

Subject: Zoning By-law Amendment – 99 Parkdale Avenue

File Number: ACS2025-PDB-PSX-0058

Report to Planning and Housing Committee on 20 August 2025

and Council 27 August 2025

**Submitted on August 14, 2025 by Derrick Moodie, Director, Planning Services,
Planning, Development and Building Services**

Contact Person: Nastassia Pratt, Planner I, Development Review Central

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Ward: Kitchissippi (15)

Objet : Modification de Règlement de zonage – 99, avenue Parkdale

Dossier : ACS2025-PDB-PSX-0058

Rapport au Comité de la planification et du logement

le 20 août 2025

et au Conseil le 27 août 2025

**Soumis le 14 août 2025 par Derrick Moodie, Directeur, Services de la planification,
Direction générale des services de la planification, de l'aménagement et du
bâtiment**

**Personne ressource : Nastassia Pratt, Urbaniste I, Examen des demandes
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Quartier : Kitchissippi (15)

REPORT RECOMMENDATIONS

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.

RECOMMANDATIONS DU RAPPORT

Que le Comité de la planification et du logement :

1. Recommande au Conseil d’approuver 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.
2. Approuve l’inclusion de la section du présent rapport consacrée aux détails de la consultation en tant que « brève explication » dans le résumé des observations écrites et orales du public, qui sera rédigé par le Bureau du greffier municipal et soumis au Conseil dans le rapport intitulé « Résumé des observations orales et écrites du public sur les questions assujetties aux “exigences d’explication” aux termes de la *Loi sur l’aménagement du territoire* à la réunion du Conseil municipal du 27 août 2025 », à la condition que les observations aient été reçues entre le moment de la publication du présent rapport et le moment de la décision du Conseil.

BACKGROUND

Learn more about [link to Development Application process - Zoning Amendment](#)

For all the supporting documents related to this application visit the [link to Development Application Search Tool](#).

Site location

99 Parkdale Avenue

Owner

11034936 Canada Inc. (Brigil)

Applicant

Connor Joy

Architect

Roderick Lahey Architect Inc.

Description of site and surroundings

The subject site is located on an interior, rectangular lot, on the east side of Parkdale Avenue, between Burnside and Emmerson Avenues. The subject site is in the Mechanicsville neighbourhood. The property is approximately 1,373 square metres in area, with approximately 45.5 metres of frontage on Parkdale Avenue. The site is occupied by an existing 28-storey, high-rise apartment building with 240 dwelling units. Access to vehicular parking in the site's underground parking garage is shared with the entrance at 121 Parkdale Avenue. This joint access is from a rear municipally owned laneway that is accessed from Burnside Avenue. The building contains a six-level underground parking garage, with 184 residential parking spaces, 23 visitor parking spaces, and 254 bicycle parking spaces. 3,419 square metres of amenity space is provided. The subject site is currently zoned Residential Fifth Density, Subzone B, with Urban Exception 1929, Schedule 284 (R5B[1929]S284).

The Parkdale Avenue context includes a mix of uses mostly consisting of residential and federal uses. The subject property is approximately within 600.0 metres (radially) of the Tunney's Pasture LRT station. The area immediately west is Tunney's Pasture, a federal government office complex characterized by a mix of low- to high-rise office towers. To the north, is an 11-storey high-rise apartment building. To the east is a rear

laneway, beyond which is an 11-storey high-rise apartment building and a four-storey above-ground parking garage. The property abutting 99 Parkdale Avenue to the south is known as 121 Parkdale Avenue and contains a 32-storey, mixed-use building that shares an underground parking garage with the subject site.

Brief history of the proposal

In 2012, a Zoning By-law Amendment (D02-02-11-0108) was approved by Council to rezone the lands to R5B[1929] S284 (Residential Fifth Density, Subzone B, Exception 1929, Schedule 284). In 2013, a Site Plan Control (D07-12-11-0232) application was approved). In 2020, a Site Plan Control (D07-12-10-0176) application carried forward conditions from the 2013 approval.

