

DATA INFORMATION TABLE FOR COOK AND OLIPHANT DEVELOPMENT PROPOSAL

Zoning Criteria	Proposal	Existing Zone R3-A2	OCP Policy
Site area (m ²) - minimum	2015.00	920.00	N/A
Number of units - maximum	60	N/A	N/A
Density (Floor Space Ratio) - maximum	2.49:1*	1.2:1	1.5:1 (base) 2.5:1 (max.)
Total floor area (m ²) - maximum	5013.00*	2418.00	5037.50
Height (m) - maximum	18.40*	10.7	N/A
Storeys - maximum	6*	3	6
Site coverage % - maximum	67.00*	40.00	N/A
Open site space % - minimum	7.00*	40.00	N/A
Setbacks (m) – minimum		7.50	
Front (Cook Street)	0.00*	9.00 for building < 7m in height 10.50 for building > 7m in height	N/A
Rear (west)	8.50*		
Side (Oliphant Avenue)	0.00*		
	3.80*		
Side (south)			
Parking – minimum (Schedule C)	Residential: 52* Commercial: 21 Total:73	Residential: 84 (1.4 per unit) Commercial: 21 (1 stall per 37.5m ²) Total: 105	N/A
Visitor parking (minimum) included in the overall units	0*	6	N/A
Bicycle parking Class 1 (minimum)	6	6	N/A
Bicycle parking Class 2 (minimum)	64	64	N/A