

Zoning Confirmation Report – Revision 1

168-174 Murray Street

April 8, 2025

1

Annex 1 - Zoning Confirmation Report Checklist

A. Project Information			
Review Date	2025/03/31	Official Plan Designation	Special District (ByWard Market), Downtown Core Transect
Municipal Address(es)	168 and 174 Murray Street	Legal Description	Lot 23 (South Murray Street) Registered Plan 42482 City of Ottawa
Scope of Work	Zoning By-law Amendment / Site Plan Control / Heritage Permit		
Existing Zoning Code	R4UD[952] S74	By-law Number	2008-250
Schedule 1 / 1A Area	-	Overlays Applicable	Heritage Overlay; Mature 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):	R4UD with site specific provisions		
Principal Land Use(s)	Residential	Residential	Y
Lot Width	15 m	20.46 m	Y
Lot Area	450 m ²	654.2 m ²	Y
Front Yard Setback	Required front yard setback must align with the average of the abutting lots (not less than 1.5 m or more than 4.5 m) 0.2 m + 1.63 m / 2 = 0.915 m	Existing Building Front Yard Setback: 0.16 m, 1.45 m and 1.59 m Addition Front Yard Setback: 3.721 m	Existing condition not compliant Addition compliant
Corner Side Yard Setback	n/a	n/a	n/a
Interior Side Yard Setback	1.5 m	0 m (existing cottage west); 1.484 m (east)	Existing condition not compliant N
Rear Yard Setback	Any lot with a lot depth > 25m, distance equal to 30% of the lot	Setback: 7.916 m Area: 158.77 m ² in area	N N

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)
	depth must comprise at least 25% of the area of the lot Minimum Setback: 9.69 m Minimum Area: 163.5 m ²		
Lot Coverage Floor Space Index (F.S.I.)	n/a	n/a	n/a
Building Height	168 Murray: 5.8 m (to a depth of 9.14 m from front lot line) 9.3 m (rear) 174 Murray: 7.0 m (to a depth of 9.14 m from front lot line) 10.5 m (rear)	13.38m	N
Accessory Buildings Section 55	n/a	n/a	n/a
Projections into Height Limit - Section 64	n/a	n/a	n/a
Projections into Required Yards - Section 65	Open Stairways, Stoops, Landing Steps: where at or below the floor level of the first floor and in the case of the front yard or corner side yard: no closer than 0.6 m to a lot line	Existing stairways projected beyond the front lot line, abutting the front lot line	Existing condition not compliant
	Parapet above height limit – a parapet may project no more than 0.3 m above the maximum building height	n/a	n/a
	Eaves, eaves-troughs, and gutters – 1m, but not closer than 0.3m to a lot line.	Only 168 Murray has existing eaves on the property line but will be removed.	Y
Required Parking Spaces Section 101 and 103	Section 101 (4): where a residential use is located within a building of four or fewer storeys, no offstreet vehicle parking is required to be provided	0 spaces	Y
Visitor Parking Spaces Section 102	20 x 0.1 = 2 spaces required	0 spaces	N

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)
Size of Space Section 105 and 106	n/a	n/a	n/a
Driveway Width Section 107	n/a	n/a	n/a
Aisle Width Section 109	n/a	n/a	n/a
Location of Parking Section 109	n/a	n/a	n/a
Refuse Collection Section 110	n/a	n/a (Located internal to building)	n/a
Bicycle Parking Rates Section 111	0.5 / dwelling unit 20 x 0.5 = 10 spaces required	22 spaces total (stacked)	Y
Amenity Space Section 137	6m ² per dwelling unit, min 50% communal 6.0 x 20 units = 120 m ² total, 50% of 120 m ² = 60 m ² required as communal	Total = 164 m ² 157 m ² at the rear of the site + 7 m ² on fourth floor balconies (3.5 m ² per balcony)	Y
Other applicable relevant Provision(s)			
Front Yard Softscaping %	No minimum, but all lands within the front yard that are not used by permitted projections, driveways and walkways, must consist of soft landscaped area	All lands within the front yard that are not used by permitted projections and walkways consist of soft landscaping	Y
Rear Yard Softscaping %	50%	75.7%	Y
Front Façade Fenestration	Must comprise of at least 25% windows Recessed front façade where no balconies or porches are provided - At least 20% of the front facade must be recessed an additional 0.6m from the front setback line	N/A as subject lands are within a district designated under Part V of the <i>Ontario Heritage Act</i>	n/a

