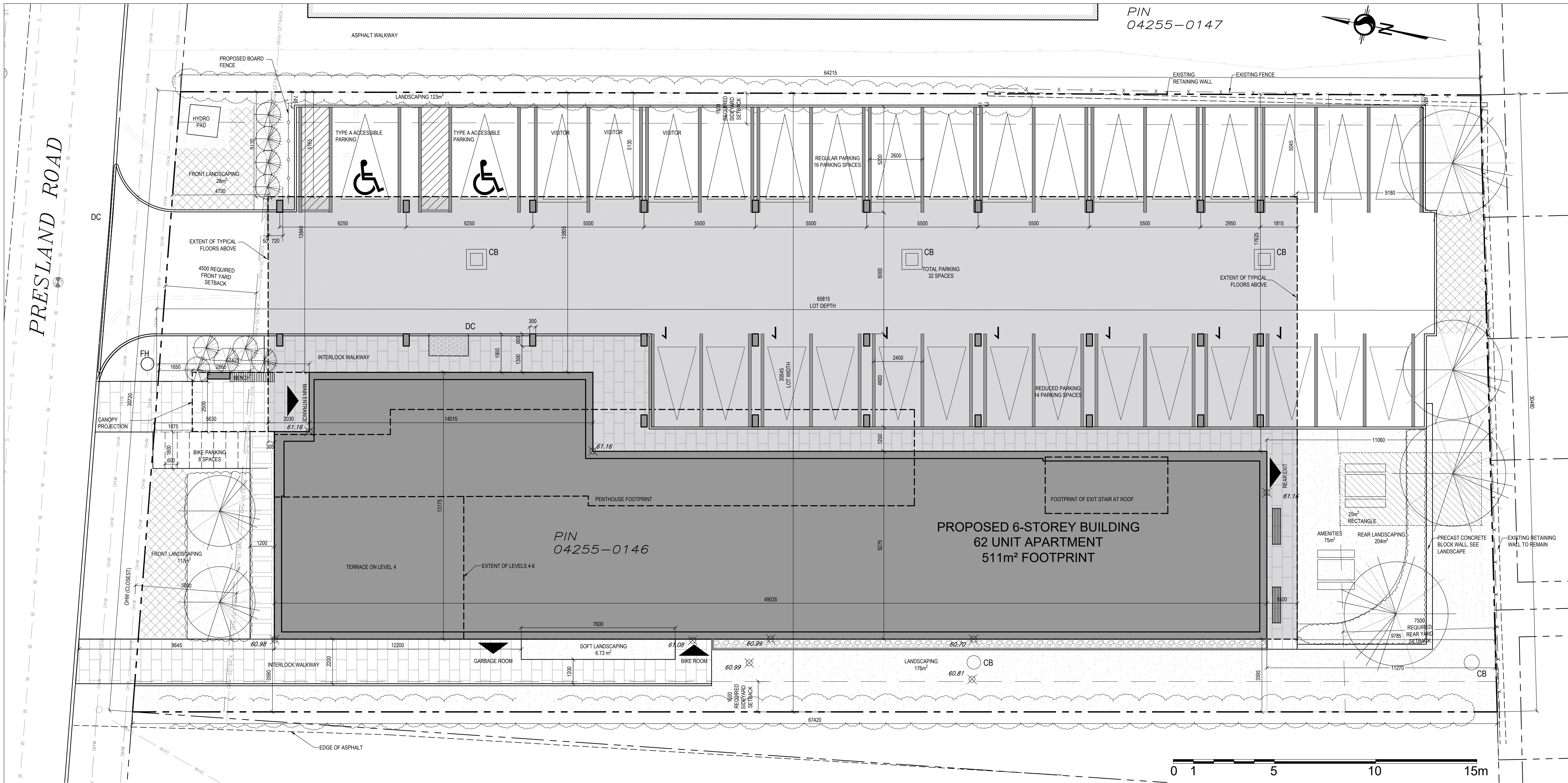




KEY PLAN

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 ²
LOT FRONTAGE:	30.7m
LOT DEPTH:	67m

BUILDING INFORMATION

BUILDING AREA:	FOOTPRINT: 511m ² , LEVELS 2-3: 1108 m ² , LEVELS 4-6: 1042 m ²
GROSS FLOOR AREA:	5,833m ²
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 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		Roof top = 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

