



SUBMITTED FOR - SITE PLAN CONTROL

CCOC - 240 Presland Rd



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Subject property looking South from Presland Road



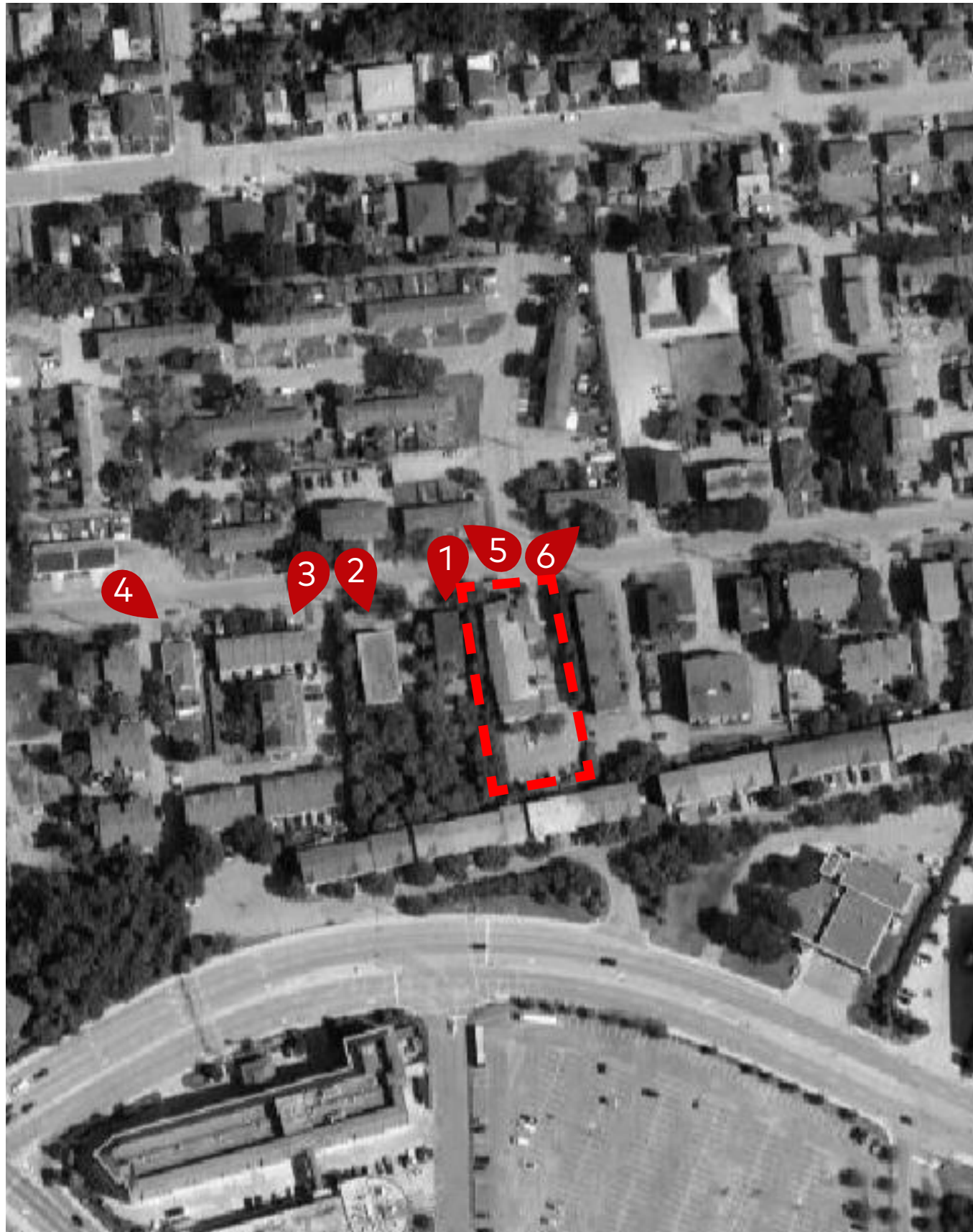
Subject property looking South

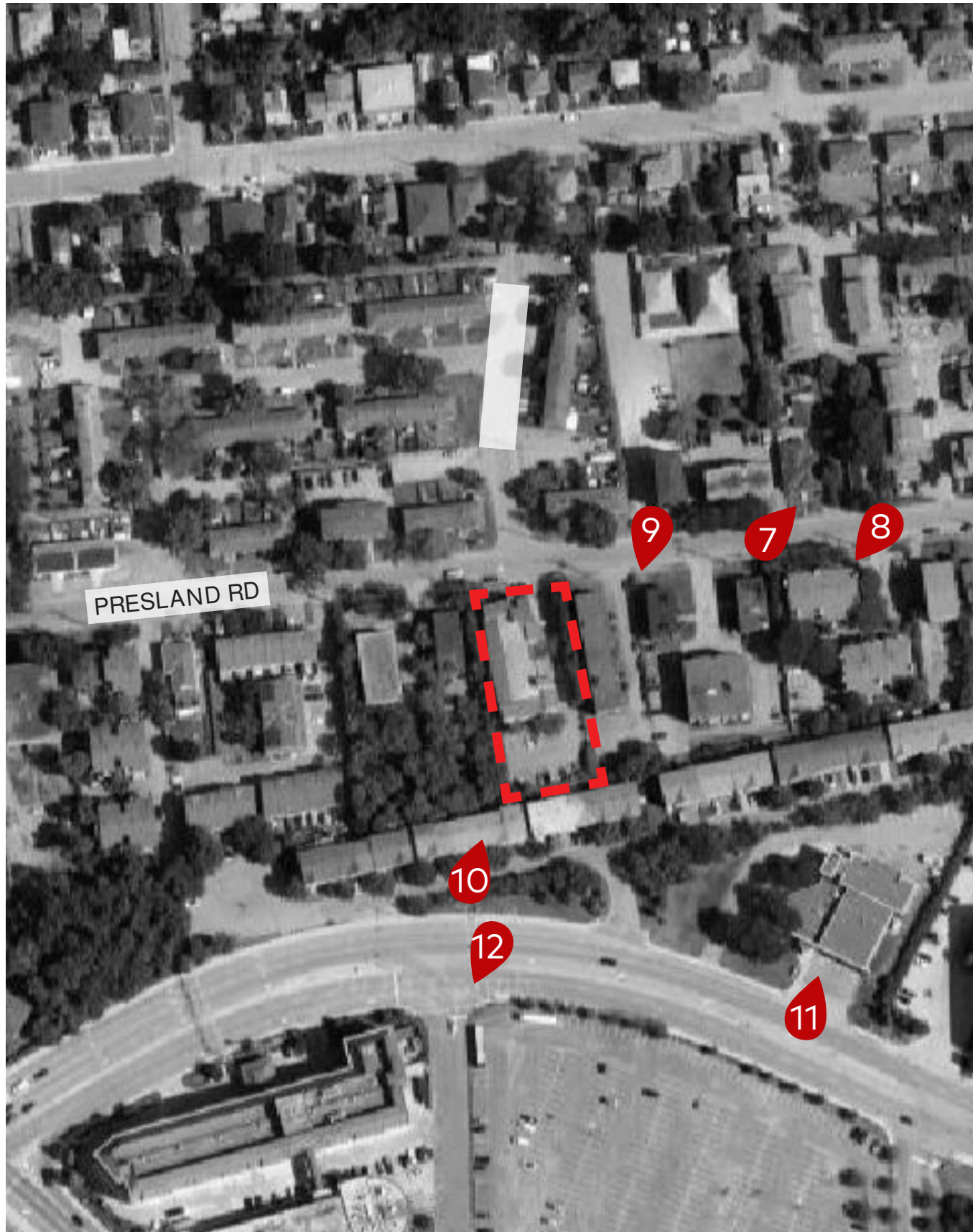


Subject property looking South-East



Subject property looking South-West





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 geodetic and are referred to the CGVD28 geodetic 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 FS & FS.

SURVEYOR'S REAL PROPERTY REPORT

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

Scale 1 : 200

0 0.5 1 1.5 2 2.5 3 3.5 4 4.5 5 5.5 6 6.5 7 7.5 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 Regulations made under them.
2. The survey was completed on the 10th day of May, 2024.

May 23, 2024

Date

E. H. Hennevey

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 Cooperative 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.

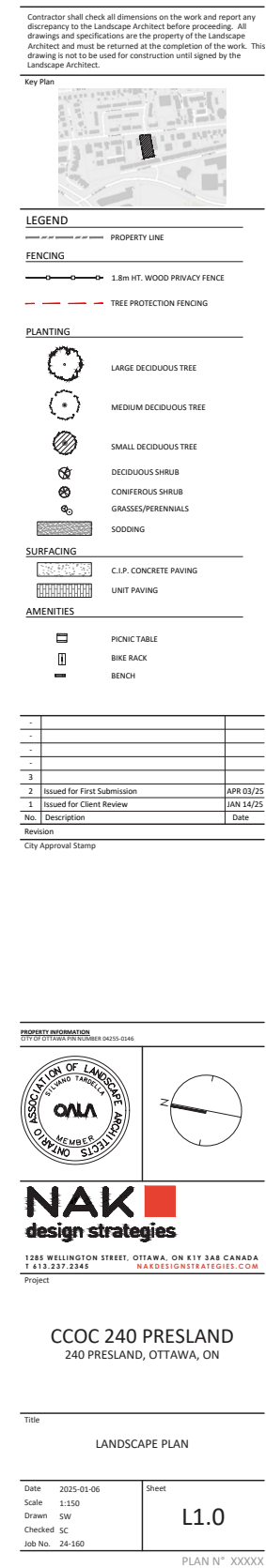
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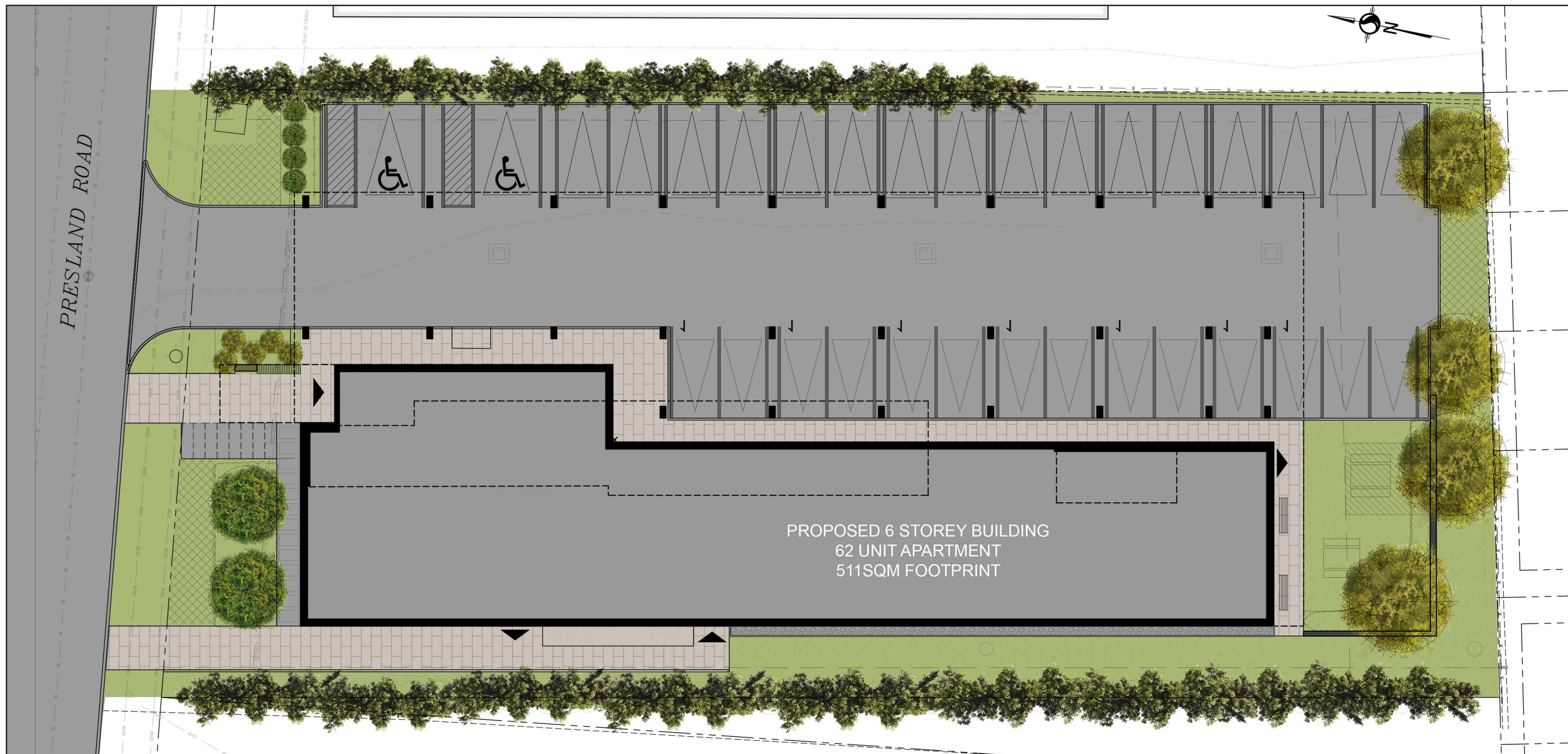
Denotes	
—	Survey Monument Planted
—	Survey Monument Found
SIB	Standard Iron Bar
SSIB	Short Standard Iron Bar
IB	Iron Bar
(WIT)	Witness
Mess.	Measured
(AOG)	Annis, O'Sullivan, Vollebakk Ltd.
(PI)	Plan SR-10485
(P2)	Plan AR-17638
(P3)	Expropriation Plan CT222481
(P4)	(AOG) Plan Dated November 13, 2017
WP	Wooden Pole With Electrical Plug
—	Maintenance Hole (Storm Sewer)
—	Maintenance Hole (Sanitary)
—	Maintenance Hole (Hydro)
VC	Valve Chamber (Watermain)
—	Overhead Wires
HT	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
PH	Fire Hydrant
WV	Water Valve

