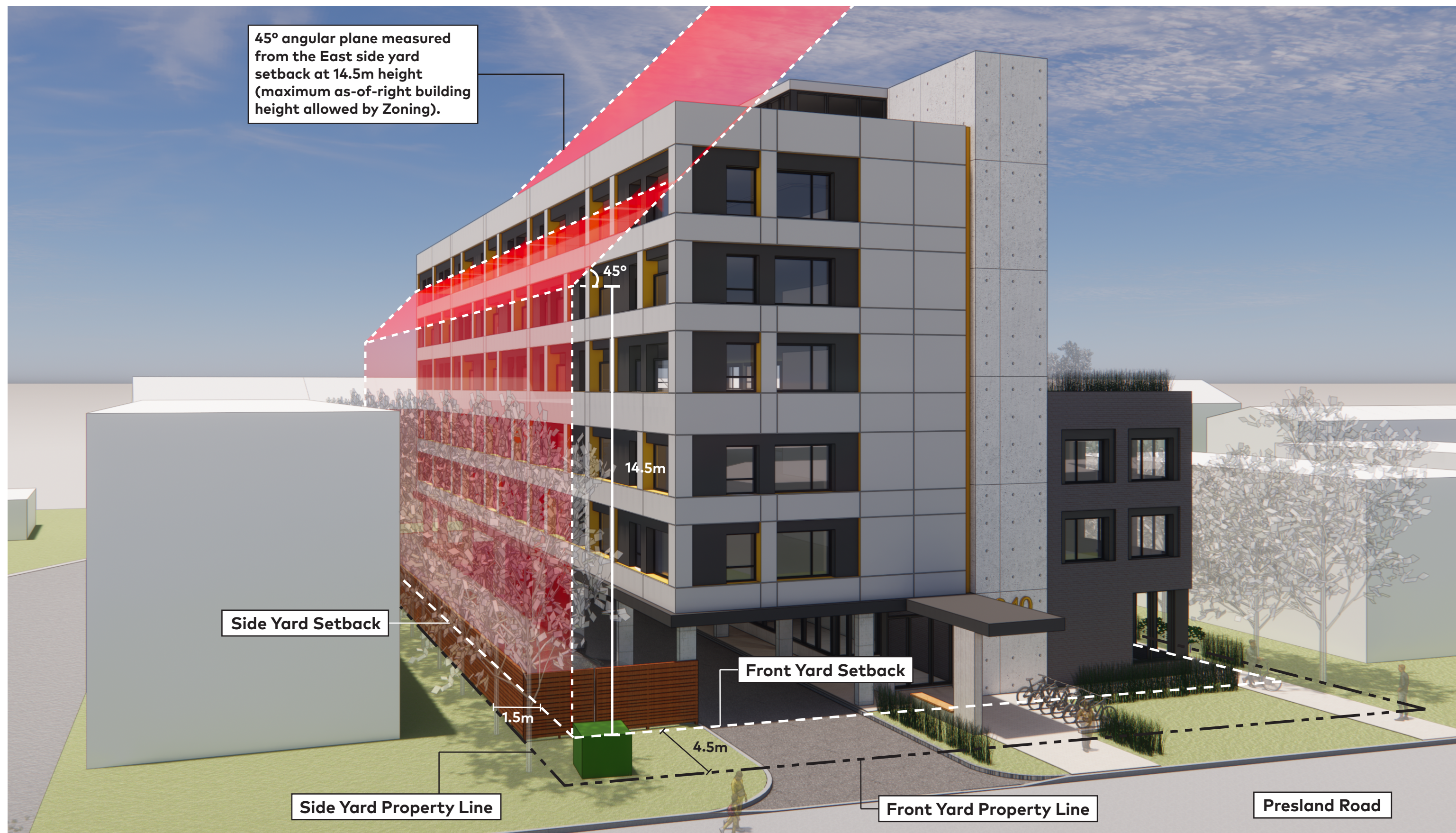
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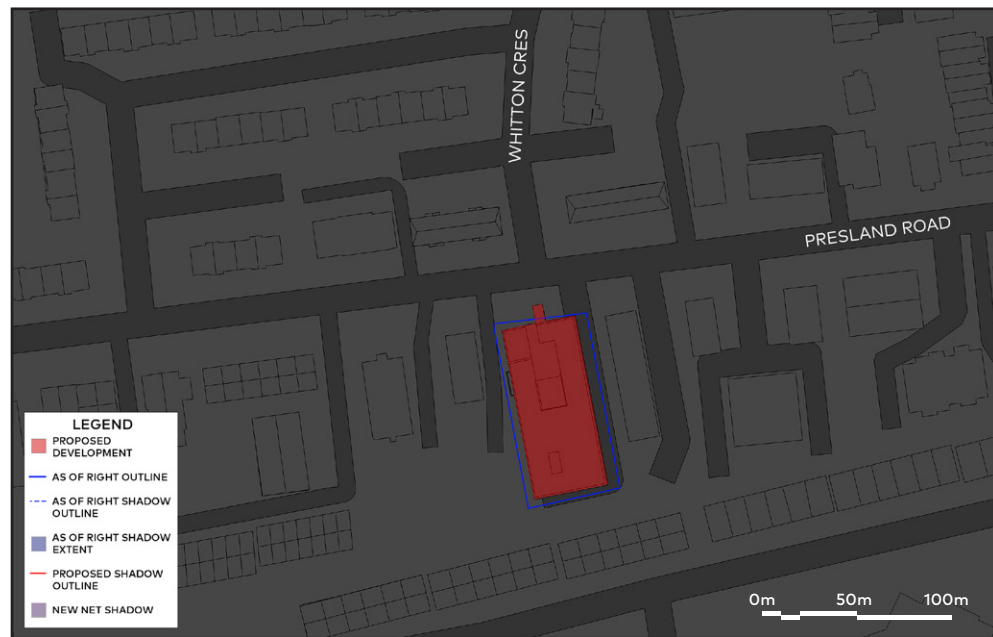




