

Zoning Confirmation Report

77 Metcalfe Street

September 17, 2025

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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, [...]	Mixed-Use Building , consisting of Apartment dwelling, high rise; and, retail store (or other permitted non-residential use)	Y
Lot Width	No minimum	30.32 metres	Y
Lot Area	No minimum	1,218.55m ²	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
Minimum Ground Floor Usage	At least 50% of the ground floor of any building must be occupied by	50% (462m ²)	Y

B. Zoning Review

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Zoning Provisions	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Compliant (Y/N)
193(2)(a)	one or more of the uses listed under Section 193(2)		
Separate and Direct Access 193(2)(b)	having separate and direct access to the street when located at ground floor abutting a street	Both ground-floor commercial uses feature a separate and direct access to the street	Y
Ground Floor Occupancy 193(3)	occupying 100% of that part of the ground floor fronting on a street, excluding lobby area, mechanical room and access to other floors, for a minimum depth of 3.0 metres, when abutting one of the following streets: (i) Rideau Street, (ii) Bank Street, (iii) Sparks Street, between Elgin Street and Bank Street, and (iv) Elgin Street, between Sparks Street and Queen Street.	Not applicable	Y
Provisions for High-Rise Buildings 193(3)(j)	(i) for the purposes of this section, a tower is that portion of a building over six storeys; (ii) minimum lot area for a corner lot: 900 m ² (iii) minimum lot area for an interior lot: 1350 m ² (iv) minimum interior side and rear yard setback for a tower: 7.5 m (v) minimum separation distance between towers on the same lot: 15m (vi) lands shown in Schedule 401 are not subject to Clause (j)	Subject property is located on lands shown on Schedule 401, therefore, the provisions of subsection (j) do not apply.	Y
Minimum Parking Requirements (Area Z)	None	17 spaces	Y
Minimum Visitor Parking Requirement	None (per Bill 185)		Y
Maximum Driveway Width	(aa(ii)) Leading to less than 20 parking spaces: 3.6 metres	4.1 metres	LNC*
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	6.06 metres	Y

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)
Parking Space Dimensions	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	Y
Minimum Bicycle Parking Space Requirements	Apartment dwelling, high-rise: 0.5 spaces per unit = 121 spaces Retail store: 1 per 250m ² GFA = 2 spaces	Residential: 241 spaces (> 0.5 per unit) Commercial: 2 spaces	Y
Minimum Bicycle Parking Space Dimensions (Vertical)	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	Y
Minimum Bicycle Parking Aisle Width	1.5 metres	1.5 metres	Y
Amenity Space	6m ² per dwelling unit (1,446m ²) Min. 50% Communal (723m ²)	Total: 1,452m ² Communal: 783m ²	Y

*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.

Conclusion

We trust that this information is satisfactory.

Sincerely,



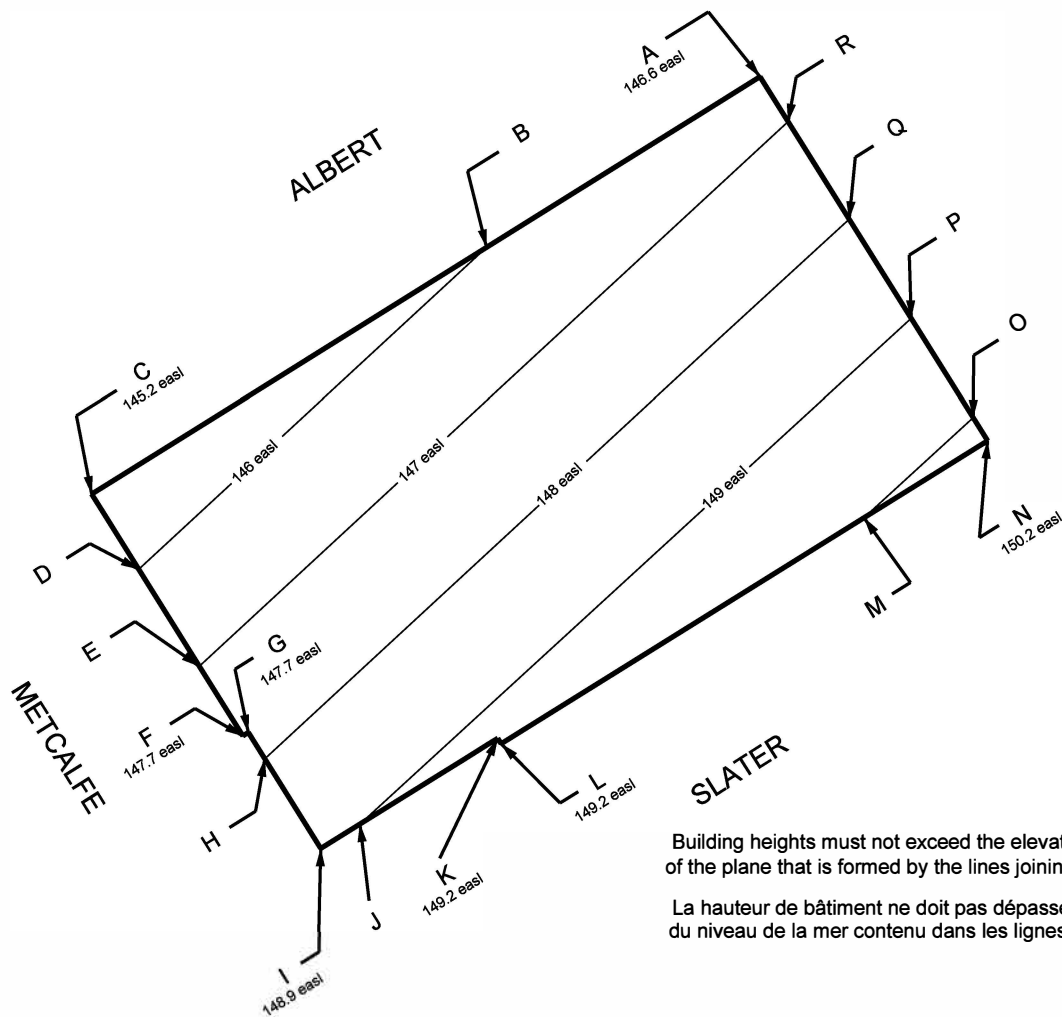
Evan Saunders, MCIP RPP
Planner



Nico Church, MCIP RPP
Senior Planner

APPENDIX 1

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

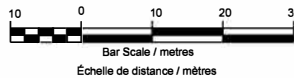


Building heights must not exceed the elevation above sea level of the plane that is formed by the lines joining the co-ordinates

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



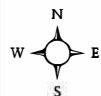
Produced by Infrastructure Services
and Community Sustainability

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