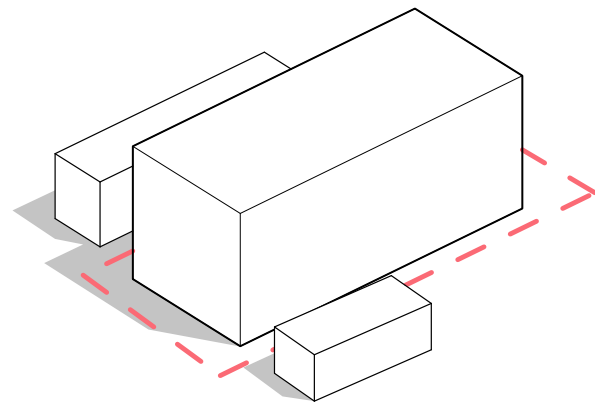
ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
V-75454

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

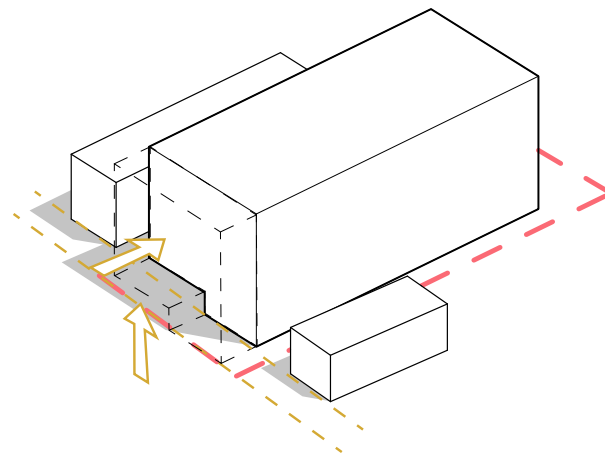
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ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
14 Concordia Gate, Suite 500
Napier, Ont. K2E 7S6
Phone: (613) 727-2850 / Fax: (613) 727-1079
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Ontario Land Surveyors (Reg. No. 24881-24 04000 P1 1.0 0.0 0.0 F)



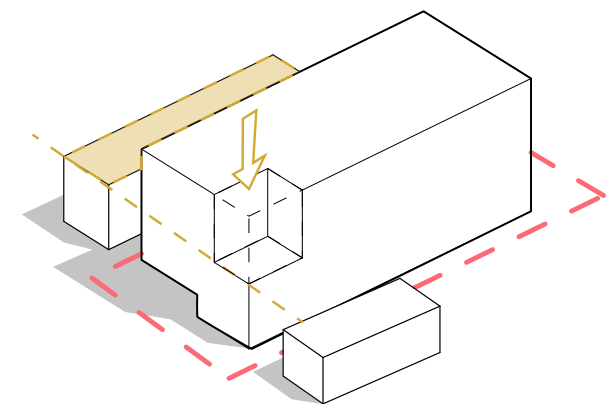




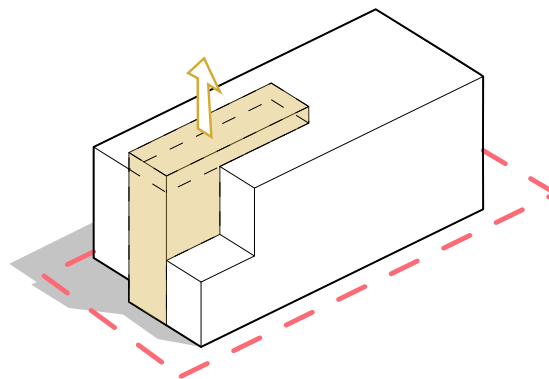
Proposed 6 Storey Building



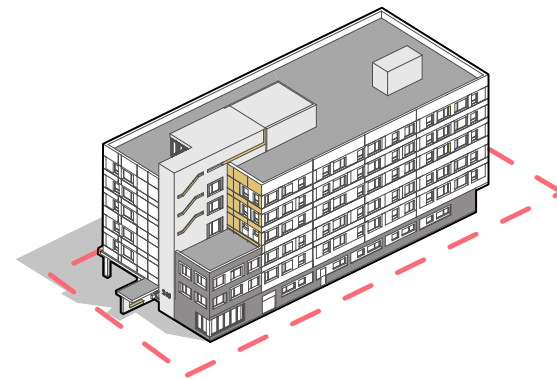
Ground floor lifted to maximize site parking.
Front facade aligns with neighbour.



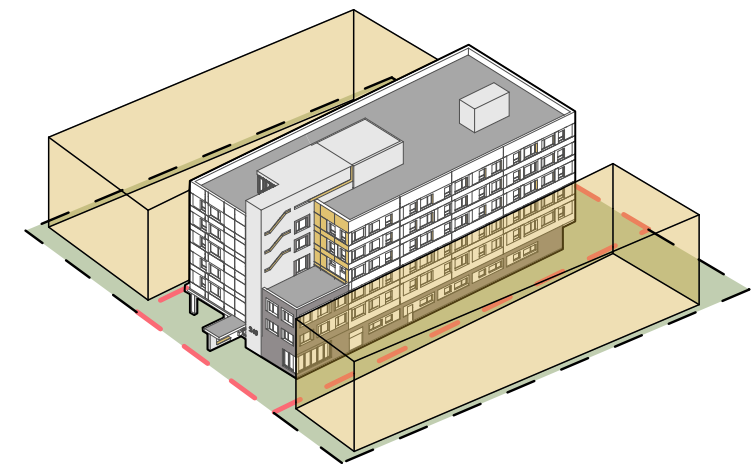
Terrace formed at the height
of adjacent building.



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)







