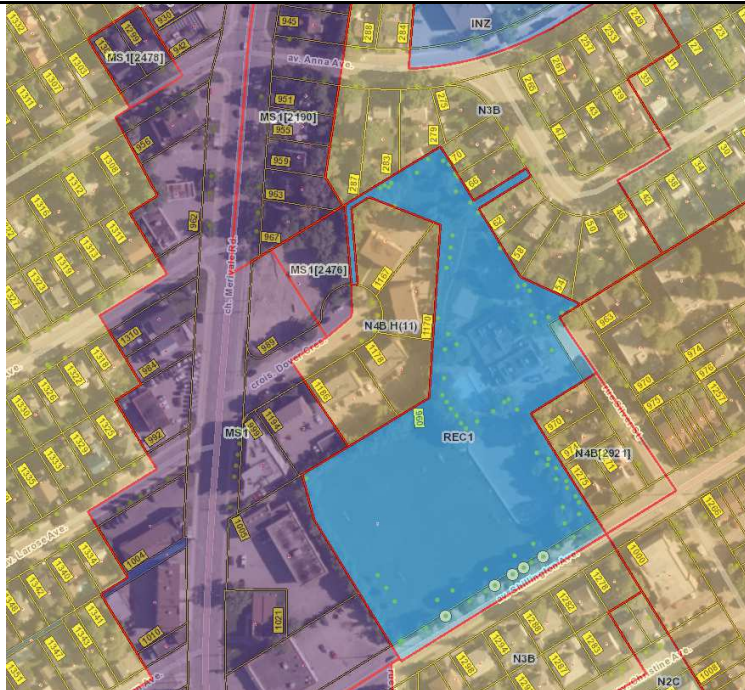




960 Silver Street

ZONING WORKSHEET

Owner: City of Ottawa
Street Address: 960 Silver Street (Shillington, Dover, Marshall)
Legal Address: Pin 04040-0100



Lot Area: 16736.45 m²
Dimensions: irr 118.3m (Shillington); 32.95m (Silver); 4.57m (Marshall)

Official Plan	
Schedule A	Inner Urban
Schedule B2	Inner Urban Transect - Evolving Neighbourhood
Schedule C12	Urban Greenspace - Park * not shown on Schedule
Secondary Plan	n None
Business Improvement	n None
Neighbourhood Study	n None
Community Design Plan	n* Adjacent to the Merivale Road Community Design Plan

Zoning (2026) By-Law 2026-50	
Zoning Code	REC1 (Recreation Subzone 1)
Zoning Description	Principal recreation uses in the Urban and Rural Transects
Schedule 1A	Area B (Inner Urban)

Adjacent Zoning (Existing)	
South	N3B
East	N4B[2921], N4B H(11)
North	N3B, N4B H911)

West MS1, N4B H(11)

Zoning Performance (2026)

Permitted Uses:	Amusement Park, Artists Studio; Commnity Centre, Daycare, Fairground, Indoor Entertainment Facility, Library, Museum, Place of Assembly; Recreation and Athletic Facility, School, Sports Arena, Theatre
Minimum Lot Area	No min
Minimum Lot Width	6m
Height	11m
Front Yard Setback	7.5m (Bill 17 reduction to 6.75)
Side Yard Setback	7.5m (Bill 17 reduction to 6.75)
Corner Side Yard Setback	7.5m (Bill 17 reduction to 6.75)
Rear Yard Setback	7.5m (Bill 17 reduction to 6.75)
Maximum Lot Coverage	40%

Zoning Exceptions na

EXCEPTION SUMMARY TEXT

Ward 16 - River
Ward Counselor Riley Brockington

Additional Approvals

Mature Neighbourhoods	n
Design Priority Area	n
Heritage Overlay	n
Archeological Potential	n

Site Servicing

ROW Protection	y	
Street 1	n	Shillington - 18.2m existing
Street 2	n	Silver - 18.2m existing
Hydro Impacts	y	Potential Hydro easement at east edge north of Silver Street
Sanitary Sewer	y	225mm on Silver ; 750mm on Shillington
Storm Sewer	y	300mm on Silver; 1200mm on Shillington
Combined Sewer	n	NA
Municipal Water	y	152 on Silver (existing connection); 152 on Shillington
Rapid Transit Proximity	n	
Hydrant	y	Southwest corner of Shillington/Panet/ Northeast corner of Shillington/Silver;

Parking Requirements

Minimum Parking Rate	None
Maximum Parking Rate	None
Visitor Parking	NA
Bicycle Parking	Table 613C(k) - Community Centre, being 8 spaces with an additional 1 space per 100m2 above 500m2. GFA 1247m2 requires 8+8=16
Loading Space	1 for 1000 - 1999m2
Accessible Parking	None

MTO

Permit Control Area n