

Zoning Confirmation Report

1015 Tweddle Road

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May 30, 2025

Annex 1 - Zoning Confirmation Report Checklist

A. Project Information			
Review Date	May 30, 2025	Official Plan Designation	Neighbourhood, Greenspace
Municipal Address(es)	1015 Tweddle Road	Legal Description	Part of Lot 30, Con 1, Geo. Township of Cumberland
Scope of Work	Minor Zoning By-law Amendment and Site Plan Control		
Existing Zoning Code	R5A [2834]-h	By-law Number	2008-250
Schedule 1 / 1A Area	Area C	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):	R5A [2834] – revised exception 2834		
Principal Land Use(s)	See planning rationale	High-rise apartment building, retail stores, restaurant, parking garage	✓
Lot Width	25 m	~180 m	✓
Lot Area	1,000 m ²	1,000 m ²	✓
Front Yard Set Back	2.3 m	2.3 m	✓
Corner Side Yard Setback	4.5 m	6 m	✓
Interior Side Yard Setback	5.3 m	5.3 m	✓
Rear Yard Setback	4.1 m	4.1 m	✓
Building Height	35 Storeys Up to 4 high rise buildings permitted	Tower B1: 28 Storeys (91 m) Tower B2: 32 Storeys (102 m) Tower B3: 28 Storeys (90 m) Tower B4: 24 Storeys (78 m)	✓
Required Parking Spaces Section 101 and 103	No minimum	764 spaces	✓

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)
Visitor Parking spaces Section 102	82 spaces	82 spaces	✓
Size of Space Section 105 and 106	Standard Size: 2.6 x 5.2 m	2.6 x 5.2 m	✓
	Up to 50% of the parking spaces (27) in a parking garage may be reduced to a minimum of 4.6m long and 2.4m wide.	107 small spaces = 12%	✓
Driveway Width Section 107	6.7 m	9.5 m	✗
Aisle Width Section 109	6 m	6 m	✓
Location of Parking Section 109	Underground parking garage	Underground parking garage	✓
Refuse Collection Section 110	Underground parking garage	Underground parking garage	✓
Bicycle Parking Rates Section 111	629 spaces	629 spaces	✓
Amenity Space Section 137	Communal: 3771 m ² Total: 7542 m ²	Communal: 4287 m ² Total: 7691 m ²	✓
Other applicable relevant Provision(s)			
Tower Interior Side and Rear Yard Setbacks (Min.) Section 77	11.5 m	5.3 m	✗
Tower Separation Section 77	23 m	25 m	✓
Loading Space Requirements Table 113A	2 loading spaces for commercial GFA between 2,000 – 4,999 m ²	1 space	✗
Bicycle Parking Location S. 111(11)	A minimum of 50% of the bicycle parking spaces required by this by-law must be horizontal spaces at ground level	22.2% at grade, remaining within secure bicycle rooms in the underground parking garage	✗
Multiple Buildings S. 74	Where buildings are connected only below grade, they are considered separate buildings for the purposes of applying the provisions of the by-law.	All buildings are connected below grade through the shared underground parking garage.	✓

Annex 2 – Draft List of Requested Relief from Zoning

By-law Requirement or Applicable Section	Requirement	Proposed
Driveway width (min.) S.107	6.7 m	9.5 m
Loading Space Requirements Table 113A	2 loading spaces for commercial GFA between 2,000 – 4,999 m ²	1 space
Bicycle Parking Location S. 111(11)	A minimum of 50% of the bicycle parking spaces required by this by-law must be horizontal spaces at ground level	22.2% at grade, remaining within secure bicycle rooms in the underground parking garage
Tower Interior Side and Rear Yard Setbacks (Min.) Section 77	11.5 m	5.3 m

Additionally, this application seeks to add a provision to consider the subject site as a single lot for zoning purposes.

Conclusion

We trust that this information is satisfactory.

Sincerely,



Gabi Amos, MCIP RPP
Planner