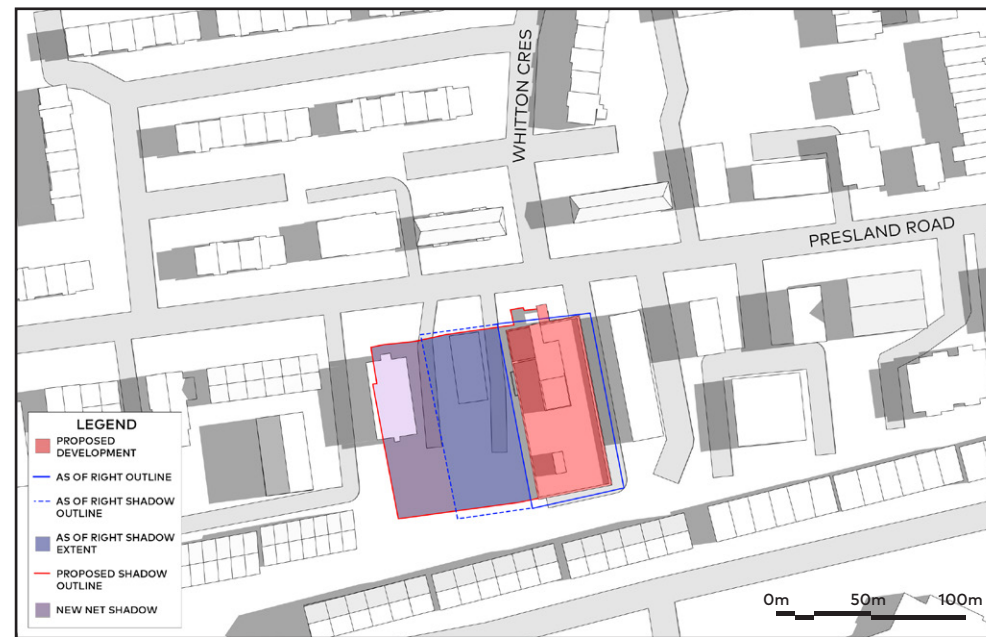




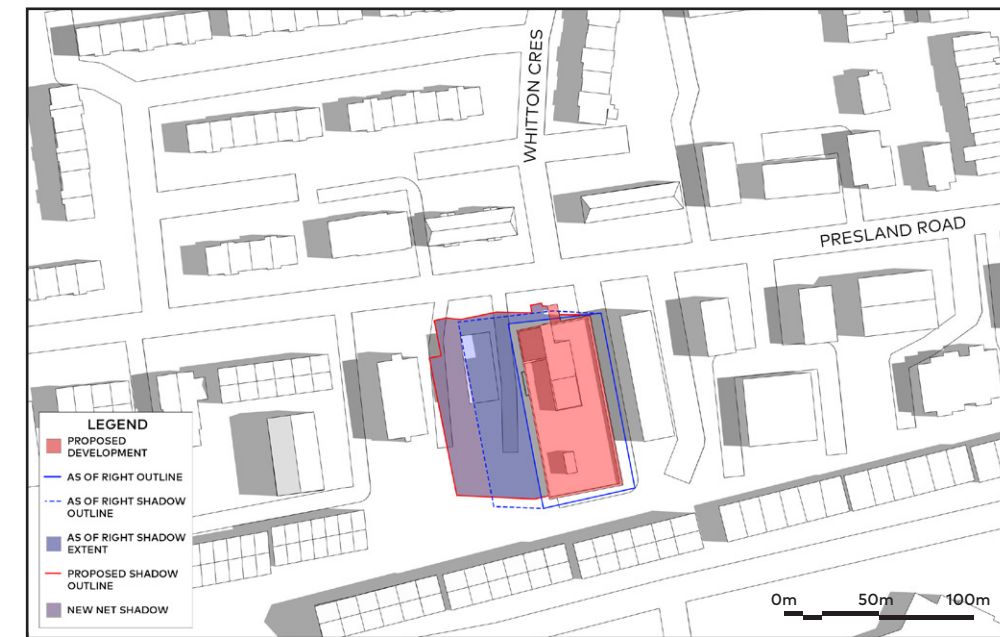




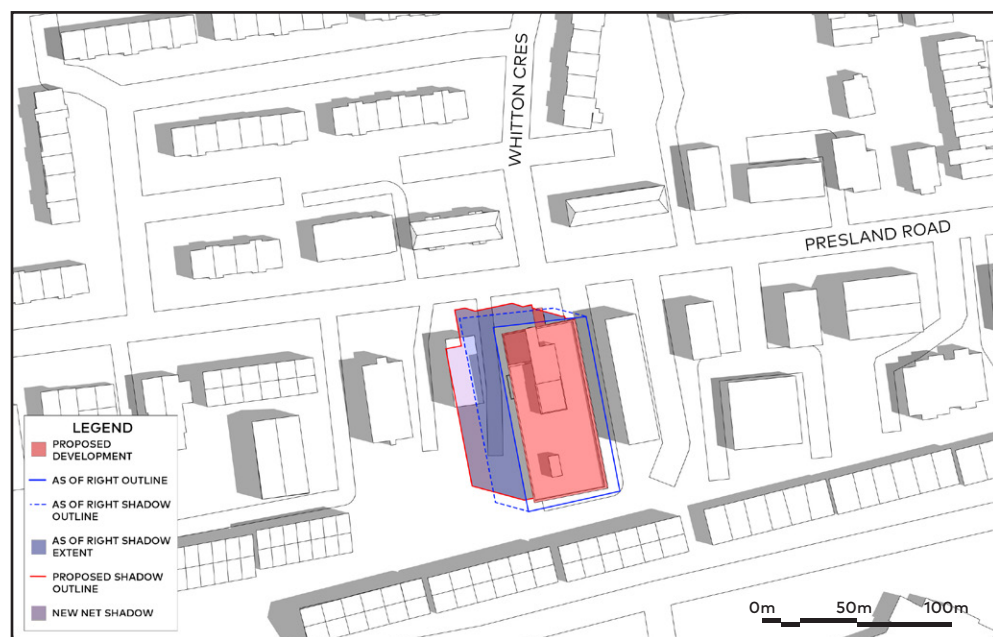
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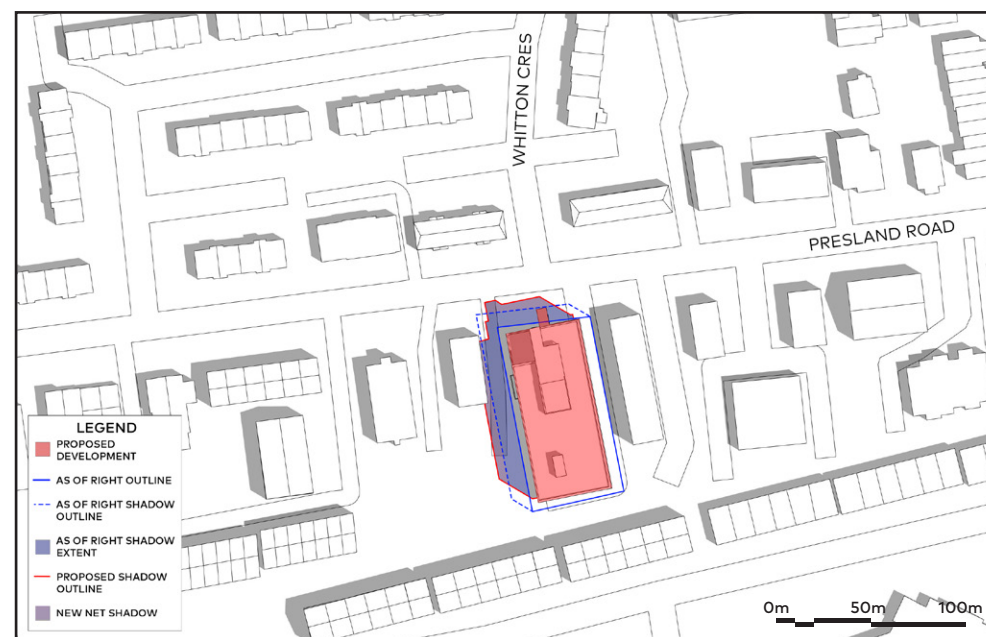
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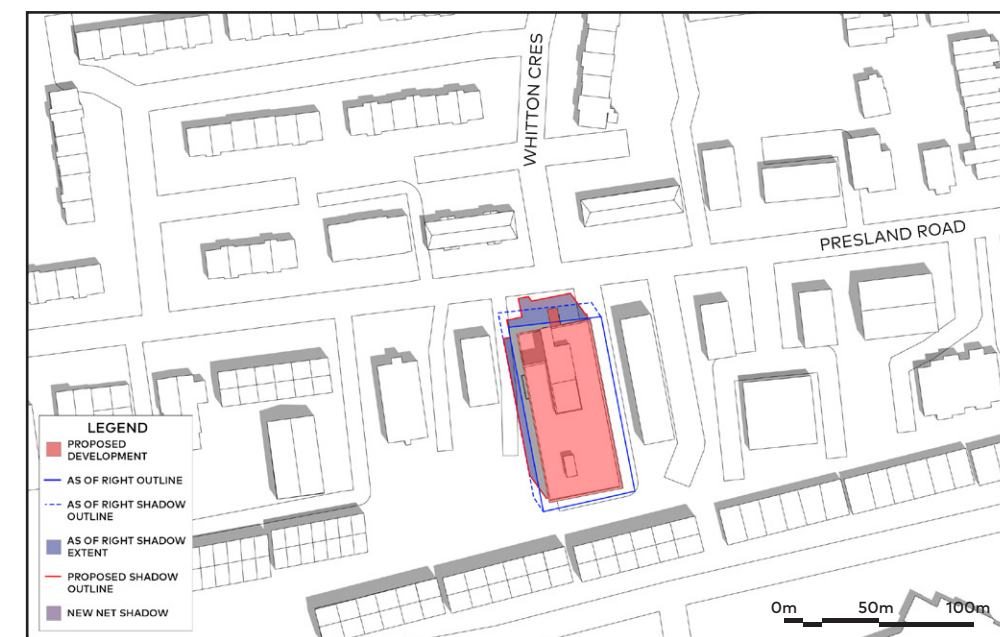
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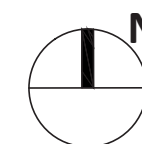
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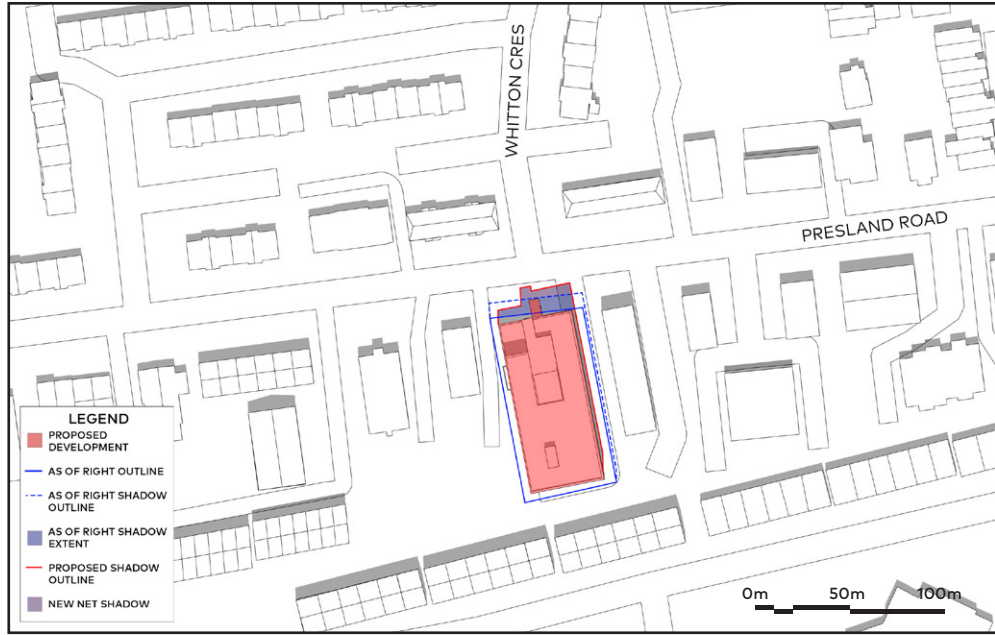


