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November 09, 2026

Zoning Confirmation Report for 433-435 Churchill Avenue North and 468-472 Byron Place

Zoning Confirmation Report Checklist

A. Project Information

Review Date:	October 30, 2026	**Official Plan Designation:**	Inner Urban Transect
Municipal Address(es):	433-435 Churchill Ave N., 468-478 Byron Place	**Legal Description:**	Lots 1, 2, 3 and 4 on Registered Plan 269
Scope of Work:	Demolishing the existing buildings and building one 6-storey mixed-used building and two 12-unit low-rise apartment building.		
Current Zoning Code	R5B[2670]S424-h	**By-Law #:**	2008-250
Current Zoning Code	CM1[2670]S424-h		2026-50
Schedule 1 / 1A Area:	Area X	**Overlays Applicable:**	Mature Neighbourhood Overlay

B. Zoning Review: Zoning By-Law 2026-50

Zone/Subzone	**CM1**						
Zone Provisions	**By-Law Requirement**	**Building 1**	**Compliant (Y/N)**	**Building 2**	**Compliant (Y/N)**	**Building 3**	**Compliant (Y/N)**
Min. Lot Area *Table 906(a)*	No minimum	943.2m	Y	478.7m^2	Y	483.5m^2	Y
Min. Lot Width *Table 906(b)*	No minimum	30.7m	Y	15.2m	Y	15.2m	Y
Min. Front Yard *Table 906(c)(i,ii)*	0m, 1.5m over 15m of building height	Ground: 2.5m 2nd: 1m 3rd: 1m 4th: 1m 5th: 2.5m 6th: 2.5m	Y	1.3m	Y	1.6m	Y
Min. Exterior Yard *Table 906(c)(i,ii)*	0m, 1.5m over 15m of building height	Ground: 2.2m 2nd: 0.59m 3rd: 0.59m 4th: 0.59m 5th: 2.2m 6th: 2.2m	Y	NA	Y	1.55m	Y
Min. Interior Yard *Table 906(d)*	1.5m	1.5m	Y	1.55m, 1.7m	Y	1.7m	Y
Min. Rear Yard *Table 906(f)(ii)*	7.5m	7.5m	Y	7.5m	Y	7.5m	Y
Min. Building Height *Table 906(g)*	6m	20m	Y	11.75m	Y	11.75m	Y
Max. Building Height *Table 906(h)(ii)(1)*	20m	20m	Y	11.75m	Y	11.75m	Y
Min. Active Entrances with Frontage on Minor Corridor *Section 906(3)*	1 per individual occupancy	2 residential 2 commercial	Y	1	Y	1	Y
Min. Glazing of Ground Floor Facing a Minor Corridor *Section 906(4)*	25%	>25%	Y	N/A	Y	N/A	Y
Outdoor Storage *Section 906(7)*	Not permitted	Storage indoors	Y	Storage in rear sheds	Y	Storage in rear sheds	Y
Min. Height of Screening for Waste *Section 906(8)*	1.8m	NA, indoors	Y	NA, screened by shed	Y	NA, screened by shed	Y
Min. Amenity Area	6m^2 per dwelling unit	300m^2	Y	72m^2	Y	72m^2	Y

Section 208(1)							
Min. Communal Amenity Area - APPEALED *Section 208(6)*	50% to be communal	>50% communal	Y	77.8% commu-nal	Y	77.8% commu-nal	Y
Min. Setback Between Steps and a Lot Line *Section 204(4)(a)*	Section 204 does not apply where the minimum required building setback is less than the setback outlined in Section 204	NA	Y	0.17m	Y	0.6m	Y
Waste Management for Mixed-Use Buildings *Section 217(2)*	1 dedicated area for residential and 1 for commercial uses	Provided	Y	NA	Y	NA	Y
Min. Residential Waste Storage *Table 217(c)*	$10m^2$	$10m^2$ for residential	Y	$10m^2$	Y	$10m^2$	Y
Non-Residential Waste Storage *Section 217(2)*	Must be stored in a dedicated area	Provided	Y	NA	Y	NA	Y
Location of Waste Storage *Section 217(4)*	In fully enclosed main or accessory building	In main building	Y	Provided in rear sheds	Y	Provided in rear sheds	Y
Max. Resident Pkg Spaces *Table 602(b)(i)*	1.25 per dwelling unit	13	Y	None	Y	None	Y
Min. Visitor Parking Spaces *Section 603(1)*	None in Area A – Visitor Parking Space Rates	4	Y	None	Y	None	Y
Min. Level 2 EV Spaces *Section 611(2)(a),(c)*	25%, one may be shared b/t 2 spaces	None as per Bill 98, Schedule 7(3)	Y	NA	Y	NA	Y
Min. Short-Term Bike Parking Spaces - APPEALED *Table 613B(iii,v)*	13+ du: 2, plus 1 per 20 du <13 du: None	4	Y	NA	Y	NA	Y
Min. Long-Term Bike Spaces - APPEALED *Table 613B(iii,v)*	1 per dwelling unit	50 in the building	Y	12 in rear shed	Y	12 in rear shed	Y
Min. Large Dwelling Units – APPEALED FOR LOW-RISE *Section 708(1),(2)*	Mid-rise: 5% of units Low-rise: 1 per 6 du	10% units with 3-beds	Y	Two 2-beds with $80m^2$ floors areas	Y	Two 2-beds with $80m^2$ floors areas	Y

C. Zoning Review: Zoning By-Law 2008-250 – Equivalent to Appealed Potions of By-Law 2026-50

Zone/Subzone	**R5B**							
Zone Provisions	**By-Law Req't (Mid-Rise)**	**Building 1**	**Compliant (Y/N)**	**By-Law Req't (Low-Rise)**	**Building 2**	**Compliant (Y/N)**	**Building 3**	**Compliant (Y/N)**
Min. Communal Amenity *Mid-rise: Table 137(5)* *Low-rise: Table 137(11)*	50% of required	150m^2	Y	100% of req'd for the 1st 8 du in rear yard, 80% soft	56m^2 comm., 100% soft	Y	56m^2 comm., 100% soft	Y
Min. Bike Pkg. Spaces *Table 111A*	0.5 per du (25)	50	Y	0.5 per du (6)	12	0.5 per du (6)	12	Y

The proposed development does not require any relief from either the R5B or CM1 performance standards.

If you have any specific questions about this report, please reach out to our file lead mirja@rjhill.ca.

Regards,



Rosaline J. Hill
BES, BArch, RPP, OAA, MRAIC, OPPI, MCIP