

**3. Zoning By-law Amendment - 1137 Ogilvie Road and 1111 Cummings Ave**

**Modification du Règlement de zonage – 1137, 1147, chemin Ogilvie et 1111, avenue Cummings**

**Committee recommendation(s)**

**That Council approve an amendment to Zoning By-law 2008-250 for 1137 and 1147 Ogilvie Road and 1111 Cummings Avenue, as shown in Document 1, to permit for two 30- storey mixed-use buildings, as detailed in Document 2 and Document 3.**

**Recommandation(s) du comité**

**Que le Conseil approuve la modification à apporter au Règlement de zonage (no 2008250) pour le 1137 et le 1147, chemin Ogilvie ainsi que pour le 1111, avenue Cummings, selon les modalités reproduites dans la pièce 1, afin d'autoriser l'aménagement de deux immeubles polyvalents de 30 étages, conformément aux précisions reproduites dans les pièces 2 et 3.**

**Documentation/Documentation**

1. Extract of draft Minutes, Planning and Housing Committee, October 1, 2025  
Extrait de l'ébauche du procès-verbal du Comité de la planification et du logement, le 1 octobre 2025
2. Director's Report, Planning Services, Planning, Development and Building Services, dated September 25, 2025 (ACS2024-PDB-PSX-0023)  
Rapport du Directeur, Services de la planification, Direction générale des services de la planification, de l'aménagement et du bâtiment, daté le 25 septembre 2025 (ACS2024-PDB-PSX-0023)

Zoning By-law Amendment - 1137 Ogilvie Road and 1111 Cummings Ave

File No. ACS2025-PDB-PSX-0023 – Beacon Hill Cyrville (11)

Kelly Livingstone, Planner III, Planning, Development and Building Services (PDBS) provided an overview of the report and answered questions from the Committee. A copy of the slide presentation is filed with the Office of the City Clerk.

The following staff were also present and responded to questions:

- Stuart Huxley, City Solicitor
- Derrick Moodie, Director, Policy Planning, PDBS

The Committee heard from the following delegation:

1. Roxane Babinska expressed concerns related to density, traffic and shadow impacts and suggested that Cash in Lieu of Parkland be used related to improving Steele Park, noting it have a positive impact.
2. Richard Haniff\* echoed similar concerns as the previous speaker, touching on shadowing, tree placement, impacts of setbacks and consideration of rezoning to a reasonable development.

[ \* Individuals / groups marked with an asterisk above either provided comments in writing or by e-mail; all submissions and presentations are held on file with the Office of the City Clerk. ]

The Applicant/Owner as represented by Tyler Yakichuk, Fotenn provided an overview of the Application and responded to questions from Committee. A copy of the slide presentation is filed with the Office of the City Clerk.

The following written submissions were received by, and are filed with, the Office of the City Clerk, and distributed to Committee Members:

- Email dated September 30, 2025 from Greg

Following discussion and questions of staff, the Committee carried the report recommendations as presented.

**Report Recommendation(s)**

- 1. That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 1137 and 1147 Ogilvie Road and 1111 Cummings Avenue, as shown in Document 1, to permit for two 30- storey mixed-use buildings, as detailed in Document 2 and Document 3.**
- 2. That Planning and Housing Committee approve the Consultation Details Section of this report be included as part of the 'brief explanation' in the Summary of Written and Oral Public Submissions, to be prepared by the Office of the City Clerk and submitted to Council in the report titled, "Summary of Oral and Written Public Submissions for Items Subject to the Planning Act 'Explanation Requirements' at the City Council Meeting of October 8, 2025, subject to submissions received between the publication of this report and the time of Council's decision.**

**Carried**