

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.

Jean-Charles Renaud, RPP, MCIP, City of Ottawa, Planning Development and Building Services Department (PDBS)

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.

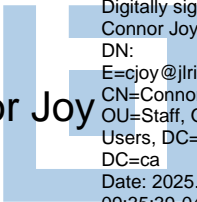
Jean-Charles Renaud, RPP, MCIP, City of Ottawa, Planning Development and Building Services Department (PDBS)

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

Best Regards,

J.L. RICHARDS & ASSOCIATES LIMITED

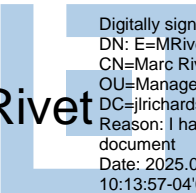
Prepared by:

 Digitally signed by
Connor Joy
DN:
E=cjoy@jlrichards.ca,
CN=Connor Joy,
OU=Staff, OU=JLR
Users, DC=jlrichards,
DC=ca
Date: 2025.04.17
09:35:39-04'00'

Connor Joy

Connor Joy
Planner

Reviewed by:

 Digitally signed by Marc Rivet
DN: E=MRivet@jlrichards.ca,
CN=Marc Rivet,
OU=Managers, OU=JLR Users,
DC=jlrichards, DC=ca
Reason: I have reviewed this
document
Date: 2025.04.17
10:13:57-04'00'

Marc Rivet

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

CJ:mr