

Zoning Confirmation Report Checklist

Project Information			
Review Date	April 22, 2025	Official Plan designation	Mainstreet Corridor
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:	ZBLA application		
Existing Zoning Code	LC6	By-law Number:	2008-250
Schedule 1 / 1A Area:	Area X	Overlays Applicable	Evolving Neighbourhood

Proposed Zone	TD3 [XXXX]		
Zoning Provisions	Requirement	Proposed	Compliance
Principal Land Use	Mixed	Mixed	Yes
Lot Width	No Minimum	97.6 m	Yes
Lot Area	No Minimum	7,384.8 m ²	Yes
Front Yard Setback (Cummings)	0.5 m	4.7 m	Yes
Corner Yard Setback (Ogilvie)	0.5 m	6.9 m	Yes
Interior Yard Setback	6-storeys and below: 3 m	7.9 m	Yes
	7-storeys and above: 12 m	20.9 m	Yes
Rear Yard Setback	6-storeys and below: No minimum	4.6 m	Yes
	7-storeys and above: 12 m	8.2 m	No
Lot Coverage (F.S.I.)	N/A	N/A	N/A
Minimum Density	350 units / ha	595 units / ha (phase 1) 549 units / ha (phase 2)	Yes
Minimum Outdoor Communal Space	2%	>2% (phase 1 and 2)	Yes
Building Height	90 m	97 m	No
Accessory Buildings	N/A	N/A	N/A
Projections into Height Limit	mechanical and service equipment penthouse, elevator or stairway penthouses	indoor amenity space	No

Required Residence Parking Spaces	410 parking space	410*	Yes
Visitor Parking Spaces	30 parking spaces/building	60	Yes
Size of Parking Space	5.2 x 2.6 m	5.2 x 2.6 m	Yes
Driveway Width	6 metres	6 m	Yes
Aisle Width	6 m	6 m	Yes
Location of Parking	N/A	N/A	N/A
Refuse Collection	Enclosed	Enclosed	Yes
Bicycle Parking Rate	424	844	Yes
Amenity Space	5,064 m ² (Total)	5,160 m ²	Yes
	2,532 m ² (Communal)	3,690 m ²	Yes
	2% outdoor + at-grade	>2%	Yes

Draft List of Requested Relief from Zoning		
By-law Requirement or Applicable Section	Requirement	Proposed
Rezone from Section 190 to Section 196	LC6	TD3 [XXXX]
One Lot for Zoning Purposes (Section 93)	Not applicable	Apply
Residential Parking Rate – Area Z (Section 101)	0.5 stalls per dwelling	0.25 stalls per dwelling
Permitted Projections above the Height Limit (Section 64)	Amenity space not permitted	Permit “amenity space”
Definition of Mezzanine	Mezzanine is a storey	Mezzanine to not be a storey
Maximum Building Height (Section 196 (3)(e))	90 m	97 m
Rear Yard Setback Above the 6th Storey (Section 195 (4)(e)(iv))	12 m	8.2 m



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