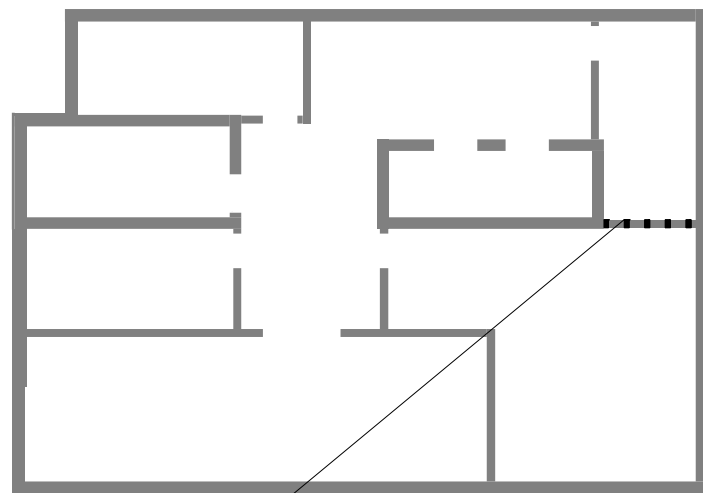


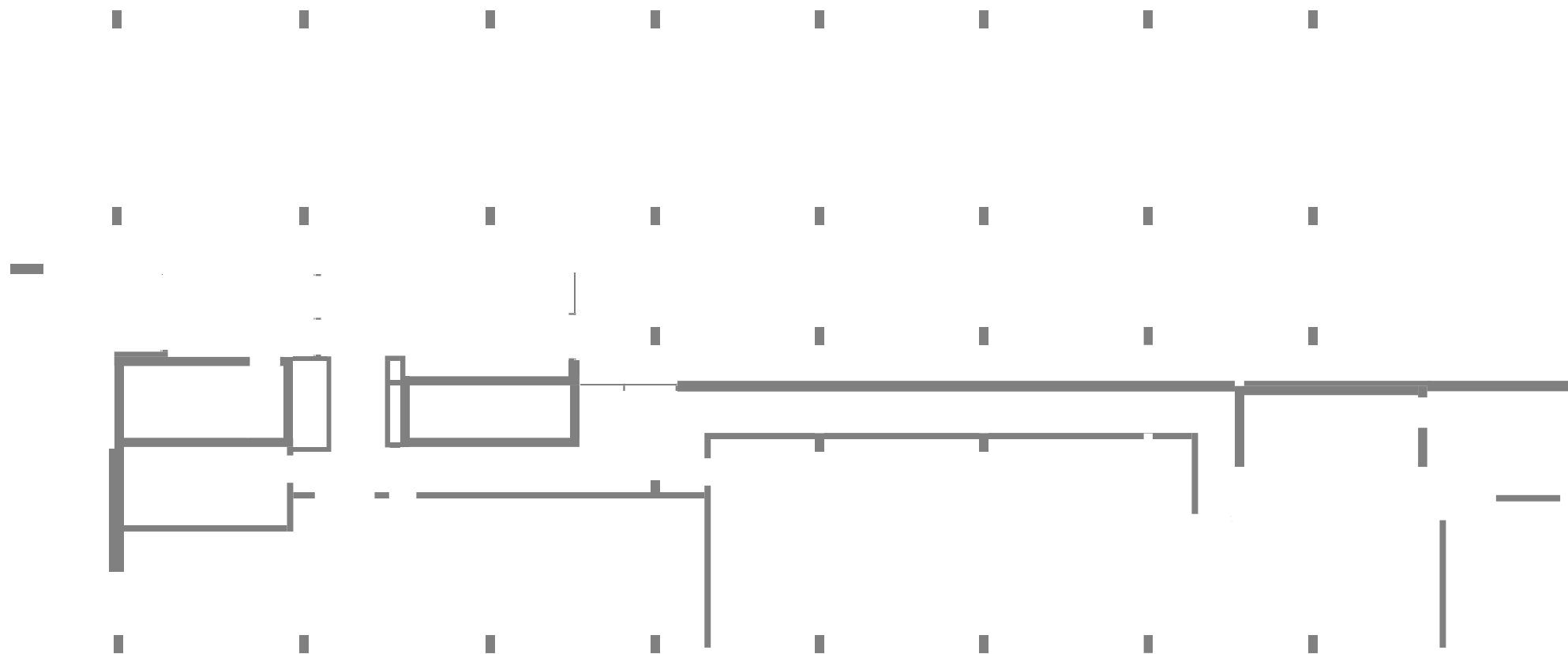


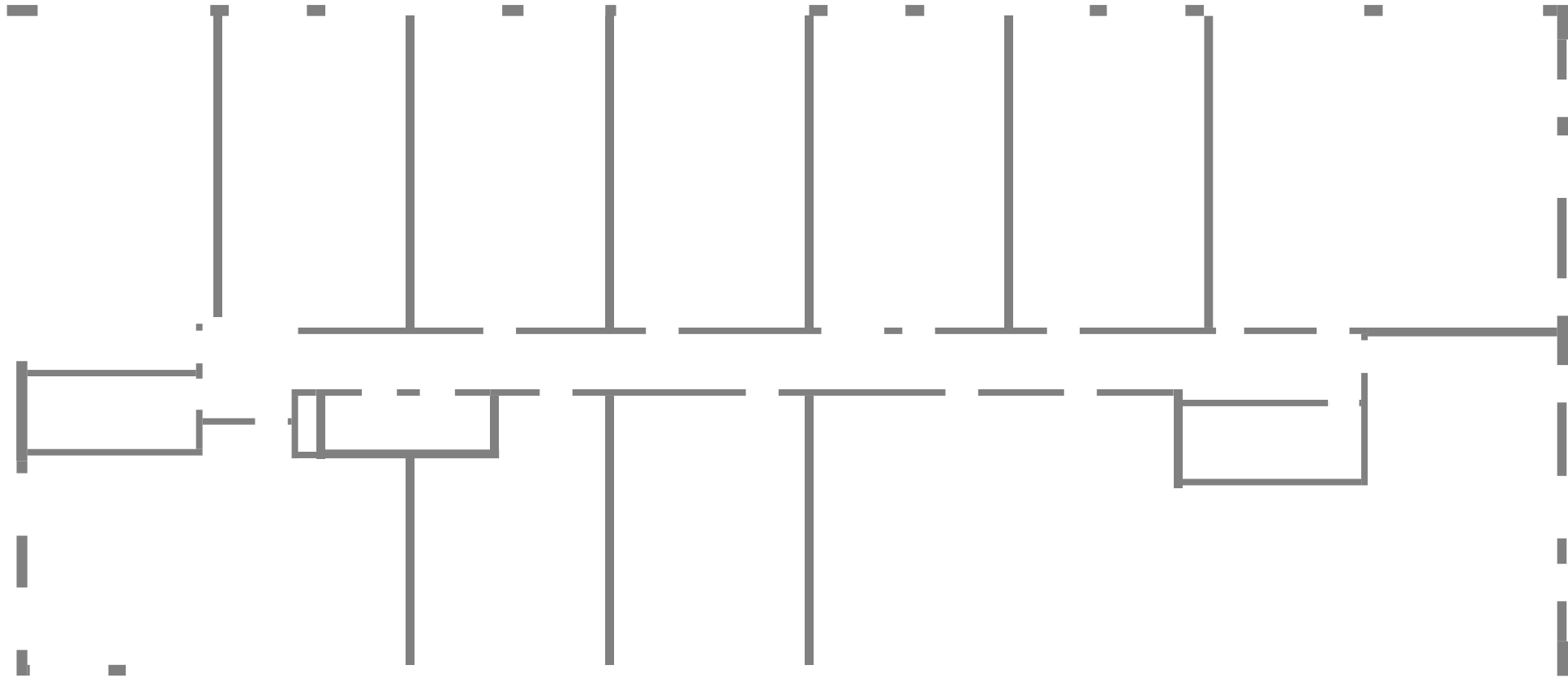


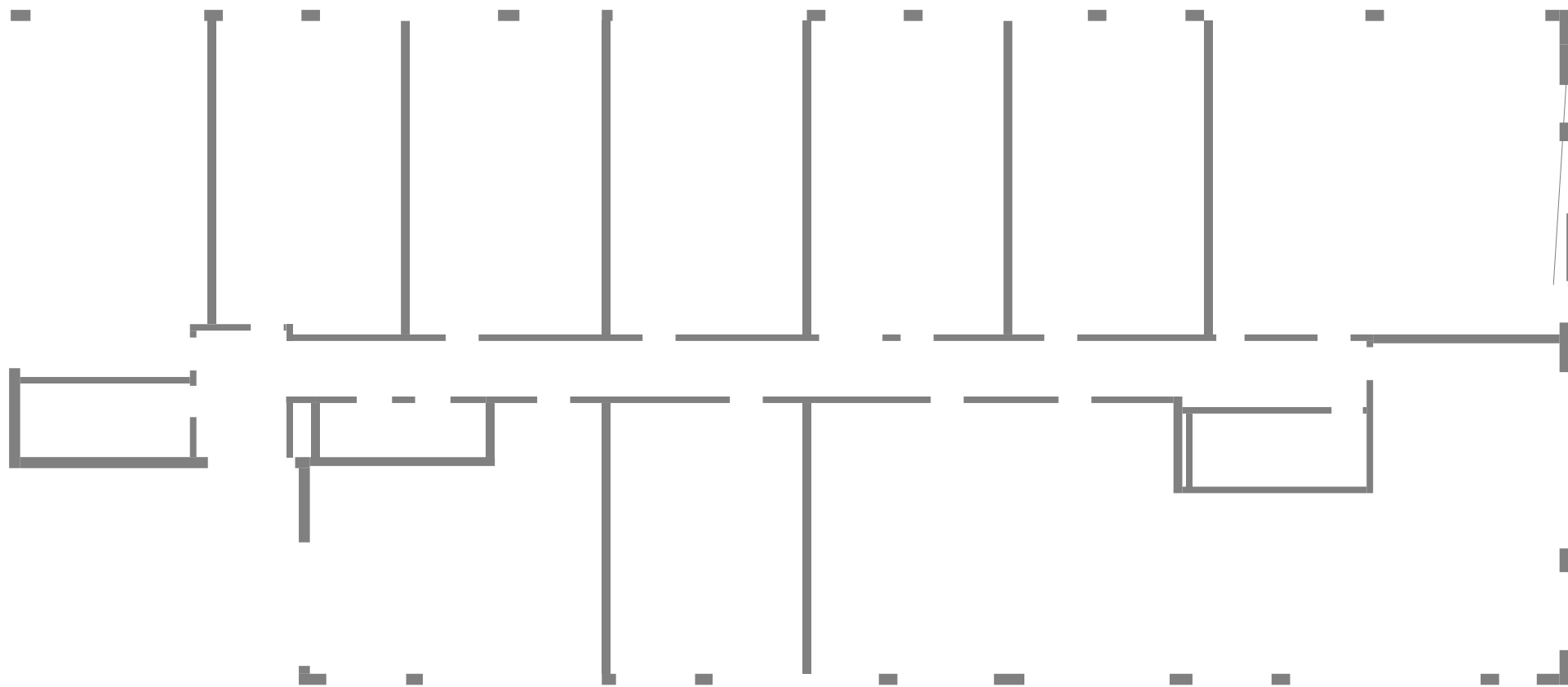


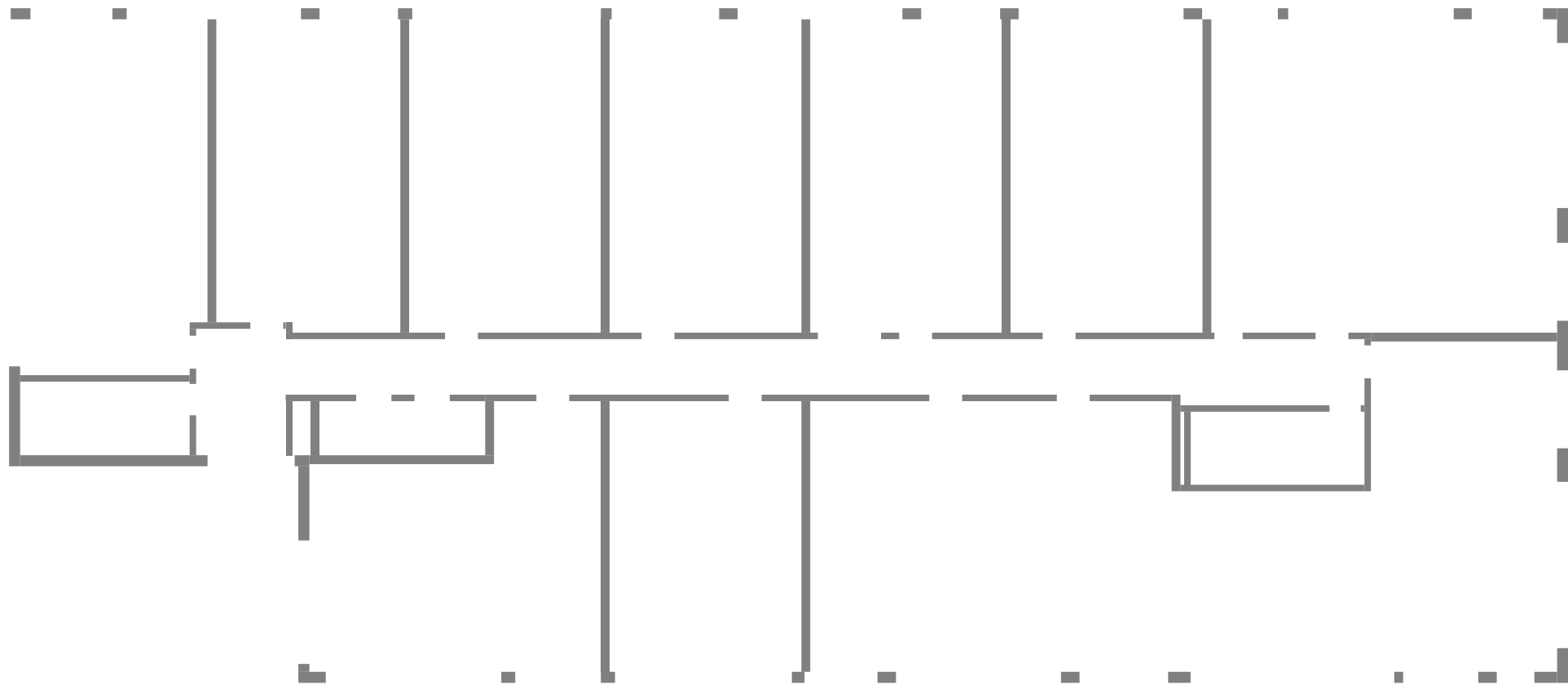


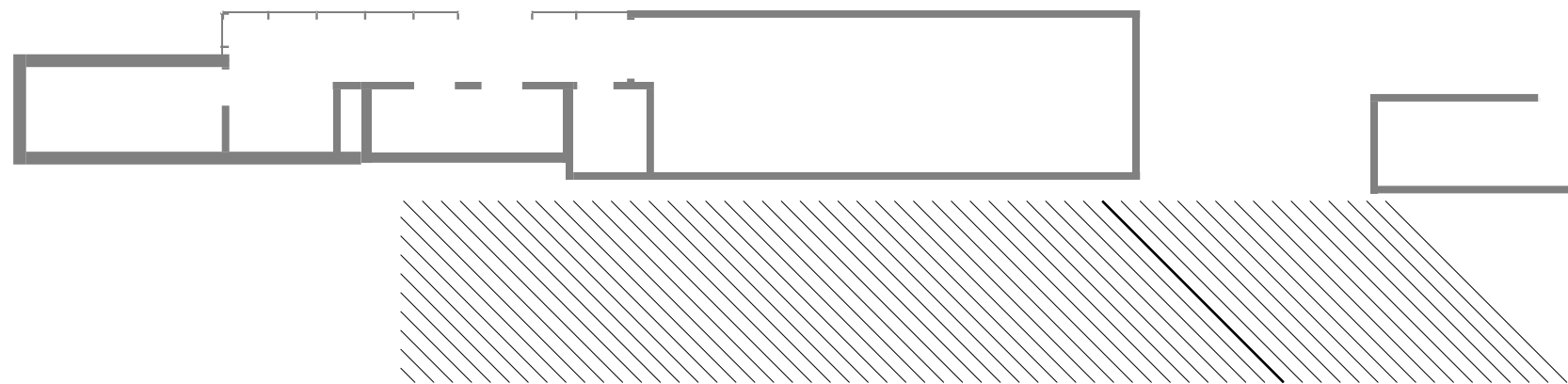






