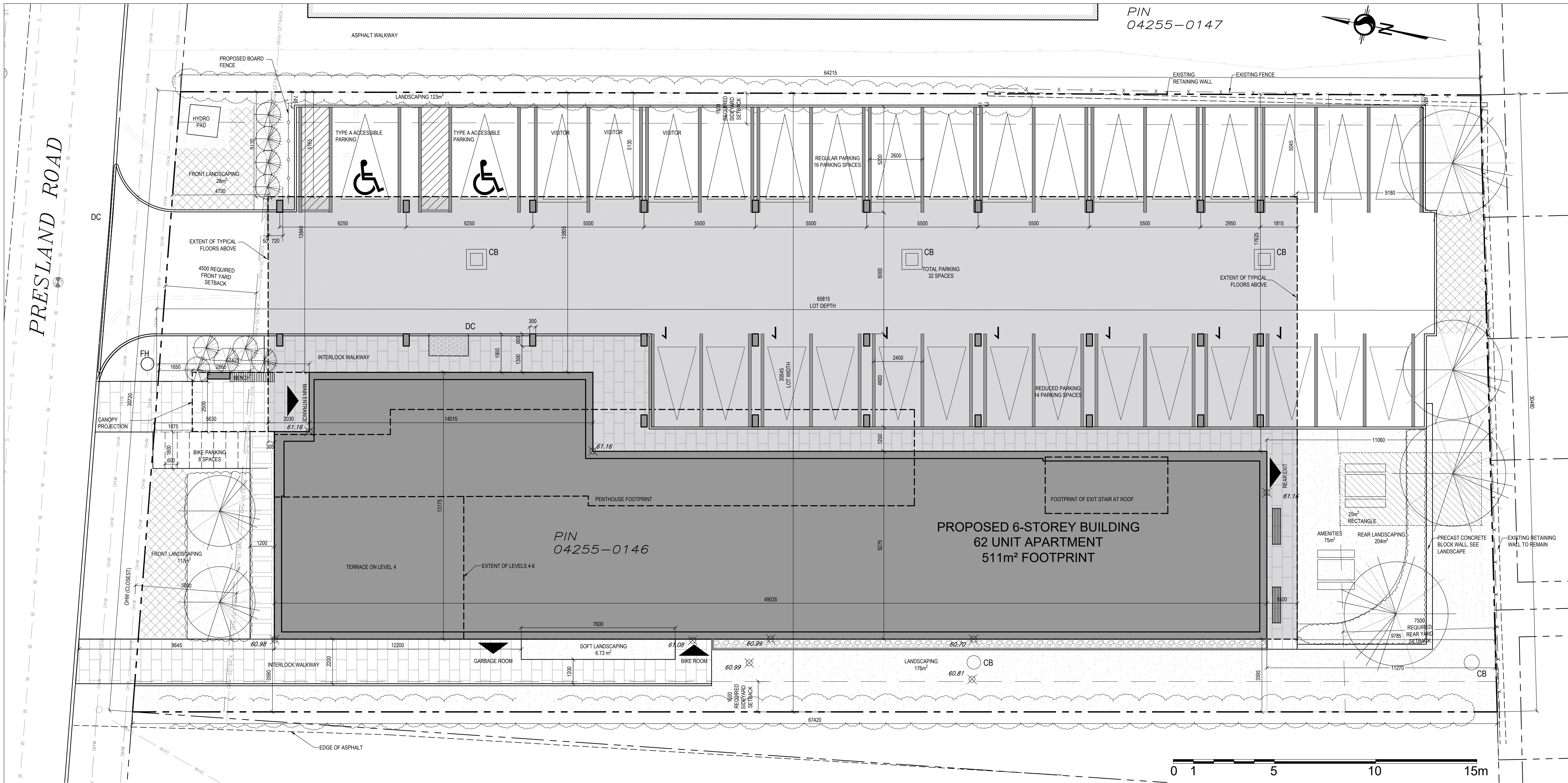




**KEY PLAN**

PROPOSED SITE

**PROPERTY DESCRIPTION**

|                                 |                   |
|---------------------------------|-------------------|
| SIX STOREY RESIDENTIAL BUILDING |                   |
| CITY OF OTTAWA PIN NUMBER       | 04255-0146        |
| MUNICIPAL ADDRESS               | 240 PRESLAND ROAD |

