

Subject: Official Plan and Zoning By-law Amendment – 240 Presland Road

File Number: ACS2025-PDB-PSX-0054

Report to Planning and Housing Committee on 16 July 2025

and Council 23 July 2025

**Submitted on July 10, 2025 by Derrick Moodie, Director, Planning Services,
Planning, Development and Building Services**

Contact Person: Solé Soyak, Planner II, Development Review All Wards

613-315-1597, Sole.Soyak@ottawa.ca

Ward: Rideau-Rockcliffe (13)

**Objet : Plan Officiel et Modification du Règlement de Zonage – 240, chemin
Presland**

Dossier : ACS2025-PDB-PSX-0054

Rapport au Comité de la planification et du logement

le 16 juillet 2025

et au Conseil le 23 juillet 2025

**Soumis le 10 juillet 2025 par Derrick Moodie, Directeur, Services de la
planification, Direction générale des services de la planification, de
l'aménagement et du bâtiment**

**Personne ressource : Solé Soyak, Urbaniste II, Examen des demandes
d'aménagement tous les quartiers**

613-315-1597, Sole.Soyak@ottawa.ca

Quartier : Rideau-Rockcliffe (13)

REPORT RECOMMENDATIONS

That Planning and Housing Committee:

1. Recommend Council:
 - a. Approve an Amendment to the Official Plan, Volume 2C, for 240 Presland Road, as shown in Document 1, to permit a six-storey building in a Neighbourhood designation, as detailed in Document 2.
 - b. Approve an Amendment to the Zoning By-law 2008-250 for 240 Presland, as shown in Document 3, to rezone the lands from Residential Fourth Density, Subzone UC, Urban Exception 493 (R4UC [493]) to Residential Fifth Density, Subzone AA, Urban Exception XXXX (R5AA[XXXX]) to permit a six-storey apartment building, as detailed in Document 4.
2. Approve the Consultation Details Section of this report be included as part of the 'brief explanation' in the Summary of Written and Oral Public Submissions, to be prepared by the Office of the City Clerk and submitted to Council in the report titled, "Summary of Oral and Written Public Submissions for Items Subject to the *Planning Act* 'Explanation Requirements' at the City Council Meeting of July 23, 2025," subject to submissions received between the publication of this report and the time of Council's decision.

RECOMMANDATIONS DU RAPPORT

Le Comité de la planification et du logement :

1. Recommande que le Conseil :
 - a. Approuve une modification au Plan officiel, volume 2C, pour le 240, chemin Presland, comme indiqué dans le document 1, afin de permettre la construction d'un bâtiment de six étages dans une désignation de quartier, comme indiqué dans le document 2;
 - b. Approuve une modification au *Règlement de zonage* 2008-250 pour le 240, chemin Presland, comme indiqué dans le document 3, pour faire passer la désignation des terrains de Zone résidentielle de densité 4, sous-zone UC, exception urbaine 493 (R4UC [493]) à Zone résidentielle de densité 5, sous-zone AA, exception urbaine XXXX (R5AA[XXXX]) afin de permettre la construction d'un immeuble d'habitation de six étages, comme indiqué dans le document 4.

2. **Approuve que la section du présent rapport consacrée aux détails de la consultation soit incluse en tant que « brève explication » dans le résumé des observations écrites et orales du public, qui sera rédigé par le Bureau de la greffière municipale et soumis au Conseil dans le rapport intitulé « Résumé des observations orales et écrites du public sur les questions assujetties aux ‘exigences d’explication’ aux termes de la *Loi sur l’aménagement du territoire* à la réunion du Conseil municipal prévue le 23 juillet 2025 », à la condition que les observations aient été reçues entre le moment de la publication du présent rapport et le moment de la décision du Conseil.**

EXECUTIVE SUMMARY

Staff Recommendation

Planning staff recommend approval of the Official Plan and Zoning By-law amendments for 240 Presland Road to permit the construction of a six-storey, 62-unit apartment building with 32 parking spaces and 76 bicycle parking spaces.

