

# Zoning Confirmation Report

## 1015 Tweddle Road

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March 20, 2026

### Annex 1 - Zoning Confirmation Report Checklist

A. Project Information			
<b>Review Date</b>	February 26, 2026	<b>Official Plan Designation</b>	Neighbourhood, Greenspace
<b>Municipal Address(es)</b>	1015 Tweddle Road	<b>Legal Description</b>	Part of Lot 30, Con 1, Geo. Township of Cumberland
<b>Scope of Work</b>	Minor Zoning By-law Amendment and Site Plan Control		
<b>Existing Zoning Code</b>	R5A [2834]-h	<b>By-law Number</b>	2008-250
<b>Schedule 1 / 1A Area</b>	Area C	<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>	R5A [2834] – revised exception 2834		
<b>Principal Land Use(s)</b>	See planning rationale	High-rise apartment building, retail stores, restaurant, parking garage	✓
<b>Lot Width</b>	25 m	~180 m	✓
<b>Lot Area</b>	1,000 m <sup>2</sup>	1,000 m <sup>2</sup>	✓
<b>Front Yard Set Back</b>	2.3 m	2.3 m	✓
<b>Corner Side Yard Setback</b>	4.5 m	6 m	✓
<b>Interior Side Yard Setback</b>	5.3 m	5.5 m	✓
<b>Rear Yard Setback</b>	4.1 m	0 m	✗
<b>Building Height</b>	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)	✓
<b>Required Parking Spaces Section 101 and 103</b>	No minimum	751 spaces	✓

<b>B. Zoning Review</b>			
<b>For Zoning By-law Amendments, please use the proposed zone and subzone requirements, if different than existing.</b>			
<b>Zoning Provisions</b>	<b>By-law Requirement or Applicable Section, Exception or Schedule Reference</b>	<b>Proposal</b>	<b>Compliant (Y/N)</b>
<b>Visitor Parking spaces Section 102</b>	126 spaces	126 spaces	✓
<b>Size of Space Section 105 and 106</b>	Standard Size: 2.6 x 5.2 m	2.6 x 5.2 m	✓
	Up to 50% of the parking spaces (439) in a parking garage may be reduced to a minimum of 4.6m long and 2.4m wide.	73 small spaces = 8%	✓
<b>Driveway Width Section 107</b>	6.7 m	9.5 m	✗
<b>Aisle Width Section 109</b>	6 m	6 m	✓
<b>Location of Parking Section 109</b>	Underground parking garage	Underground parking garage	✓
<b>Refuse Collection Section 110</b>	Underground parking garage	Underground parking garage	✓
<b>Bicycle Parking Rates Section 111</b>	629 spaces 0.5 space/unit	1257 spaces 1 space/unit	✓
<b>Amenity Space Section 137</b>	Communal: 3771 m <sup>2</sup> Total: 7542 m <sup>2</sup>	Communal: 4287 m <sup>2</sup> Total: 7691 m <sup>2</sup>	✓
<b>Other applicable relevant Provision(s)</b>			
<b>Tower Interior Side and Rear Yard Setbacks (Min.)</b> Section 77	11.5 m	5.5 m	✗
<b>Tower Separation</b> Section 77	23 m	25 m	✓
<b>Loading Space Requirements</b> Table 113A	2 loading spaces for commercial GFA between 2,000 – 4,999 m <sup>2</sup>	1 space	✗
<b>Minimum Width in metres of Aisle Accessing Loading Space</b> Table 113B (b)	60° to 90°: 9 m	6 m	✗
<b>Bicycle Parking Location</b> 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	✗

<b>Multiple Buildings</b> 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.	✓
<b>B. Zoning Review</b> For Zoning By-law Amendments, please use the proposed zone and subzone requirements, if different than existing.			
<b>Zoning Provisions</b>	<b>By-law Requirement or Applicable Section, Exception or Schedule Reference</b>	<b>Proposal</b>	<b>Compliant (Y/N)</b>
<b>Outdoor Commercial Patio</b> S. 85	An outdoor commercial patio is permitted in any zone other than a residential zone, where associated with a permitted use.	Outdoor commercial patio, associated with the restaurant and bar uses	✗

## Annex 2 – Draft List of Requested Relief from Zoning

<b>By-law Requirement or Applicable Section</b>	<b>Requirement</b>	<b>Proposed</b>
<b>Rear Yard Setback (Min.)</b> Exception 2834	0 metres from 30m PSW setback (Parking Garage)  From the northern edge of any parking structure/garage beneath any high-rise buildings: 4.1m	0 m
<b>Driveway width (min.)</b> S.107	6.7 m	9.5 m
<b>Minimum Width in metres of Aisle Accessing Loading Space</b> Table 113B (b)	60° to 90°: 9 m	6 m
<b>Bicycle Parking Location</b> 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
<b>Tower Interior Side and Rear Yard Setbacks (Min.)</b> Section 77	11.5 m	5.5 m
<b>Outdoor Commercial Patio</b> S. 85	An outdoor commercial patio is permitted in any zone other than a residential zone, where associated with a permitted use.	Outdoor commercial patio, associated with the restaurant and bar uses

Additionally, this application seeks to add a provision to consider the subject site as a single lot for zoning purposes and remove the holding symbol attached to Urban Exception 2834.

## Conclusion

We trust that this information is satisfactory.

Sincerely,

A handwritten signature in black ink, appearing to read 'Gabi Amos', enclosed within a large, loopy oval stroke.

Gabi Amos, MCIP RPP  
Planner