**SITE INFORMATION**

|               |                     |
|---------------|---------------------|
| LOT AREA:     | 2,010m <sup>2</sup> |
| LOT FRONTAGE: | 30.7m               |
| LOT DEPTH:    | 67m                 |

**BUILDING INFORMATION**

|                     |                                                                                                  |
|---------------------|--------------------------------------------------------------------------------------------------|
| BUILDING AREA:      | FOOTPRINT: 511m <sup>2</sup> , LEVELS 2-3: 1108 m <sup>2</sup> , LEVELS 4-6: 1042 m <sup>2</sup> |
| GROSS FLOOR AREA:   | 5,833m <sup>2</sup>                                                                              |
| PROPOSED USE:       | APARTMENT DWELLING, MID-RISE                                                                     |
| UNIT BREAKDOWN:     |                                                                                                  |
| LEVEL 2 & 3 (EACH): | 13 UNITS                                                                                         |
| LEVEL 4:            | 12 UNITS                                                                                         |
| LEVEL 5 & 6 (EACH): | 12 UNITS                                                                                         |
| TOTAL:              | 62 UNITS                                                                                         |

| ZONING TABLE                              |                                                                                              | R4-UC [493] |                                                                                                                                                     |
|-------------------------------------------|----------------------------------------------------------------------------------------------|-------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
|                                           | REQUIRED                                                                                     |             | PROPOSED                                                                                                                                            |
| CITY OF OTTAWA ZONING BY-LAW No. 2008-250 |                                                                                              |             |                                                                                                                                                     |
| MINIMUM LOT AREA                          | 450m <sup>2</sup>                                                                            |             | 2,010m <sup>2</sup> (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<br>3.590m along West                                                                                                              |
| MINIMUM REAR YARD SETBACK                 | 30% of lot depth and 25% lot area<br>67m x 30% = 20.1m<br>25% lot area = 502.5m <sup>2</sup> |             | 9.18m<br>288.5 m <sup>2</sup> (14% of lot area)                                                                                                     |
| MAXIMUM BUILDING HEIGHT                   | 11m                                                                                          |             | 20.14m                                                                                                                                              |
| MAX. FLOOR SPACE INDEX                    | N/A                                                                                          |             |                                                                                                                                                     |
| LANDSCAPED AREA                           |                                                                                              |             |                                                                                                                                                     |
| TOTAL SITE = 2010 m <sup>2</sup>          | 30% = 603m <sup>2</sup>                                                                      |             | 653m <sup>2</sup> (32.5%)                                                                                                                           |
| FRONT YARD = 178m <sup>2</sup>            | 40% front = 71.2m <sup>2</sup>                                                               |             | 145m <sup>2</sup> (81.5%)                                                                                                                           |
| REAR YARD = 334m <sup>2</sup>             | 50% rear = 167m <sup>2</sup>                                                                 |             | 204m <sup>2</sup> (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 <sup>2</sup> per unit = 372m <sup>2</sup>                                                 |             | Roof top = 478m <sup>2</sup><br>Rear Garden = 75m <sup>2</sup><br>Terrace 4th floor = 60m <sup>2</sup><br>TOTAL = 613m <sup>2</sup><br>All communal |
| BICYCLE PARKING SPACES                    |                                                                                              |             |                                                                                                                                                     |
|                                           | 0.5 per dwelling unit = 31                                                                   |             | 68 Interior + 8 Exterior<br>Total = 76                                                                                                              |

- NOTES**
- LANDSCAPE SHOWN FOR REFERENCE PURPOSES ONLY. REFER TO LANDSCAPE DRAWINGS FOR SPECIFIC PLANTING INFORMATION AND LOCATION.
  - CIVIL ELEMENTS SHOWN FOR REFERENCE PURPOSES ONLY. REFER TO CIVIL DRAWINGS FOR SPECIFIC SITE DRAINAGE AND GRADING INFORMATION.
  - PROPERTY BOUNDARY INFORMATION DERIVED FROM SURVEY PLAN COMPLETED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD. AND DATED MAY 23, 2024.

