

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

**VIA: E-MAIL** [Jean-Charles.Renaud@ottawa.ca](mailto: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 1<sup>st</sup> submission circulation. The proposed development complies with all other provisions under the current zoning exception and Zoning By-law 2008-250.

| <b>Project Information</b> |                  |                                  |  |
|----------------------------|------------------|----------------------------------|--|
| <b>Review Date</b>         | February 13 2026 | <b>Official Plan Designation</b> | <i>Official Plan:</i> Inner Urban Transect, Minor Corridor<br><i>Secondary Plan:</i> West Gateway  |
| <b>Municipal Address</b>   | 3 Selkirk St     | <b>Legal Description</b>         | 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               |
| <b>Scope of Work</b>        | 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 |                            |                              |
| <b>Existing Zoning Code</b> | TM3 [2719]<br>S441.  | <b>By-law Number</b>       | 2008-250                     |
| <b>Schedule 1/1A Area</b>   | Area X/Y – Inner Urban and Inner Urban Mainstreet  | <b>Applicable Overlays</b> | Mature Neighbourhood Overlay |

| <b>Zoning Review</b>  |   |   |  |                  |
|---|---|---|--|------------------|
| <b>Zoning Provision</b>   | <b>Appliable Section, Exception or Schedule Reference</b> | <b>Required</b>                         | <b>Provided</b>                            | <b>Compliant</b> |
| 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 <sup>2</sup> )                                      | Section 197, Table 197                                    | No minimum                              | 16,930.6m <sup>2</sup>                     | 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<br>Selkirk St: 13m | North River Road: 4.9m<br>Selkirk St: 6.0m | No<br>No         |
| Maximum Floor Space Index   | Urban Exception [2719]                                    | 3.7                                     | 3.5  | Yes              |
| Minimum Tower Floor Plate (m <sup>2</sup> )                             | Urban Exception [2719]                                    | 900m <sup>2</sup>                       | 907m <sup>2</sup>                          | 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 <sup>2</sup><br>445*6= 2,670m <sup>2</sup><br><br>Communal: 50% of Total<br>2670m <sup>2</sup> *0.5=1335m <sup>2</sup> | Total: 4640m <sup>2</sup><br><br>Communal: 1700m <sup>2</sup>   | Yes |
| Resident Vehicle Parking     | Section 101, Table 101       | Resident: 0.5 spaces per dwelling unit after 12 units<br><br>0.5*433=217  | 169 vehicle spaces<br><br>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<br><br>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