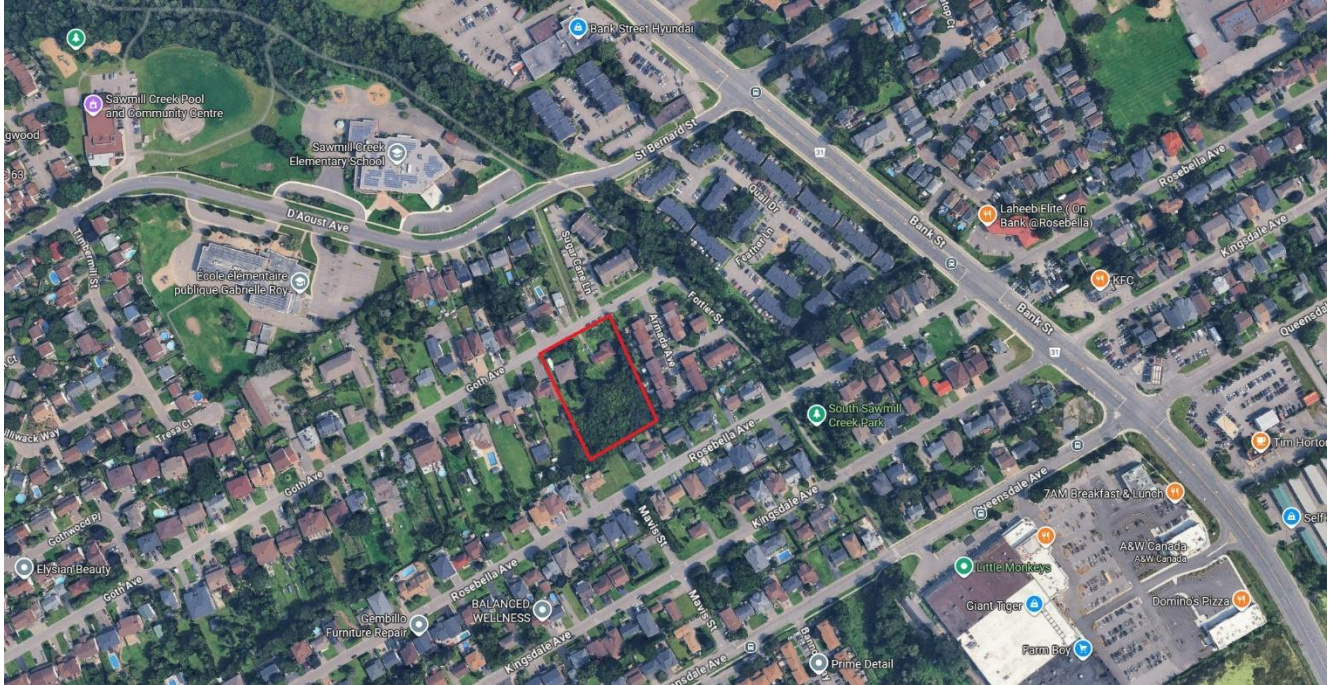


1570-1580 Goth Avenue, Ottawa

List Price \$2,900,000



Brochure: [Click here](#)

Development Sketch: [24 Semis](#) **Survey:** [1992 Survey](#) [Siteplan - old](#)

Map: [Click Here](#)

Rental Income: m/m tenants (\$4,990.83/m) to be assumed

- 1570 - \$1,312.87 Semi
- 1572 - \$1,425.32 Semi
- 1580 - \$2,252.64 Bungalow

MLS Listing and pictures: [Click Here](#)

Lot Size: 62,688 sq ft lot, 210' x 300'

Click Here with Questions: ian@ianhassell.com

Ian Hassell 613-794-8555 [cell] ian@ianhassell.com www.IanHassell.com 613-563-1155 [off] Salesperson

344 O'Connor St. | Ottawa, ON | K2P 1W1

Lot Features:

