



SCA File No. D02-99-25-0054

December 15, 2025

Steve Ardington
steve@ardington.ca

Type of Development Review Application Being Submitted: Building Permit

Dear Steve Ardington,

**Subject: Confirmation of Streetscape Character Analysis (SCA)
498 Golden Avenue (Golden Avenue Frontage)**

The above-noted Streetscape Character Analysis Form, received by the City of Ottawa on December 8, 2025, 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 Dylan Geldart by telephone, at 613-580-2424, extension 70355 or by email at dylan.geldart@ottawa.ca.

Sincerely,

A handwritten signature in black ink, appearing to be 'D. Geldart', with a long horizontal flourish extending to the right.

Dylan Geldart
Planner
Development Review, All Wards

Adjacent Properties

498 Golden Ave. SCA

18 lots fronting on the same street as the main door of your lot

440

AAA



501

ABA



507
BCA



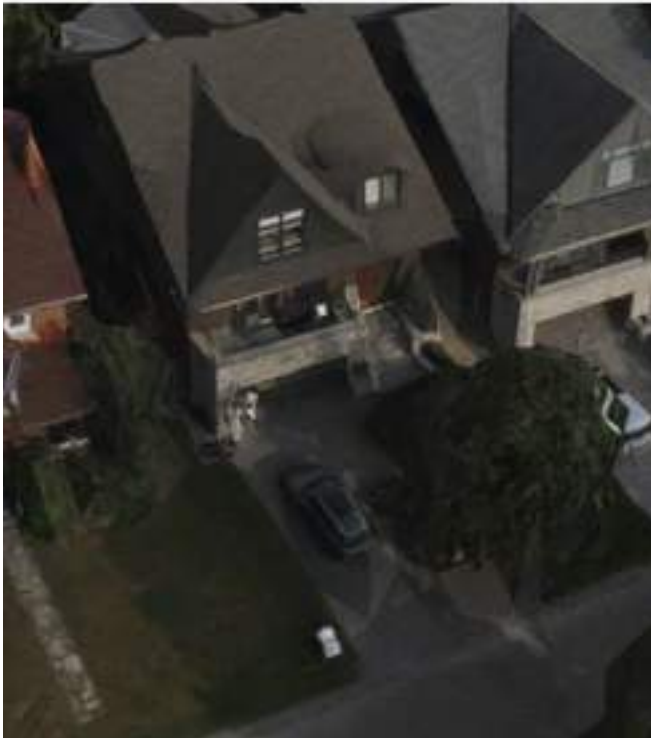
513
ABA



517
ABA



521
BCA



525
BCA



529
BBA



533
BCA



540
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536
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534
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530
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524
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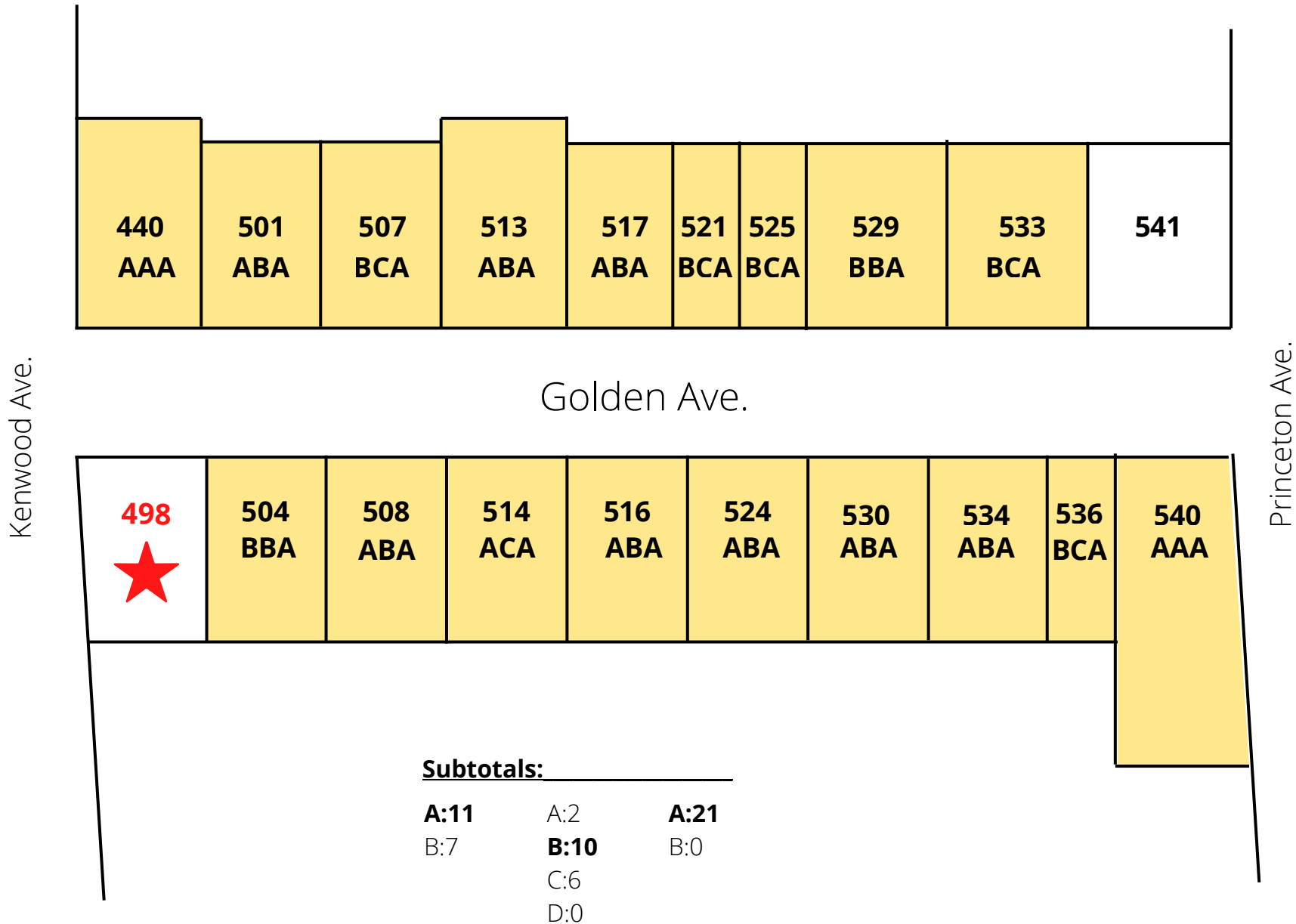