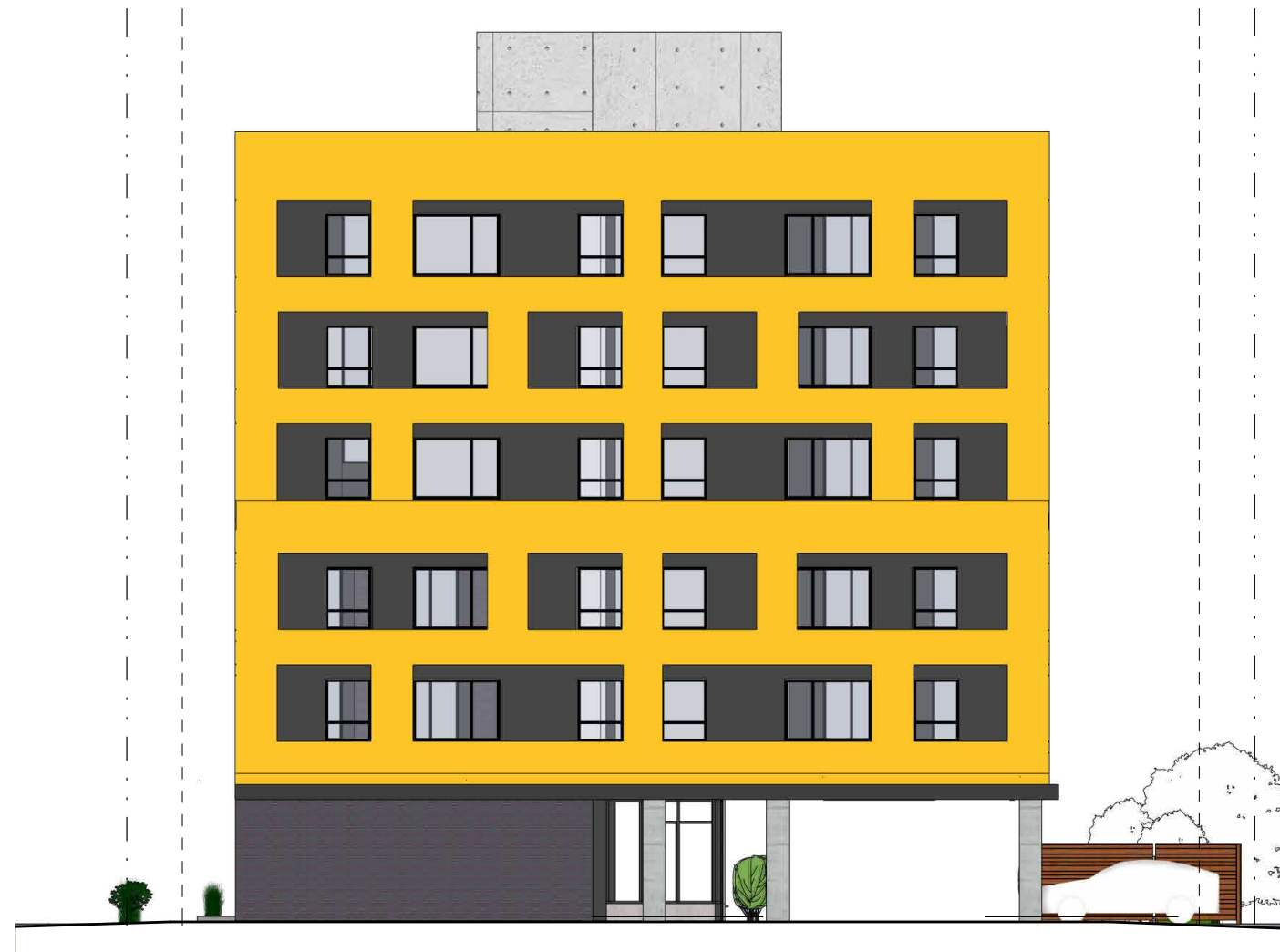




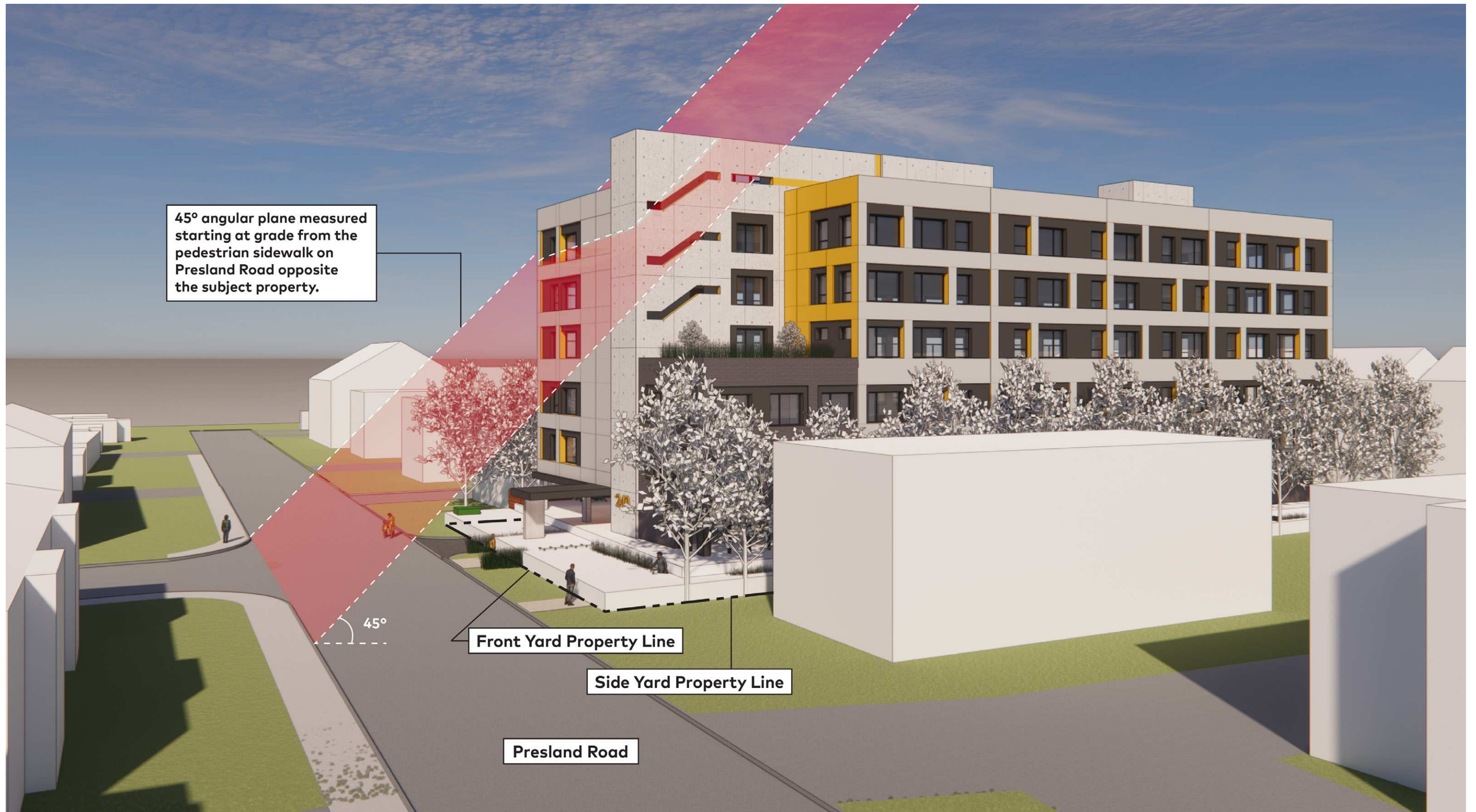


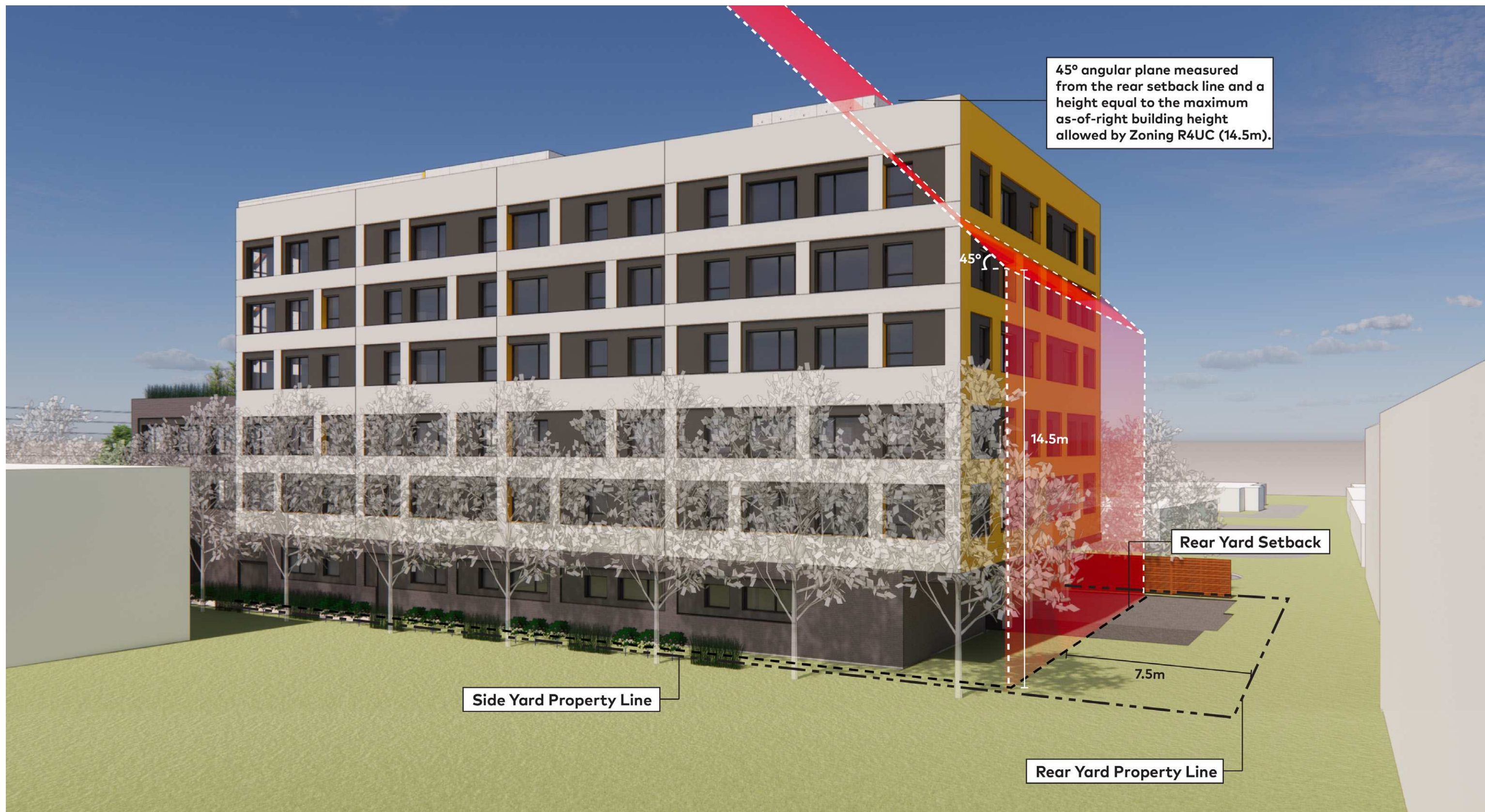


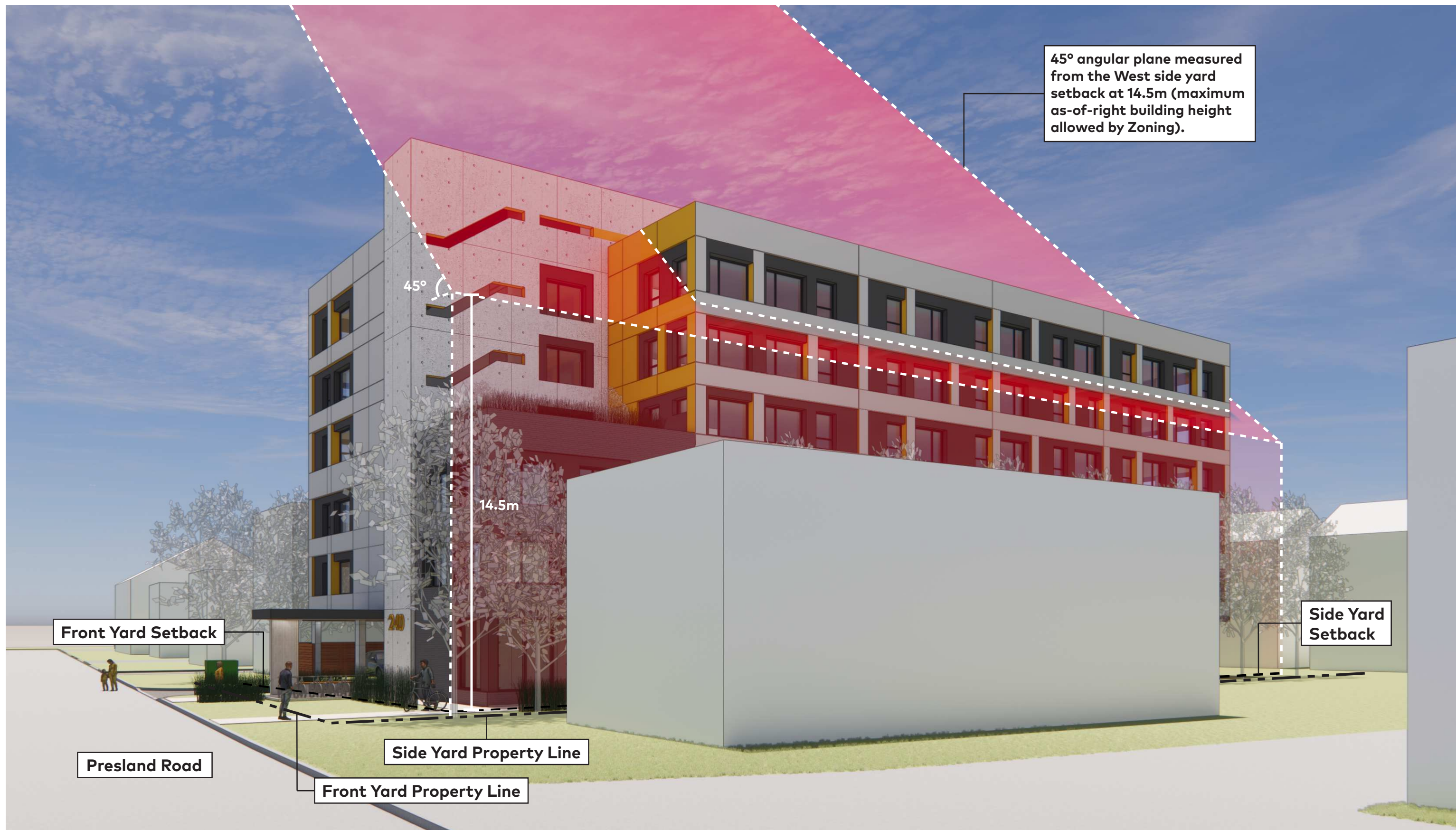


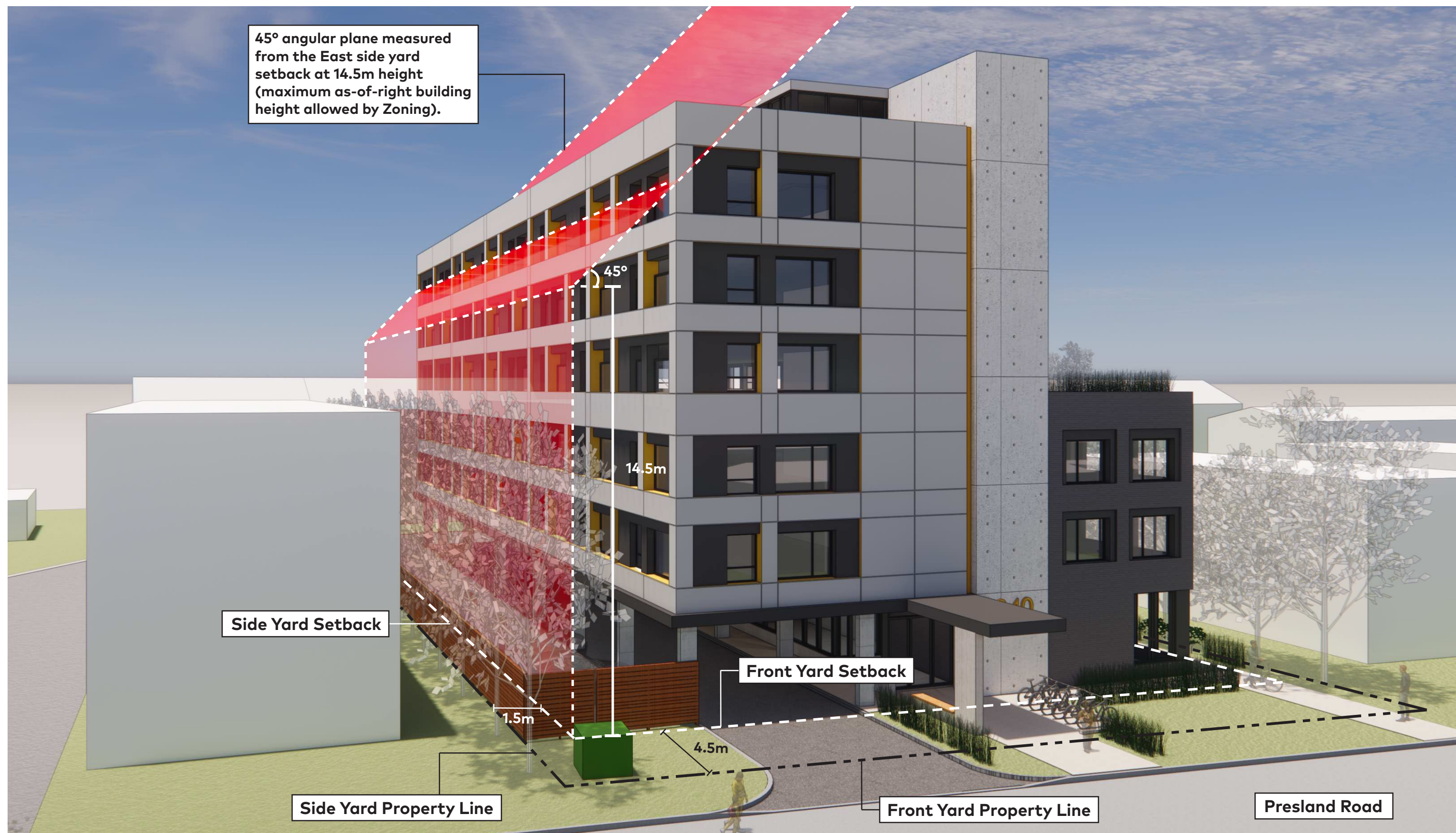


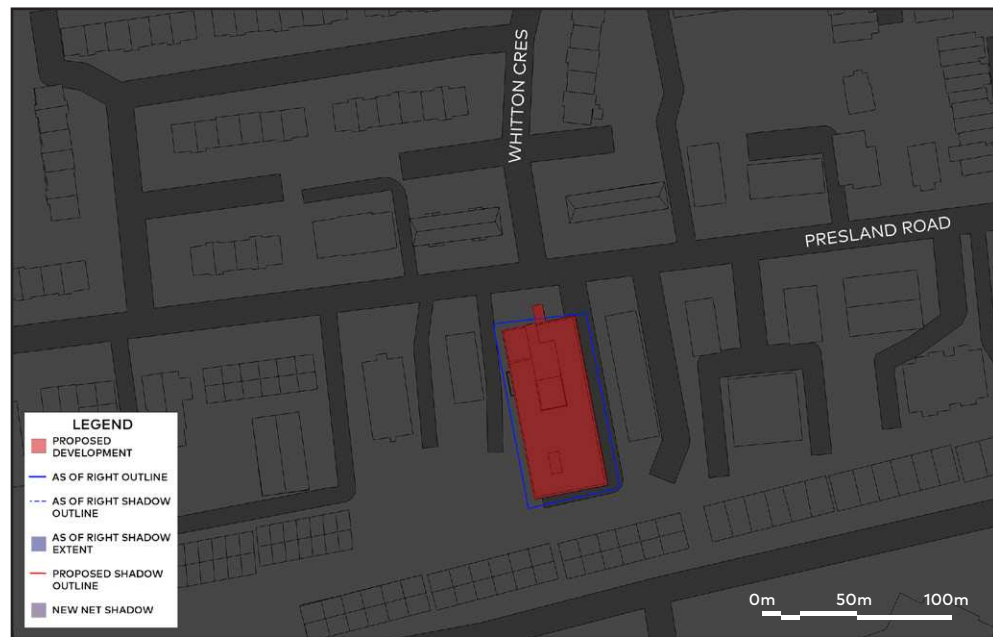