The applicant has requested an Official Plan Amendment to establish an Area-Specific Policy to permit a maximum permitted building height of six storeys. Document 2 provides the details of the amendment.

The applicant has also requested a Zoning By-law Amendment to rezone the site from Residential Fourth Density, Subzone UC, to Residential Fifth Density, Subzone AA, to permit a six-storey apartment building. Specific exceptions will be added to address the required number of visitor parking spaces, landscape buffer, rear yard setback and walkway width. Document 4 provides the zoning details.

Applicable Policy

The following policies support this application:

- Section 2.2.1 provides direction on residential growth, which is directed towards Hubs, Corridors and surrounding Neighbourhoods within built-up areas.
- Section 3.2 Policy 8 directs intensification to Hubs, Corridors and surrounding Neighbourhoods to support the development of 15-minute neighbourhoods.
- Section 4.2 Policy 1 provides policies that support a range of flexible housing options, promoting diversity in unit sizes, density, and tenure options within neighbourhoods, including a variety of bedroom counts.

- Section 5.6.1 directs development within the Evolving Neighbourhood Overlay, which will see changes in character to support intensification. The Overlay is applied to areas intended to evolve over time, transitioning from suburban to urban and allowing for new built forms and diverse land functions.

The proposal aligns with the above-noted policies, as the site is situated in close proximity to a Minor Corridor and a Hub, thereby further supporting the evolution of a 15-minute neighbourhood. Furthermore, the proposed apartment building offers a diverse range of housing options, including studios, one-bedroom units, and three-bedroom units, catering to a variety of household incomes. This is achieved by providing a mix of affordable and market-rate units within the development.

SOMMAIRE

Recommandation du personnel

Le personnel de la Planification recommande l'approbation des modifications apportées au Plan officiel et au *Règlement de zonage* pour le 240, chemin Presland, afin de permettre la construction d'un immeuble de six étages de 62 logements avec 32 places de stationnement et 76 espaces de stationnement pour vélos.

Le demandeur a demandé une modification au Plan officiel pour établir une politique propre au secteur afin de permettre une hauteur de bâtiment maximale permise de six étages. Les détails de la modification figurent dans le document 2.

Le demandeur a également demandé une modification au *Règlement de zonage* pour faire passer la désignation des terrains de Zone résidentielle de densité quatre, sous-zone UC à Zone résidentielle de densité cinq, sous-zone AA, afin de permettre la construction d'un immeuble d'habitation de six étages. Des exceptions précises seront ajoutées pour tenir compte du nombre requis de places de stationnement pour les visiteurs, de la zone tampon paysagée, du retrait de la cour arrière et de la largeur de la voie piétonnière. Le document 4 indique les détails du zonage.

Politiques applicables

Les politiques suivantes appuient cette demande :

- La sous-section 2.2.1 fournit des directives sur la croissance résidentielle, qui est orientée vers les carrefours, les couloirs et les quartiers environnants dans les zones bâties.
- La politique 8 de la sous-section 3.2 oriente la densification vers les carrefours, les couloirs et les quartiers avoisinants afin d'appuyer l'aménagement de quartiers du quart d'heure.

- La politique 1 de la sous-section 4.2.1 comprend des politiques qui appuient un large éventail d'options de logement souples en faisant la promotion de la diversité dans la taille des logements, dans leur densité et dans les options relatives à la durée de l'occupation dans les quartiers, notamment la diversité dans l'offre du nombre de chambres à coucher.
- La sous-section 5.6.1 oriente l'aménagement au sein de la surzone des quartiers évolutifs où des changements de caractère s'effectueront afin d'étayer la densification. La surzone est appliquée à des zones destinées à évoluer au fil du temps, passant de la banlieue au secteur urbain et permettant d'aménager de nouvelles formes bâties et de mieux diversifier les fonctions du territoire.

