

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 | | | |
|---|-------------------------|--------------------------|------------|
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| 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

FOTENN