Annex 2 – Draft List of Requested Relief from Zoning

Section / By-law Requirement	Requirement	Proposed
Permitted Building Height (S. 74)	9.3 (168 Murray Street / 10.5m 174 Murray Street	13.38m
Front Yard Setback	Required front yard setback must align with the average of the abutting lots (not less than 1.5 m or more than 4.5 m) $0.2 \text{ m} + 1.63 \text{ m} / 2 = 0.915 \text{ m}$	Existing Building Front Yard Setback: 0.16 m, 1.45 m and 1.59 m
Interior Side Yard Setback	1.5 m	0m (existing cottage west)
Rear Yard Setback and Area	Any lot with a lot depth > 25m, distance equal to 30% of the lot depth must comprise at least 25% of the area of the lot Minimum Setback = 9.69 m / Minimum Area = 163.5 m ²	Setback: 7.916 m Area: 158.77 m ² in area
Permitted Projections	Open Stairways, Stoops, Landing Steps: where at or below the floor level of the first floor and in the case of the front yard or corner side yard: no closer than 0.6 m to a lot line	Existing stairways projected beyond the front lot line, abutting the front lot line
Visitor Parking	2 spaces	0 spaces
Section 60 - Heritage Overlay	No demolition permitted within the Overlay	Seeking demolition of a rear portion of each of the existing buildings to the north of the site to permit an addition where the overlay applies.
Section 60 – General	(1) Where a building in an area to which a heritage overlay applies is removed or destroyed it must be rebuilt with the same character and at the same scale, massing, volume, floor area and in the same location as existed prior to its removal or destruction.	Rear portions of the heritage buildings are proposed to be demolished to accommodate the proposed development. The brick clad building (174 Murray Street) will be retained in its existing form and detailing with focused repairs to the brickwork and restoration to the features. The workers' cottage (168 Murray Street) will be retained with the second storey removed, dormers replaced and wood shingle or standing seam metal roof will be reintroduced.
	(2) In Areas A or B on Schedule 1, Subsection (1) does not apply to the use of a lot that was vacant prior to April 19, 1978 and, instead, the provisions of the underlying zone apply to the use of that vacant lot.	The lot which contains the heritage resource is not vacant, therefore this provision does not apply.

Section / By-law Requirement	Requirement	Proposed
Section 60 – Additions	<p>(3) An addition to a building in an area to which a heritage overlay applies is permitted only if:</p> <ul style="list-style-type: none"> a) the height of the walls and the height and slope of the roof of the addition do not exceed those of the building b) <ul style="list-style-type: none"> i. the side yard setback of the addition is at least 60 cm. greater than that of the wall of the building located closest to the side lot line ii. it is located entirely within the rear yard, or in the interior yard abutting the rear yard and complies with the rear yard setback of the underlying zone, except where the building has a non-complying rear yard setback the addition may be built to that rear yard setback, but in no case may be less than 3.0 metres c) it is not located within the front yard 	<ul style="list-style-type: none"> a) The height of the addition exceeds that of the existing heritage building b) <ul style="list-style-type: none"> i. The side yard setback of the addition where it adjoins to the south does not provide a 60cm setback. ii. The addition is located completely in the rear yard however the proposed addition does not comply with rear yard setback requirements. c) The addition is not located in the front yard.
	<p>(4) Projections are not permitted into the front, corner side yard or side yard in an area to which a heritage overlay applies</p>	<p>Existing stairways projected beyond the front lot line, abutting the front lot line</p>

Conclusion

We trust that this information is satisfactory.

Sincerely,



Jillian Simpson, MCIP RPP
Planner