

Zoning Confirmation Report

2025 Othello Avenue

Project Information			
Review Date		Official Plan Designation	Corridor - Minor
Municipal Address(es)	2025 Othello Avenue	Legal Description	Part of Lot 17 Junction Gore, Geographic Township of Gloucester, City of Ottawa
Scope of Work	Site Plan Control		
Existing Zoning Code	AM10[2210]	By-law Number	2008-250
Schedule 1 / 1A Area	Area B	Overlays Applicable	Evolving Neighbourhood

Zoning Review			
Zoning Provisions	Required	Provided	Compliance
Principal Land Use(s)	Residential	Residential	Y
Lot Width <i>Table 185(b)</i>	No minimum	169.3 metres	Y
Lot Area <i>Table 185(a)</i>	No minimum	25,286.7 square metres	Y
Front Yard Set Back <i>Section 186(10)(b)(i)</i>	0 metres	29.5 metres (<i>existing condition</i>)	Y
Corner Yard Set Back <i>Section 186(10)(b)(i)</i>	0 metres	3.9 metres	Y
Building Frontage Within 4.5 Metres of Front/Corner Lot Line <i>Section 186(10)(b)(i)</i>	50%	>50% (<i>Corner, existing condition</i>)	Y
		0% (<i>AM Front, existing condition</i>)	Y
Interior Side Yard Setback <i>Section 186(10)(c)(ii)</i>	No minimum	3.0 metres	Y
Rear Yard Setback <i>Section 186(10)(d)(i)</i>	3.0 metres	7.5 metres	Y
Lot Coverage (F.S.I.) <i>Table 185(g)(ii)</i>	None	N/A	Y
Maximum Building Height <i>Table 185(f)(ii)</i>	15 metres	15 metres	Y
Minimum Setback From a Building to a Private Way <i>Table 131(2)</i>	1.8 metres	1.8 metres	Y
Minimum Separation Between Buildings <i>Table 131(4)(b)</i>	3 metres	16.3 metres	Y
Amenity Space <i>Table 137(6)</i>	432 square metres (6m ² x 72)	654 square metres (Total)	Y
	216 square metres (3m ² x 72)	389 square metres (Communal)	Y

Zoning Review			
Zoning Provisions	Required	Provided	Compliance
Minimum Residence Parking <i>(Area B) Table 101(R9)</i>	0.5 / unit (36)	55 (0.76/unit)	Y
Minimum Visitor Parking <i>Table 102, Column III</i>	0.2 / dwelling (15)	15 (0.2/unit)	Y
Size of Parking Space	5.2 x 2.6 m	378 spaces (5.2 x 2.6 m)	Y
	4.6 x 2.4 m (Up to 50%)	71 spaces (4.6 x 2.4 m)	Y
Driveway Width	6 metres	6 metres	Y
Aisle Width	6 metres	6 metres	Y
Residential Bike Parking	0.5 / dwelling	72	Y
Parking Lot Landscape Area	15%	21%	Y
Minimum Width of a Landscape Buffer	3 m abutting a street	3 metres	Y
	1.5 m all other cases	1.5 metres	Y

For your consideration,



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Senior Planner

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