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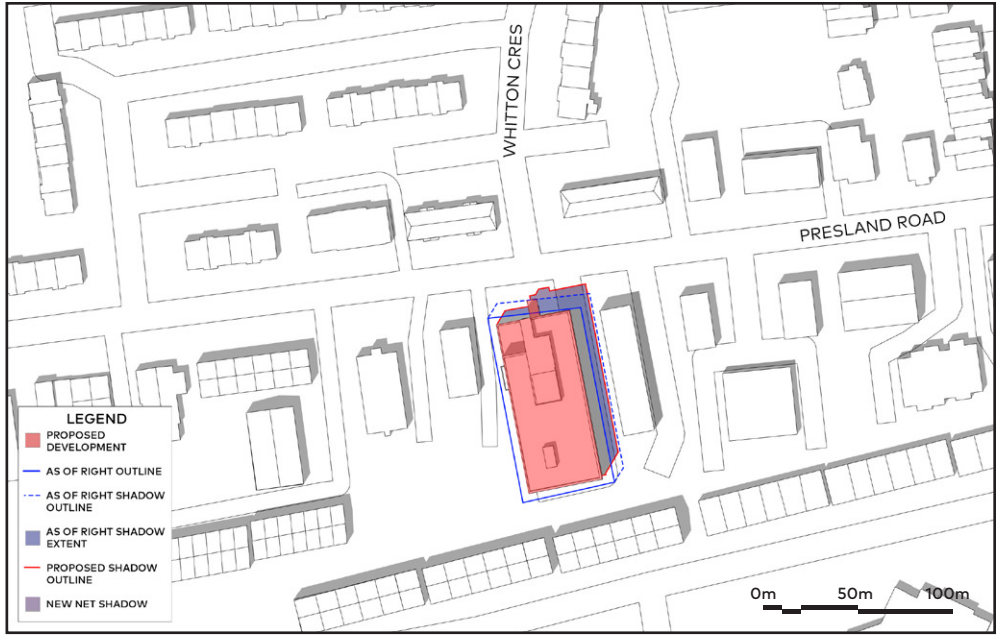
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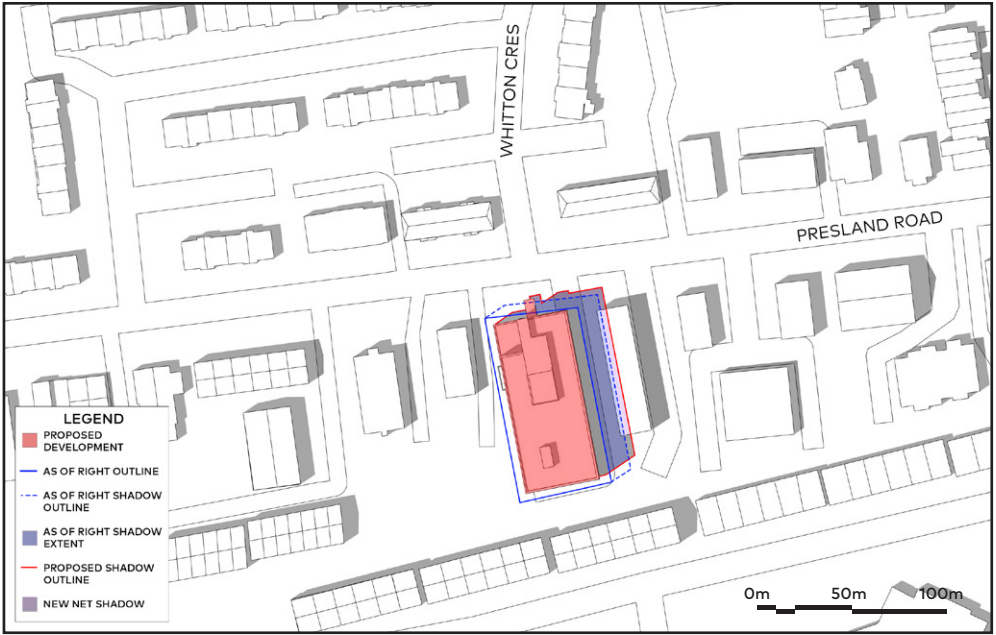
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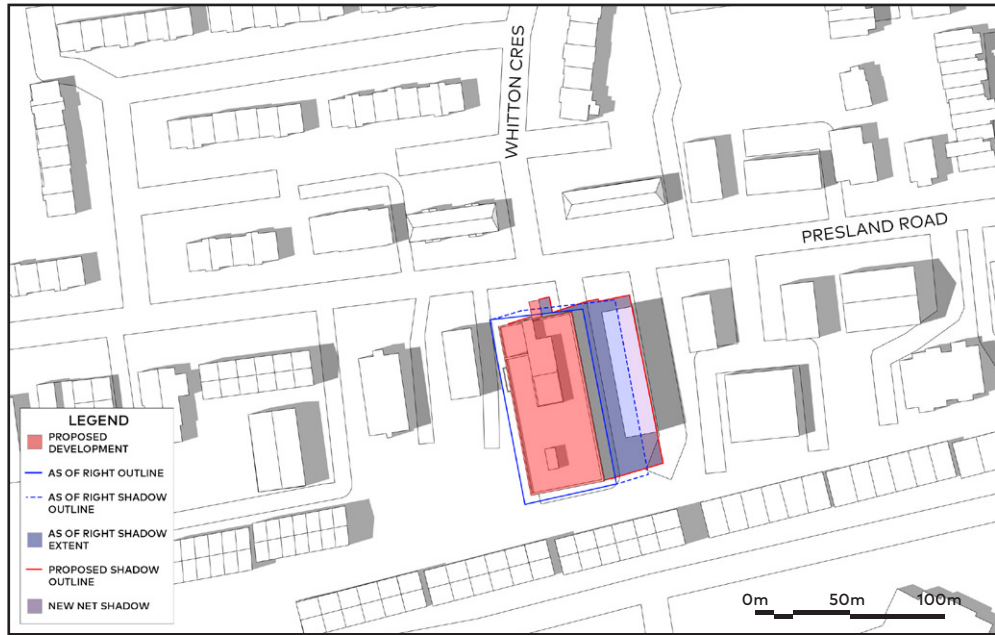
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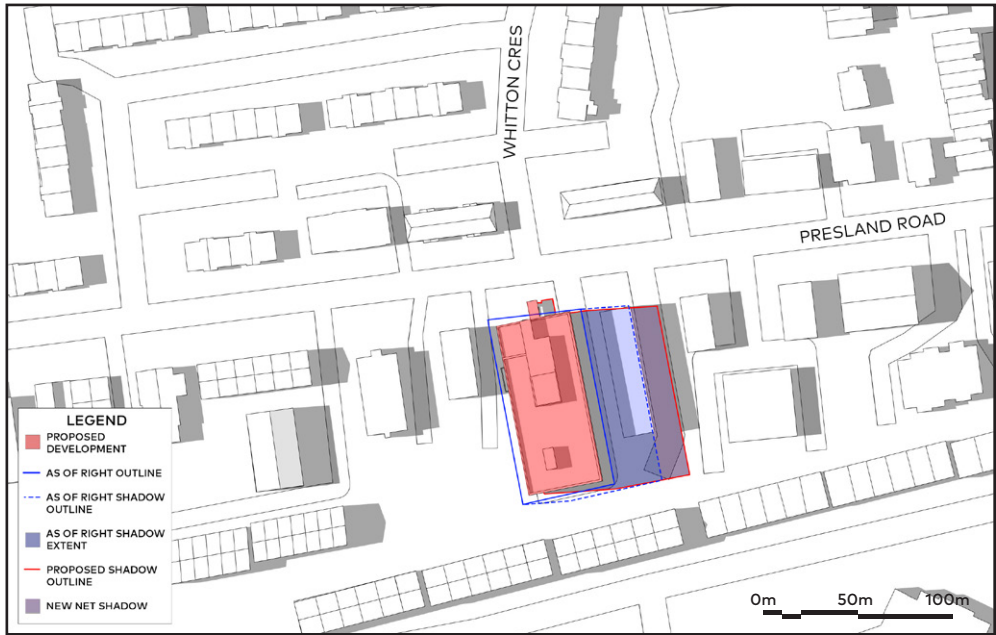
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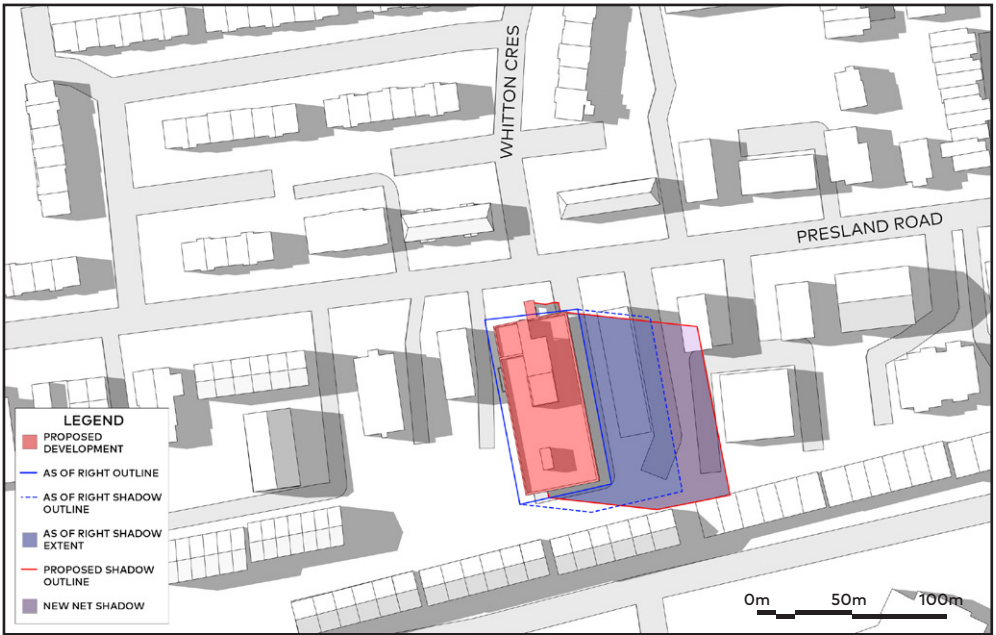
