

# Zoning Overview – 67 Springhurst Avenue, Ottawa

**Municipal Address:** 67 Springhurst Avenue, Ottawa, Ontario

**Current Zoning:** R3P (N4B) – Residential Third Density Zone

Under the City of Ottawa Zoning By-law No. 2008-250, the R3P zone generally permits a variety of low- to moderate-density residential building forms, including:

- Single-detached dwellings
- Semi-detached dwellings
- Duplexes and triplexes
- Street-oriented townhouses
- Other low-rise multi-unit residential forms consistent with neighbourhood context

The **N4B sub-zone** establishes site-specific performance standards such as setbacks, building height, lot coverage, and other development controls applicable to this property.

The property is located within an established Ottawa East neighbourhood where planning policies support **compatible residential intensification**. A **minor variance or zoning amendment** may allow for additional density or alternative building configurations, subject to City approvals.

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## Zoning Disclaimer

Zoning information is provided for general reference only and is not warranted or guaranteed. The City of Ottawa Zoning By-law No. 2008-250, including all schedules, exceptions, and amendments, is the governing authority. Buyers are advised to verify all zoning designations, permitted uses, development standards, and approval requirements directly with the City of Ottawa, including obtaining a Zoning Designation Letter or Zoning Information Letter, prior to submitting an offer or proceeding with development.

# 67 SPRINGHURST AVENUE

## OTTAWA EAST

New Zoning By-law

Zone code: N4B

Legend Grouping: Neighborhood Zone

Table 801A - Provisions for N4 Zone

Subzone	N4
Maximum number of dwelling units	n/a
Maximum building height	14.5 m or 47.5 ft

1. The following provisions apply to Table 801B:

- a. on an interior lot, the minimum interior side yard setbacks must add up to the total listed in row (iv);
- b. on a corner lot where there is only one interior side yard, row (iv) does not apply, however clause (7)(c) applies;
- c. in no case may any interior side yard setback be smaller than the following:
  - i. in the A or B subzones, 0.6 metres; and
  - ii. in all other cases, 1.2 metres.
- d. despite row (vii), in no case may the minimum rear yard setback be less than 6 metres;
- e. despite row (vii), the rear yard setback is not required to exceed 7.5 metres; and
- f. despite rows (iii) and (vii), the maximum depth of the building is 20 metres where the building contains no more than:
  - i. six dwelling units, or
  - ii. in the case of a vertically attached dwelling, three principal dwelling units.

TABLE 801B - PROVISIONS FOR SUBZONE B FOR NEIGHBOURHOOD ZONES

Subzone	N4
Minimum lot width	7.5 m or 24.6 ft
Minimum lot width per principle vertically attached unit	5.6 m or 18.3 ft
Minimum front yard setback	3 m or 9.8 ft
Minimum total interior side yard setback	1.8 m or 5.9 ft
Minimum exterior side yard setback	3 m or 9.8 ft
Maximum building width	n/a
Minimum rear yard setback	25% of lot depth

1. Where more than one building on a lot fronts onto a public street, the minimum lot width applies to each building, regardless of whether or not the lot is severed.
2. In addition to Tables 801A and 801B, Section 207 – Provisions for High-Rise Buildings applies to buildings ten storeys or greater in height.
3. More than one building on a lot is permitted in a Neighbourhood Zone, and in such cases Section 703 – Planned Unit Developments applies.
4. Despite subsection (9), a coach house does not result in a development being defined as a Planned Unit Development, and Section 701 – Coach Houses applies.
5. Additional regulations specific to the N1, N2, N3, N4, N5 and N6 – Neighbourhood Zones are detailed in Section 802.