

# 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	No minimum	169.3 metres	Y
Lot Area	No minimum	25,286.7 square metres	Y
Front Yard Set Back <i>As per Urban Exception 2210</i>	3 metres	3.9 metres	Y
Building Frontage Within 4.5 Metres of Front/Corner Lot Line <i>(on an Arterial Mainstreet)</i>	50%	>50% (Corner, existing condition) 0% (AM Front, existing condition)	Y Y
Corner Yard Set Back <i>As per Urban Exception 2210</i>	3.0 metres	N/A	Y
Interior Side Yard Setback <i>Section 186(10)(c)(ii)</i>	7.5 metres	7.9 metres	Y
Rear Yard Setback <i>As per Urban Exception 2210</i>	No rear yard	N/A	Y
Lot Coverage (F.S.I.)	N/A	N/A	Y
Maximum Building Height	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
Accessory Buildings	N/A	N/A	Y
Amenity Space	432 square metres (6m <sup>2</sup> x 72)	654 square metres (Total)	Y
	216 square metres (3m <sup>2</sup> x 72)	389 square metres (Communal)	Y

Zoning Review			
Zoning Provisions	Required	Provided	Compliance
<b>Residence Parking</b> (Area B)	0.5 / unit	361 parking spaces (0.8/unit) <i>Existing + Proposed</i>	Y
<b>Visitor Parking Spaces</b>	0.2 / dwelling	91 parking spaces (0.2/unit) <i>Existing + Proposed</i>	Y
<b>Size of Parking Space</b>	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
<b>Driveway Width</b>	6 metres	6 metres	Y
<b>Aisle Width</b>	6 metres	6 metres	Y
<b>Residential Bike Parking</b>	0.5 / dwelling	72	Y
<b>Parking Lot Landscape Area</b>	15%	21%	Y
<b>Minimum Width of a Landscape Buffer</b>	3 m abutting a street	3 metres	Y
	1.5 m all other cases	1.5 metres	Y

For your consideration,



Tyler Yakichuk, MCIP RPP  
Senior Planner

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