

Zoning Confirmation Report Checklist

A. Project Information			
Review Date:	December 20, 2024	Official Plan designation:	Neighbourhood, Inner Urban Transect
Municipal Address(es):	73, 79, 83 Ste. Cécile Street	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 Applicable¹:	Mature Neighbourhoods Overlay

¹ Mature Neighbourhoods Overlay, Floodplain Overlay, and/or Heritage 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 ¹	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Compliant (Y/N)
Principal Land Use(s)	Section 161(1)	Apartment dwelling, low rise	Yes
Lot Width	12 m Table 162A, Row R4-UA	36.7 m	Yes
Lot Area	360 m ² Table 162A, Row R4-UA	1117.6 m ²	Yes
Front Yard Set Back²	4.5 m Table 162A, Row R4-UA	4.5 m	Yes
Corner Side Yard Setback	4.5 m Table 162A, Row R4-UA	N/A	N/A
Interior Side Yard Setback	1.5 m Table 162A, Row R4-UA. Section 144(2)(a)	1.5 m / 1.5 m	Yes
Rear Yard Setback	30% of lot depth (9.15 m) Section 144(3)(a)(i), Table 144A(iii)	30% of lot depth (9.15 m)	Yes
Lot Coverage Floor Space Index (F.S.I.)	N/A		
Building Height³	11 m Table 162A, Row R4-UA	13.1 m	No
Accessory Buildings Section 55	Section 55	No accessory buildings are proposed	Yes
Projections into Height Limit Section 64	Section 64	Mechanical and service equipment penthouse, elevator or stairway penthouse	Yes

Projections into Required Yards Section 65	Steps and landing – No closer than 0.6 m to a lot line Section 65(1), Table 65(5)(b)(i)(2) Balconies – 1.2 m above the first floor Section 65(1), Table 65(6)(b)(ii)(1)	Steps and landing – 3.3 m from front lot line Balconies – 1.2 m	Yes
Required Parking Spaces Section 101 and 103	14.5 spaces Section 101(3)(a), Table 101(R11)	0 spaces	No
Visitor Parking spaces Section 102	2.9 spaces Section 102(2), Table 102	0 spaces	No
Size of Space Section 105 and 106	At least 2.6 m wide and 5.2 m long Section 106(1)	N/A	Yes
Driveway Width Section 107	3.6 m Section 107(1)(aa)(i)	N/A	Yes
Aisle Width Section 107	6 m Section 107(1)(c)(ii)	N/A	Yes
Location of Parking Section 109	Section 109(3)	No parking spaces are provided in the front yard.	Yes
Refuse Collection Section 110	Section 110(3)	No outdoor refuse collection or loading area is proposed.	Yes
Bicycle Parking Rates Section 111	20.5 spaces Table 111A(b)(i)	42 spaces	Yes
Amenity Space Section 137	N/A		
Other applicable relevant Provision(s)			
Maximum Number of Units in a Low-rise Apartment	8 units Table 162A, Row R4-UA	41 units	No
Maximum Lot Width	38 m Table 162B, Row 11	36.7 m	Yes
Maximum Lot Area	1070 m ² Table 162B, Row 12	1117.6 m²	No
Minimum Rear Yard Area	25% of lot area (279.4 m ²) Section 144(3)(a)	30% of lot area (335.8 m ²)	Yes
Landscaped Area	30% of lot area (335.3 m ²) Section 161(8)	33% of lot area (370.3 m ²)	Yes
Minimum Aggregate Front Yard Soft Landscaping and Walkways	40% of the front yard (66 m ²) Section 161(15)(d) Table 161, Table 139(1), Section 139(4)	53% of the front yard (88.2 m ²)	Yes

Minimum Rear Yard Soft Landscaping	50% of the rear yard (167.9 m ²) Section 161(15)(b)(iii), Section 139(7)	78% of the rear yard (261.9 m ²)	Yes
Number of Units with at Least Two Bedrooms	25% of units (10 units) Section 161(16)(b)(i)	25% (10 units)	Yes
Front Yard Permanent Fixtures	Section 161(15)(e)	Planters are provided in the front yard.	Yes
Number of Principal Entrances	At least 3 principal entrances Section 161(15)(f)(ii)	4 principal entrances	Yes
Front Façade Windows	25% of front façade Section 161(15)(g)	47%	Yes
Front Façade Articulation	20% of front façade Section 161(15)(h)	48%	Yes
Maximum Width of a Walkway	1.8 m (for a low-rise apartment) Section 139(4)(c)(i) 2.2 m (where providing access to a waste storage area) Section 139(4)(c)(iii)	1.25 m 2 m	Yes
Mature Neighbourhoods Overlay – Principal Entrance	Section 140		

¹ This template represents a small selection of applicable provisions. Please consider the lot's geography (i.e. corner/through lot, proximity to water, inside/outside Greenbelt) and proposed land use (i.e. drive through operation, outdoor commercial patio, Planned Unit Development, long semi) and consult the by-law to determine which other sections of the By-law must be met. This can be attached in a separate document.

² Note that different performance standards apply to low-rise residential development inside the Greenbelt. Please reference Section 144 for these standards, where applicable.

³ This includes maximum building height, minimum building height and stepback provisions, where they exist.

C. Comments/Calculations:

Zoning Confirmation Report Draft List

Draft List of Requested Relief from 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 (Section 162, Table 162A, Row R4-UA)	8 units	41 units
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