

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	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>St. Laurent Blvd.</i>	0 metres	29.5metres	Y
Building Frontage Within 4.5 Metres of Front/Corner Lot Line	50%	>50% (Corner) 0% (Front, existing condition)	Y Y
Corner Yard Set Back <i>Ogilvie Road</i>	0.5 metres	6.9 metres	Y
Interior Side Yard Setback	3 metres <i>(for the first 20 metres back from street)</i>	7.9 metres	Y
Rear Yard Setback	3 metres <i>(for the first 20 metres back from street)</i>	7.5 metres	Y
Lot Coverage (F.S.I.)	N/A	N/A	Y
Building Height	15 metres	15 metres	Y
Accessory Buildings	N/A	N/A	Y
Amenity Space	432 square metres (6m ² x 72)	654 square metres (Total)	Y
	216 square metres (3m ² x 72)	389 square metres (Communal)	Y
Projection Into Required Yard (Deck)	1 metre from any lot line	3.5 metres	Y
Residence Parking <i>(Area B)</i>	0.5 / unit (36)	72 parking spaces	Y
Visitor Parking Spaces	0.2 / dwelling (15)	15 parking spaces	Y
Size of Parking Space	5.2 x 2.6 m	82 spaces (5.2 x 2.6 m)	Y
	Up to 50% 4.6 x 2.4 m	5 spaces (4.6 x 2.4 m)	Y

Zoning Review			
Zoning Provisions	Required	Provided	Compliance
Driveway Width	6 metres	6 metres	Y
Aisle Width	6 metres	6 metres	Y
Residential Bike Parking	0.5 / dwelling (36)	76	Y
Parking Lot Landscape Area	15%	15%	Y
Landscape Buffer	3 m abutting a street	3 metres	Y
	1.5 m all other cases	1.5 metres	Y

* Items marked as not in zoning compliance will be addressed through the concurrent Zoning By-law Amendment (D02-02-24-0028) application.

For your consideration,



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Associate

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