

## Zoning Confirmation Report Checklist

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

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

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

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