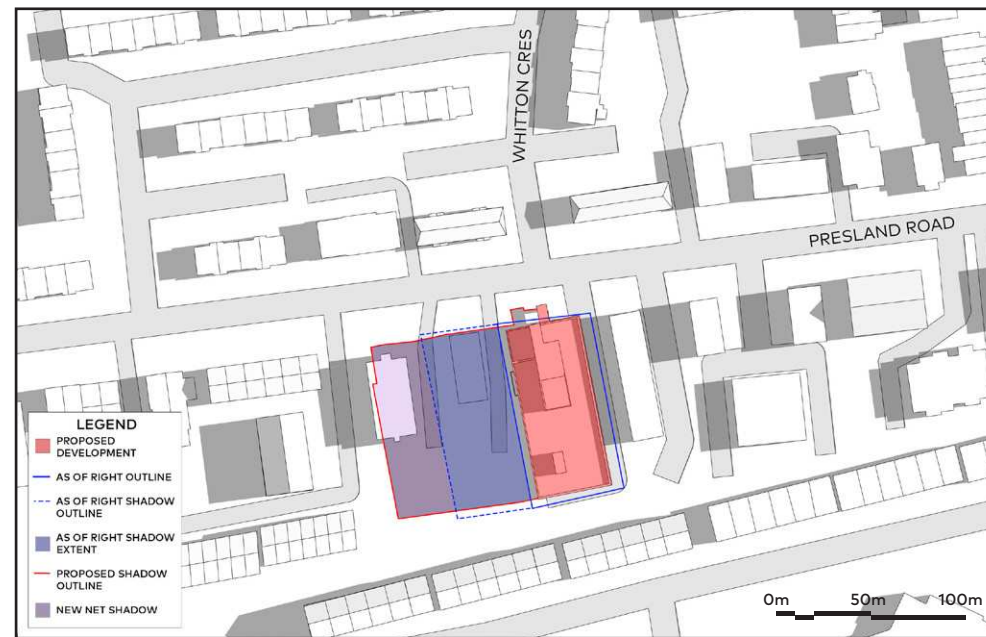




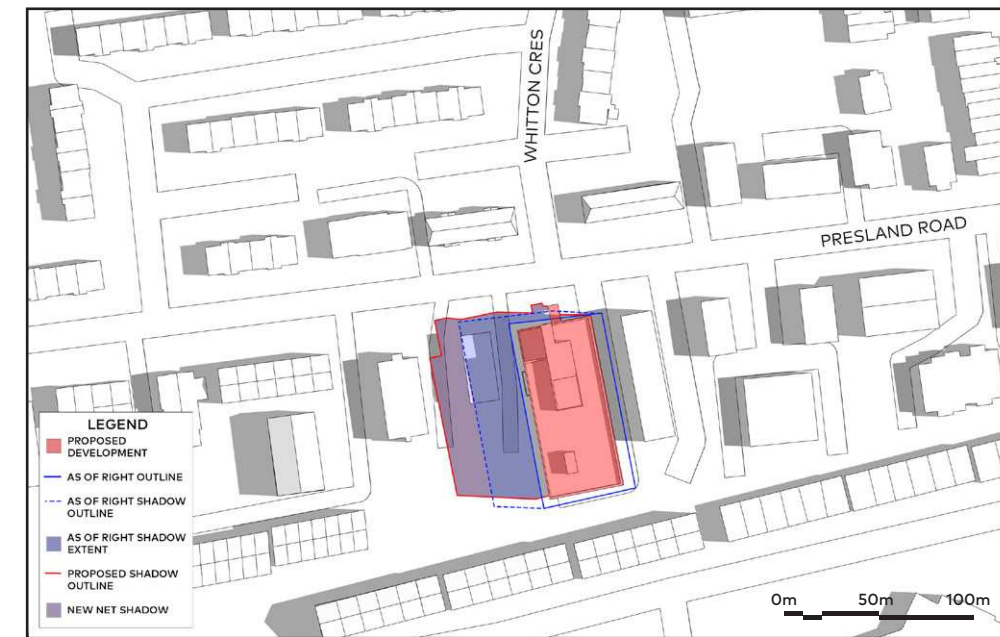




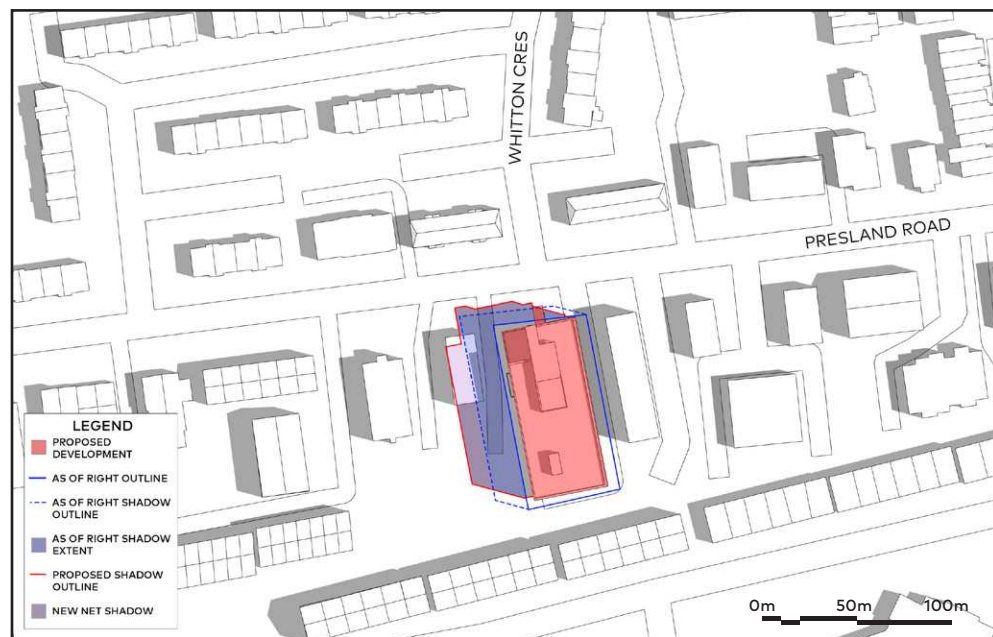
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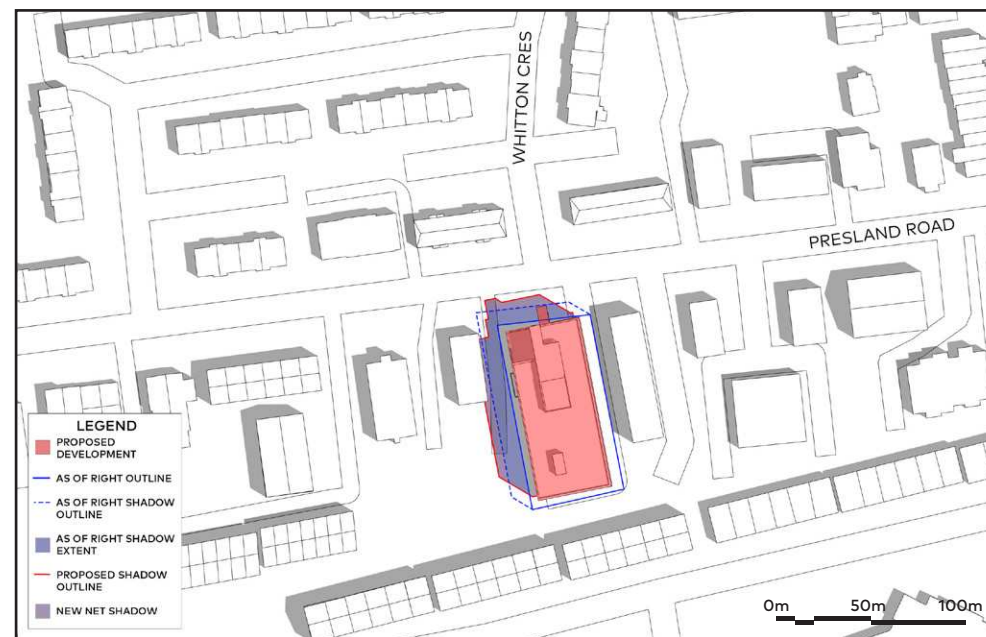