504
BBA



498 Golden Ave. SCA Map

18 lots fronting on the same street as the main door of your lot



STREETSCAPE CHARACTER ANALYSIS FORM

Name:

Email:

Address or proposed development:

Type of Development Review Application Being Submitted:

- Zoning
 Site plan
 Minor variance
 Severance
 Private approach
 Building permit

This form is required in order to determine zoning requirements and permissions with respect to front yards and corner side yards, access, parking, and front doors. When filling in this form, please read and refer to the **Streetscape Character Analysis Manual**, available at all Client Service Centres and on the city's website ottawa.ca/Streetscapecharacter. This form must document 21 lots around your lot. See Booklet for cases where less than 21 lots on a street. Once this form has been approved, then a development application will be considered complete. This Form should be submitted to sca-apr@ottawa.ca, or to a Development Information Officer in a Client Service Centre, or at a pre-consultation meeting.

TABLE 1 ATTACHED GARAGES AND CARPORTS

Character Group	see Table 140(A) Zoning By-law 2008-250	HOW MANY LOTS? Total
A. No front-facing attached garage or carport		11
B. Front-facing attached garage or carport		7

TABLE 2 ACCESS AND PARKING CHARACTER

Character Group	Refer to Table 140(B) of Zoning By-law 2008-250	HOW MANY LOTS? Total
A. No driveways along lot lines abutting a street		2
B. Individual single-wide driveways and Shared driveway		10
C. Individual double-wide driveways <i>Note: If Group A is the most common, but the number of Group B and C lots combined outnumber Group A, then Group B is deemed to be dominant.</i>		6
D. A. Legally-established front yard parking <i>Note: Front yard parking is prohibited. The number of legally-created spaces needs to be determined only if a new front yard parking space (s) is proposed.</i>		0

Table 3 MAIN DOOR CHARACTER

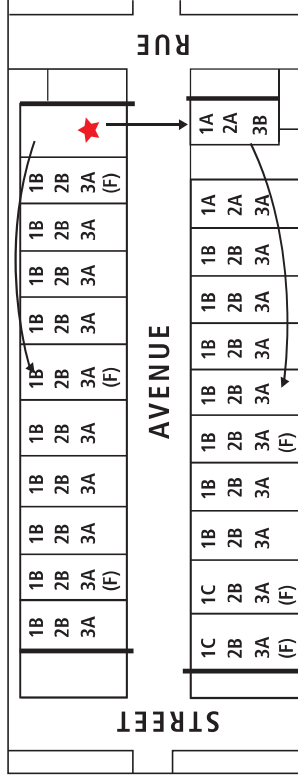
HOW MANY LOTS?

Character Group	Refer to Table 140(C) of Zoning By-law 2008-250	Total
A. Main door faces the front lot line and the street, or is accessed by a structure located along the front wall of the dwelling but does not face the front lot line and street		21
B. Main door does not face the front lot line and doesn't face the street		0
Note: If you have a corner lot, A and B also apply when documenting doors along the corner side lot line		

Please draw your streetscape, including the street(s) on which your proposal will front, the 21 lots (or less) required for the Streetscape Character Analysis, and identify: 1) name of street; 2) street address number of the 21 lots on both sides of the street; 3) draw a star on your lot; 4) and for each lot, identify the Character Groups (represented by the numbered groups on page 1), and identify the pattern (represented by the roman numerals associated with each of the Character Groups) as shown in the example below. You **must** fill out two Forms when developing a corner lot where one or more dwelling units front on one street, and one or more dwelling units front on the other street.

STREETSCAPE (Draw your streetscape here)

refer to attached documents



Date Submitted:

Date Approved:

Staff Signature: _____