

**City Council, Standing Committee and Commission  
Conseil, comités permanents et commission**

**Committee/Council Motion**

Report / Agenda: ACS2025-PDB-PS-0020 / 7

Item / Article: 5.2

Re: Amend Section 708 lot area threshold for which “large units” are required in the low-rise N-zones from 450 sq m to 360 sq m within Ward 12

Moved by / Motion de: Vice-Chair G. Gower (on behalf of Councillor Plante)

**WHEREAS Section 3 of the Official Plan sets out minimum targets for “large-household dwellings” within intensification, including a target of 25 per cent for low-rise buildings on existing lots 15 m or greater in frontage; and**

**WHEREAS the draft Zoning By-law proposes minimum requirements for “large dwelling units” within low-rise residential buildings in the Neighbourhood zones, in accordance with Section 708 of the By-law; and**

**WHEREAS these requirements only apply on lots 450 square metres in area or greater; and**

**WHEREAS the existing lot pattern in many neighbourhoods within the Inner Urban transect, particularly Vanier, are generally comprised of lots that are smaller than 450 square metres, with lots as small as 300 square metres being commonly encountered.**

**THEREFORE BE IT RESOLVED that subsection 708(2) be amended so that it applies “in the case of a low-rise residential use building on a lot of 360 square metres or greater” within the N1, N2, N3, N4, N5, N6, and CM1 zones located in the Downtown and Inner Urban Transect; and**

**BE IT FURTHER RESOLVED that staff monitor the impact of these changes and report back to Planning and Housing Committee within the next term of Council; and**

**BE IT FURTHER RESOLVED that pursuant to subsection 34(17) of the *Planning Act*, no further notice be given.**