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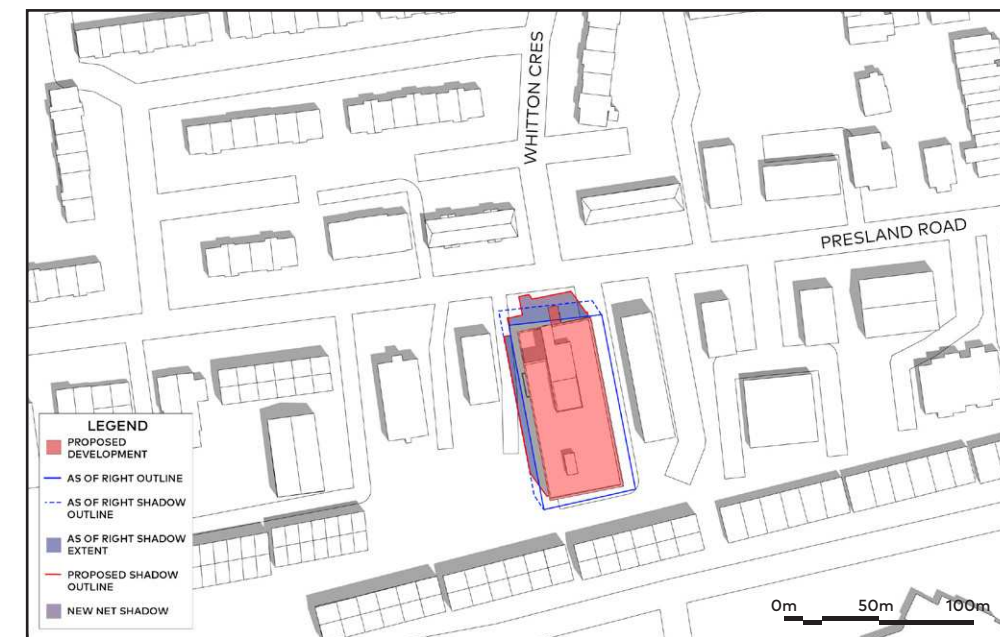
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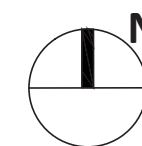
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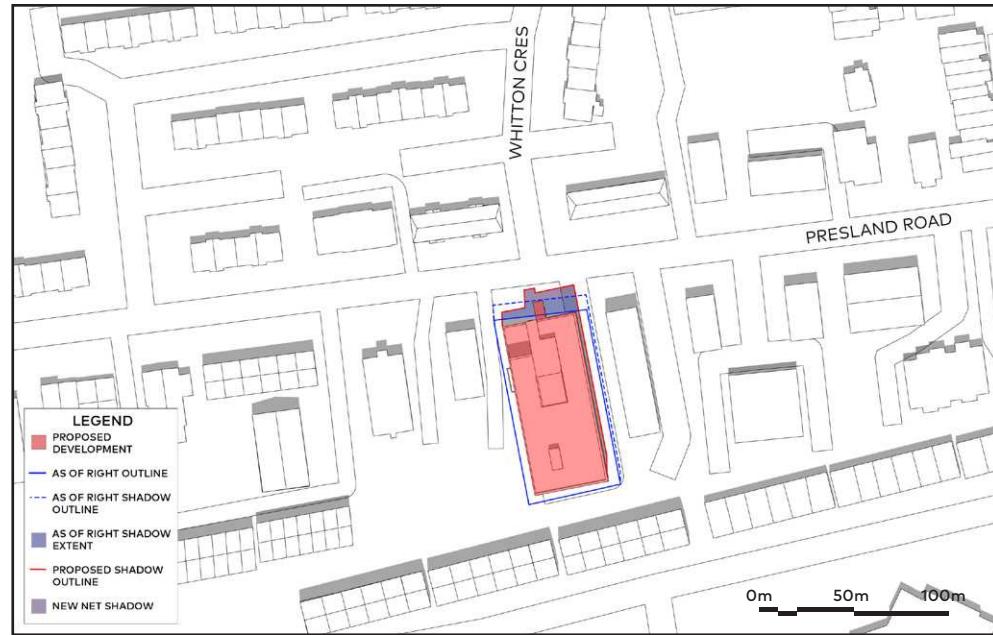


