ZONING TABLE - Feb 2026

AM10 (2210)	Requirement	Proposed
Minimum Lot Area	No minimum	24,140.44 SM ; 259,846 SF ; 5.97 AC
Minimum Lot Width	No minimum	205.3m
Minimum Front and Corner Yard Setback	0 m, must have 50% of the building wall within 4.5 m of the property line	3.0m
Minimum Interior Side Yard Setback	No minimum	3.0m
Rear Yard Setback	N/A	N/A
Maximum Building Height	30 m	15m
Minimum Building Height	7.5 m	
Maximum FSI	No maximum	N/A
Vehicle Parking (for new towns)	0.5 per unit (resident) = 36 spaces 0.2 per unit (visitor) = 15 spaces	0.76 per unit (resident) = 55 spaces for new towns 0.2 per unit (visitor) = 15 spaces for new towns
Bicycle Parking (for new towns)	0.5 per dwelling unit	1 per unit for new towns
Vehicle Parking Space Dimensions	2.6 m x 5.2 m (reg) 2.6 m x 6.7 m (parallel) 2.4 m x 4.6 m (small car) * up to 50% of spaces can be for small call	2.6 m x 5.2 m (reg) 2.6 m x 6.7 m (parallel) 2.4 m x 4.6 m (small car) 0% are small car for new towns
Amenity Space	$6m^2$ per unit, of which 50% is to be communal	9.08 SM per unit, communal = $5.40m^2$ per unit
Glazing requirement	A minimum of 50% of the surface area of the ground floor façade, measured from the average grade up to a height of 4.5 metres, facing a public street must be comprised of transparent glazing and active customer or resident entrance access doors	N/A
Parking Lot Landscaping Area	15%	21%
Parking Lot Landscape Buffer	Abutting a street – 3m Other cases – 1.5 m if lot contains less than 100 spaces	3m 1.5m min
Outdoor refuse collection and refuse loading areas	located at least 9.0 m from a lot line abutting a public street, 3 m from other lot lines screened from view by an opaque screen with a minimum height of 2.0 metres, or where in-ground refuse container is provided, the screening may be achieved with soft landscaping	35m to lot line abutting street; 10m to other lot line underground system with soft landscaping

2025 OTHELLO AVE
RESIDENTIAL DEVELOPMENT
OTTAWA, ONTARIO

Project Statistics
AUGUST 2026 — Project No: S24016

1.0 Site Area

	hectares	*acres*	*sq.m.*	*sq.ft.*
Developable Area	0.72	1.77	7,171.5	77,193
Existing Area	1.70	4.19	16,957.6	182,530
Park Conveyance	0.10	0.25	1020.9	10,989
Daylight Triangles	0.008	0.019	76.55	824
ROW on St-Laurent Boulevard	0.005	0.012	50.3	541
Gross Site Area	2.528	6.246	25,276.8	272,077

2.0 Gross Floor Area

2.1 **Townhouses**

	LL	GF	*2F*	*3F*	*sq.m.*	*sq.ft.*
Block 1	729.41	729.41	729.41	729.41	2,917.6	31,405
Block 2	729.41	729.41	729.41	729.41	2,917.6	31,405
Block 3	729.41	729.41	729.41	729.41	2,917.6	31,405
Total GFA	2,188.23	2,188.23	1,458.82	1,458.82	**8,752.9**	**94,216**

2.2 **Existing Apartments**

North Buidling	15,250.0	164,150
South Building	15,250.0	164,150
Total GFA	**30,500.1**	**328,300**

3.0 Unit Count

3.1 **Stacked Towns**

	total
Block 1	24
Block 2	24
Block 3	24
Total Units	**72**

3.2 **Existing Apartments (client provided)**

North Building	188
South Building	188
Total units	**376**

3.3 **Total units**

Existing Apartments (client provided)	376
Stacked Towns	72
Total Units	**448**

4.0 Unit Mix (stacked towns)

	2 bed	*3 bed*	*units*
Block 1	16	8	24
Block 2	16	8	24
Block 3	16	8	24
Total Proposed Units	**48**	**24**	**72**
	67%	33%	*100%*

5.0 Vehicular Parking

5.1 **Provided Parking Spaces**

	RESIDENT			VISITOR			
	standard size	*small car*	*Ratio*	*standard size*	*small car*	*Ratio*	*Total Parking Spaces*
Existing Apartments	301	66	existing to remain	12		existing to remain	379
Stacked towns	55		0.76	15	0	0.2	70.0
Total Proposed Parking Spaces	422			27			**449**

5.2 **Accessible Parking (for proposed stacked towns)**

visitor parking provided	Required per zoning	Type	Provided
15	1	A	1

6.0 Bicycle Parking Provided

	ratio		*Parking Spaces*
Existing apartments	0.04	per unit	**14**
Stacked towns	1.33		**96**
Total Min. Provided Bicycle Parking			**110**

7.0 Lot Coverage

	sq.m.	*sq.ft.*	*%*
existing north apartment building	1,624.1	17,482	6.4%
existing south apartment building	1,627.1	17,514	6.4%
block 1	729.4	7,851	2.9%
block 2	729.4	7,851	2.9%
block 3	729.4	7,851	2.9%
Total Building Areas	5,439.4	58,549	
Gross site area	**25,276.8**	272,077	
Lot Coverage			**22%**

