

# Zoning Confirmation Report

## 77 Metcalfe Street

July 16, 2025

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### 1.0

## Annex 1 - Zoning Confirmation Report Checklist

A. Project Information			
Review Date	July 16, 2025	Official Plan Designation	Mainstreet Corridor/ Hub; Downtown Core Transect
Municipal Address(es)	77 Metcalfe Street	Legal Description	Part 1, Plan of Lot 52 and Part of Lot 53 (South Albert Street) and Part of Lots 52 and 53 (North Slater Street, Registered Plan 3922, City of Ottawa
Scope of Work	Site Plan Control		
Existing Zoning Code	MD S46	By-law Number	2008-250
Schedule 1 / 1A Area	Area A / Area Z	Overlays Applicable	Mature Neighbourhood Overlay
Unit Count	241 units		

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)
Principal Land Use(S)	[...], Apartment dwelling, high rise, retail store, [...]	Apartment dwelling, high rise, retail store (or other permitted non-residential use)	Y
Lot Width	No minimum	30.32 metres	Y
Lot Area	No minimum	1,218.55m <sup>2</sup>	Y
Front Yard Setback	No minimum	0.43 metres	Y
Corner Side Yard Setback	No minimum	0.9 metres	Y
Interior Side Yard Setback	No minimum	0 metres	Y
Rear Yard Setback	No minimum	0 metres	Y
Building Height (elevation above sea level)	Per Schedule 46: See Appendix 1	145.28 metres (Parapet) 146.70 metres (Highest Point)	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>Minimum Ground Floor Usage</b>	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)	50% (462m <sup>2</sup> )	<b>Y</b>
<b>Minimum Parking Requirements (Area Z)</b>	None	17 spaces	<b>Y</b>
<b>Minimum Visitor Parking Requirement</b>	None (per Bill 185)		<b>Y</b>
<b>Maximum Driveway Width</b>	(aa(ii)) Leading to less than 20 parking spaces: 3.6 metres	4.1 metres	<b>LNC*</b>
<b>Minimum Drive Aisle Width</b>	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	6.06 metres	<b>Y</b>
<b>Parking Space Dimensions</b>	Minimum 2.6 metres (width) Minimum 5.2 metres (length)  Compact Spaces (non-visitor spaces): Minimum 2.4 metres (width) Minimum 4.6 metres (length)	2.6 metres x 5.2 metres	<b>Y</b>
<b>Minimum Bicycle Parking Space Requirements</b>	Apartment dwelling, high-rise: 0.5 spaces per unit = 121 spaces  Retail store: 1 per 250m <sup>2</sup> GFA = 2 spaces	Residential: 241 spaces (> 0.5 per unit)  Commercial: 2 spaces	<b>Y</b>
<b>Minimum Bicycle Parking Space Dimensions (Vertical)</b>	Vertical: 0.5m (width) by 1.5m (length) Horizontal: 0.6m (width) by 1.8m (length)	Vertical: 0.5m by 1.5m Horizontal: 0.6m by 1.8m	<b>Y</b>
<b>Minimum Bicycle Parking Aisle Width</b>	1.5 metres	1.5 metres	<b>Y</b>
<b>Amenity Space</b>	6m <sup>2</sup> per dwelling unit (1,446m <sup>2</sup> ) Min. 50% Communal (723m <sup>2</sup> )	Total: 1,452m <sup>2</sup> Communal: 783m <sup>2</sup>	<b>Y</b>

\*The driveway extending from Slater Street, accessing the existing underground parking garage via the abutting property to the south at 81 Metcalfe Street, is proposed to remain, and as a result, maintains its legal non-conforming status as it relates to the maximum driveway width.

## 2.0 Conclusion

We trust that this information is satisfactory.

Sincerely,

A handwritten signature in black ink, appearing to read "Evan Saunders".