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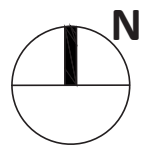
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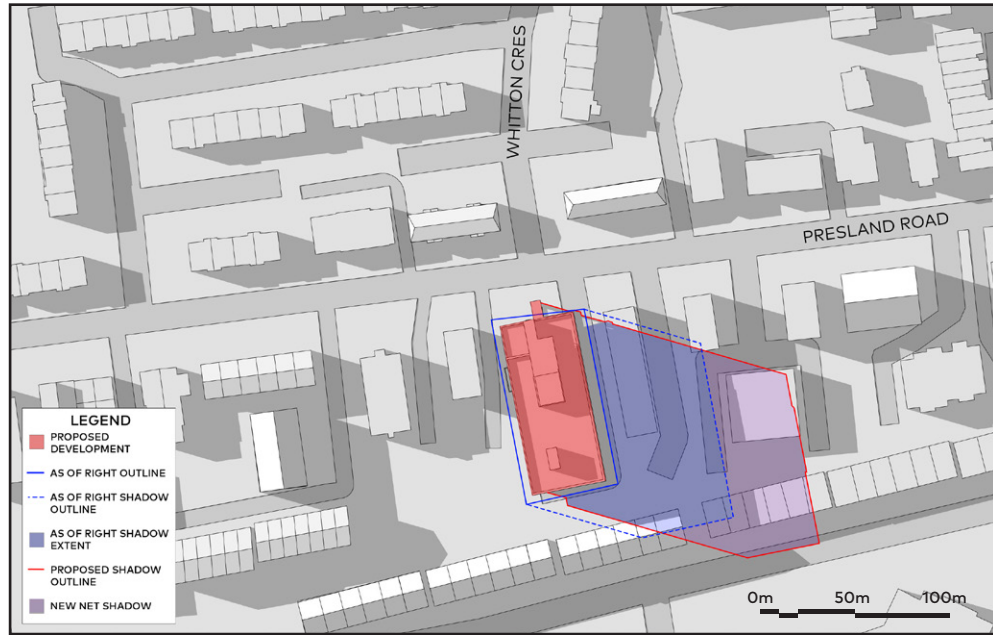
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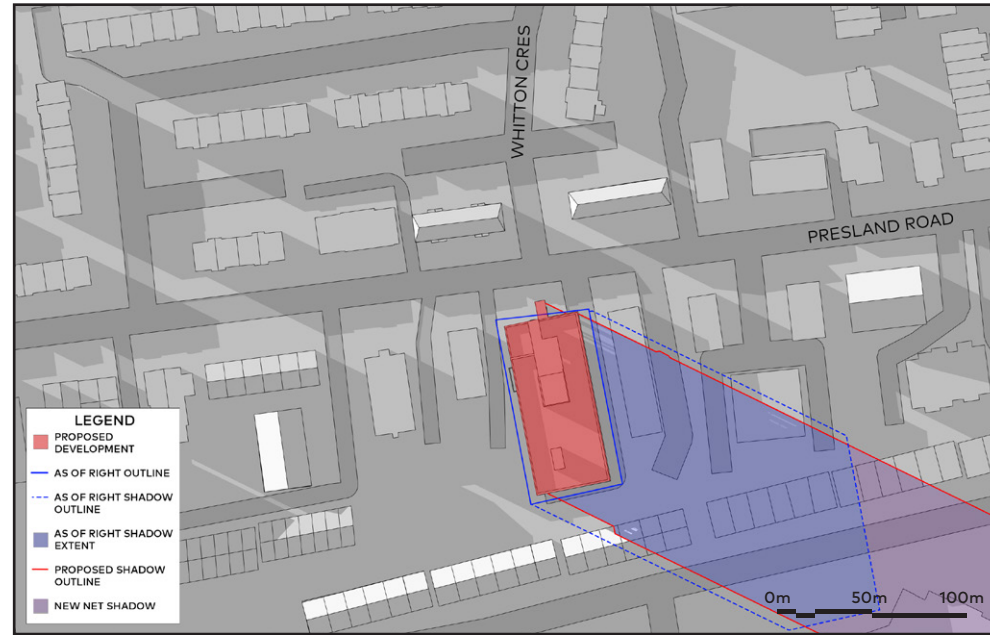
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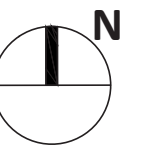
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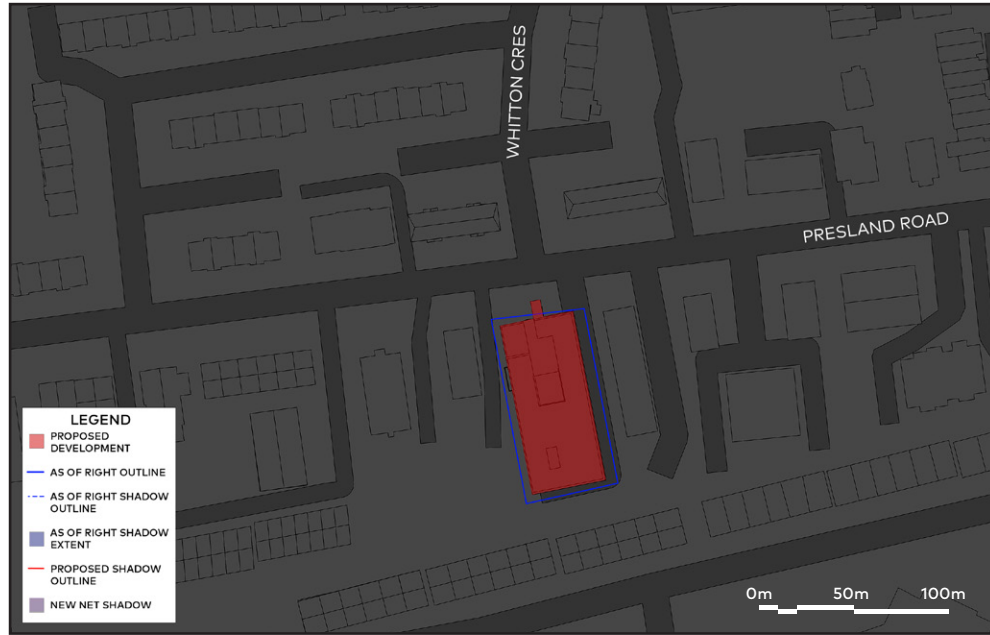