Summary of proposed development

The applicant proposes to permit the use of “Restaurant, Fast-Food or Full Service” in a portion of the ground floor area of the existing high-rise, apartment building that is currently an existing amenity area. There is 3,419 square metres of amenity space provided in the building, whereas 1,440 square metres are required. Primary access to the new commercial space from Parkdale Avenue is proposed. No exterior changes to the exterior of the existing high-rise, apartment building are proposed.

Summary of requested Zoning By-law amendment

The site is currently zoned Residential Fifth Density, Subzone B, Urban Exception 1929, Schedule 284 (R5B[1929]S284), as per the previous Zoning By-law Amendment. In addition to the zoning provisions currently included under Exception 1929, the following amendment is being sought:

- Permit the use “Restaurant, Fast-Food or Full Service”, whereas the use “Restaurant, Fast-Food or Full Service” is not permitted.

DISCUSSION

Public consultation

Notification and public consultation were undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Zoning By-law amendments. Comments were received from approximately 24 residents within the community, two of which expressed support.

Concerns expressed by the public include: lack of commercial uses in neighbourhood, building operation/layout, safety, traffic, parking, existing context, noise, amenity space, and land-use planning.

For this proposal's consultation details, see Document 4 of this report.

Official Plan designation(s)

The subject site is located within the Inner Urban Transect Policy Area, and is subject to an Evolving Neighbourhood Overlay, as per Schedule A of the Official Plan. These areas are generally planned for mid- to high-rise mixed-use development, subject to proximity and access to frequent street or rapid transit to support the growth of 15-minute neighbourhoods. Policy 5 of Section 2.2.2 states that commercial services are an important element for 15-minute neighbourhoods that create vibrant, mixed-use environments and provide residents with their daily and weekly needs. Policy 4 of Section 5.2.1 states that parcels within the Inner Urban Transect are generally planned to develop as a mixed-use environment where Hubs and Minor Corridors provide residents with a full range of services within walking distance from home, to support the growth of 15-minute neighbourhoods. Section 5.2.2 further prioritizes walking, cycling and transit instead of automobile use in Inner Urban Transects, and within Hubs, policy directs that vehicular parking is not required as a condition of development.

Schedule B2 identifies the property as being within the Hub designation and also along a Minor Corridor, which is identified as a Protected Major Transit Station Area (PMTSA). Policy 3 in Section 6.1.1 prioritizes transit, walking and cycling in Hubs, including where appropriate, the reduction or elimination of on-site minimum parking requirements. Policy 4 of Section 6.1.1 notes that compatible non-residential uses are permitted within Hubs.

Scott Street Secondary Plan

The subject site is subject to the Scott Street Secondary Plan. Schedule A of the Secondary Plan identifies the property as being located within the Hub designation. This area encourages development that supports a mix of uses along Parkdale Avenue. The Secondary Plan further supports opportunity for intensification to support the Tunney's Pasture OTrain Station and provide commercial amenities to serve the broader community.

Urban Design Review Panel

This application was not subject to the Urban Design Review Panel (UDRP) process.

Planning rationale

Official Plan

The proposal aligns with the intent of policies within Section 2.2.2 and 3.2 that encourages diverse concentrations of uses, inclusive of commercial services, which are an important element for 15-minute neighbourhoods that animates the public realm, create vibrant, mixed-use environments and provide residents with their daily and weekly needs.

Section 5.2.1 states that parcels within the Inner Urban Transect are generally planned to develop as a mixed-use environment where Hubs and Minor Corridors provide residents with a full range of services within walking distance from home, in order to support the growth of 15-minute neighbourhoods. The proposal represents contribution to the development of a 15-minute neighbourhood, mixed-use environment within a Hub. Section 5.2.2 further prioritizes walking, cycling and transit instead of automobiles in Inner Urban Transects by ensuring vehicle access does not erode the public realm, is only provided for large-scale developments. Further, the proposal aligns with the policy direction within Hubs that prioritizes the transportation network and notes that no parking is required as a condition of development within Hubs. The proposal aligns with Section 5.2.3 which encourages active entrances along Minor Corridors, regardless of use. The proposal would introduce a commercial “restaurant” space which contributes to animating the public realm along Parkdale Avenue.

Scott Street Secondary Plan

The proposed “Restaurant, Fast-Food or Full Service” commercial use is consistent with the policies within Sections 3 and 4.1 of the Secondary Plan.