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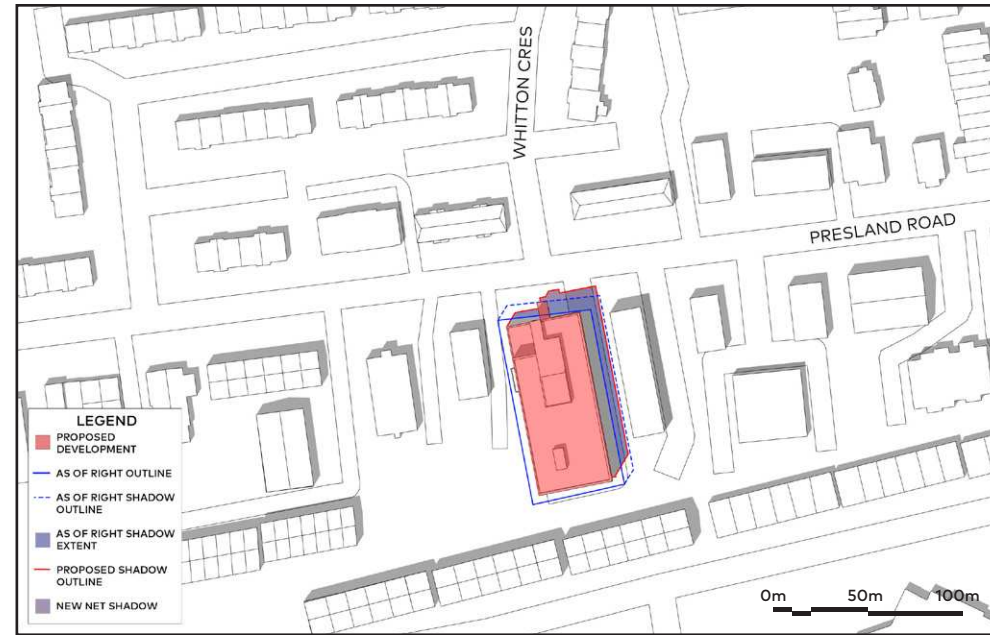
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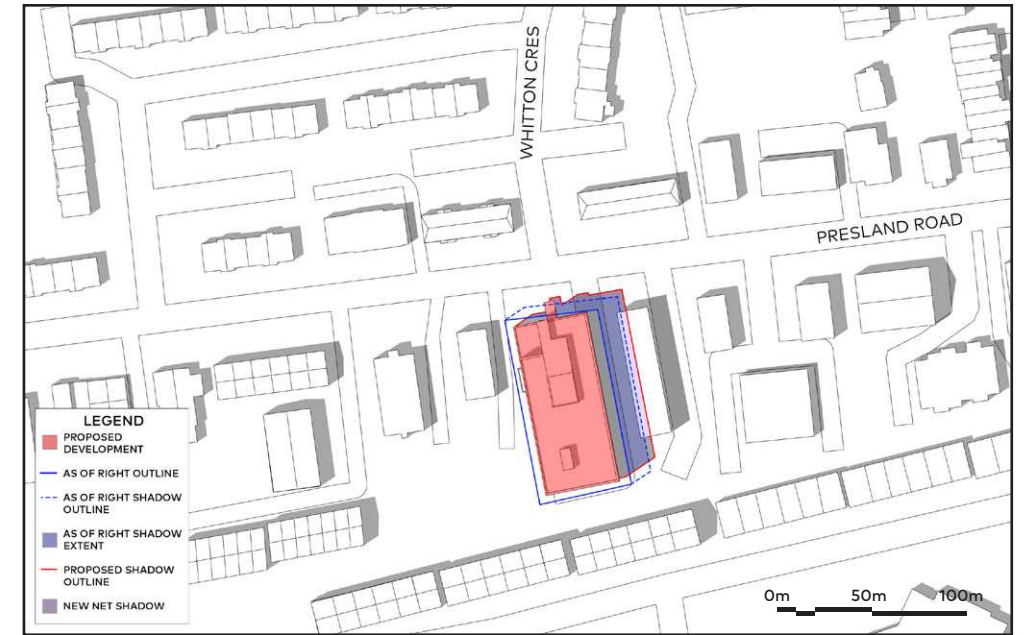
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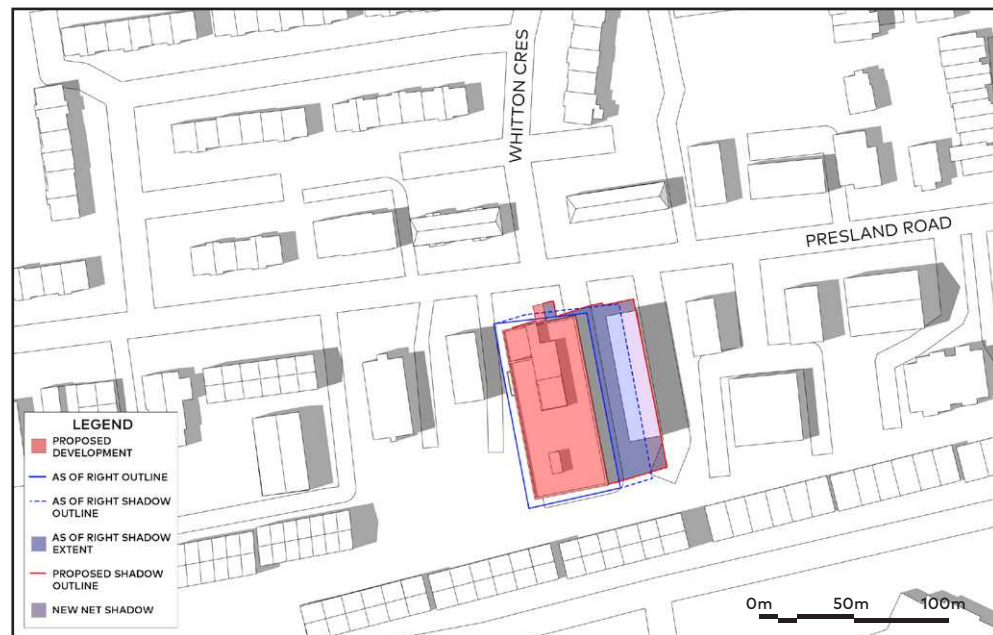
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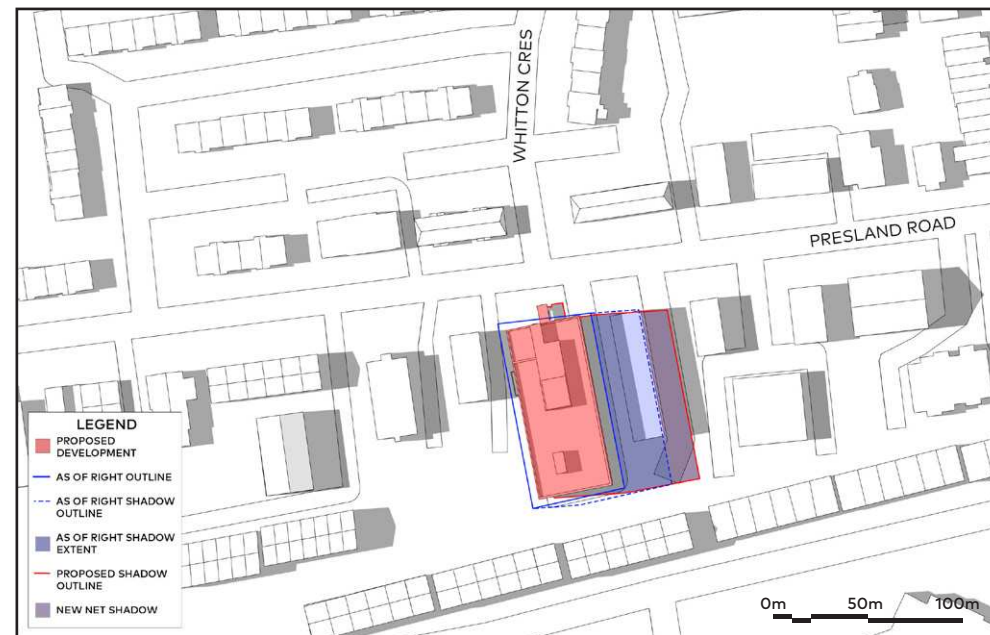
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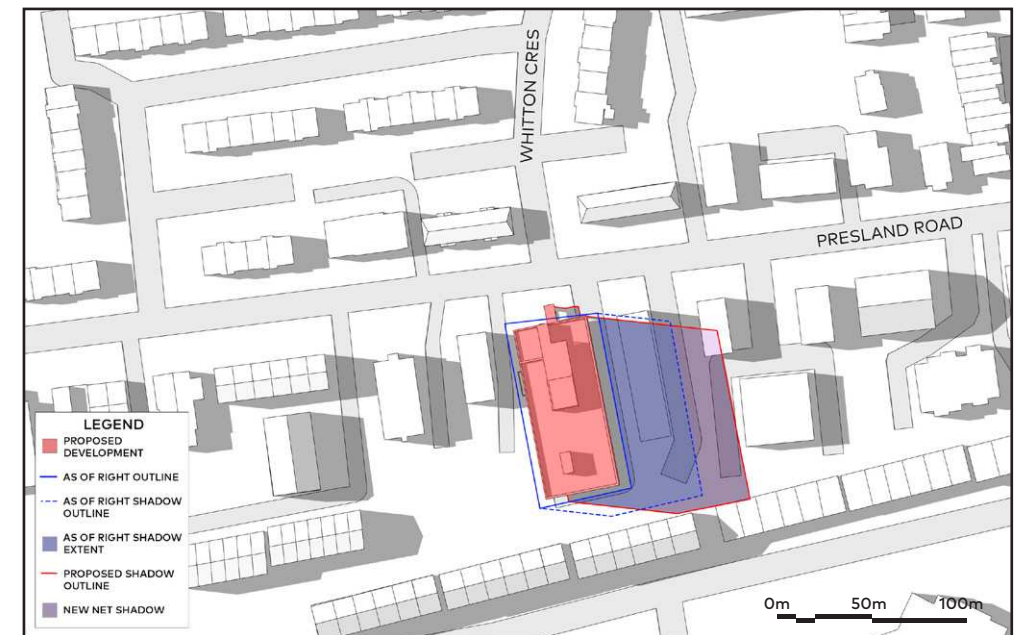
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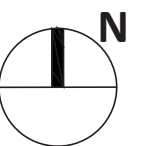
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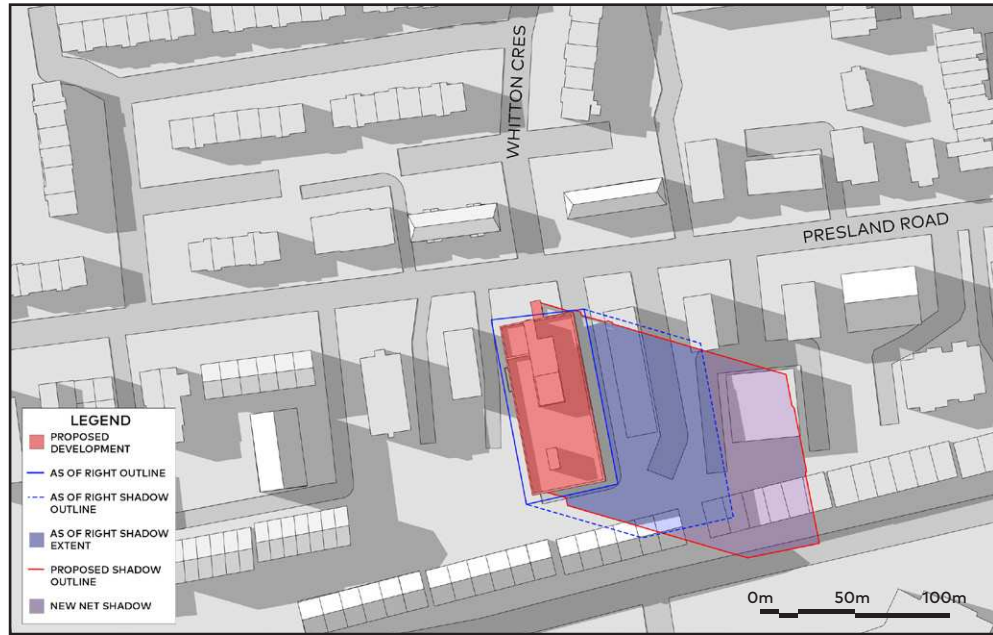
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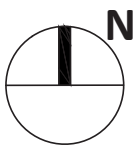
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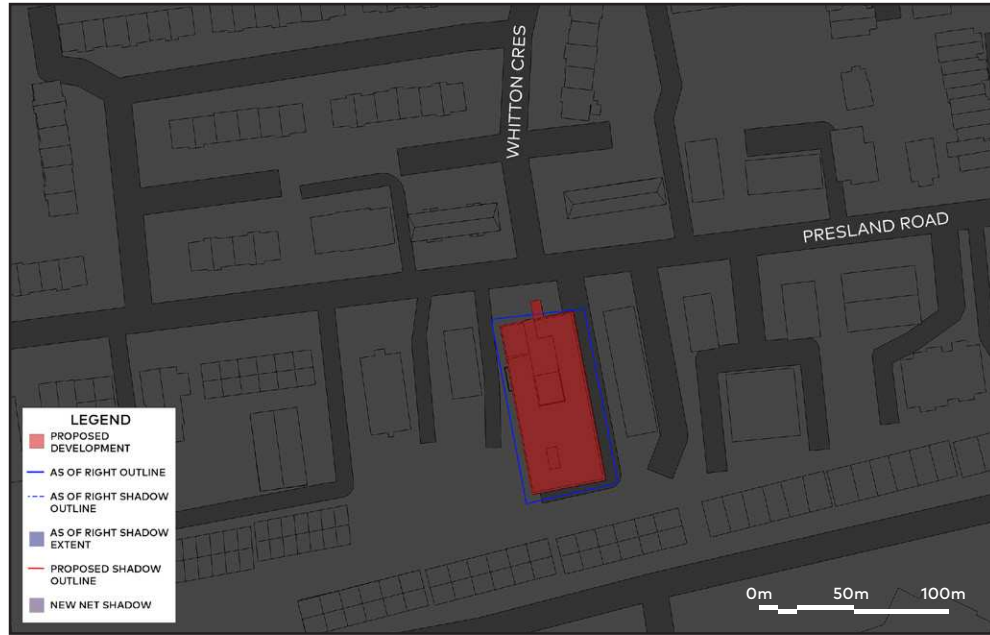
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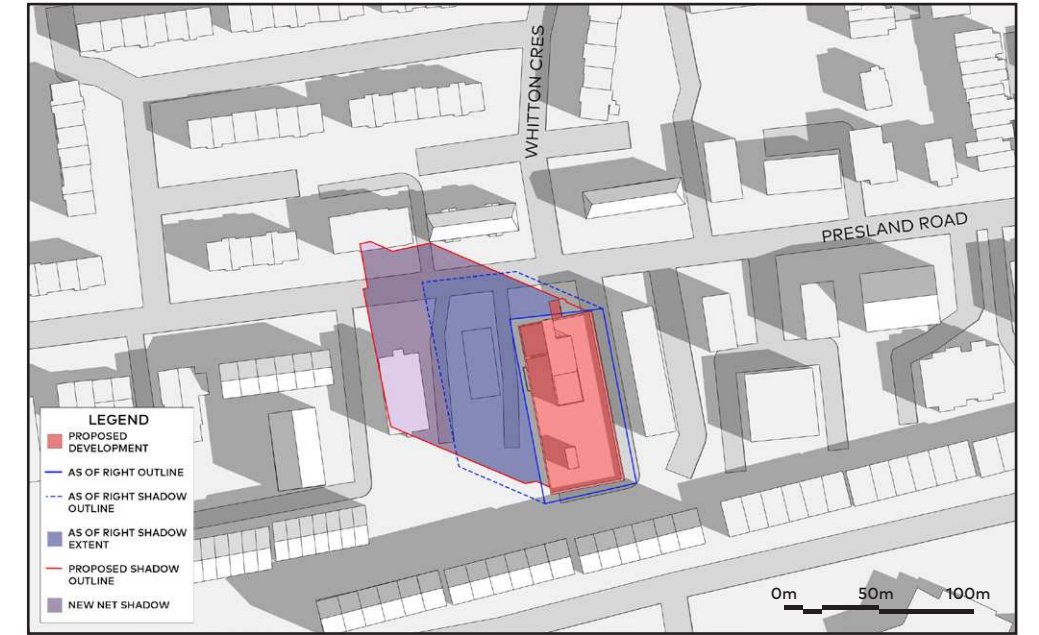
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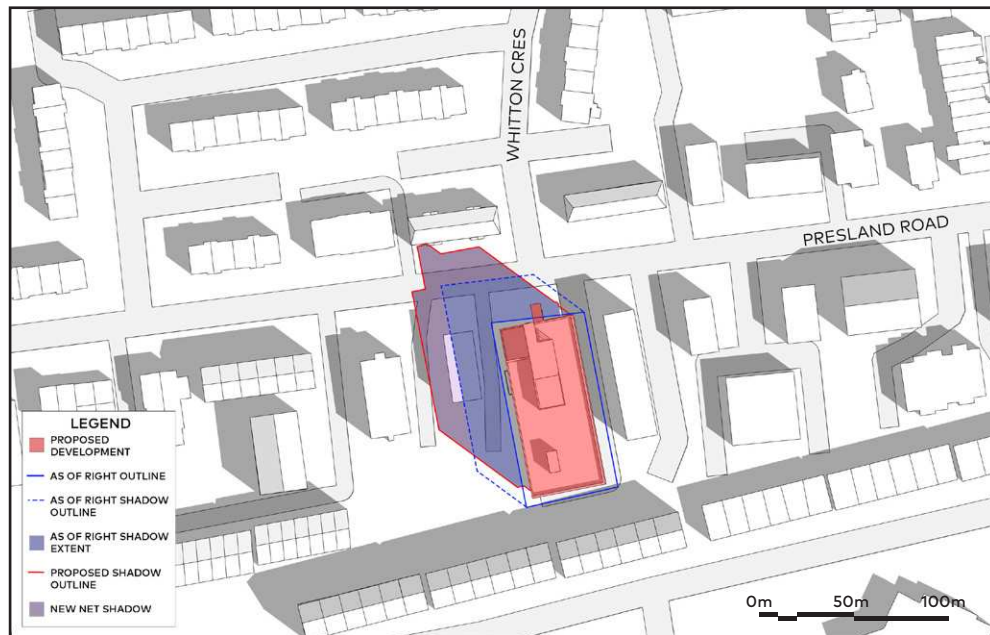
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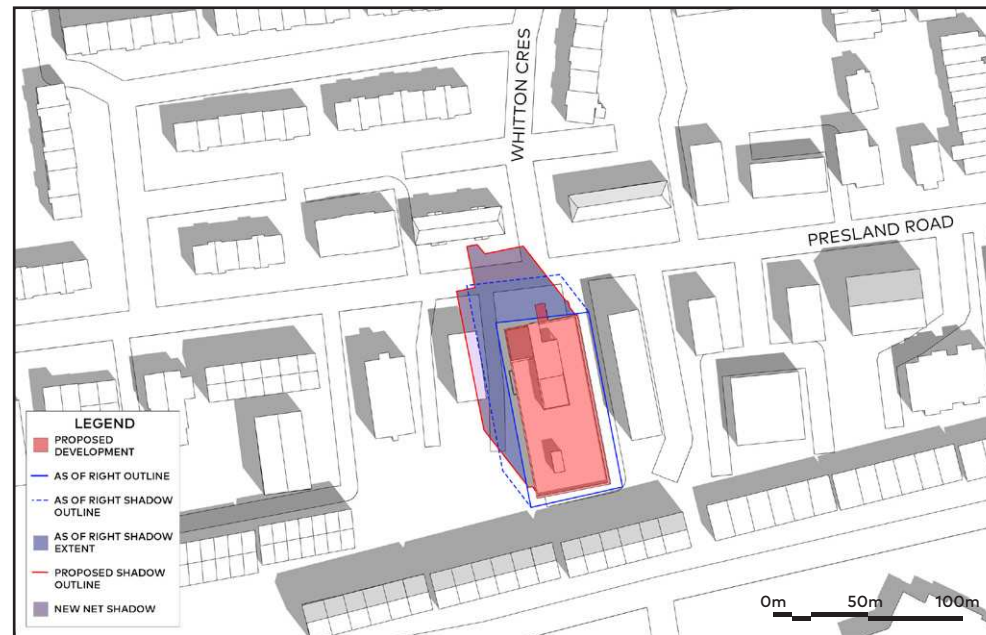
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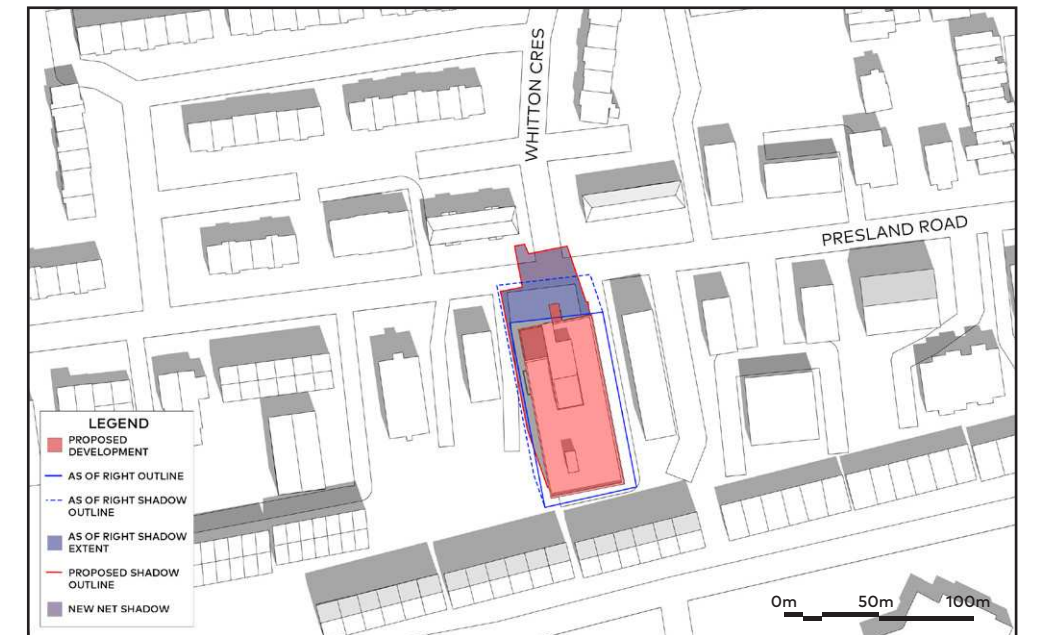