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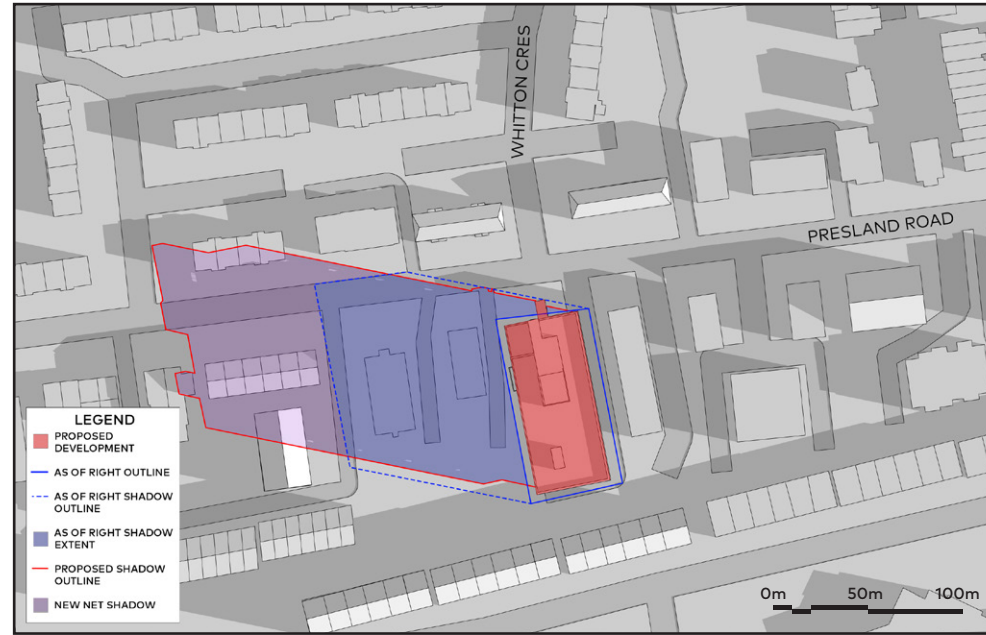
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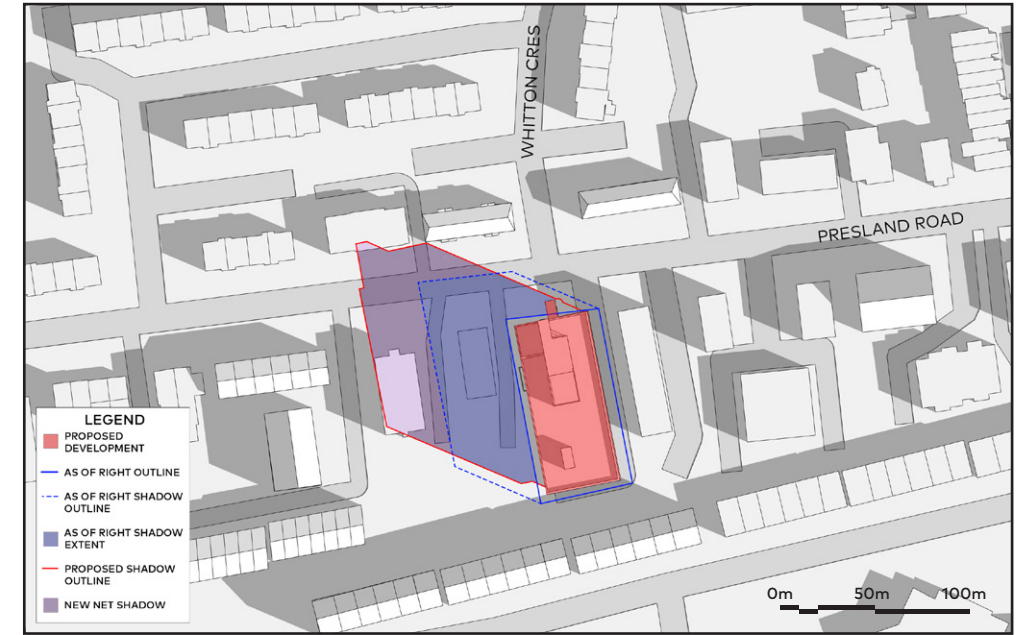
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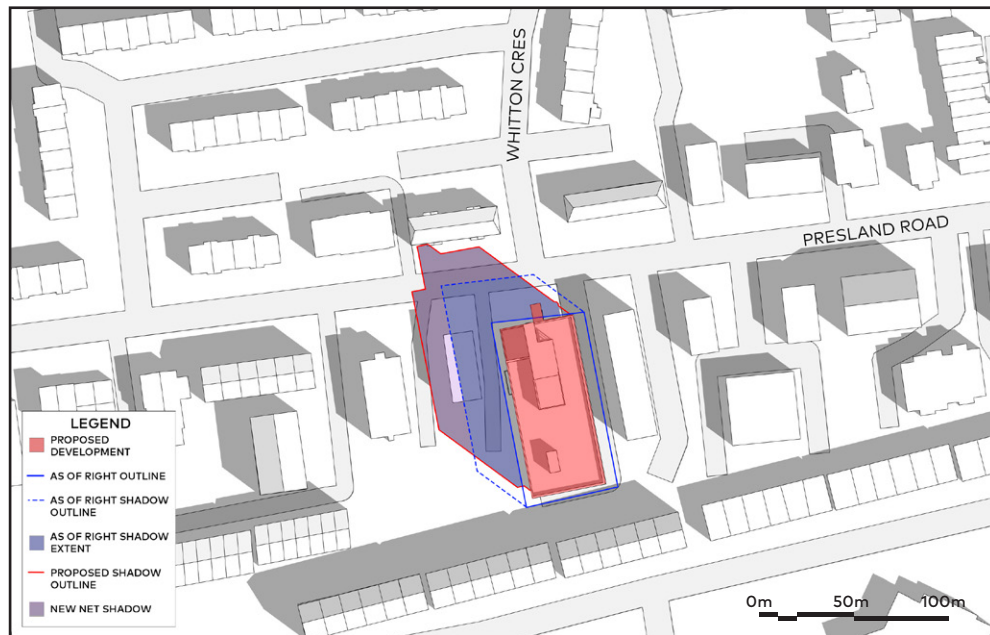
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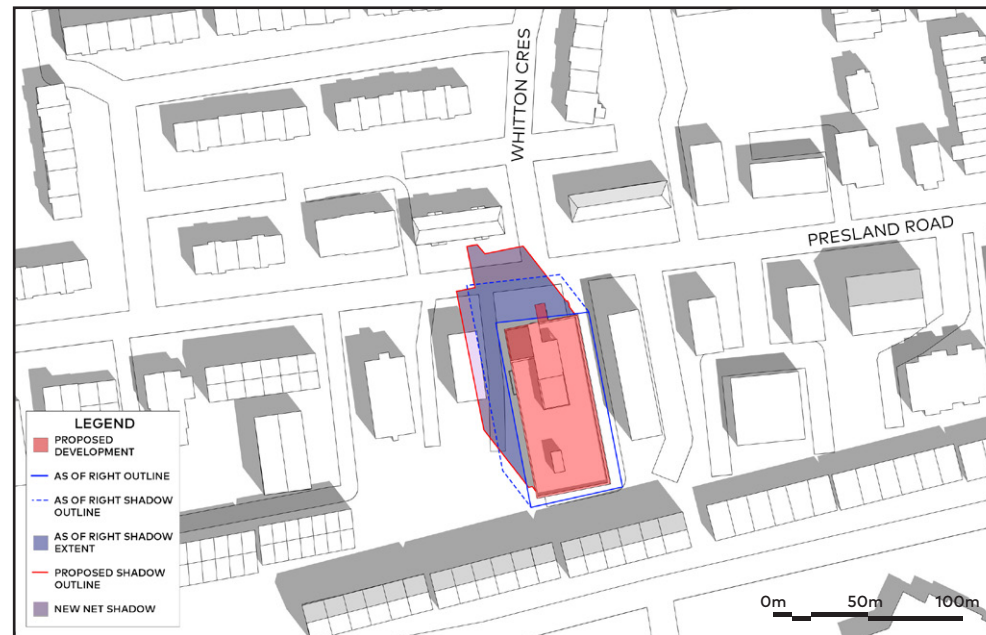
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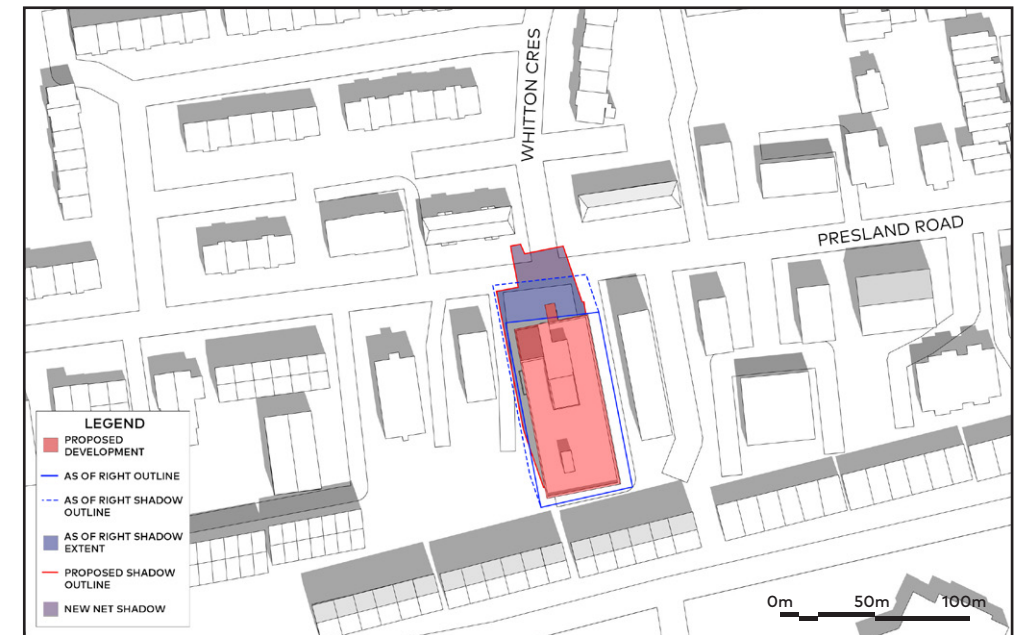
