

Zoning Confirmation Report

1137 Ogilvie Road and 1111 Cummings Avenue

Proposed Zone	TD3		
Zoning Provisions	Requirement	Proposed	Compliance
Principal Land Use	Mixed	Mixed	Yes
Lot Width	No Minimum	69.00 metres	Yes
Lot Area	No Minimum	4,626 square metres	Yes
Front Yard Setback	3 metres	3.9 metres	Yes
Corner Yard Setback	3 metres	3 metres	Yes
Interior Yard Setback	3 metres	16.3 metres	Yes
Rear Yard Setback	6 metres	22.6 metres	Yes
Maximum GFA	N/A	N/A	N/A
Building Height	90 metres	77.9 metres	Yes
Minimum interior side and rear yard setback for a tower	10 metres	22 metres (rear) 16 metres (interior)	Yes
Required Parking Spaces	158 parking spaces	156 parking spaces	No
Visitor Parking Spaces	30 parking spaces	30 parking spaces	Yes
Size of Parking Space	5.2 x 2.6 metres	5.2 x 2.6 metres	Yes
Driveway Width	6 metres	6.4 metres	Yes
Aisle Width	6 metres	6.4 metres	Yes
Location of Parking	N/A	Below Grade	Yes
Refuse Collection	N/A	Interior of Building	Yes
Bicycle Parking Rate	157	162	Yes
Amenity Space	1,866 square metres	2,224 square metres	Yes
Minimum Width of Landscaped Area	No Minimum	1.3 metres	Yes
Rear Yard Softscaping	No Minimum	1.3 metres	Yes