

February 13, 2026
Our File No.: 29429-002.1

VIA: E-MAIL Jean-Charles.Renaud@ottawa.ca

Mr. Jean-Charles Renaud, RPP, MCIP
Planner III
Development Review Central, Planning, Development and Building Services Department
110 Laurier Avenue West
Ottawa, ON K1P 1J1

Dear Mr. Jean-Charles Renaud:

Re: 3 Selkirk Street – Site Plan Control Application: Zoning Confirmation Report

J.L. Richards & Associates Limited (JLR) has been retained by Main+Main, the client, to assist with their Site Plan Control Application at 3 Selkirk St. As part of the Pre-Consultation meeting for the application that took place on October 27, 2025, a Zoning Confirmation Report was outlined as a required study to confirm the proposed development complies with the zoning of the site, TM3 [2719] S441.

As outlined at the Pre-Consultation meeting, the proposed development does not comply with the following provisions of the current zoning exception of the site.

- The minimum required setback to North River Road
- The minimum required setback to Selkirk St
- The maximum tower floorplate area

These provisions will be addressed through a minor Minor Variance application submitted to the Committee of Adjustment after the Site Plan Control application has been through a 1st submission circulation. The proposed development complies with all other provisions under the current zoning exception and Zoning By-law 2008-250.

Project Information			
Review Date	February 13 2026	Official Plan Designation	<i>Official Plan:</i> Inner Urban Transect, Minor Corridor <i>Secondary Plan:</i> West Gateway
Municipal Address	3 Selkirk St	Legal Description	LOTS 2, 4, 6, 8, 10, 12, 14, 16, 32, 33, 34, 35 AND PART OF LOT 1 REGISTERED PLAN 49 AND LOTS 14, 15, 16 AND PART OF LOTS 1, 2, 3, 4, AND 5 REGISTERED PLAN 51 AND PART OF LOT 7 JUNCTION GORE GEOGRAPHIC TOWNSHIP OF GLOUCESTER

			CITY OF OTTAWA
Scope of Work	Site Plan Control Application for the final phase of a three-phase redevelopment of a former shopping centre into a high-rise residential apartment building		
Existing Zoning Code	TM3 [2719] S441.	By-law Number	2008-250
Schedule 1/1A Area	Area X/Y – Inner Urban and Inner Urban Mainstreet	Applicable Overlays	Mature Neighbourhood Overlay

Zoning Review				
Zoning Provision	Applicable Section, Exception or Schedule Reference	Required	Provided	Compliant
Principal Land Uses	Urban Exception [2719]	Apartment dwelling, High-rise	Apartment dwelling, High-rise	Yes
Minimum Lot Width (m)	Section 197, Table 197	No minimum	63m	Yes
Minimum Lot Area (m ²)	Section 197, Table 197	No minimum	16,930.6m ²	Yes
Maximum Building Height (m)	Urban Exception [2719]	108.0m (32 storeys)	100.0m (32 storeys)	Yes
Minimum Setbacks – Per Zoning Schedule 441 (m)	Schedule 441	North River Road: 7m Selkirk St: 13m	North River Road: 4.9m Selkirk St: 6.0m	No No
Maximum Floor Space Index	Urban Exception [2719]	3.7	3.5	Yes
Minimum Tower Floor Plate (m ²)	Urban Exception [2719]	900m ²	907m ²	No
Minimum Tower Separation (m)	Urban Exception [2719]	20m	48.5m	Yes
Minimum % of ground/floor or storeys facade consisting of clear glazing	Urban Exception [2719]	40%	58%	Yes
Minimum Width of Landscaped	Urban Exception [2719]	3m	3.7m	Yes

Area Abutting Selkirk St (m)				
Amenity Area	Section 137, Table 137(6)	Per unit: 6m ² 445*6= 2,670m ² Communal: 50% of Total 2670m ² *0.5=1335m ²	Total: 4640m ² Communal: 1700m ²	Yes
Resident Vehicle Parking	Section 101, Table 101	Resident: 0.5 spaces per dwelling unit after 12 units 0.5*433=217	169 vehicle spaces Remaining 48 required spaces provided in Phase 1 & 3 as subject lands are treated as one lot for zoning purposes per Urban Exception [2719]	Yes
Visitor Vehicle Parking	Urban Exception [2719]	35 spaces are required for a combination of visitor and non-residential parking.	35 spaces provided in Phase 1	Yes
Bicycle Parking	Section 111, Table 111A	0.5 spaces per dwelling unit 445*0.5=223	234 bicycle parking spaces	Yes
Driveway Width	Section 107 (1) (aa)	Less than 20 parking spaces: maximum 3.6m	3.6.m	Yes
Permitted Projections	Section 65, Table 65 (6) (c)	In all other cases: 2 metres, but no closer than 1 metre from any lot line.	1.1m	Yes

We trust that the above Zoning Confirmation Report Checklist will satisfy the City's requirements. Should have any questions related to the information provided above, please feel free to contact the undersigned.

Best Regards,

J.L. RICHARDS & ASSOCIATES LIMITED

Prepared by:

Reviewed by:



Connor Joy, RPP, MCIP
Planner

Morgan Jones, RPP, MCIP
Senior Planner

CJ:mj