

Committee of Adjustment

Received | Reçu le

2025-04-10

City of Ottawa | Ville d'Ottawa

Comité de dérogation



SCA File No. D02-99-22-0051

September 25, 2024

Christopher Mulholland

Chris.Mulholland@amsted.ca

Type of Development Review Application Being Submitted: Building Permit

Dear: Christopher Mulholland

**Subject: Confirmation of Streetscape Character Analysis (SCA)  
214 Cowley Avenue**

The above-noted Streetscape Character Analysis Form, received by the City of Ottawa on August 29, 2024, has been reviewed and satisfies the City's Streetscape Character Analysis requirements of Section 140 of *Zoning By-law 2008-250*. Staff concur with the Character Groups identified on the lots that were documented as noted in your SCA Form submission.

The following dominant Character Groups for the above-referenced property/properties are hereby confirmed as follows:

**Front-facing Attached Garages and Carports:**

**Character Group A**

This means that you are required to comply with the dominant Character Group noted above. Please refer to Zoning By-law section 140, Table 140A for full details. Where the Character Group is A, you are not permitted to have an attached garage or carport that faces the street. Where the dominant Character Group is B, you may have a front-facing garage or carport that must be set back from the principal entranceway, pursuant to Subsection 139 (4) of Zoning By-law 2008-250, or you may develop according to Character Group A.

**Access/Driveways/Parking:**

**Character Group B**

This means that if you choose to provide parking (not required for buildings of up to 12 dwelling units), you may ONLY provide it in a pattern within the above-noted dominant Character Group or in any other Character Group that is more restrictive. Please refer to Zoning By-law section 140, Table 140B for full details.

**Location of Front Door:**

**Character Group A**

**Location of Main Door(s) facing the Corner Side Lot Line: Character Group A**

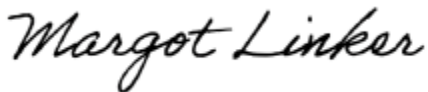
This means that you are required to place the front door of your residential use building in a pattern within the above-noted dominant **Character Group A**. Where the Character Group is B, you may also develop according to Character Group A. Further, where it is intended that the principal door of one or more dwelling unit(s) faces one street, and one principal door of any other dwelling unit(s) faces the other street, then please refer to Zoning By-law s. 144 and section 140, Table 140C for full details.

These confirmed dominant Character Groups specify the Overlay zoning regulations that affect the lot proposed to be developed, redeveloped or where an addition to the existing dwelling is or will be proposed in the front, corner or interior side yard. The proposed development is, therefore, required to develop according to the above-noted dominant Character Groups pursuant to Section 140 of *Zoning By-law 2008-250*. Of note, however, is that the Character Group (s) that are more restrictive than those noted herein, where Character Group A is always the most restrictive and Character Group D is always the least restrictive, will also be permitted as compatible development approaches to those in Character Groups B, C and D.

If there is a tie, with two or three equally dominant Character Groups, then you may develop either of the dominant two, or the dominant three, accordingly.

Please ensure that this confirmation letter is submitted with your development review application. If you have any questions, please contact Margot Linker by telephone, at 613-580-2424, extension 22555 or by email at [margot.linker@ottawa.ca](mailto:margot.linker@ottawa.ca).

Sincerely,

A handwritten signature in black ink that reads "Margot Linker". The script is cursive and fluid, with the first letters of each word being capitalized and prominent.

