

# Zoning Confirmation Report

## Project Address

August 12, 2024

### Annex 1 - Zoning Confirmation Report Checklist

A. Project Information			
<b>Review Date</b>		<b>Official Plan Designation</b>	Neighbourhood – Inner Urban Transect
<b>Municipal Address(es)</b>	335 Roosevelt Avenue, 339 Roosevelt Avenue, 344 Winston Avenue, 379 Wilmont Avenue, and 389 Wilmont Avenue	<b>Legal Description</b>	
<b>Scope of Work</b>	Official Plan Amendment / Zoning By-law Amendment		
<b>Existing Zoning Code</b>	R5B[2772] S454	<b>By-law Number</b>	2008-250
<b>Schedule 1 / 1A Area</b>	A / X	<b>Overlays Applicable</b>	Evolving Neighbourhood

B. Zoning Review			
For Zoning By-law Amendments, please use the proposed zone and subzone requirements, if different than existing.			
Zoning Provisions	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Compliant (Y/N)
<b>Proposed Zone/Subzone (Zoning By-law Amendments only):</b>	Amend E2772 and Schedule 454		
<b>Principal Land Use(s)</b>	apartment dwelling, high rise	apartment dwelling, high rise	Y
<b>Lot Width</b>	22.5 m	144 m	Y
<b>Lot Area</b>	675 m	7168.96 m <sup>2</sup> (current) 6450.44 m <sup>2</sup> (w/o parkland)	Y
<b>Front Yard Set Back</b>	Per Schedule 454	Schedule 454 to be amended as per final site plan	Y
<b>Corner Side Yard Setback</b>	Per Schedule 454	Schedule 454 to be amended as per final site plan	Y
<b>Interior Side Yard Setback</b>	Per Schedule 454	Schedule 454 to be amended as per final site plan	Y
<b>Rear Yard Setback</b>	Per Schedule 454	Schedule 454 to be amended as per final site plan	Y

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For Zoning By-law Amendments, please use the proposed zone and subzone requirements, if different than existing.

Zoning Provisions	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Compliant (Y/N)
<b>Lot Coverage Floor Space Index (F.S.I.)</b>	N/A	--	N/A
<b>Building Height</b>	Per Schedule 454	Schedule 454 to be amended as per final site plan	<b>N</b>
<b>Accessory Buildings Section 55</b>	N/A	--	N/A
<b>Projections into Height Limit</b> Section 64	the maximum height limits do not apply to mechanical and service equipment penthouse, elevator or stairway penthouses	Mechanical and service equipment penthouse and elevator or stairway penthouses on rooftop	<b>Y</b>
<b>Required Parking Spaces</b> Section 101 and 103	165 spaces	271 spaces	<b>Y</b>
<b>Visitor Parking spaces</b> Section 102	33 spaces	34 spaces	<b>Y</b>
<b>Size of Space</b> Section 105 and 106	Standard Size: 2.6 x 5.2 m	2.6 x 5.2 m	<b>Y</b>
<b>Driveway Width</b> Section 107	6 m	6 m	<b>Y</b>
	Parking lot less than 20 parking spaces: 3.6 m	6 m	<b>N</b>
<b>Aisle Width</b> Section 107	6 m	6 m	<b>Y</b>
<b>Location of Parking</b> Section 109	no parking space may be established and no person may park a motor vehicle: <ul style="list-style-type: none"> <li>in a required and provided front yard;</li> <li>in a required and provided corner side yard; or</li> <li>in the extension of a required and provided corner side yard into a rear yard.</li> </ul>	Parking in underground garage	<b>Y</b>
<b>Refuse Collection</b> Section 110	N/A	--	N/A
<b>Bicycle Parking Rates</b> E2772	1 per dwelling unit	1 per dwelling unit	<b>Y</b>
<b>Amenity Space</b> Section 137	6 m <sup>2</sup> per dwelling unit.	Total Private: 2,388 m <sup>2</sup>	<b>Y</b>

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For Zoning By-law Amendments, please use the proposed zone and subzone requirements, if different than existing.

Zoning Provisions	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Compliant (Y/N)
	<p>A minimum of 50% of the required total amenity area must be communal, and aggregated into areas up to 54m<sup>2</sup>, and when more than one aggregated area is provided, at least one must be 54m<sup>2</sup>.</p> <p>Total required: 341 units x 6 m<sup>2</sup>. = 2,046 m<sup>2</sup></p> <p>Total communal amenity area required: 2,046 x 50% = 1,023 m<sup>2</sup></p>	<p>Total communal: 1,887.89 m<sup>2</sup></p> <p>Total: 4,275.89 m<sup>2</sup></p>	
<b>Other applicable relevant Provision(s)</b>			
<b>Rooftop Indoor Amenity Space</b> E2772	A rooftop indoor amenity space is permitted to project above the maximum building height for a maximum of 4.5 metres over a maximum area of 150 square metres per residential building;	West: 123.75 m <sup>2</sup>  East: 128.58 m <sup>2</sup>	<b>Y</b>
<b>Landscaped Area</b> Section 163	30%	43.9%	<b>Y</b>
<b>Bicycle Parking Location</b> Section 111(11)	A minimum of 50% of the bicycle parking spaces required by this by-law must be horizontal spaces at ground level	100% of bicycle parking provided in underground parking garage bike rooms	<b>N</b>
<b>Min. Parking Lot Landscaped Buffer</b> Table 110	Parking lot containing 10 or fewer spaces: 3 m	1.28 m	<b>N</b>

<b>By-law Requirement</b>	<b>Requirement</b>	<b>Proposed</b>
<b>Max. Height</b> Schedule 454	Area A: 12 storeys	West: 14 storeys East: 13 storeys
<b>Bicycle Parking Location</b> Section 111(11)	A minimum of 50% of the bicycle parking spaces required by this by-law must be horizontal spaces at ground level	100% of bicycle parking provided in underground parking garage bike rooms
<b>Max. Driveway Width</b> Section 107 (1aa)	Parking lot less than 20 parking spaces: 3.6 m	6 m
<b>Min. Parking Lot Landscaped Buffer</b> Table 110	Parking lot containing 10 or fewer spaces: 3 m	1.2 m