

Zoning Confirmation Report

260 MacLaren Street, Ottawa

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September 9, 2026

Introduction

Fotenn Planning + Design has been retained by Claridge Homes to prepare this Zoning Confirmation Report in support of a Minor Zoning By-law Amendment (D02-02-26-0004) related to a Site Plan Control Extension application (D07-12-24-0036) pertaining to the lands municipally known as 260 MacLaren Street in the Centretown neighbourhood of the City of Ottawa.

The following tables serve to demonstrate that the proposed development is otherwise zoning compliant and that no relief beyond what is identified will be required to proceed with the project in its current form.

Annex 1 - Zoning Confirmation Report Checklist

A. Project Information			
Review Date	September 9, 2026	Official Plan Designation	Neighbourhood Designation Evolving Neighbourhood Overlay
Municipal Address	260 MacLaren Street, Ottawa, ON,	Legal Description	Lots 47 and 48, South MacLaren Street, Registered Plan 15558
Scope of Work	Zoning By-law Amendment + Site Plan Control		
Existing Zoning Code	R5B[1855] H(22)	By-law Number	2008-250
Schedule 1 / 1A Area	Area B / X	Overlays Applicable	Mature Neighbourhoods Overlay

B. Zoning Review			
Zoning Provisions, Applicable Section or Exception Reference	By-law Requirement Apartment dwelling, mid-rise	Proposal	Compliant (Y/N)
Lot Width Table 164	22.5 metres	35.78 metres	Yes
Lot Area Table 164	675 square metres	1,189.6 square metres	Yes
Minimum Front Yard Set Back Table 164	3 metres	3.08 metres	Yes
Interior Side Yard Setback Exception 1855	West: 2.3 metres	West: 2.3 metres	Yes
	East: / 2.5 metres for the first 15 metres from the front lot line; and / For the remainder: - 2.5 metres for the first two storeys; and - 7.8 metres above the second storey	East: / 2.55 for the first 15 metres from the front lot line / For the remainder - 2.55 on the first storey - 8.18 metres above the second storey	Yes

B. Zoning Review				
Zoning Provisions, Applicable Section or Exception Reference	By-law Requirement Apartment dwelling, mid-rise		Proposal	Compliant (Y/N)
Rear Yard Setback Table 164	25% of the lot depth, but need exceed 7.5 metres 7.5 metres applies		7.54 metres	Yes
Building Height Exception 1855; Heigh Suffix	22 metres; 7 storeys		19.4 metres, 6 storeys	Yes
Projections into Height Limit Section 64	Maximum height limits do not apply to mechanical and service equipment penthouse, elevator or stairway penthouses		2.6 metres above building height and 0.5 metres above maximum building height	Yes
Landscaped Area S. 163 (9)	30% of the lot area must be provided as landscaped area		34.5% 411 square metres	Yes
Required Parking Spaces S. 101	0.5 / dwelling unit, less the first 12 units (17 spaces)		12 spaces (including 1 barrier free space)	No
Minimum Visitor Parking Spaces S. 102	0.1 / dwelling unit, less the first 12 units (3 spaces)		3 spaces	Yes
Size of Space S. 106	Standard Size: 2.6 x 5.2 m		2.6 x 5.2 metres	Yes
	Accessible Space (Type A): 3.4 m wide		3.4 m wide	Yes
Driveway Width for a Parking Lot S. 107(1)(aa))	Maximum width of lane providing access to less than 20 spaces: 3.6 m		3.3 metres	Yes
Aisle Width for a Parking Lot S. 107(1)(c)(ii)	Minimum 6 m		6.0 metres	Yes
Landscape Buffer for Parking Lots – 10 to 100 spaces Table 110	Not abutting a street	1.5 m	3 metres	Yes
Parking Lot Landscaped Area S. 110(b)	Minimum 15%		29.6%	Yes
Bicycle Parking Rates Section 111	0.5 / dwelling unit (23 spaces)		23 spaces	Yes
Size of Bicycle Spaces Table 111B	Horizontal	0.6 x 1.8 m	0.6 x 1.8 metres	Yes
Location of Bicycle Parking Spaces Section 111	The greater of either 50% of the required spaces or 15 spaces is permitted in a landscaped area 15 spaces apply		23 spaces in the landscaped area	No

B. Zoning Review			
Zoning Provisions, Applicable Section or Exception Reference	By-law Requirement Apartment dwelling, mid-rise	Proposal	Compliant (Y/N)
Amenity Space Section 137	6 square metres / dwelling unit (276 m²); 50% of which must be communal (138 m²)	Total Provided: 299 square metres (all communal)	Yes
Projections into Required Yards Section 65; Exception 1855	Despite Table 65, Row 3, Column II, ornamental elements may project up to 1.2 metres into a required yard	N/A	
	Despite Table 65, Row 4, a canopy may project as close as 0 metres to a lot line	N/A	
	Balcony: maximum 2 m, but no closer than 1 m from any lot line.	Terrace projects 0.75 metre into the east interior side yard	Yes

Annex 2 – Draft List of Requested Relief from Zoning

A Zoning By-law Amendment is required to reduce the minimum required vehicle parking spaces and permit the provision of all bicycle spaces to be located within the landscaped area. It is therefore proposed that the following amendments to Zoning By-law 2008-250 be made.

Section	Zoning Provision	By-law Requirement	Proposed
101	Required Parking Spaces	0.5 / dwelling unit, less the first 12 units <i>Requirement = 17 residential vehicular parking spaces</i>	Despite Section 101, 12 residential vehicular parking spaces is required for 46 dwelling units.
111	Location of Bicycle Parking Space	A maximum of either 50% of the required spaces or 15 spaces is permitted in a landscaped area = <i>15 spaces apply</i>	Despite Section 111, 23 bicycle spaces are permitted to be located in a landscaped area.

Conclusion

We trust that this information is satisfactory.

Sincerely,



Ashleigh-Ann Moyo
Planner



Lisa Dalla Rosa, MBA, MCIP, RPP
Associate, Planning