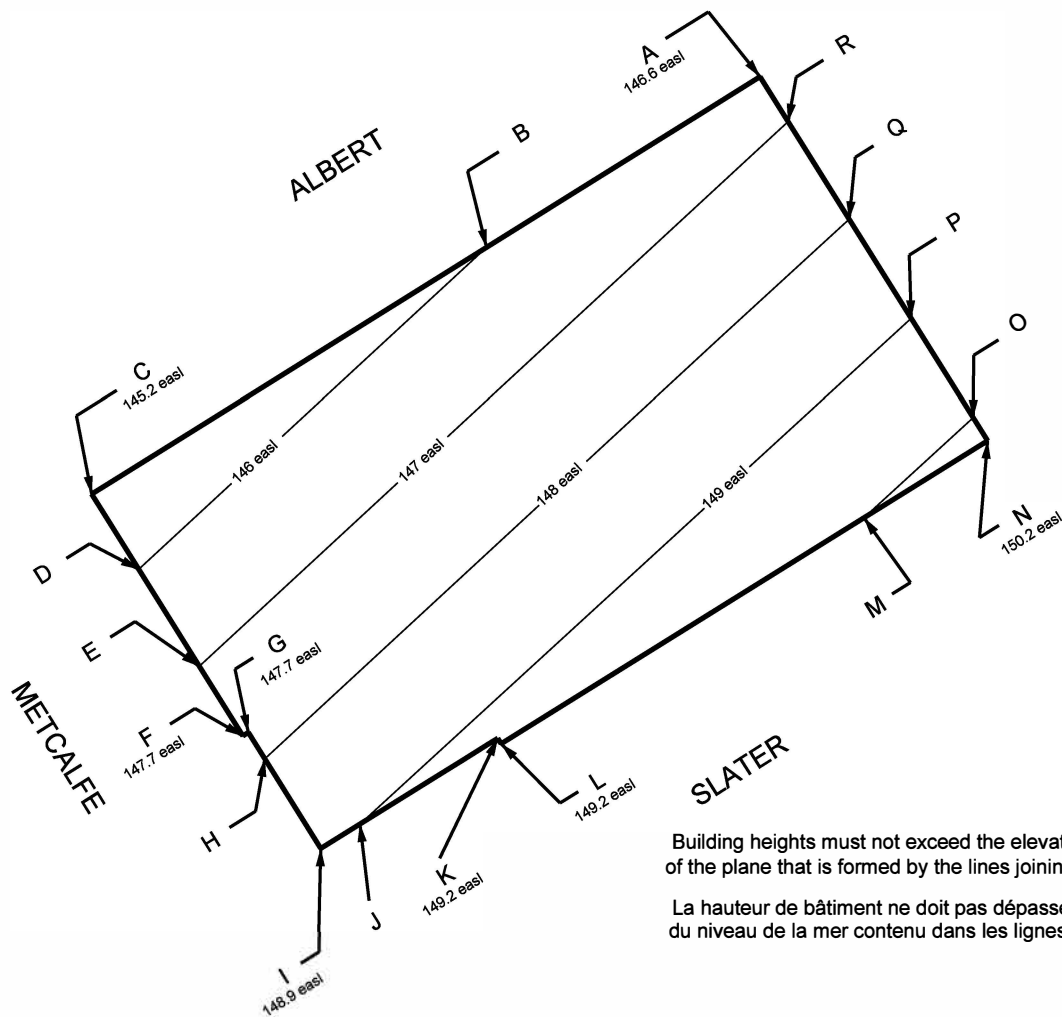
Evan Saunders, MCIP RPP  
Planner

A handwritten signature in black ink, appearing to read "Nico Church".

Nico Church, MCIP RPP  
Senior Planner

## **APPENDIX 1**

Schedule 46 of the City of Ottawa Zoning By-law (2008-250)

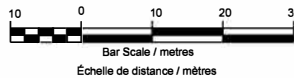


Building heights must not exceed the elevation above sea level of the plane that is formed by the lines joining the co-ordinates

La hauteur de bâtiment ne doit pas dépasser le plan au-dessus du niveau de la mer contenu dans les lignes joignant les coordonnées

Note:  
easl denotes "Elevation above Sea Level" in metres

Nota :  
easl indique l'élévation au-dessus du niveau de la mer en mètres



## Co-ordinates Coordonnées

\* Co-ordinates shown are 3° MTM co-ordinates NAD83 zone 9  
Les coordonnées MTM 3° (NAD83 zone 9) sont indiquées.

	East Est	North Nord
A	367,799.2	5,031,670.5
B	367,760.9	5,031,646.6
C	367,704.9	5,031,611.7
D	367,711.6	5,031,601.0
E	367,720.1	5,031,587.3
F	367,726.2	5,031,577.5
G	367,727.0	5,031,578.0
H	367,729.3	5,031,574.2
I	367,737.2	5,031,561.6

	East Est	North Nord
J	367,743.1	5,031,565.3
K	367,757.3	5,031,574.1
L	367,757.8	5,031,573.4
M	367,814.1	5,031,608.5
N	367,831.3	5,031,619.2
O	367,829.3	5,031,622.4
P	367,820.5	5,031,636.4
Q	367,811.8	5,031,650.4
R	367,803.2	5,031,664.1



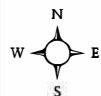
Produced by Infrastructure Services  
and Community Sustainability

Produit par le Services d'infrastructure  
et Viabilité des collectivités

This is Schedule 46 to Zoning By-law 2008-250  
Annexe 46 au Règlement de zonage n° 2008-250

M:\ZONING\_BYLAWS\SCHEDULES\ORIGINALS\SCHEDULE\_046

Scale  
N.T.S.  
Metres



Échelle  
N.T.S.  
Mètres