

# Zoning Confirmation Report

## 267 O'Connor Street

November 26, 2025

1

### Annex 1 - Zoning Confirmation Report Checklist

<b>A. Project Information</b>			
<b>Review Date</b>	February 6, 2025	<b>Official Plan Designation</b>	Downtown Transect, Neighbourhood
<b>Municipal Address(es)</b>	267 O'Connor Street	<b>Legal Description</b>	Lots 3, 4, 5 and 6 (east of O'Connor Street), Lot 44 (south of MacLaren Street) and Lot 44 (north of Gilmour Street), Registered Plan 15558
<b>Scope of Work</b>	Official Plan Amendment, Zoning By-law Amendment, Heritage Permit		
<b>Existing Zoning Code</b>	R4UD [479]	<b>By-law Number</b>	2008-250
<b>Schedule 1 / 1A Area</b>	Area B (Schedule 1) Area X (Schedule 1A)	<b>Overlays Applicable</b>	Mature Neighbourhood, Evolving Neighbourhood Overlay

<b>B. Zoning Review</b>			
For Zoning By-law Amendments, please use the proposed zone and subzone requirements, if different than existing.			
<b>Zoning Provisions</b>	<b>By-law Requirement or Applicable Section, Exception or Schedule Reference</b>	<b>Proposal</b>	<b>Compliant (Y/N)</b>
<b>Proposed Zone/Subzone (Zoning By-law Amendments only):</b>	R5B [XXXX]		
<b>Principal Land Use(s)</b> Section 163	High-rise Residential	High-rise Residential	Y
<b>Lot Width</b> Table 164A	22.5 metres	66.5 metres	Y
<b>Lot Area</b> Table 164A	675m <sup>2</sup>	3,572m <sup>2</sup>	Y
<b>Front Yard Set Back</b> Section 163	3 m	MacLaren: 1.0 m Gilmour: 2.49 m	N
<b>Corner Side Yard Setback</b> Table 164A	3 m	1.5 m	N
<b>Interior Side Yard Setback</b> Table 164A	Within 21m of front lot line: 1.5 m Otherwise: 6 m	2.0 m	N
<b>Rear Yard Setback</b> Table 164A	7.5 m	N/A (through lot)	N/A

**B. Zoning Review**

For Zoning By-law Amendments, please use the proposed zone and subzone requirements, if different than existing.

<b>Zoning Provisions</b>	<b>By-law Requirement or Applicable Section, Exception or Schedule Reference</b>	<b>Proposal</b>	<b>Compliant (Y/N)</b>
<b>Lot Coverage</b>	N/A	N/A	N/A
<b>Floor Space Index (F.S.I.)</b>	N/A	8.83	N/A
<b>Building Height</b> Table 164B	To be established by schedule	96 m	N/A
<b>Accessory Buildings</b> Section 55	N/A	N/A	N/A
<b>Projections into Height Limit</b> Section 64	Mechanical, service, elevator, or stairway penthouse Utility installation Rooftop landscaping or amenity	Mechanical penthouse, interior amenity areas and exterior amenity areas	Y
<b>Required Parking Spaces</b> Section 101 and 103 Area X – Inner Urban Area	Residential: 0.5 per dwelling unit over 12 = 249 spaces Retail under 200 m <sup>2</sup> : none	267	Y
<b>Visitor Parking spaces</b> Section 102	0.1 per dwelling unit over 12, maximum 30 = 30	52	Y
<b>Size of Space</b> Section 106	Standard Size: 2.6 x 5.2 m	2.6 x 5.2 m	Y
	Up to 50% of the parking spaces (27) in a parking garage may be reduced to a minimum of 4.6m long and 2.4m wide, provided that the space:  / Is visibly identified as being for a compact car / Is not a required visitor parking space / Is not abutting or near a wall, column or similar surface that obstructs the opening of the doors of a parked vehicle or limits access to a parking space, in which case the minimum width is 2.6 metres.	8	Y
<b>Driveway Width</b> Section 107	6~6.7 m	6 m	Y
<b>Aisle Width</b> Section 109	At least 6 m	6 m	Y
<b>Location of Parking</b> Section 109	Not in front or corner side yard	underground	Y

<b>B. Zoning Review</b> <b>For Zoning By-law Amendments, please use the proposed zone and subzone requirements, if different than existing.</b>			
<b>Zoning Provisions</b>	<b>By-law Requirement or Applicable Section, Exception or Schedule Reference</b>	<b>Proposal</b>	<b>Compliant (Y/N)</b>
<b>Refuse Collection</b> Section 110	9 m from public street, 3 m from other lot line, with screening	Integrated	<b>Y</b>
<b>Bicycle Parking Rates</b> Section 111	0.5 per dwelling unit = 255 Retail & restaurant: 1 per 250 m <sup>2</sup>	514 (1.0 per unit) 8	<b>Y</b>
<b>Amenity Space</b> Section 137	Total: 6 m <sup>2</sup> per dwelling unit = 3,078m <sup>2</sup>	3,959 m <sup>2</sup>	<b>Y</b>
	Communal: 50% of required = 1,539 m <sup>2</sup>	2,751 m <sup>2</sup>	<b>Y</b>
<b>Other applicable relevant Provision(s)</b>			
<b>Landscaped area</b> Section 163(9)	30%	46.3%	<b>Y</b>
<b>City of Ottawa ROW Widening</b> Schedule C16	20 metres	20 metres	<b>Y</b>

## Annex 2 – Draft List of Requested Relief from Zoning

<b>Section</b>	<b>By-law Requirement</b>	<b>Requirement</b>	<b>Proposed</b>
Section 163	Front Yard Set Back	3 m	MacLaren: 1.0 m Gilmour: 2.49 m
Section 163	Corner Side Yard Setback	3 m	1.5 m
Section 163	Interior Side Yard Setback	Within 21m of front lot line: 1.5 m Otherwise: 6 m	2.0 m

Sincerely,



Gillian Henderson, M.USP  
Planner



Tim Beed, RPP, MCIP  
Associate—Planning