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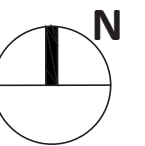
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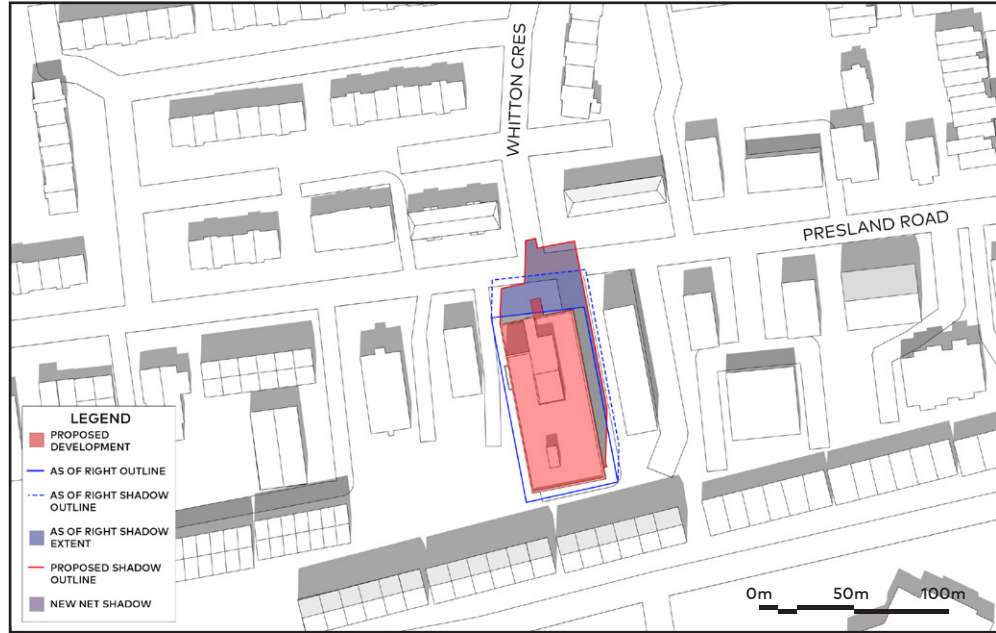
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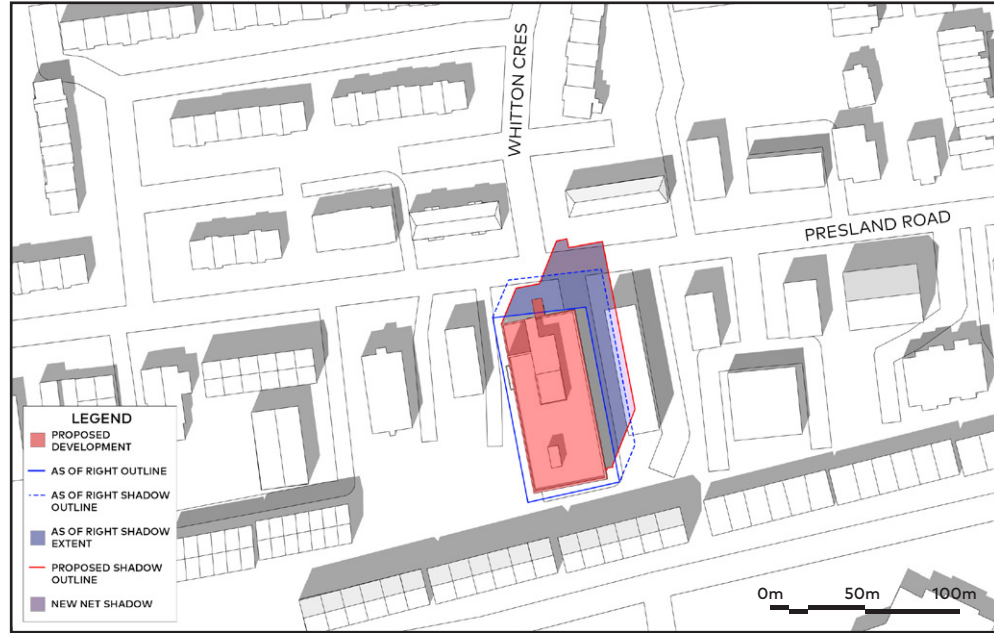
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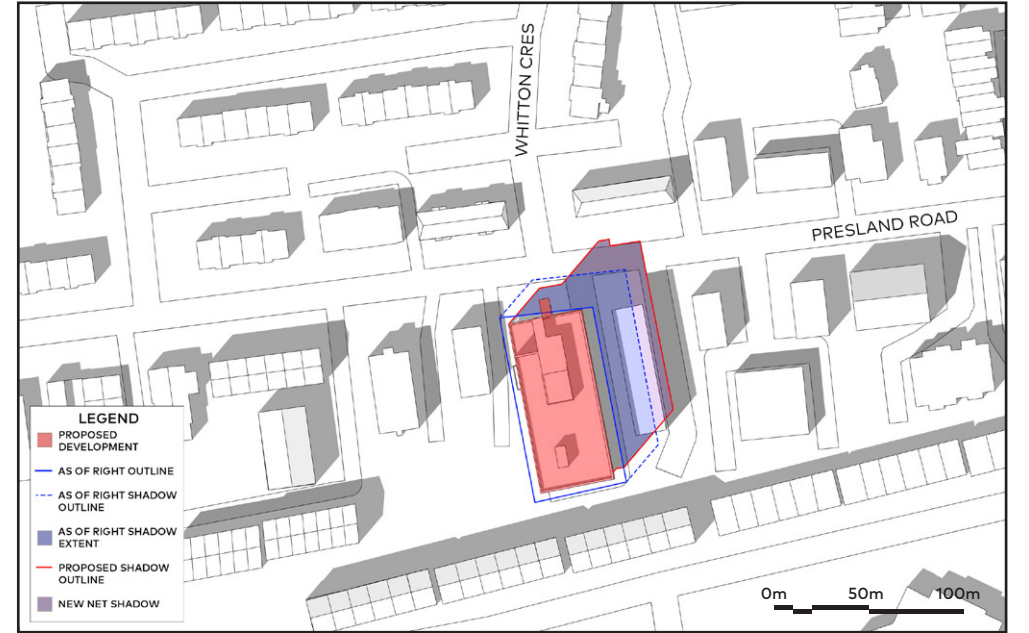
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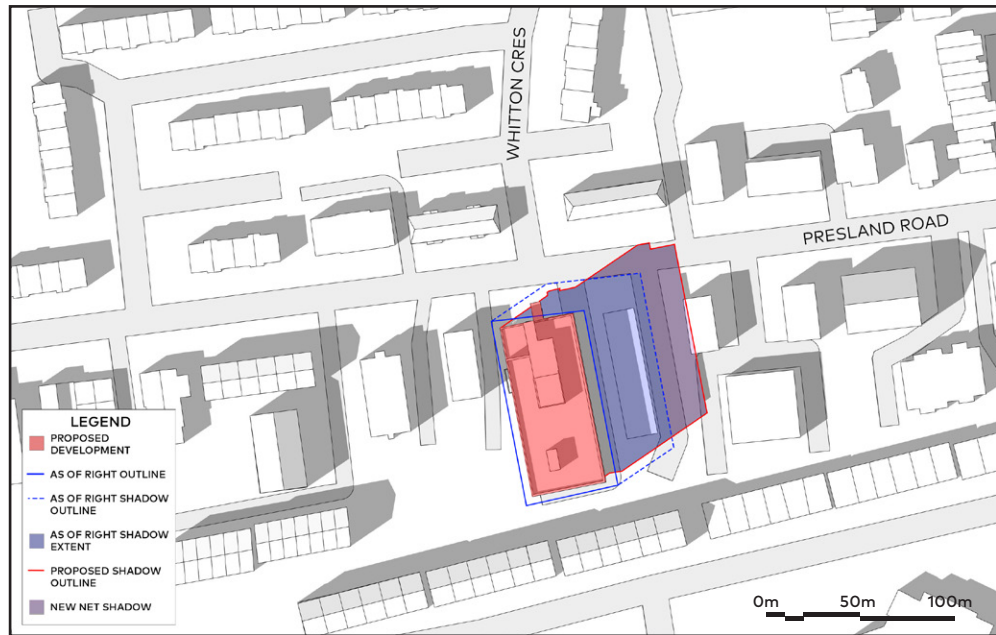
