

Zoning Confirmation Report

Project Address

July 7, 2025

Annex 1 - Zoning Confirmation Report Checklist

A. Project Information			
Review Date	July 7, 2025	Official Plan Designation	Neighbourhood – Inner Urban Transect
Municipal Address(es)	335 Roosevelt Avenue, 339 Roosevelt Avenue, 344 Winston Avenue, 379 Wilmont Avenue, and 389 Wilmont Avenue	Legal Description	
Scope of Work	Site Plan Control		
Existing Zoning Code	R5B[2772] S454	By-law Number	2008-250
Schedule 1 / 1A Area	A / X	Overlays Applicable	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)
Proposed Zone/Subzone (Zoning By-law Amendments only):	Amend E2772 and Schedule 454		
Principal Land Use(s)	apartment dwelling, high rise	apartment dwelling, high rise	Y
Lot Width	22.5 m	144 m	Y
Lot Area	675 m	7168.96 m ² (current) 6450.44 m ² (w/o parkland)	Y
Front Yard Set Back	Per Schedule 454	Schedule 454	Y
Corner Side Yard Setback	Per Schedule 454	Schedule 454	Y
Interior Side Yard Setback	Per Schedule 454	TBD - IYSB to 345 Roosevelt Ave	N
Rear Yard Setback	Per Schedule 454	Schedule 454	Y

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Zoning Provisions	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Compliant (Y/N)
Lot Coverage Floor Space Index (F.S.I.)	N/A	--	N/A
Building Height	Per Schedule 454	Schedule 454	Y
Accessory Buildings Section 55	N/A	--	N/A
Projections into Height Limit 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	Y
Required Parking Spaces Section 101 and 103	165 spaces	271 spaces	Y
Visitor Parking spaces Section 102	33 spaces	34 spaces	Y
Size of Space Section 105 and 106	Standard Size: 2.6 x 5.2 m	2.6 x 5.2 m	Y
Driveway Width Section 107 E2772	6 m	6 m	Y
	Parking lot less than 20 parking spaces: 6 m	6 m	Y
Aisle Width Section 107	6 m	6 m	Y
Location of Parking Section 109	no parking space may be established and no person may park a motor vehicle: • in a required and provided front yard; • in a required and provided corner side yard; or • in the extension of a required and provided corner side yard into a rear yard.	Parking in underground garage	Y
Refuse Collection Section 110	N/A	--	N/A
Bicycle Parking Rates E2772	1 per dwelling unit	1 per dwelling unit	Y
Amenity Space Section 137	6 m ² per dwelling unit.	Total Private: 2,388 m ²	Y

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Zoning Provisions	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Compliant (Y/N)
	A minimum of 50% of the required total amenity area must be communal, and aggregated into areas up to 54m², and when more than one aggregated area is provided, at least one must be 54m². Total required: 341 units x 6 m². = 2,046 m² Total communal amenity area required: 2,046 x 50% = 1,023 m²	Total communal: 1,887.89 m² Total: 4,275.89 m²	
Other applicable relevant Provision(s)			
Rooftop Indoor Amenity Space 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 m² East: 128.58 m²	Y
Landscaped Area Section 163	30%	43.9%	Y
Min. Parking Lot Landscaped Buffer E2772	Parking lot containing 10 or fewer spaces: 1.2 m	1.28 m	Y

Sincerely,



Gabi Amos, MCIP RPP
Planner