La proposition s'aligne sur les politiques susmentionnées, puisque l'emplacement est situé à proximité immédiate d'un couloir mineur et d'un carrefour, ce qui appuie davantage l'évolution d'un quartier du quart d'heure. De plus, l'immeuble d'appartements proposé offre une gamme variée d'options de logement, y compris des studios, des logements d'une chambre et des logements de trois chambres, répondant aux besoins de ménages aux revenus variés. Pour ce faire, le projet prévoit à la fois des logements abordables et des logements du marché dans un même aménagement.

BACKGROUND

Site location

240 Presland Road

Owner

Centretown Citizens Ottawa Corporation

Applicant

Fotenn Planning + Design

Description of site and surroundings

The site is located on the south side of Presland Road, approximately 380.0 metres east of the Vanier Parkway and 310.0 metres west of Lola Street. The site is currently vacant and has a frontage of 30.72 metres on Presland Road and an area of 2010.0 square metres.

The surrounding neighbourhood is predominantly characterized by residential uses, with low-rise apartments to the east and west, and townhouses to the north and south of the site. An apartment complex consisting of mid- and high-rise buildings is located at the

corner of Presland Road and Vanier Parkway. Commercial and institutional uses are further north and south of the site, including a place of worship, two hotels, the Ottawa Baseball Stadium, and light industrial uses on Coventry Road.

Summary of proposed development

On September 13, 2023, Council approved a motion to waive demolition control approval and obtain a permit to demolish the existing apartment dwelling, which damaged by fire, without the issuance of a concurrent building permit in an area subject to the Demolition Control By-law.

The proposed development consists of a six-storey, 62-unit apartment building comprising five studio units, 32 one-bedroom units, 18 two-bedroom units, and seven three-bedroom units. A laundry facility, bicycle room, and garbage storage area are proposed on the ground floor. Amenity areas are provided in the rear yard, on the fourth floor, and the rooftop. The proposal also includes 29 tenant parking spaces and three visitor parking spaces.

Summary of requested Official Plan and Zoning By-law Amendments

The site is designated Inner Urban Transect, Neighbourhood within the Neighbourhood Overlay in the Official Plan. The Official Plan and Zoning By-law amendments seek to create an area-specific policy to permit a mid-rise building in the Neighbourhood designation and to rezone the lands from R4UC[493] to R5AA [XXXX] to reduce the required minimum rear yard setback from 30 per cent of the lot depth (20.1 metres) to 7.5 metres, reduce the required visitor parking from five spaces to three, formalize the existing landscape buffer of 0.6 metres from the required 1.5 metres and increase the maximum permitted walkway width from 1.8 metres to 2.5 metres.

DISCUSSION

Public Consultation

For this proposal's consultation details, see Document 5 of this report.

Official Plan designation(s) and policies

The property is located within the Inner Urban Transect Policy Area on Schedule A and is designated Neighbourhood within the Evolving Neighbourhood Overlay as per Schedule B2 of the Official Plan.

The Official Plan provides direction for residential growth within built-up areas to support the evolution and encouragement of the development of healthy 15-minute neighbourhoods where residents can access daily and weekly needs within a short

walk. Furthermore, the Plan supports opportunities to accommodate larger households by providing more housing with three or more bedrooms within developed built-up portions of the urban area and in areas identified as Hubs, Corridors and in surrounding Neighbourhood (2.2.1 and 2.2.4).

Intensification is contemplated in Corridors and Hubs for the development of 15-minute neighbourhoods, where services and amenities are located. It also applies to portions of Neighbourhoods within close proximity to Hubs and Corridors. Intensification is to occur in a variety of dwelling unit sizes to provide for housing choices (3.2.8).

The Plan supports a range of housing options that promote diversity in unit sizes, density, tenure options, including bedroom counts to meet the needs of residents across ages and, incomes and backgrounds (4.2.1).

Development in Neighbourhoods within close proximity to Hubs and Corridors shall accommodate growth that supports density targets as outlined in Table 3b while considering the built form requirements within the Evolving Neighbourhood Overlay (5.2.4). The Overlay applies to areas close to Hubs and Corridors, which are expected to evolve gradually over time. These areas are in stages of evolution where there is an opportunity to achieve an urban form in terms of density, built form and site design (5.6.1).