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

EXISTING GROUND ELEVATION (TO DETERMINE EXISTING AVERAGE GRADE)

NEW GROUND ELEVATION REFER TO CIVIL

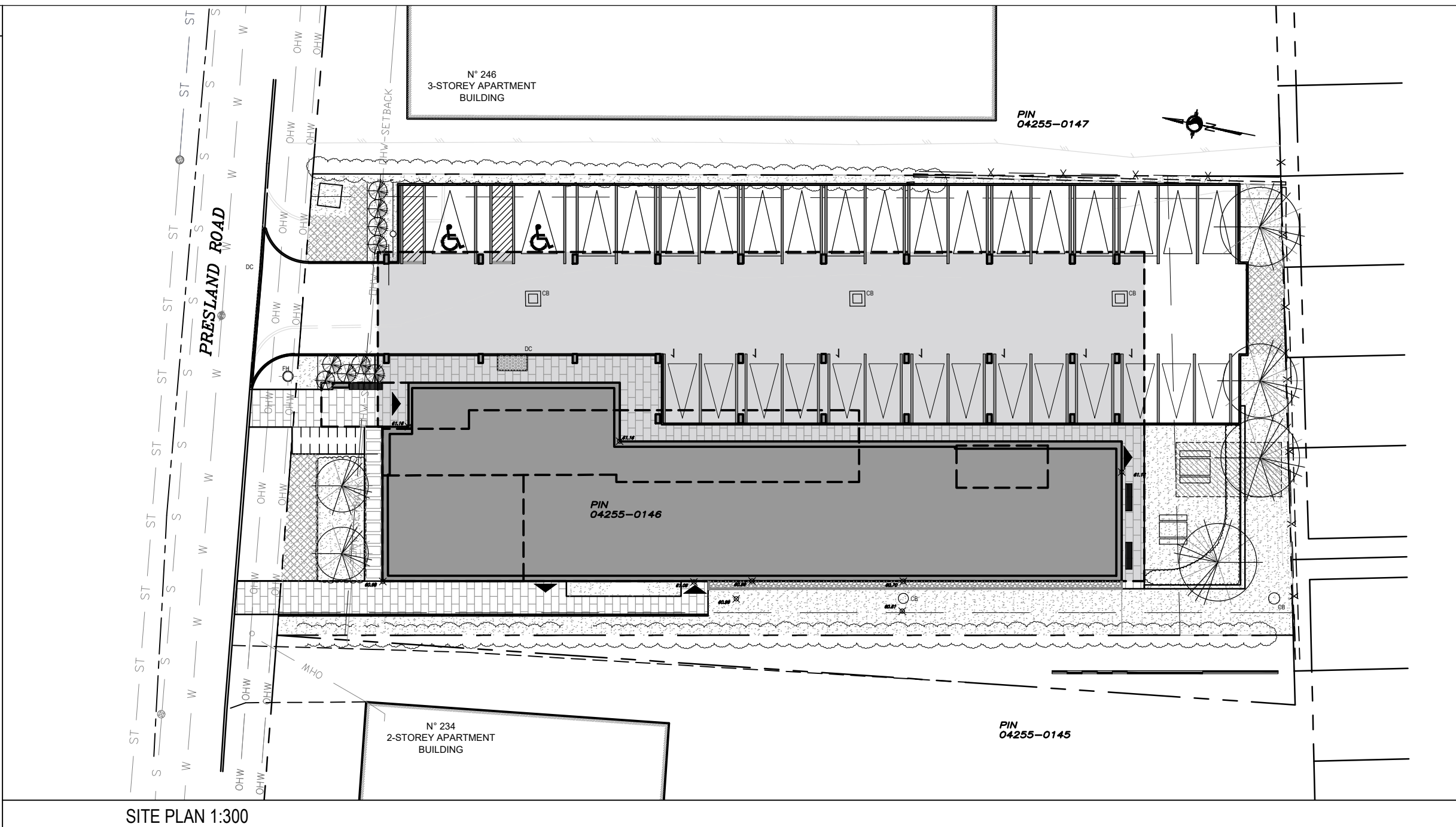
NOTE: 'X'-E INDICATES EXISTING TO REMAIN

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

**ROBERTO CAMPOS
ARCHITECTS**
LICENCE
7401

Project / Project

**SIX STOREY APARTMENT
BUILDING**

240 Presland Road
Ottawa, ON

Site / Site

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