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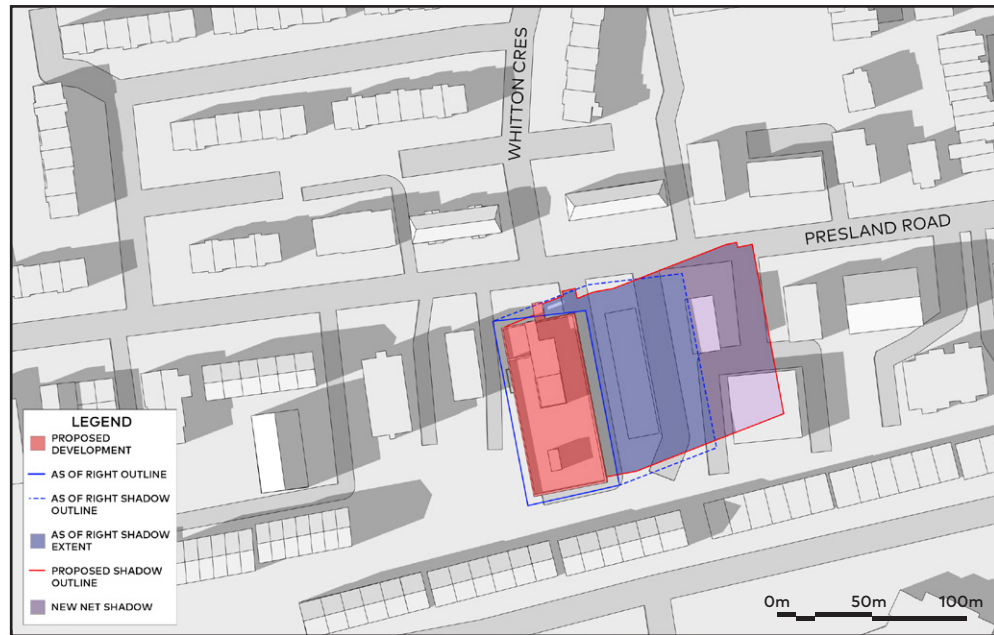
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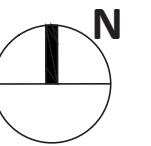
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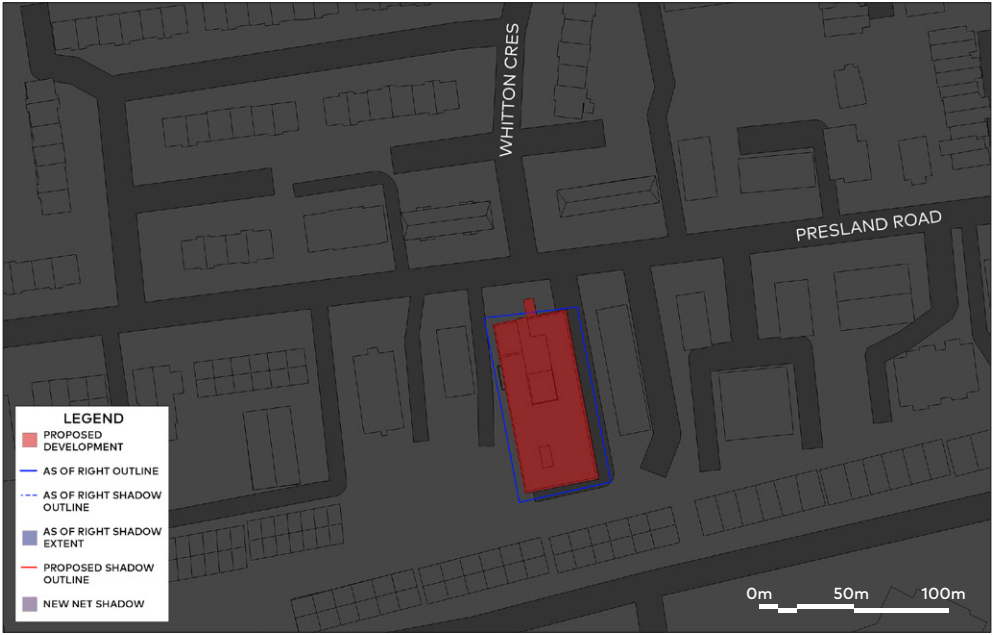
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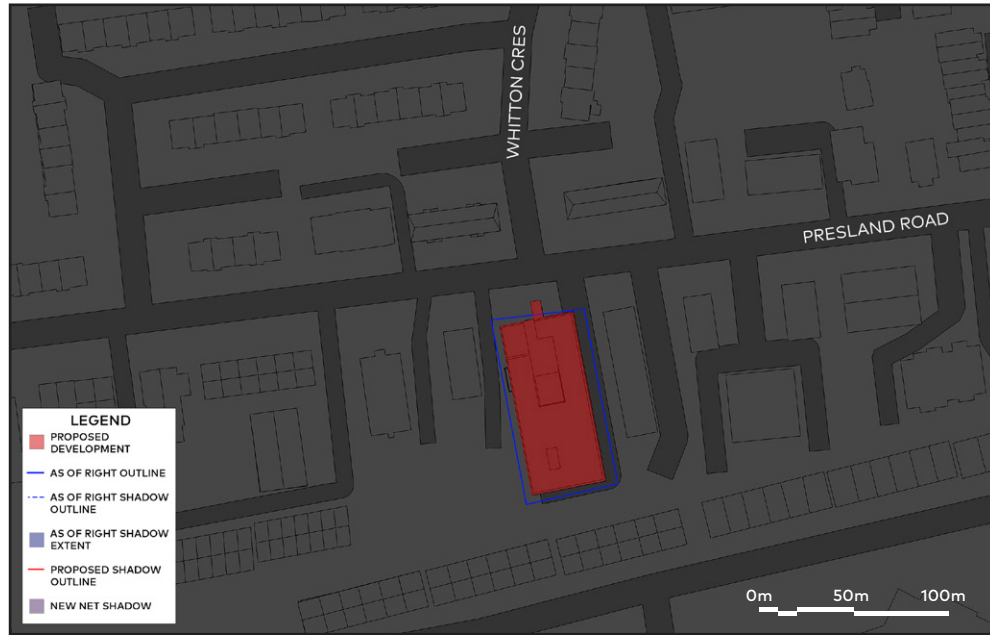
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DEC 21st