The Official Plan contains policies within Neighbourhood designations that contemplate exceptions to permit higher building heights through site-specific policies and zoning provisions in areas closer to rapid-transit stations, Corridors and major neighbourhood amenities (6.3.1).

The proposed Official Plan Amendment creates a site-specific policy to permit the construction of a six-storey apartment building within the Neighbourhood Designation and Evolving Neighbourhood Overlay.

Other applicable policies and guidelines

Although the proposal is a mid-rise building, the proposal meets several objectives of the Urban Design Guidelines for Low-Rise Infill Housing, such as creating an inviting, safe and accessible streetscape by locating principal entrances, windows, and internal uses at street level to animate the street, enhance the streetscape by providing areas with sufficient soil volumes for trees.

Planning rationale

The Official Plan provides direction for residential growth within built-up areas to support the evolution of these areas toward becoming 15-minute neighbourhoods. The Plan

envisions direct residential intensification towards Hubs, Corridors and surrounding Neighbourhoods where residents can access daily and weekly needs within a short walk (2.2.1.1). Furthermore, the Official Plan supports opportunities for dwelling units with three or more bedrooms to accommodate larger households within building typologies that increase density on existing lots on already built-up portions of the urban area (2.2.1.2).

The Official Plan provides direction to enable a diverse and adequate supply of housing options throughout the city, through the regulation of density, built form, height, massing and design as well as promoting diversity in unit sizes, densities and tenure options within neighbourhoods including diversity in bedroom count and to maximize the ability to provide affordable housing and an adequate and affordable supply of rental units (4.2.1). The proposed development conforms with the above noted policies as the building comprises of a mix of affordable and market-rate units for different household incomes.

The property is within the Evolving Overlay on Schedule B5. The Evolving Neighbourhood Overlay is applied to areas near Hubs and Corridors to signal a gradual evolution over time that will see a change in character to support intensification, to allow new built forms and more diverse land functions. These areas may gradually evolve through intensification to a more urban built form (5.6.1). The amendment will permit intensification in an area adjacent to a Minor Corridor (Lola Street) and Hub (Tremblay Station) where intensification is contemplated and will help achieve the City's intensification target and residential density targets, as contemplated in Table 3b.

The requested changes to the Zoning By-law will permit the construction of a mid-rise building. The current zoning limits the dwelling type to low-rise buildings. Staff supports the change in zoning designation given that a six-storey building will provide additional housing choices, including the provision of affordable housing, in an area where gentle intensification is contemplated and the fourth-storey step back at the front façade allows for a more compatible built form with the surrounding low-rise context.

Staff supports the requested rear yard setback of 7.5 metres, as it will allow for sufficient space to provide communal amenity area at grade as well as provide a suitable setback from the low-rise townhouses on Arcola Private. The reduced ratio for visitor parking spaces is appropriate as the site is located within walking distance to transit; furthermore, the required parking space rate per dwelling unit is met. In addition to the above zoning changes, the amendment will formalize the reduced landscape buffer for the easterly most lot line while maintaining adequate space for existing trees to remain on site. A wider walkway is also proposed which will increase accessibility to the site but will not be used for parking.

Provincial Planning Statement

Staff have reviewed this proposal and have determined that it is consistent with the 2024 Provincial Planning Statement.

RURAL IMPLICATIONS

There are no rural implications related to this report.

CONSULTATION

Notification and public consultation were undertaken in accordance with the Public Notification and Consultation Policy approved by Council for development applications.

Staff received six comments through the development review process. There were comments in support of the proposed as well as comments questioning the necessity of an Official Plan Amendment and rezoning to build housing as well as skepticism and caution that a higher building could be approved.

COMMENTS BY THE WARD COUNCILLOR(S)

I am writing to express my strong support for the Official Plan Amendment and Zoning By-law Amendment applications for 240 Presland Road. This proposal represents a critical opportunity to restore and expand affordable housing options in the Overbrook community following the tragic loss of affordable units at this location due to a fire in February 2023.