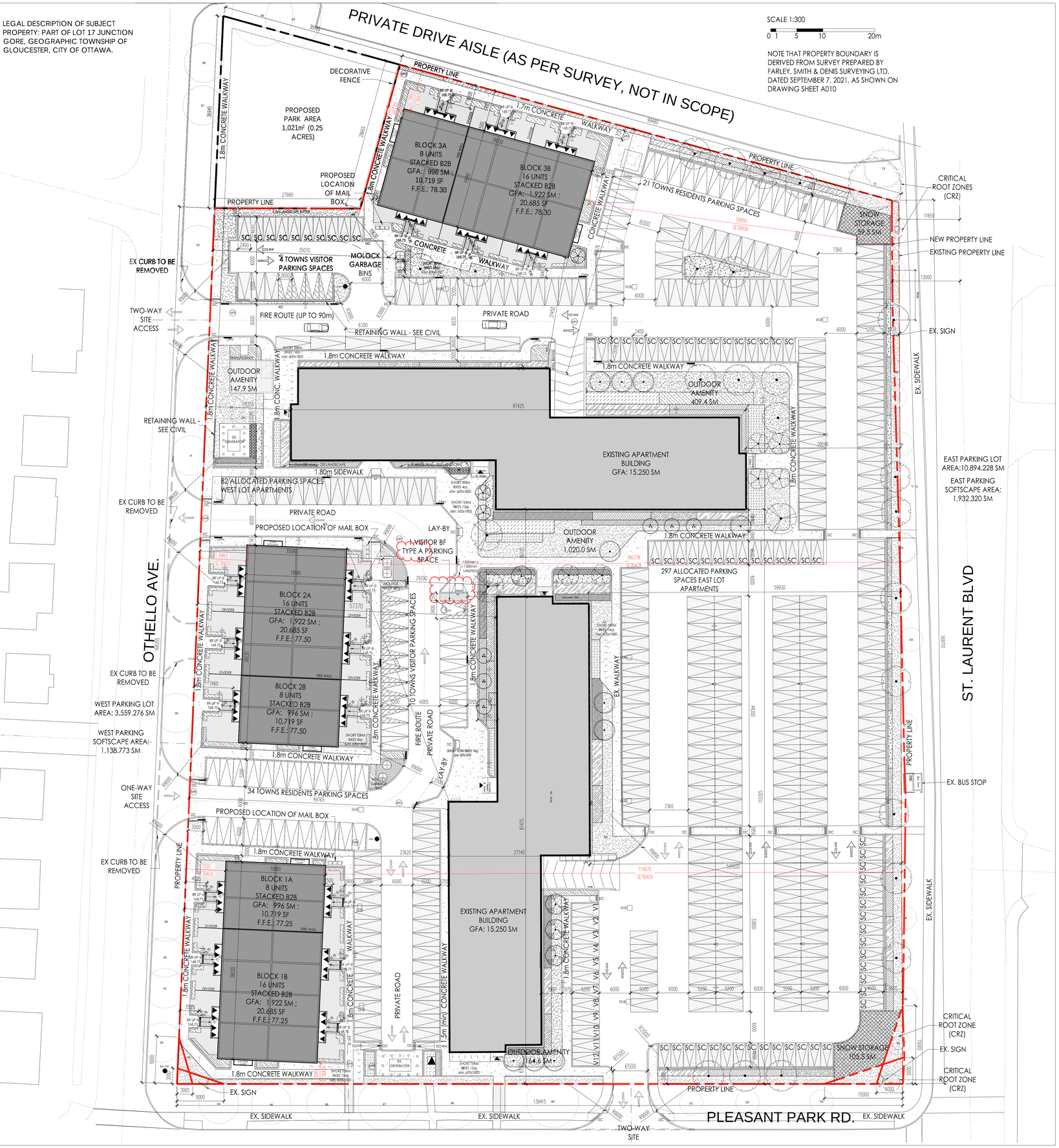
8.0 Amenity Areas

	sq.m.	*sq.ft.*	*ratio (SM per Unit)*	*%*
Existing Private Outdoor Amenity	1,161	12,497	3.09	28.5%
Existing Indoor Amenity	525	5,651	1.17	12.9%
New Private Outdoor Amenity	486	5,231	6.75	11.9%
Common Outdoor Amenity	1,896	20,404	4.23	46.6%
Total	4,068	43,783	9.08	100.0%

9.0 Parking Lot Landscaping Area

Total Parking Area (SM)	14,405
Total Parking Lot Landscape Buffer Area (SM)	3,043

LEGAL DESCRIPTION OF SUBJECT PROPERTY: PART OF LOT 17 JUNCTION GORE, GEOGRAPHIC TOWNSHIP OF GLOUCESTER, CITY OF OTTAWA.



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2	12 12 25	SPA RE-SUBMISSION
3	24/DEC/25	ISSUED FOR CLIENT REVIEW
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5	13 04 26	SPA RE-SUBMISSION
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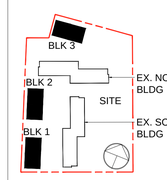
KEY PLAN



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PROJECT:
OSGOODE STACKS
2025 OTHELLO AVE.
OTTAWA, ONTARIO

DRAWING TITLE:
SITE PLAN, ZONING CHART AND PROJECT STATS

DATE: 2024.11.14	SCALE: 1:300
DRAWN BY: AD	CHECKED BY: BK
PROJECT NUMBER: S24016	DRAWING NUMBER: A100