

5. Zoning By-Law Amendment - 73, 79, and 83 Ste-Cécile Street Modification du Règlement de Zonage – 73, 79 et 83 avenue SteCécile

Committee recommendation(s)

That Council approve an amendment to Zoning By-law 2008-250 for 73, 79, and 83 Ste-Cécile Street, as shown in Document 1, from “Residential Fourth Density, Subzone UA”, to “Residential Fourth Density, Subzone UA, Urban Exception XXX1 (R4UA[XXX1]) in order to permit the development of a low-rise apartment building consisting of 41 dwelling units, as detailed in Document 2.

Recommandation(s) du comité

Que le Conseil approuve une modification du Règlement de zonage 2008-250 visant les 73, 79 et 83, rue Ste-Cécile, des biens-fonds illustrés dans le document 1, afin de faire passer leur désignation de « Zone résidentielle de densité 4, sous-zone UA » à « Zone résidentielle de densité 4, sous-zone UA, exception urbaine XXX1 » (R4UA[XXX1]) et ainsi permettre la construction d’un immeuble résidentiel de faible hauteur abritant 41 logements, comme l’expose en détail le document 2.

Documentation/Documentation

1. Extract of draft Minutes, Planning and Housing Committee, June 18, 2025
Extrait de l’ébauche du procès-verbal du Comité de la planification et du logement, le 18 juin 2025
2. Director’s Report, Planning Services, Planning, Development and Building Services, dated June 12, 2025 (ACS2025-PDB-PSX-0046)
Rapport du Directeur, Services de la planification, Direction générale des services de la planification, de l’aménagement et du bâtiment, daté le 12 juin 2025 (ACS2025-PDB-PSX-0046)

Extract of Minutes 49
Planning and Housing Committee
June 18, 2025

Extrait du procès-verbal 49
Comité de la planification et
du logement
Le 18 juin 2025

Zoning By-Law Amendment - 73, 79, and 83 Ste-Cécile Street

File No. ACS2025-PDB-PSX-0046 – Rideau-Vanier (12)

Jean-Charles Renaud, Planner III, and Derrick Moodie, Director, Planning Services, Planning, Development and Building Services (PDBS), were present and responded to questions from the Committee.

The following written submissions were received by, and are filed with, the Office of the City Clerk, and distributed to Committee Members:

- Email dated June 17, 2025 from Ze'ev Schneider

The Committee Carried the report recommendations as presented.

Report Recommendation(s)

That Planning and Housing Committee:

1. **Recommend Council approve an amendment to Zoning By-law 2008-250 for 73, 79, and 83 Ste-Cécile Street, as shown in Document 1, from “Residential Fourth Density, Subzone UA”, to “Residential Fourth Density, Subzone UA, Urban Exception XXX1 (R4UA[XXX1]) in order to permit the development of a low-rise apartment building consisting of 41 dwelling units, as detailed in Document 2.**
2. **Approve the Consultation Details Section of this report be included as part of the ‘brief explanation’ in the Summary of Written and Oral Public Submissions, to be prepared by the Office of the City Clerk and submitted to Council in the report titled, “Summary of Oral and Written Public Submissions for Items Subject to *the Planning Act* ‘Explanation Requirements’ at the City Council Meeting of *June 25, 2025*,” subject to submissions received between the publication of this report and the time of Council’s decision.**

Carried