

Zoning Confirmation Report Checklist

A. Project Information			
Review Date:	February 20, 2025	Reviewed Plans:	SP-01, Revision 6, dated 2025-02-04
Municipal Address(es):	73, 79, 83 Ste. Cécile Street	Official Plan designation:	Neighbourhood, Inner Urban Transect
Legal Description:	LTS 85-87, PL 4M-27, VANIER/GLOUCESTER		
Scope of Work:	It is proposed to develop 73-83 Ste. Cécile Street with a low-rise apartment building containing 41 affordable dwelling units.		
Existing Zoning Code:	R4-UA	By-law Number:	2008-250
Schedule 1 / 1A Area:	B / X	Overlays Applicable:	Mature Neighbourhoods Overlay

B. Zoning Review				
For Zoning By-law Amendments, please use the proposed zone and subzone requirements, if different than existing.				
Proposed Zone/Subzone (Zoning By-law Amendments only):	R4-UA[XXXX]			
Zoning Provisions	Applicable Section, Exception or Schedule Reference	By-law Requirement	Proposal	Compliant (Y/N)
Principal Land Use(s)	Section 161(1)	Apartment dwelling, low rise permitted	Apartment dwelling, low-rise	Yes
Lot Width	Table 162A, Row R4-UA	12 m	36.7 m	Yes
Lot Area	Table 162A, Row R4-UA	360 m ²	1117.6 m ²	Yes
Front Yard Set Back	Table 162A, Row R4-UA	4.5 m	4.5 m	Yes
Corner Side Yard Setback	Table 162A, Row R4-UA	4.5 m	N/A	N/A
Interior Side Yard Setback	Table 162A, Row R4-UA. Section 144(2)(a)	1.5 m	1.5 m / 1.5 m	Yes
Rear Yard Setback	Section 144(3)(a)(i), Table 144A(iii)	30% of lot depth (9.15 m)	30% of lot depth (9.15 m)	Yes
Lot Coverage Floor Space Index (F.S.I.)	N/A			
Building Height	Table 162A, Row R4-UA	11 m	13.1 m	No
Accessory Buildings Section 55	Section 55	N/A	No accessory building proposed.	Yes

Projections into Height Limit Section 64	Section 64	N/A	Mechanical and service equipment penthouse, elevator or stairway penthouse	Yes
Projections into Required Yards Section 65	Steps and landing – Section 65(1), Table 65(5)(b)(i)(2) Balconies – Section 65(1), Table 65(6)(b)(ii)(1)	Steps and landing – No closer than 0.6 m to a lot line Balconies – 1.2 m above the first floor	Steps and landing – 3.3 m from front lot line Balconies – 1.2 m	Yes
Required Parking Spaces Section 101 and 103	Section 101(3)(a), Table 101(R11)	14.5 spaces	0 spaces	No
Visitor Parking spaces Section 102	Section 102(2), Table 102	2.9 spaces	0 spaces	No
Size of Space Section 105 and 106	Section 106(1)	At least 2.6 m wide and 5.2 m long	N/A	Yes
Driveway Width Section 107	Section 107(1)(aa)(i)	3.6 m	N/A	Yes
Aisle Width Section 107	Section 107(1)(c)(ii)	6 m	N/A	Yes
Location of Parking Section 109	Section 109(3)	N/A	No parking spaces are provided in the front yard.	Yes
Refuse Collection Section 110	Section 110(3)	NA	No outdoor refuse collection or loading area is proposed.	Yes
Bicycle Parking Rates Section 111	Table 111A(b)(i)	20.5 spaces	42 spaces	Yes
Amenity Space Section 137	N/A			
Other applicable relevant Provision(s)				
Maximum Number of Units in a Low-rise Apartment	Table 162A, Row R4-UA	8 units	41 units	No
Maximum Lot Width	Table 162B, Row 11	38 m	36.7 m	Yes

Maximum Lot Area	Table 162B, Row 12	1070 m ²	1117.6 m²	No
Minimum Rear Yard Area	Section 144(3)(a)	25% of lot area (279.4 m ²)	30% of lot area (335.8 m ²)	Yes
Landscaped Area	Section 161(8)	30% of lot area (335.3 m ²)	32% of lot area (358.2 m ²)	Yes
Minimum Aggregate Front Yard Soft Landscaping and Walkways	Section 161(15)(d), Table 161. Table 139(1), Section 139(4)	40% of the front yard (66 m ²)	53% of the front yard (88.2 m ²)	Yes
Minimum Rear Yard Soft Landscaping	Section 161(15)(b)(iii), Section 139(7)	50% of the rear yard (167.9 m ²)	77% of the rear yard (261.9 m ²)	Yes
Number of Units with at Least Two Bedrooms	Section 161(16)(b)(i)	25% of units (10 units)	25% (10 units)	Yes
Front Yard Permanent Fixtures	Section 161(15)(e)	Permanent fixtures must be provided.	Planters are provided in the front yard.	Yes
Number of Principal Entrances	Section 161(15)(f)(ii)	At least 3 principal entrances	4 principal entrances	Yes
Front Façade Windows	Section 161(15)(g)	25% of front façade	47%	Yes
Front Façade Articulation	Section 161(15)(h)	20% of front façade	48%	Yes
Maximum Width of a Walkway	Section 139(4)(c)(i) Section 139(4)(c)(ii)	1.8 m (for a low-rise apartment) 2.2 m (where providing access to a waste storage area)	1.25 m 2 m	Yes
Mature Neighbourhoods Overlay – Principal Entrance	Section 140	Facing the street	Facing the street	Yes

C. Draft List of Recommended Zoning

By-law Requirement or Applicable Section	Requirement	Proposed
Maximum Building Height (Section 162, Table 162A, Row R4-UA)	11 m	13.1 m
Maximum Number of Units in a Low-rise Apartment	8 units	41 units



Engineers, Planners & Landscape Architects

(Section 162, Table 162A, Row R4-UA)		
Maximum Lot Area (Section 162, Table 162B, Row 12)	1070 m ²	1117.6 m ²
Minimum Required Parking Spaces (Section 101(3)(a), Table 101(R11))	14.5 spaces	0 spaces
Minimum Required Visitor Parking Spaces (Section 102(2), Table 102)	2.9 spaces	0 spaces

If you have any questions or comments, please do not hesitate to contact me.

Yours truly,

NOVATECH

A handwritten signature in black ink, appearing to read "S. Soor". The signature is stylized with a large, looped "S" and a horizontal line underneath.

Simran Soor, M.PL
Planner