**LEGEND**

|  |                                                          |
|--|----------------------------------------------------------|
|  | RIVERSTONE<br>REFER TO LANDSCAPE                         |
|  | EXISTING FENCE<br>ELEMENT TO BE REMOVED                  |
|  | NEW BOARD FENCE<br>REFER TO LANDSCAPE                    |
|  | LOT LINE                                                 |
|  | SETBACK LINE                                             |
|  | DESIGNATED BUILDING<br>ENTRANCE / EXIT                   |
|  | FIRE HYDRANT. REFER<br>TO CIVIL                          |
|  | CATCH BASIN                                              |
|  | MANHOLE                                                  |
|  | FLOOR DRAIN                                              |
|  | UTILITY POLE                                             |
|  | OVERHEAD UTILITY WIRES                                   |
|  | LIGHT STANDARD                                           |
|  | DEPRESSED CURB                                           |
|  | EXISTING TREE TO REMAIN (REFER<br>TO LANDSCAPE DRAWINGS) |
|  | NEW TREE (REFER TO<br>LANDSCAPE DRAWINGS)                |
|  | NEW SHRUBS<br>(REFER TO LANDSCAPE DRAWINGS)              |
|  | SNOW STORAGE                                             |

**EXISTING GROUND ELEVATION (TO DETERMINE EXISTING AVERAGE GRADE)**

**NEW GROUND ELEVATION REFER TO CIVIL**

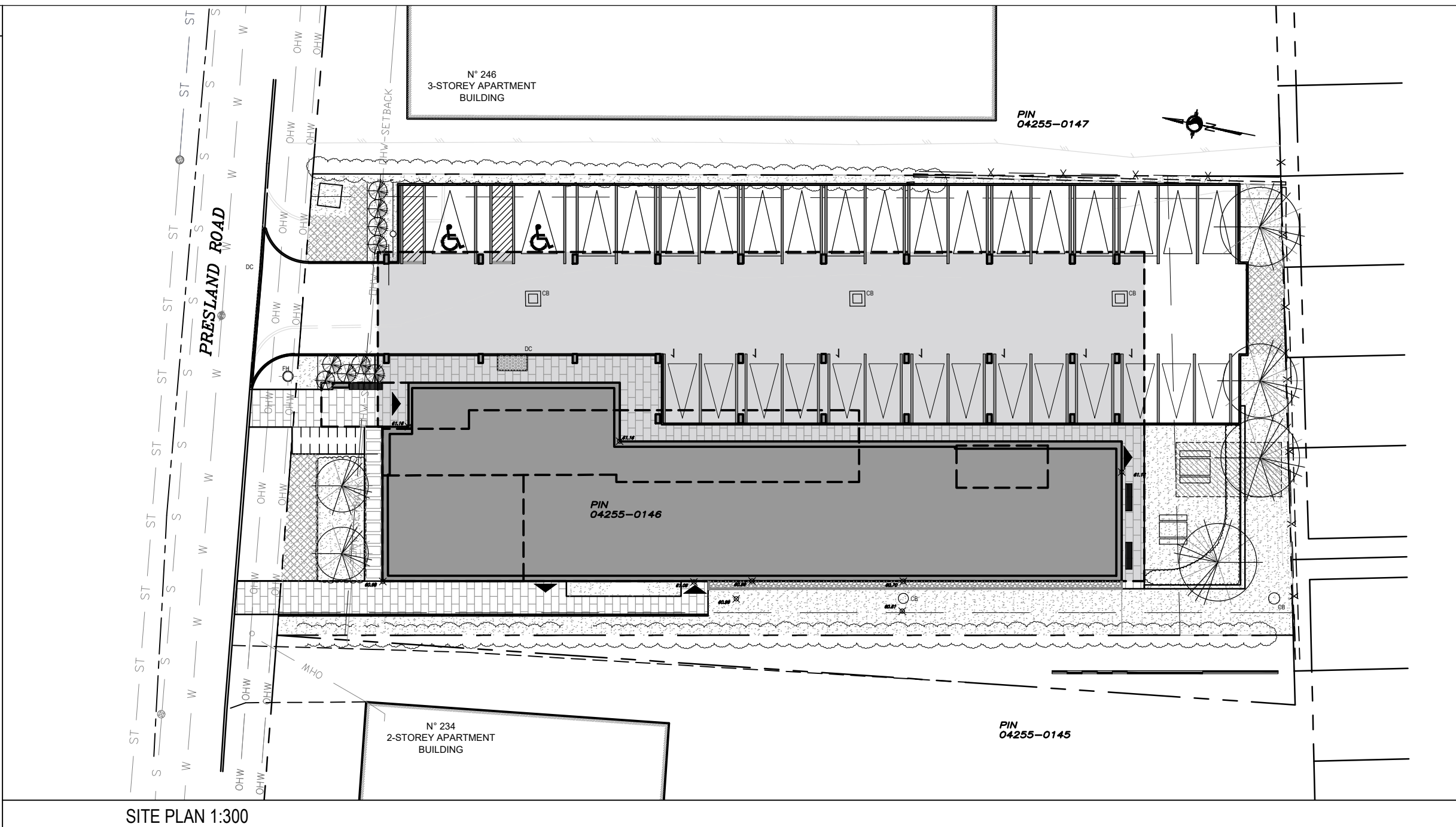
**NOTE: 'X'-E INDICATES EXISTING TO REMAIN**