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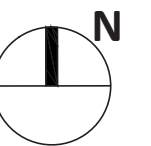
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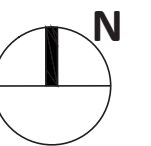
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3 PM



DEC 21st

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Design Brief:

The proposed development at 240 Presland Road is led by Centertown Citizens Ottawa Corporation (CCOC), a non-profit organization dedicated to developing and maintaining affordable housing in Ottawa. The project envisions a 6-storey residential building containing 62 affordable housing units of varying unit types and sizes.

The site was previously occupied by a 4-storey residential building that was lost to a fire in 2023. It currently sits vacant, though rows of mature trees remain along the interior side yards. These trees will be protected and retained throughout construction.

To support sustainability goals, the design emphasizes compact and efficient massing, with a recessed ground floor creating a sheltered canopy over the surface parking stalls. Key ground-level functions include a secure indoor bicycle parking room and a street-facing shared laundry room, the latter offering generous glazing to enhance street animation and passive surveillance. A pedestrian entrance canopy extends toward Presland Road, highlighting and sheltering the main entrance.

The building's form is composed of simple, interlocking volumes, anchored visually by the vertical expression of the front exit stairwell. To support energy efficiency, the building envelope is intentionally monolithic, minimizing thermal bridging and energy loss. A significant setback at the fourth floor responds to the smaller-scale neighbouring building to the west, creating a smooth transition in massing and providing an amenity terrace for residents.

Communal outdoor amenities are also provided on the rooftop and within the rear yard, which is framed by existing and new vegetation, including preserved and new trees and landscaped gardens.

Sustainability Statement:

The proposed development will incorporate multiple strategies to support sustainable design and energy efficiency. As a project located in Ontario, it will be subject to SB-10 of the Ontario Building Code, which mandates that energy performance exceed the National Energy Code for Buildings (NECB) by at least 30% for buildings of this type. This regulation—effective since January 1, 2017—ensures that projects align with Ontario's progressive targets for greenhouse gas (GHG) emission reductions and energy conservation.

To meet these requirements, the project will undertake a comprehensive energy modelling analysis. This process will help determine the optimal balance between a high-performance building envelope, glazing ratios, and mechanical system performance, ensuring efficient heating and cooling across all four seasons. The energy model will guide the design team in selecting strategies that are both environmentally responsible and cost-effective.

Additional sustainability features will include bird-safe glazing treatments on large areas of glazing to mitigate bird collisions and enhance urban biodiversity, and a white reflective roofing membrane, designed to reduce the urban heat island effect by minimizing solar heat gain on horizontal surfaces.

These strategies reflect a commitment to responsible design, environmental stewardship, and alignment with both local and provincial sustainability objectives.