The proposed 62-unit affordable housing development directly addresses one of our City's most pressing challenges. With Ottawa facing a severe shortage of affordable rental housing, this project will provide much-needed homes for families, seniors, and individuals across the income spectrum. The diverse unit mix from studios to three-bedroom apartments ensures housing options for various household compositions.

This project represents more than new construction; it symbolizes our community's resilience and commitment to ensuring that all residents have access to safe, affordable housing. The restoration of affordable housing stock in Overbrook demonstrates our dedication to maintaining the diverse, inclusive character that defines this neighbourhood.

The proposed amendments are well-aligned with the City's planning objectives. The Inner Urban Transect designation supports increased density and diverse housing forms, while the site's proximity to transit infrastructure supports sustainable transportation options. The six-storey height represents a thoughtful transition within the

existing built form context, and this project exemplifies the type of gentle intensification envisioned for Neighbourhood areas within the Evolving Overlay.

The application demonstrates thoughtful site planning with adequate parking provision that balances resident needs with sustainable transportation goals, substantial bicycle parking promoting active transportation, amenity spaces on the fourth floor and rooftop that enhance quality of life for residents, and appropriate setbacks and landscaping that respect neighbourhood character.

The requested zoning amendments are reasonable and necessary. The increased rear yard setback from 3.0 metres to 7.5 metres provides enhanced privacy and green space, while reduced visitor parking requirements from five to three spaces reflect realistic usage patterns and support sustainable transportation. The formalized landscape buffer adjustments balance functionality with aesthetic considerations, and the increased walkway width improves accessibility and safety.

Throughout the planning and construction process, I encourage continued dialogue with area residents to address any concerns and ensure the development integrates seamlessly into the community fabric. The applicant should continue to engage with neighbours on matters such as construction timing and impact mitigation, ongoing property maintenance standards, and integration with local services and amenities.

This proposal exemplifies the type of thoughtful, community-responsive development that Ottawa needs. It addresses our affordable housing crisis while respecting neighbourhood character and providing quality homes for residents. The project demonstrates how good planning can support both community recovery and long-term growth. The residents of Overbrook and the broader Ottawa community will benefit significantly from this development. The applications represent sound planning that aligns with our Official Plan, supports our housing objectives, and responds to genuine community needs. I look forward to seeing this project advance through the approval process and ultimately provide homes for Ottawa families.

LEGAL IMPLICATIONS

There are no legal implications associated with implementing the report recommendations.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated with the report.

ASSET MANAGEMENT IMPLICATIONS

Asset Management staff have reviewed the report and provide the following comments:

Infrastructure Servicing:

Water Servicing: Limited fire flow available. Provided max available fireflow at 20psi with upsized watermain on Presland from 152 mm to 203 mm). Water Resources Engineering unit will require details on how the site will address their fire flow requirement.

Sanitary Servicing: No Capacity Concerns.

Storm Servicing: SWM will be required on site to control flows to a 5-year predevelopment level with maximum $C=0.5$.

Servicing capacity requirements to be confirmed at time of site plan. Sanitary capacity is only provided as a guide. Allocation of sanitary capacity is typically committed on a first come first served basis at time of site plan application.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

The proposed development will be required to meet the accessibility requirements contained within the Ontario Building Code.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

- A city that has affordable housing and is more liveable for all.
- A city that is green and resilient.

APPLICATION PROCESS TIMELINE STATUS

The statutory 120-day timeline for making a decision on these applications under the *Planning Act* will expire on September 5, 2025.

SUPPORTING DOCUMENTATION

Document 1 Location Map – Official Plan Amendment

Document 2 Details of Recommended Official Plan Amendment

Document 3 Zoning Key Map

Document 4 Details of Recommended Zoning By-law Amendment

Document 5 Consultation Details

Document 6 Building Rendering

DISPOSITION

Office of the City Clerk, Council and Committee Services to notify the owner; applicant; Ottawa Scene Canada Signs, 13-1920 Merivale Road, Ottawa, ON K2G 1E8; Krista O'Brien, Program Manager, Tax Billing & Control, Finance and Corporate Services Department (Mail Code: 26-76) of City Council's decision.