- Excellent location close to Bank Street, Schools, grocery stores
- Currently has a bungalow, plus a 2 storey double side by side
- All 3 dwellings are rented month to month
- All trees, with the exception of possible a few perimeter trees, have a small enough diameter so as to not require a tree permit for their removal, if done prior to a site plan
- Quote available for tree removal
- Over 1.5 acre lot [62,688 sq ft] with numerous development possibilities.
- Drawings show a possible semi-detached housing plan.
- Current Zoning permits various lot severances along Goth Ave with no variances from the current zoning required.
- The New Zoning Bylaw, once approved by City Council will allow considerably more density - 6m (18 feet) frontage for multiple attached dwellings, and possibly 87 dwelling units, depending on how they are configured.
- When the attached concept drawings were created, they were within the density allowances of the new official plan, but would still require a variance from the current zoning as the minimum lot width was 30', and the maximum height was 2 storeys.
- With the new zoning, the required frontage is 18' for vertically attached dwellings, and up to 32 semis would be permitted [not just the 24 shown].
- The allowed height in the New Zoning is increased to 3 storeys.
- Month to month tenants to be assumed. Please do not disturb the tenants. Do not walk the lot without an appointment.

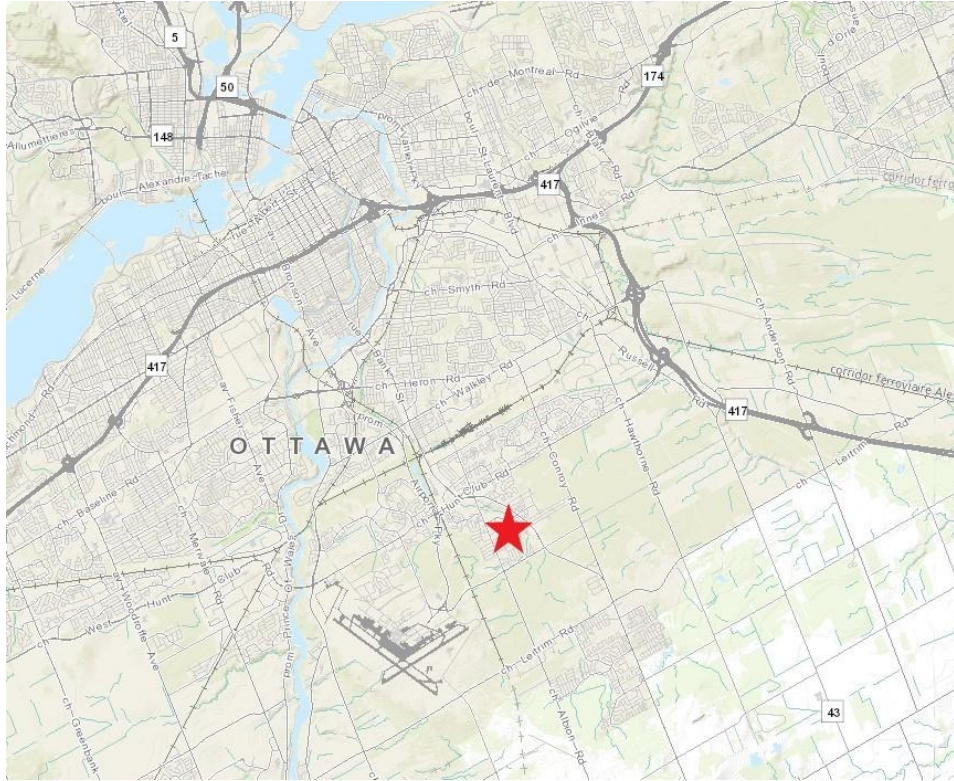
Development Potential: Buyer to verify

- 5.6m (18') minimum required lot frontage for vertically Attached Dwellings (rows, semis)
- 11m – 3 storey height allowed
- Density 1.5 dwelling units per 100 sq m – lot has 5,823 sq m [58 x 1.5 = 87]
- Lot lends itself very well to a new housing project. Numerous new infills nearby

Old Zoning: [R2N subzone](#)

New Zoning Bylaw 3D Map: [Interactive New Zoning Map](#)

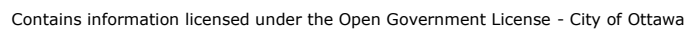
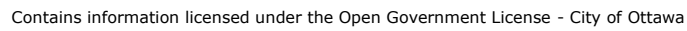
New Zoning Bylaw N2B: [N2B Zoning Details](#) [Section 904]



Contains information licensed under the Open Government License - City of Ottawa

Ian Hassell 613-794-8555 [cell] ian@ianHassell.com www.ianHassell.com 613-563-1155 [off] Salesperson

