

April 17, 2025
Our File No.: 26205-100.1

VIA: E-MAIL Jean-Charles.Renaud@ottawa.ca

Jean-Charles Renaud, RPP, MCIP
Planner III
Development Review Central
City of Ottawa, Planning Development and Building Services Department (PDBS)
110 Laurier Avenue West
Ottawa, ON K1P 1J1

Dear Mr. Jean-Charles Renaud,

Re: 99 Parkdale Ave – Zoning Confirmation Report: Major Zoning By-law Amendment for a new Commercial Use

As requested by Staff, please see below the Zoning Confirmation Report (ZCR) for the Major Zoning By-law Amendment at 99 Parkdale Ave for a new commercial use on the ground floor.

A. Project Information			
Review Date:	April 17, 2025	Official Plan designation:	Hub, with Evolving Neighborhood Overlay Hub in Scott Street Secondary Plan
Municipal Address(es):	99 Parkdale Avenue	Legal Description:	Lots 4,5 and 6 on Plan 41, East Parkdale Avenue (formerly Fifth Street)
Scope of Work:	New commercial use (Restaurant, Fast-Food or Full Service) on the ground floor of the existing building.		
Existing Zoning Code:	R5B [1929] S284	By-law Number:	2008-250
Schedule 1 / 1A Area:	Schedule 1: Area B Inner Urban Schedule 1A: Area Z – Near Major LRT Stations	Overlays Applicable¹:	Mature Neighbourhoods Overlay

¹ Mature Neighbourhoods Overlay, Floodplain Overlay, and/or Heritage Overlay.

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B. Zoning Review

For Zoning By-law Amendments, please use the proposed zone and subzone requirements, if different than existing.

Proposed Zone/Subzone (Zoning By-law Amendments only):	Residential Fifth Density, Subzone B, Urban Exception 1929, Schedule 284 (R5B [1929] S284)		
Zoning Provisions¹	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Compliant (Y/N)
Principal Land Use(s)	Part 6, Section 163-164	Restaurant, Fast-Food or Full Service	No
Other Applicable Relevant Provisions			

C. Draft List of Requested Relief from Zoning

By-law Requirement or Applicable Section	Requirement	Proposed
Part 6, Section 163-164		New Land Use; Restaurant, Fast-Food or Full Service

D. Comments / Calculations

Amend Urban Exception 1929 to add “Restaurant, Fast-Food or Full Service” as a permitted land use.

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J.L.Richards
ENGINEERS · ARCHITECTS · PLANNERS

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If you have any questions, please do not hesitate to contact the undersigned.

Best Regards,

J.L. RICHARDS & ASSOCIATES LIMITED

Prepared by:

Reviewed by:

Connor Joy
Planner

Marc Rivet, RPP, MCIP
Associate, Senior Planner
Manager, Ottawa Planning Department

CJ:mr