**STANDARD PARKING SPACE**

**SMALL PARKING SPACE**

**TYPE 'A' BARRIER-FREE PARKING SPACE**  
SEE AISLE, PAINTED MARKINGS & SIGN WHERE SHOWN

**BICYCLE PARKING (HORIZONTAL)**  
N.T.S.



No. Date Envs pour / Object

- 2025-03-05 COORDINATION
- 2025-03-18 COORDINATION
- 2025-04-11 SITE PLAN CONTROL

Architect / Architect  
(paysagiste / Landscape)

**NAK**  
design strategies

Ingenieur / Engineer  
(Civil / Civil)

**Stantec**

Ingenieur / Engineer  
(Mechanical & Electrical / Mechanical & Electrical)

**Smith + Andersen**

Ingenieur / Engineer  
(Structure / Structure)

**D+M STRUCTURAL ENGINEERING**

Client / Client

**Centretown Citizens  
Ottawa Corporation**

415 Gilmour St., Suite 200, Ottawa, ON, K2P 2M8

Architecte / Architect

fig. 1  
3550, Saint-Antoine O.  
Montreal QC H4C 1A8  
T. 514. 881.9122

fig. 2  
252 Argyle Ave  
Ottawa ON K2P 1B9  
T. 613. 959.6122

www.figur.ca

Droit d'auteur / Copyright

Ce dessin est sujet au droit d'auteur. Il ne peut être reproduit pour quelques intentions ou usages que ce soit, il ne peut être utilisé uniquement avec l'approbation de la signature et de l'estampe originale.

This drawing is subject to copyright, it is not to be reproduced for any purpose or by any means, and may only be used if it bears an original stamp and signature.

Scelus / Seal

Note:  
L'entrepreneur doit vérifier toutes les dimensions et informations sur le site et avant immédiatement l'approbation de toutes erreurs ou omissions.  
Contractor shall verify all information and dimensions on site and immediately report any errors or omissions to the architect.

Project / Project

**SIX STOREY APARTMENT BUILDING**

240 Presland Road  
Ottawa, ON

Site Plan

Dessiné par / Drawn by  
GM

No. sheet / Project number  
2424

Vérifié par / Verified by  
ZK

No. dessin / Drawing number

Revision / Revision

Échelle / Scale  
1:100

Date de création du dessin / Drawing creation date  
2025-04-04

**A100**