

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	1.5 m	Yes
Corner Yard Setback (Ogilvie)	0.5 m	4.6 m	Yes
Interior Yard Setback	6-storeys and below: 3 m	7.9 m	Yes
	7-storeys and above: 12 m	21.6 m	Yes
Rear Yard Setback	6-storeys and below: No minimum	43.0 m	Yes
	7-storeys and above: 12 m	59.6 m	Yes
Lot Coverage (F.S.I.)	N/A	N/A	N/A
Non-Residential Use F.S.I	1.5	<1.5	No
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	212 parking spaces	201	No
Visitor Parking Spaces	30 parking spaces/building	30	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	420	436	Yes
Amenity Space	2,616 m ²	2,665 m ²	Yes
	1,308 m ² communal	1,940 m ²	Yes
	2% outdoor + at-grade	10%	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 6 th Storey (Section 195 (4) (e) (iv))	12 m	8.2 m
Non-Residential Use F.S.I	1.5	To be confirmed



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