344 O'Connor St. | Ottawa, ON | K2P 1W1



344 O'Connor St. | Ottawa, ON | K2P 1W1



Ian Hassell 613-794-8555 [cell] ian@ianhassell.com www.ianhassell.com 613-563-1155 [off] Salesperson

344 O'Connor St. | Ottawa, ON | K2P 1W1



Ian Hassell 613-794-8555 [cell] ian@ianHassell.com www.ianHassell.com 613-563-1155 [off] Salesperson

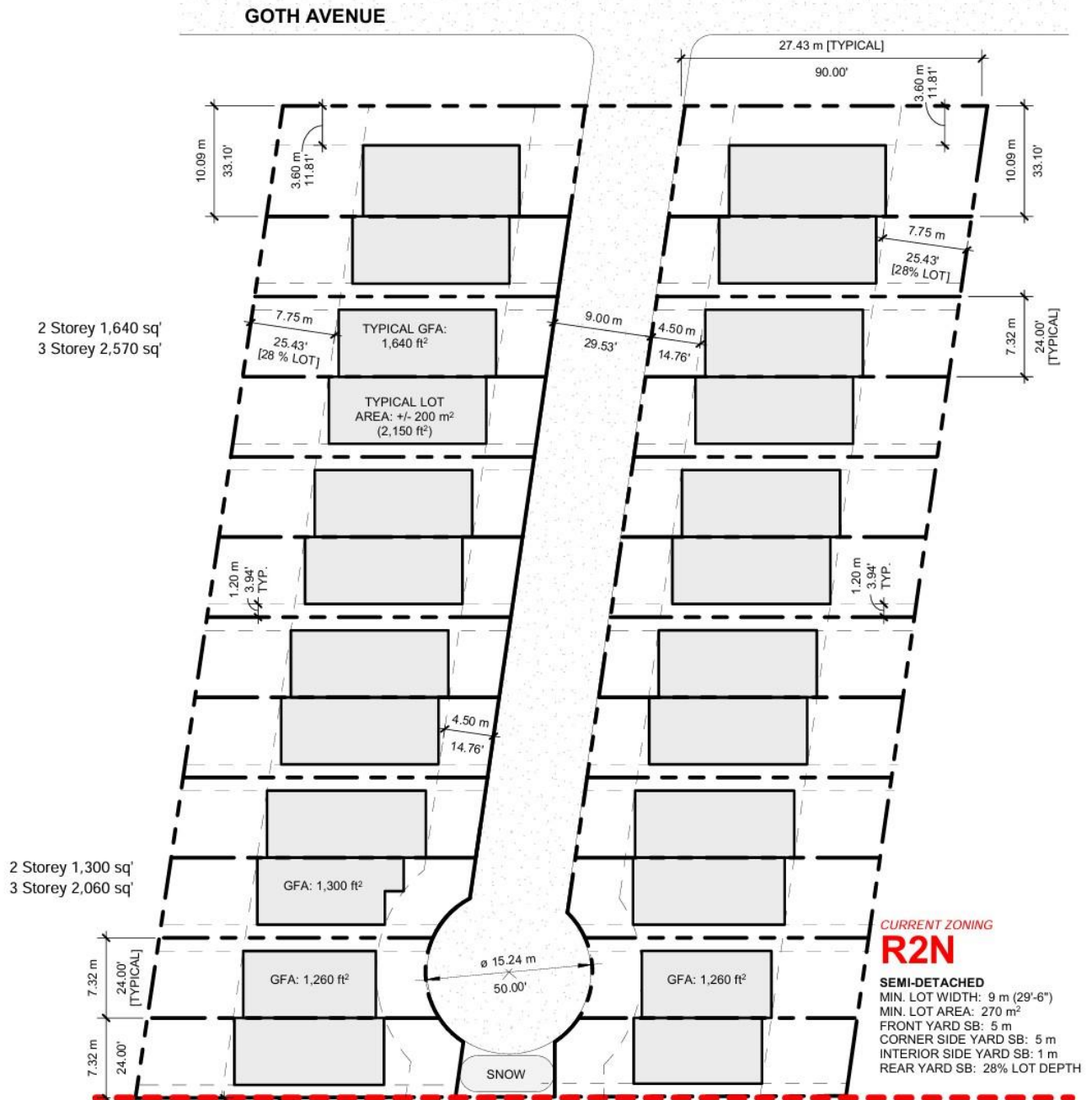
