

3. Zoning By-law Amendment - 99 Parkdale Avenue

Modification du Règlement de zonage – 99, avenue Parkdale

Committee recommendation(s)

That Council approve an amendment to Zoning By-law 2008-250 for 99 Parkdale Avenue to amend the site-specific exception within Section 239 to permit the use “Restaurant, Fast-Food or Full Service” on the ground floor of the existing 28-storey, high-rise apartment building, as detailed in Document 2.

Recommandation(s) du comité

Que le Conseil approuve une modification du Règlement de zonage 2008-250 visant le 99, avenue Parkdale, un bien-fonds illustré dans le document 1, afin de modifier l’exception propre à l’emplacement de l’article 239 et ainsi permettre la présence d’un « restaurant-minute ou d’un restaurant à service complet » au rez-de-chaussée de la tour résidentielle existante de 28 étages, comme l’expose en détail le document 2.

Documentation/Documentation

1. Extract of draft Minutes, Planning and Housing Committee, August 20, 2025

Extrait de l’ébauche du procès-verbal du Comité de la planification et du logement, le 20 août 2025
2. Director’s Report, Planning Services, Planning, Development and Building Services, dated August 14, 2025 (ACS2025-PDB-PSX-0058)

Rapport du Directeur, Services de la planification, Direction générale des services de la planification, de l’aménagement et du bâtiment, daté le 14 août 2025 (ACS2025-PDB-PSX-0058)

Planning and Housing
Committee
Report 51
August 27, 2025

2

Comité de de la planification et
du logement
Rapport 51
Le 27 août 2025

Extract of Minutes 51
Planning and Housing Committee
August 20, 2025

Extrait du procès-verbal 51
Comité de la planification et
du logement
Le 20 août 2025

Zoning By-law Amendment - 99 Parkdale Avenue

File No. ACS2025-PDB-PSX-0058 – Kitchissippi (15)

The Applicant/Owner as represented by Connor Joy, J.L. Richards was present in support, and available to answer questions. The Applicant advised that they did not need to address the Committee if the item carried.

The Committee Carried the report recommendations as presented.

Report Recommendation(s)

That Planning and Housing Committee:

- 1. Recommend Council approve an amendment to Zoning By-law 2008-250 for 99 Parkdale Avenue to amend the site-specific exception within Section 239 to permit the use “Restaurant, Fast-Food or Full Service” on the ground floor of the existing 28-storey, high-rise apartment building, as detailed in Document 2.**
- 2. 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 August 27, 2025,” subject to submissions received between the publication of this report and the time of Council’s decision**

Carried