

Zoning Confirmation Report

110 O'Connor Street

1.1 Introduction

Fotenn Consultants Inc. ("Fotenn") has been retained by Groupe Mach to prepare a Zoning Compliance Report in support of the Site Plan Control application on the lands known municipally as 110 O'Connor Street in the City of Ottawa (the "subject property").

1.2 General Site Information

Legal Description	Part 1 Plan of Lot 43 and Part of Lot 42 (South Slater Street), Part of Lots 42 and 43 (North Laurier Avenue), Registered Plan 3922, City of Ottawa
Zoning By-law (2008-250)	MD S32
Zoning Overlay	Mature Neighbourhoods Overlay
City of Ottawa Official Plan (2022)	Downtown Core Transect; Mainstreet Corridor – Hub
Central and East Downtown Core Secondary Plan	Downtown Mixed-Use

1.3 Proposed Development

This proposal seeks to redevelop the subject property at 110 O'Connor Street with a 25-storey mixed-use building, located at the southwest corner of O'Connor Street and Slater Street, in the City's downtown. The existing office building on the lands is proposed to be demolished as part of the redevelopment, allowing for the establishment of residential units in lieu of vacant office space. The proposed development features 413 residential units with commercial uses at-grade. A three (3) level underground parking garage is proposed below the building, featuring 59 vehicular spaces as well as 300 indoor bicycle parking spaces.

2.0 Zoning Compliance

2.1 City of Ottawa Zoning By-law (2008-250)

The subject property is zoned Mixed-Use Downtown, Schedule 32 (MD S32) with the Mature Neighbourhoods Overlay also applying per the City of Ottawa Comprehensive Zoning By-law (2008-250), as shown in Figure 1 below. The purpose of the MD zone is to:

- / Support the **Central Area**, as designated in the Official Plan, as the central place in the region for employment and shopping while also allowing residential, cultural and entertainment uses;
- / Facilitate more intense, compatible and complementary development to ensure that the active, pedestrian-oriented environment at street level, particularly along Bank Street, Sparks Street and Rideau Street is sustained; and
- / Impose development standards that will protect the visual integrity and symbolic primacy of the Parliament Buildings and be in keeping with the existing scale, character and function of the various Character Areas and Business Improvement Areas in the Central Area while having regard to the heritage structures of the Central Area.