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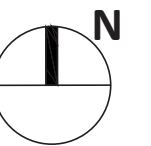
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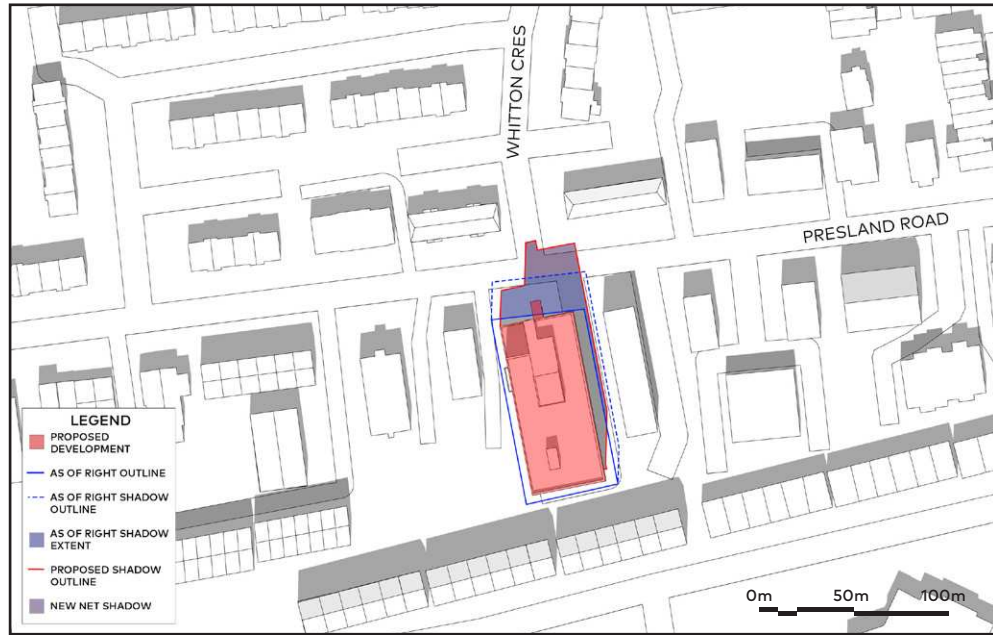
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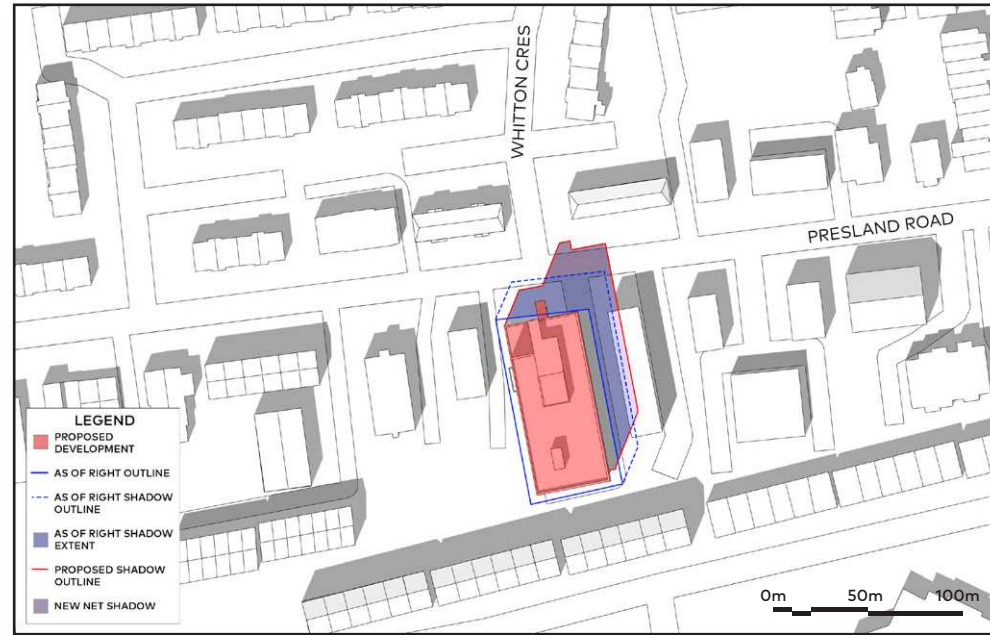
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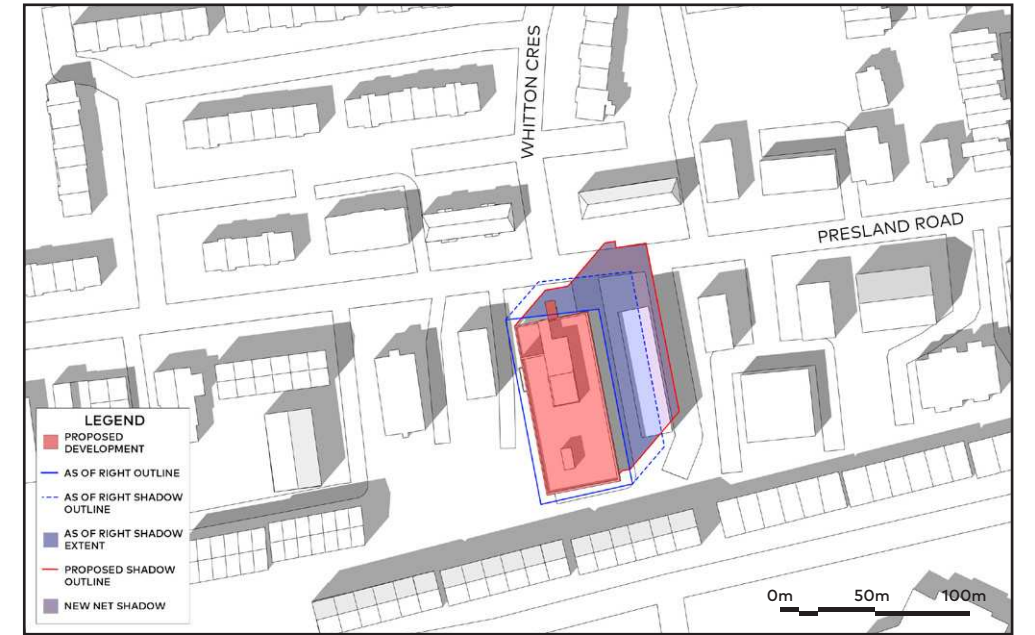
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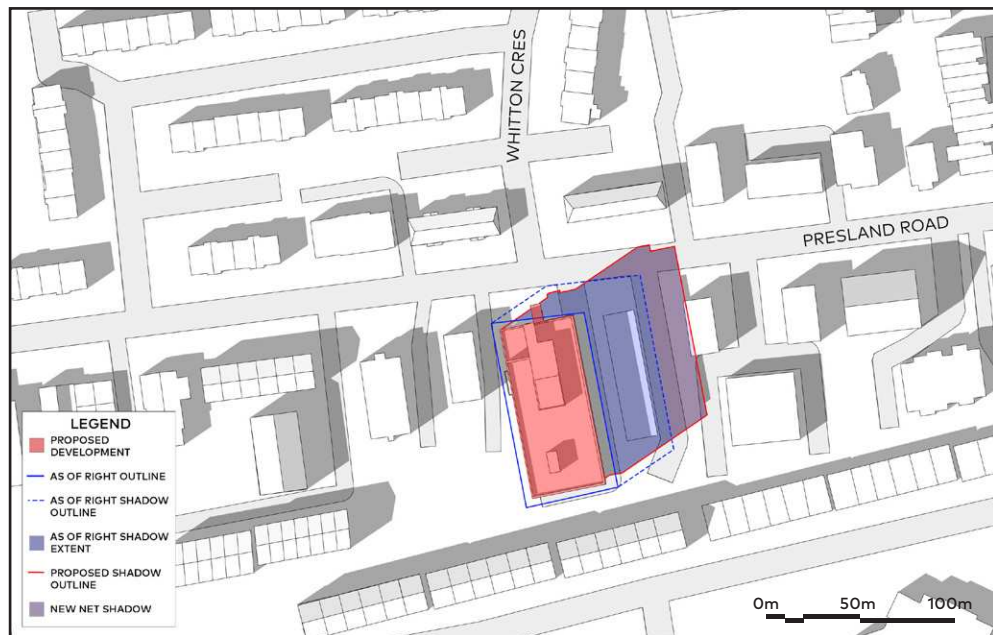
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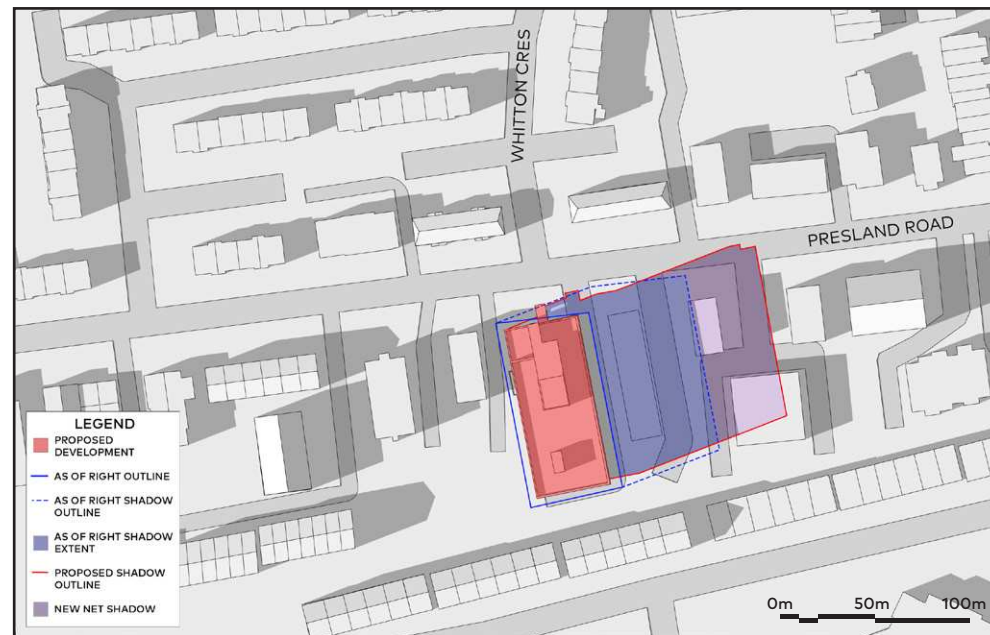
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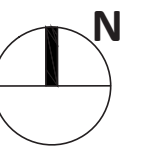
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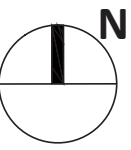
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7:39 AM



DEC 21st

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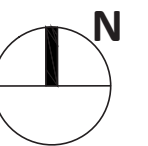
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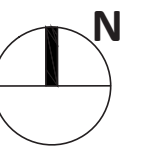
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DEC 21st

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Design Brief:

The proposed development at 240 Presland Road is led by Centertown Citizens Ottawa

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.