Margot Linker  
Planner II  
Development Review, All Wards

## Streetscape Character Analysis

### Project Information

**Subject Address:** 214 Cowley Avenue

**Client:**

**Postal Code:** K1Y 0G9

Committee of Adjustment  
Received | Reçu le

**2025-04-10**

City of Ottawa | Ville d'Ottawa  
Comité de dérogation

**Date:** 29 August 2024

### GeoOttawa Mapping



### Character Groups

#### GROUP 1: ATTACHED GARAGES AND CARPORTS

1A	1B
12	9

#### GROUP 2: ACCESS AND PARKING CHARACTER

2A	2B	2C	2D
3	14	2	2

#### GROUP 3: MAIN DOOR CHARACTER

3A	3B
21	0



**220 Cowley Ave.**

- 1 - A
- 2 - B
- 3 - A



**218 Cowley Ave.**

- 1 - A
- 2 - B
- 3 - A





**214 Cowley Ave. (Subject Property)**

- 1 - B
- 2 - B
- 3 - A



**210 Cowley Ave.**

- 1 - B
- 2 - A
- 3 - A

**208 Cowley Ave.**

- 1 - B
- 2 - A
- 3 - A





**206 Cowley Ave.**

- 1 - B
- 2 - C
- 3 - A



**200 Cowley Ave.**

- 1 - A
- 2 - B
- 3 - A





**198 Cowley Ave.**

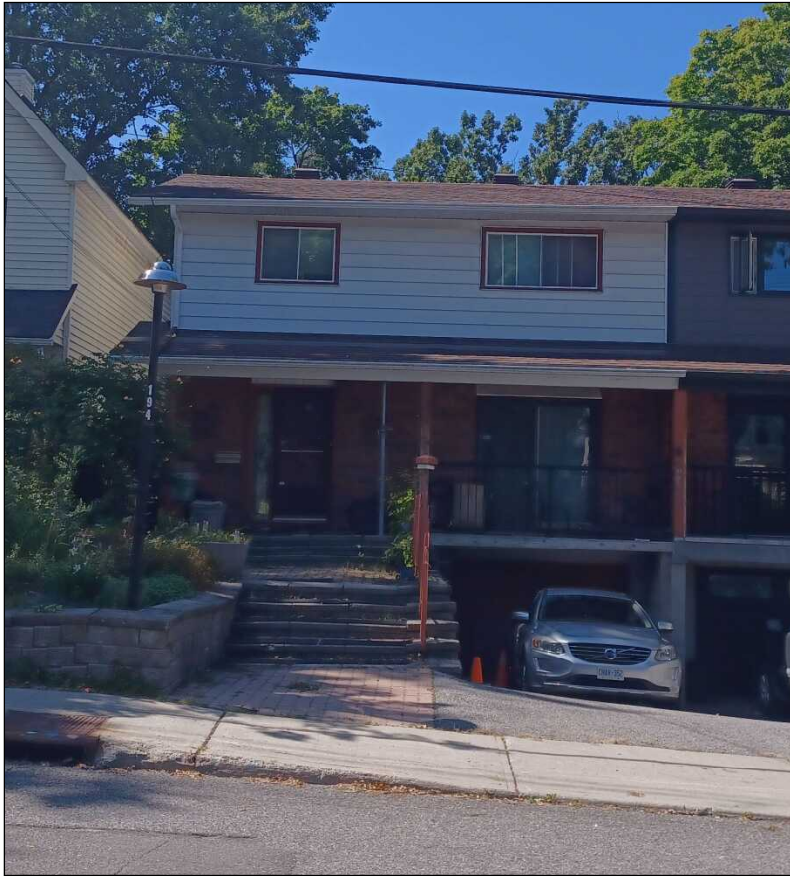
- 1 - A
- 2 - B
- 3 - A



**196 Cowley Ave.**

- 1 - A
- 2 - B
- 3 - A





**194 Cowley Ave.**

- 1 - B
- 2 - B
- 3 - A



**192 Cowley Ave.**

- 1 - B
- 2 - B
- 3 - A



**185 Cowley Ave.**

- 1 - B
- 2 - B
- 3 - A



**189 Cowley Ave.**

- 1 - A
- 2 - C
- 3 - A





**193 Cowley Ave.**

- 1 - B
- 2 - B
- 3 - A



**197 Cowley Ave.**

- 1 - B
- 2 - B
- 3 - A





**201 Cowley Ave.**

- 1 - A
- 2 - B
- 3 - A



**205 Cowley Ave.**

- 1 - A
- 2 - B
- 3 - A





**213 Cowley Ave.**

- 1 - A
- 2 - B
- 3 - A



**217 Cowley Ave.**

- 1 - A
- 2 - D
- 3 - A



**221 Cowley Ave.**

- 1 - A
- 2 - D
- 3 - A

**223 Cowley Ave.**

- 1 - A
- 2 - A
- 3 - A