Planning, Development and Building Services Department will prepare an implementing by-law and forward it to Legal Services.

Legal Services, City Manager's Office to forward the implementing by-law to City Council.

Planning Operations, Planning Services to undertake the statutory notification.

Document 1 – Location Map – Official Plan Amendment



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LOCATION MAP / PLAN DE LOCALISATION OFFICIAL PLAN AMENDMENT / MODIFICATION DU PLAN OFFICIEL

240 chemin Presland Road



LANDS TO BE ADDED TO ANNEX 5 - URBAN AND RURAL AREAS SUBJECT TO
AREA-SPECIFIC POLICIES /
TERRAINS À AJOUTER À L'ANNEXE 5 - ZONES URBAINES ET RURALES SOUMISES
À DES POLITIQUES SPÉCIFIQUES À LA ZONE



NOT TO SCALE

Document 2 – Details of Recommended Official Plan Amendment

**Official Plan Amendment XX to the
Official Plan for the
City of Ottawa**

INDEX

THE STATEMENT OF COMPONENTS

PART A – THE PREAMBLE introduces the actual amendment but does not constitute part of Amendment no. XX to the Official Plan for the City of Ottawa.

PART B – THE AMENDMENT constitutes Amendment XX to the Official Plan for the City of Ottawa.

PART A – THE PREAMBLE

PURPOSE

LOCATION

BASIS

PART B – THE AMENDMENT

INTRODUCTION

DETAILS OF THE AMENDMENT

IMPLEMENTATION AND INTERPRETATION

PART A – THE PREAMBLE

1. Purpose

To amend the Official Plan (2022) – Volume 2C specific to 240 Presland Road within the Overbrook community, by adding a new site-specific policy to allow for a mid-rise building.

2. Location

The subject site is located on the south side of Presland Road and is currently vacant. The site is located approximately 380.0 metres east of the Vanier Parkway and 310.0 metres west of Lola Street. Surrounding features include low-rise residential uses to the east, north, west, and south of the site; an apartment complex consisting of mid- and high-rise buildings at the corner of Presland Road and Vanier Parkway; commercial and institutional uses further north and south; and light industrial uses on Coventry Road.

3. Basis

Background

The property is located within the Inner Urban Transect Policy Area on Schedule A and is designated Neighbourhood within the Evolving Neighbourhood Overlay as per Schedule B2 of the Official Plan. Section 5.2.4 Policy 1(c) and Section 6.3.1 Policy 2 permit a maximum building height of four storeys in these designations.

Rationale

The proposed Official Plan Amendment creates a site-specific policy to increase the building height to six storeys. Section 6.3.1 Policy 2 provides direction on the permitted heights within the Neighbourhood designation, which shall be low-rise except in areas already characterized by taller buildings. Although mid-rise buildings do not characterize the current area, the site is within the Evolving Neighbourhood Overlay, which envisions gentle intensification and the provision of adequate transition from low-rise residential development to higher forms of development; furthermore, as per direction in the Growth Management Framework, residential intensification shall focus within 15-minute neighbourhoods, which are comprised of Hubs, Corridors and lands within the Neighbourhood designations that are adjacent to them where employment, commercial, community and transportation services are accessible to adjacent neighbourhood designations on a daily and weekly basis

(3.2.3). The site's proximity to Lola Street (Minor Corridor) and the Tremblay Station (Hub) further supports growth through intensification and the use of existing resources; furthermore, the Official Plan supports and envisions residential growth in areas with existing municipal infrastructure and portions of neighbourhoods within a short walk to Hubs and Corridors.

PART B – THE AMENDMENT

1. Introduction

All of this part of this document entitled Part B – The Amendment consisting of the following text constitutes Amendment No. XX to the Official Plan for the City of Ottawa.