344 O'Connor St. | Ottawa, ON | K2P 1W1



HALLMARK REALTY GROUP

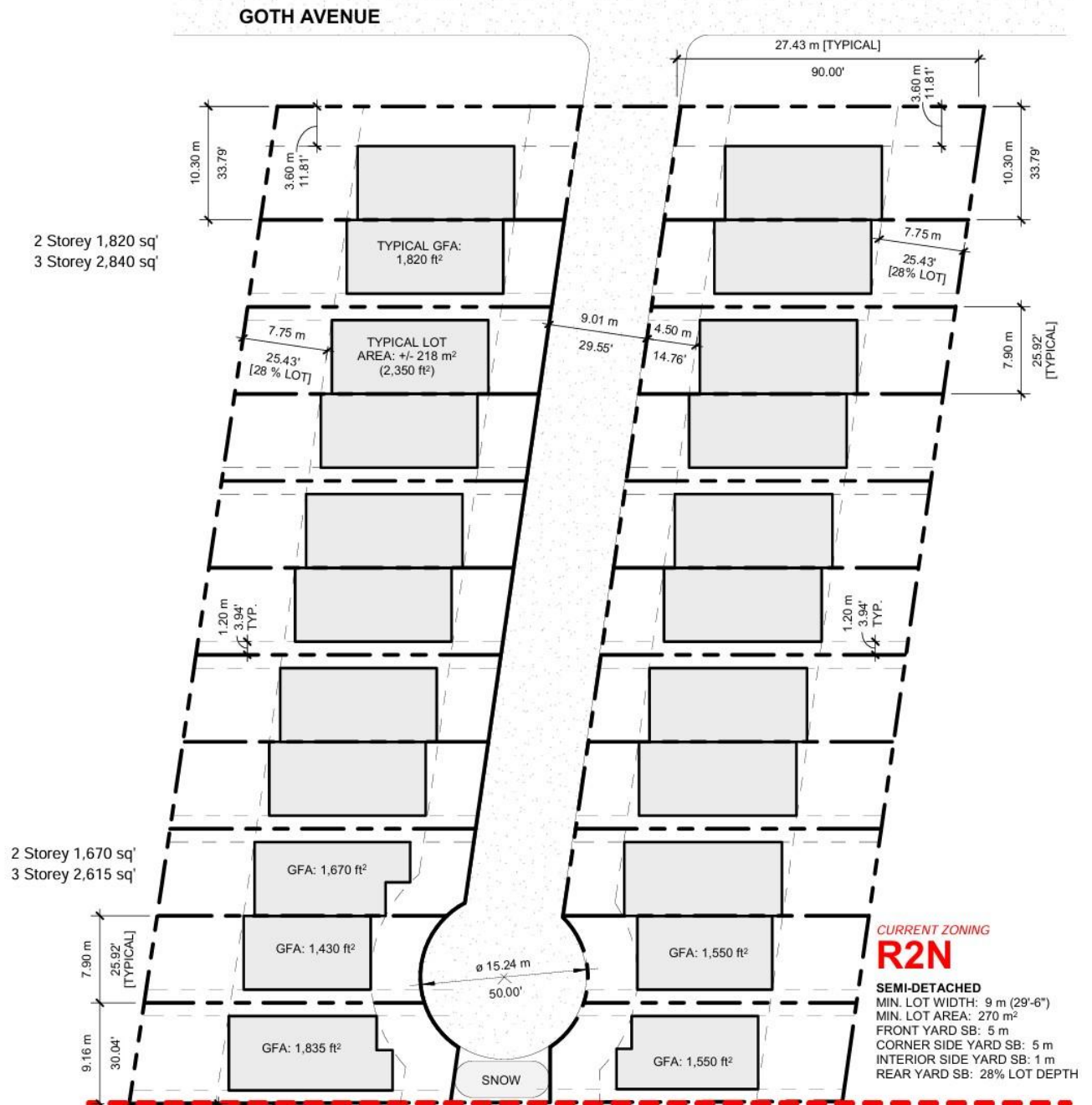
Brokerage, Independently Owned and Operated

RAISING THE BAR



Ian Hassell 613-794-8555 [cell] ian@ianhassell.com www.ianhassell.com 613-563-1155 [off] Salesperson

344 O'Connor St. | Ottawa, ON | K2P 1W1



Link to PDF version of Site Drawings: [Click Here](#)