

Zoning Confirmation Report

267 O'Connor Street

1

November 26, 2025

Annex 1 - Zoning Confirmation Report Checklist

A. Project Information			
Review Date	February 6, 2025	Official Plan Designation	Downtown Transect, Neighbourhood
Municipal Address(es)	267 O'Connor Street	Legal Description	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
Scope of Work	Official Plan Amendment, Zoning By-law Amendment, Heritage Permit		
Existing Zoning Code	R4UD [479]	By-law Number	2008-250
Schedule 1 / 1A Area	Area B (Schedule 1) Area X (Schedule 1A)	Overlays Applicable	Mature Neighbourhood, Evolving Neighbourhood Overlay

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

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Zoning Provisions	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Compliant (Y/N)
Lot Coverage	N/A	N/A	N/A
Floor Space Index (F.S.I.)	N/A	8.83	N/A
Building Height Table 164B	To be established by schedule	96 m	N/A
Accessory Buildings Section 55	N/A	N/A	N/A
Projections into Height Limit Section 64	Mechanical, service, elevator, or stairway penthouse Utility installation Rooftop landscaping or amenity	Mechanical penthouse, interior amenity areas and exterior amenity areas	Y
Required Parking Spaces Section 101 and 103 Area X – Inner Urban Area	Residential: 0.5 per dwelling unit over 12 = 249 spaces Retail under 200 m ² : none	267	Y
Visitor Parking spaces Section 102	0.1 per dwelling unit over 12, maximum 30 = 30	52	Y
Size of Space 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
Driveway Width Section 107	6~6.7 m	6 m	Y
Aisle Width Section 109	At least 6 m	6 m	Y
Location of Parking Section 109	Not in front or corner side yard	underground	Y

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

Annex 2 – Draft List of Requested Relief from Zoning

Section	By-law Requirement	Requirement	Proposed
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

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