2. Details

The following changes are hereby made to the Official Plan for the City of Ottawa:

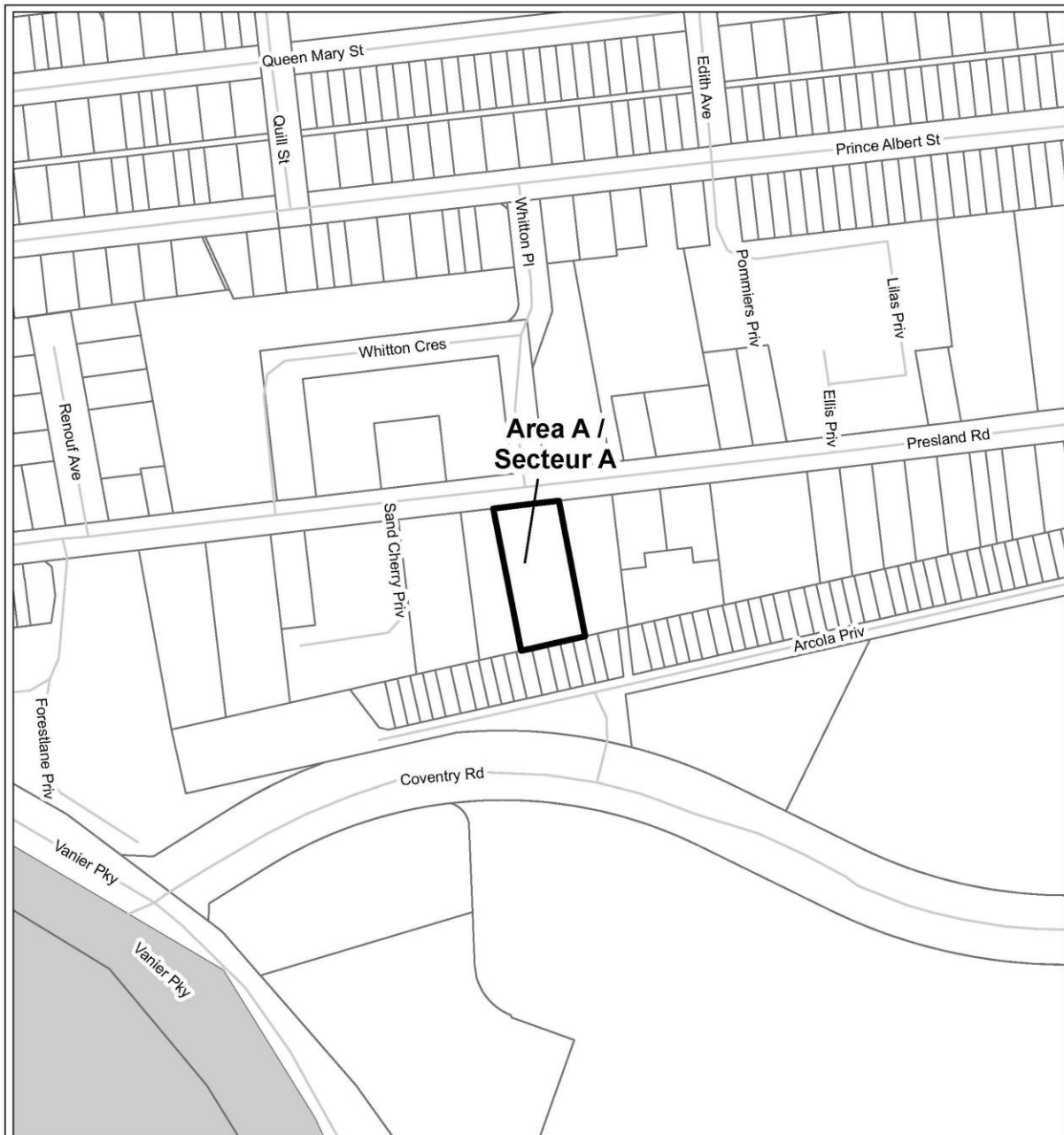
2.1 Add a new area “XX”, entitled “240 Presland Road” in Volume 2C – Area-Specific Policies, with the policy as follows:




- a) “Notwithstanding Section 5.2.4 Policy 1(c) and Section 6.3.1 Policy 2 the maximum permitted building height is six storeys.”

