

## Zoning Confirmation Report Checklist

A. Project Information			
<b>Review Date:</b>	December 20, 2024	<b>Official Plan designation:</b>	Neighbourhood, Inner Urban Transect
<b>Municipal Address(es):</b>	73, 79, 83 Ste. Cécile Street	<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<sup>1</sup>:</b>	Mature Neighbourhoods Overlay

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

<b>Projections into Required Yards Section 65</b>	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
<b>Required Parking Spaces Section 101 and 103</b>	14.5 spaces Section 101(3)(a), Table 101(R11)	<b>0 spaces</b>	<b>No</b>
<b>Visitor Parking spaces Section 102</b>	2.9 spaces Section 102(2), Table 102	<b>0 spaces</b>	<b>No</b>
<b>Size of Space Section 105 and 106</b>	At least 2.6 m wide and 5.2 m long Section 106(1)	N/A	Yes
<b>Driveway Width Section 107</b>	3.6 m Section 107(1)(aa)(i)	N/A	Yes
<b>Aisle Width Section 107</b>	6 m Section 107(1)(c)(ii)	N/A	Yes
<b>Location of Parking Section 109</b>	Section 109(3)	No parking spaces are provided in the front yard.	Yes
<b>Refuse Collection Section 110</b>	Section 110(3)	No outdoor refuse collection or loading area is proposed.	Yes
<b>Bicycle Parking Rates Section 111</b>	20.5 spaces Table 111A(b)(i)	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>	8 units Table 162A, Row R4-UA	<b>41 units</b>	<b>No</b>
<b>Maximum Lot Width</b>	38 m Table 162B, Row 11	36.7 m	Yes
<b>Maximum Lot Area</b>	1070 m <sup>2</sup> Table 162B, Row 12	<b>1117.6 m<sup>2</sup></b>	<b>No</b>
<b>Minimum Rear Yard Area</b>	25% of lot area (279.4 m <sup>2</sup> ) Section 144(3)(a)	30% of lot area (335.8 m <sup>2</sup> )	Yes
<b>Landscaped Area</b>	30% of lot area (335.3 m <sup>2</sup> ) Section 161(8)	33% of lot area (370.3 m <sup>2</sup> )	Yes
<b>Minimum Aggregate Front Yard Soft Landscaping and Walkways</b>	40% of the front yard (66 m <sup>2</sup> ) Section 161(15)(d) Table 161, Table 139(1), Section 139(4)	53% of the front yard (88.2 m <sup>2</sup> )	Yes

<b>Minimum Rear Yard Soft Landscaping</b>	50% of the rear yard (167.9 m <sup>2</sup> ) Section 161(15)(b)(iii), Section 139(7)	78% of the rear yard (261.9 m <sup>2</sup> )	Yes
<b>Number of Units with at Least Two Bedrooms</b>	25% of units (10 units) Section 161(16)(b)(i)	25% (10 units)	Yes
<b>Front Yard Permanent Fixtures</b>	Section 161(15)(e)	Planters are provided in the front yard.	Yes
<b>Number of Principal Entrances</b>	At least 3 principal entrances Section 161(15)(f)(ii)	4 principal entrances	Yes
<b>Front Façade Windows</b>	25% of front façade Section 161(15)(g)	47%	Yes
<b>Front Façade Articulation</b>	20% of front façade Section 161(15)(h)	48%	Yes
<b>Maximum Width of a Walkway</b>	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
<b>Mature Neighbourhoods Overlay – Principal Entrance</b>	Section 140		

<sup>1</sup> 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.

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

<sup>3</sup> 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 <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