

Zoning Confirmation Report

1111 Cummings Avenue, 1137 and 1151 Ogilvie Road

Project Information			
Review Date		Official Plan Designation	Corridor - Mainstreet
Municipal Address(es)	1111 Cummings Avenue, 1137 and 1151 Ogilvie Road	Legal Description	Part of Lot 18 Registered Plan 217 City of Ottawa
Scope of Work	Site Plan Control		
Existing Zoning Code	TD3[xxxx]	By-law Number	2008-250
Schedule 1 / 1A Area	Area X	Overlays Applicable	Evolving Neighbourhood

Zoning Review				
Proposed Zone	TD3[xxxx]			
Zoning Provisions	Required	Provided	TD3	TD3[xxxx]
Principal Land Use(s)	Residential	Residential	Y	Y
Lot Width	No minimum	75.8 metres	Y	Y
Lot Area	No minimum	7,383.98 square metres	Y	Y
Front Yard Set Back <i>Cummings Avenue</i>	0.5 metres	4.7 metres	Y	Y
Corner Yard Set Back <i>Ogilvie Road</i>	0.5 metres	6.9 metres	Y	Y
Interior Side Yard Setback	6-storeys and below: 3 metres	12.4 metres	Y	Y
	7-storeys and above: 12 metres	20.9 metres	Y	Y
Rear Yard Setback	6-storeys and below: 0 metres	44.4 metres	Y	Y
	7-storeys and above: 12 metres	59.7 metres	Y	Y
Lot Coverage (F.S.I.)	N/A	N/A	Y	Y
Building Height	90 metres	68 metres	Y	Y
Accessory Buildings	N/A	N/A	Y	Y
Amenity Space	1,626 square metres (6m ² x 271)	2,205 square metres	Y	Y
	813 square metres (3m ² x 271)	1,700 square metres	Y	Y
Projection Into Height Limit	Mechanical and service equipment penthouse, elevator or stairway penthouses	Indoor amenity space	N*	Y
Residence Parking <i>(Area X)</i>	0.5 / unit, after 12 (130)	116 parking spaces	N*	Y
Visitor Parking Spaces	0.1 / dwelling, after 12 (26)	26 parking spaces	Y	Y
Commercial Parking Spaces	5 / 100 m ² GFA (5)	5	Y	Y

Zoning Review				
Proposed Zone	TD3[xxxx]			
Zoning Provisions	Required	Provided	TD3	TD3[xxxx]
Size of Parking Space	5.2 x 2.6 m	5.2 x 2.6 m	Y	Y
Driveway Width	6 metres	6 metres	Y	Y
Aisle Width	6 metres	6 metres	Y	Y
Residential Bike Parking	0.5 / dwelling (136)	282	Y	Y
Commercial Bike Parking	1	1	Y	Y

** Items marked as not in zoning compliance will be addressed through the concurrent Zoning By-law Amendment (D02-02-24-0028) application.*

For your consideration,



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Senior Planner



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Associate

August 21, 2025