3. Implementation and Interpretation

Implementation and interpretation of this Amendment shall be in accordance with the policies of the Official Plan for the City of Ottawa.

Document 3 – Zoning Key Map



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-25-0027	25-0765-X	240 chemin Presland Road	
I:\CO\2025\ZKP\Presland_240		 Area A to be rezoned from R4UC[493] to R5AA[XXXX] Le zonage du secteur A sera modifié de R4UC[493] à R5AA[XXXX]	
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Document 4 – Details of Recommended Zoning (Revised)

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 240 Presland Road:

1. Rezone the lands as show in Document 3;
2. Add a new exception XXXX to Section 239 – Urban Exceptions with provisions similar in effect to the following
 - a. In Column I, Exception Number, add the text “XXXX”
 - b. In Column II, Applicable Zones, add the text R5AA[XXXX]
 - c. In Column V, Exception Provisions – Provisions
 - i. Maximum building height: 21.0 metres.
 - ii. Minimum rear yard setback: 7.5 metres.
 - iii. Minimum visitor parking space rate after the first 12 dwelling units: 0.06 per dwelling unit
 - iv. Minimum required width of a landscape buffer for a parking lot:
 1. On the easterly most lot line: 0.6 metres
 - v. Maximum walkway width: 2.5 metres
 - vi. Despite Table 164A, Endnote 34, minimum parking space rate for the first 12 dwelling units: 0
 - vii. Despite Table 164A, Endnote 34, minimum parking space rate after the first 12 dwelling units: 0.5 per dwelling unit.

Document 5 – Consultation Details

Notification and Consultation Process

Notification and public consultation was undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Official Plan amendments.

Public Comments and Responses

Comment:

What does affordable mean in terms of unit size or type of rent system?

Response:

The applicant is proposing to provide a mix of affordable and market-rate units. The apartment is comprised of a range of unit sizes from studios to three-bedroom units, including barrier-free units. The housing provider, Centretown Citizens Ottawa Corporation (CCOC) advises that 30 per cent of the units will be rented at 80 per cent of the current market rate.

Comment:

There are concerns about doubling the number of low-income housing units in the area as it may cause strain to local resources and potentially contribute to rising crime rates. A more balanced approach must be undertaken by the City by spreading new housing throughout several neighbourhoods.

Response:

The proposed apartment building will be a mix of affordable dwelling units and market-rent units. Affordable housing is permitted in all parts of the city where residential uses are permitted.

Comment:

Will the City impose a timeline for the start of the construction as there are a number of examples where the development does not proceed after the approvals.

Response:

The timeline to construction is at the applicant's discretion, although a site plan approval may lapse if a building permit or extension is not obtained within three years.

Comment:

The request for a zoning by-law amendment was questioned and there was a question of what can be built as of right. There is lack of trust in the consultation process due to a previous planning experience where what was proposed differed from what was built in terms of number of storeys and would not like to have a similar experience with this development.

Response:

The current zone, R4UC [493], permits a range of residential dwellings, from single-detached dwellings to four-storey apartment dwellings with nine or more units. Each residential dwelling type requires different zoning standards in terms of lot width, area, and setbacks. The change in zoning allows for a mid-rise building of up to six-storeys, which will permit a higher unit count and a greater mix of unit sizes. The site-specific policy that will be added would cap the building height to six storeys. Furthermore, the zoning amendment will create a site-specific policy to limit the height to 21.0 metres.

Comment:

Support this development and wish it is constructed as soon as possible. Willing to speak in support of the application in the subsequent rounds of public comment. There is criticism on the overall planning process in the country that had led to the current housing crisis.

Response:

Noted.

Document 6 – Building Rendering