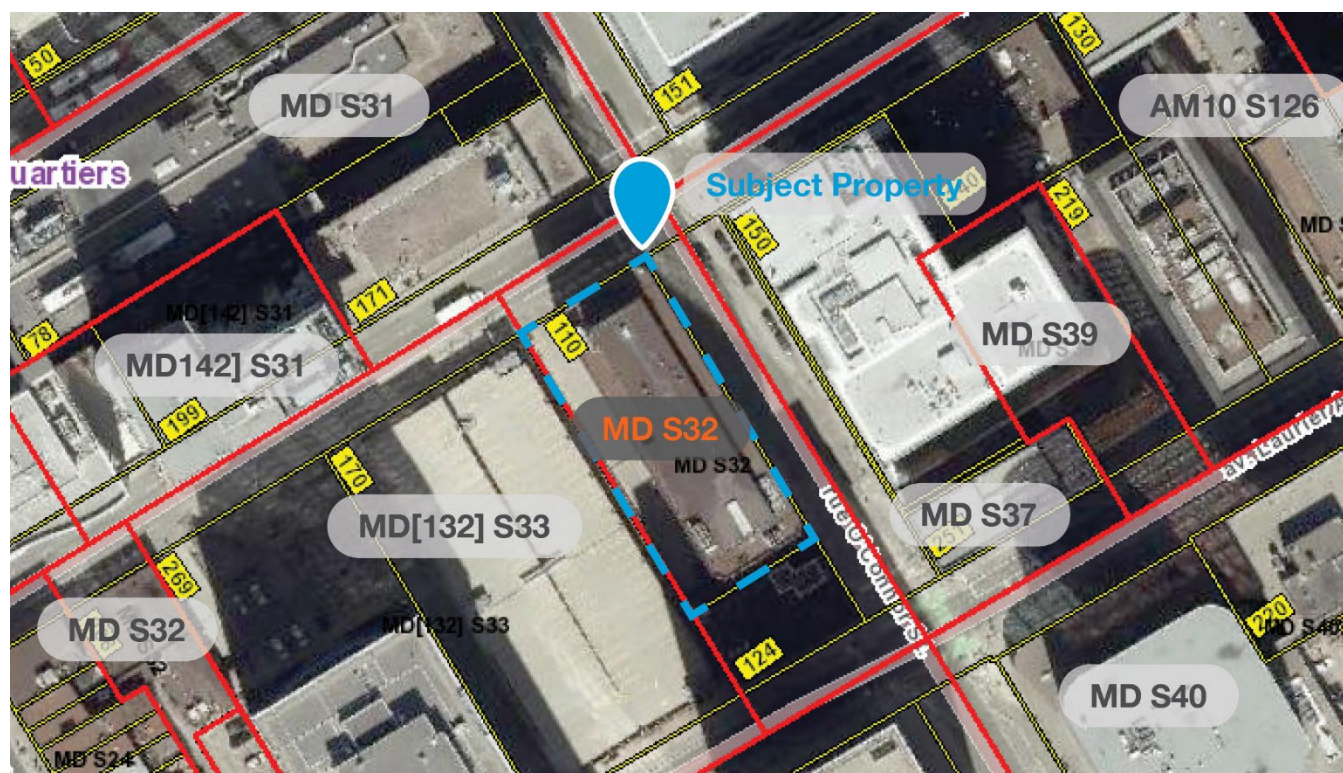


Figure 1: Aerial zoning map of the subject property.

Permitted Uses:

The following uses are permitted in the MD zone:

Permitted Uses		
apartment dwelling, low rise	diplomatic mission	production studio
apartment dwelling, mid rise	dwelling unit	recreational and athletic facility
apartment dwelling, high rise	emergency service	research and development centre
amusement centre	group home	residential care facility
animal care establishment	home-based business	restaurant

Permitted Uses		
artist studio bank bank machine bar bed and breakfast broadcasting studio catering establishment car wash being located in a building containing another permitted use cinema click and collect facility community centre community health and resource-centre convenience store court house day care	home-based day care hotel instructional facility library medical facility municipal service centre museum nightclub office park parking garage payday loan establishment personal brewing facility personal service business place of assembly place of worship post office	retail food store retail store retirement home retirement home, converted rooming house school service and repair shop shelter, sports arena stacked dwelling storefront industry technology industry theatre training centre urban agriculture

The table below evaluates the proposed development against the provisions of the MD S32 zone as well as all other applicable provisions of the Zoning By-law:

Zoning Mechanisms	Provisions	Proposed	Compliance
Minimum lot area	No minimum	2,094.4 m ²	YES
Minimum lot width	No minimum	30.4 metres	YES
Minimum front yard setback	No minimum	> 0 metres	YES
Minimum corner side yard setbacks	No minimum	0 metres	YES
Minimum interior side yard setbacks	No minimum	4.6 metres	YES
Minimum rear yard setback	No minimum	0 metres	YES
Building height	Per Schedule 32 – see Figure 2	Varies; maximum height is 152.985 metres EASL (roofline)	YES
Maximum floor space index	No maximum	N/A	YES
Minimum ground floor usage	At least 50% of the ground floor of any building must be occupied by one or more of the uses listed under Section 193(2)	Retail: 662.92m ² (54% of ground floor area)	YES
Minimum Parking Requirements (Area Z)	None	59 spaces total	YES

Zoning Mechanisms	Provisions			Proposed	Compliance
Visitor Parking Requirement	None (per Bill 185)				YES
Minimum Driveway Width	(ii) Two-Lane Traffic: 6 metres			6 metres	YES
Maximum Driveway Width	(aa) Leading to 20 or more parking spaces: 6.7 metres				YES
Minimum Drive Aisle Width	despite (i), in the case of a parking garage, or parking lot accessory to a residential use an aisle serving parking spaces angled at between 56 and 90 degrees must be at least 6.0 metres wide			6 metres	YES
Parking Space Dimensions	Minimum 2.6 metres (width) Minimum 5.2 metres (length)			2.6 metres x 5.2 metres	YES
	Compact Spaces: Minimum 2.4 metres (width) Minimum 4.6 metres (length)			2.4 metres x 4.6 metres	
Bicycle Parking Space Rates	Residential	Apartment – High Rise	0.5 spaces per unit (63 spaces)	300 Basement – Interior (Residential-Only) 10 Exterior Spaces	YES
	Non-Residential	(e) bank; convenience store; day care; office; post office; post secondary educational institution; restaurant; retail food store; retail store	1 per 250m ² GFA (3 spaces)	Total: 310 spaces	
Minimum Bicycle Parking Space Dimensions (Vertical)	Vertical: 0.5 m (width) by 1.5 m (length) Horizontal: 0.6 m (width) by 1.8 m (length)			0.5 metres x 1.5 metres	YES
Minimum Bicycle Parking Aisle Width	1.5 metres			1.5 metres	YES
Amenity Space	6m2 per dwelling unit (2,478m ²) Min. 50% Communal (1,239m ²)			Total: 4,722m ² Communal: 1,343m ² (52%)	YES