Recommended Zoning Details

The site is currently zoned R5B[1929] S284 (Residential Fifth Density, Subzone B, Urban Exception 1929, Schedule 284). As detailed in Document 2, the proposed zoning by-law amendment has the effect of amending the existing site-specific zoning exception (1929) to permit a “Restaurant, Fast-Food or Full Service”. This land use is appropriate and contributes to the activation of the streetscape and improvement of the public realm along Parkdale Avenue. The new commercial use will be located on the ground floor with frontage onto Parkdale Avenue and no exterior changes are proposed. The ground floor area that is proposed for this new commercial use is currently 260.0 square metres of amenity space. The existing building contains a total of 3,419 square metres of amenity area, whereas 1,440 square metres is required. The reduction of the

ground floor amenity area leaves 3,159 square metres, which exceeds the required minimum. No parking is proposed for this new commercial use, and this is appropriate as parking is not required for this commercial use and within this area as per Schedule 1A of the Zoning By-law. Further, the site is also situated on Parkdale Avenue, a Minor Corridor, and within 600.0 metres of the Tunney's Pasture LRT Station.

Staff are therefore of the opinion that the proposed Zoning By-law Amendment is appropriate for this site.

Provincial Planning Statement

Staff have reviewed this proposal and have determined that it is consistent the 2024 Provincial Planning Statement.

RURAL IMPLICATIONS

There are no rural implications associated with this report.

COMMENTS BY THE WARD COUNCILLOR(S)

Comment by Councillor Jeff Leiper:

I am supportive of this rezoning application to permit a restaurant use on the ground floor of the residential tower at 99 Parkdale. The proposal is in keeping with the Official Plan, which calls for big arterial streets like Parkdale to be the focus of dense, mixed-use developments. It's also in keeping with the Plan's goal of allowing more commercial activity in more places, closer to where people live – without the need to drive. The property also falls within a "hub" designation, which allows for a mix of uses, including commercial.

During the circulation period for this application, my office received a number of notes from residents in the adjacent residential building, based on their understanding that there would be a sports bar (although the zoning permission would be for any restaurant). Concerns around increased traffic, smoking and other deleterious effects have been raised. Many of the concerns expressed were also grounded in the currently residential character of the neighbourhood (which in my mind, will change over time, given the thrust of our Official Plan).

I don't believe that adding a restaurant use will cause such negative impacts. By way of example, the Braumeister Bierhalle, located nearby on Scott Street, has many of the same characteristics we can expect to see in this instance. They've been a good neighbour, provide an important community amenity, and in the couple of years they've

been in their location, not a single complaint has crossed my desk. In my view, the impacts of allowing a restaurant use here will likely be minimal – and in fact, will add to the vibrancy and completeness of Mechanicsville.

LEGAL IMPLICATIONS

There are no legal implications associated with implementing the report recommendation.

ASSET MANAGEMENT IMPLICATIONS

There are no concerns with storm, sanitary, and water capacity for the proposed changes.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

This new commercial use will be required to meet the accessibility criteria contained within the Ontario Building Code.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priority:

- A city with a diversified and prosperous economy.

APPLICATION PROCESS TIMELINE STATUS

The statutory 90-day timeline for making a decision on this under the *Planning Act* will expire on September 4, 2025.

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Details of Recommended Zoning

Document 3 Consultation Details

Document 4 Ground Floor Plan of Proposed Commercial Space at 99 Parkdale Avenue

CONCLUSION

The Planning, Development, and Building Services Department supports the proposed Zoning By-law Amendment. The proposed Zoning By-law Amendment is consistent with the Official Plan and a restaurant is an appropriate new commercial use at this location. The amendment represents good planning and, for the reasons stated above, staff recommend approval of the Zoning By-law Amendment.

DISPOSITION

Office of the City Clerk, Council and Committee Services to notify the owner; applicant; Ottawa Scene Canada Signs, 13-1920 Merivale Road, Ottawa, ON K2G 1E8; Krista O'Brien, Program Manager, Tax Billing & Control, Finance and Corporate Services Department (Mail Code: 26-76) of City Council's decision.

The Planning, Development and Building Services Department will prepare an implementing by-law and forward it to Legal Services.

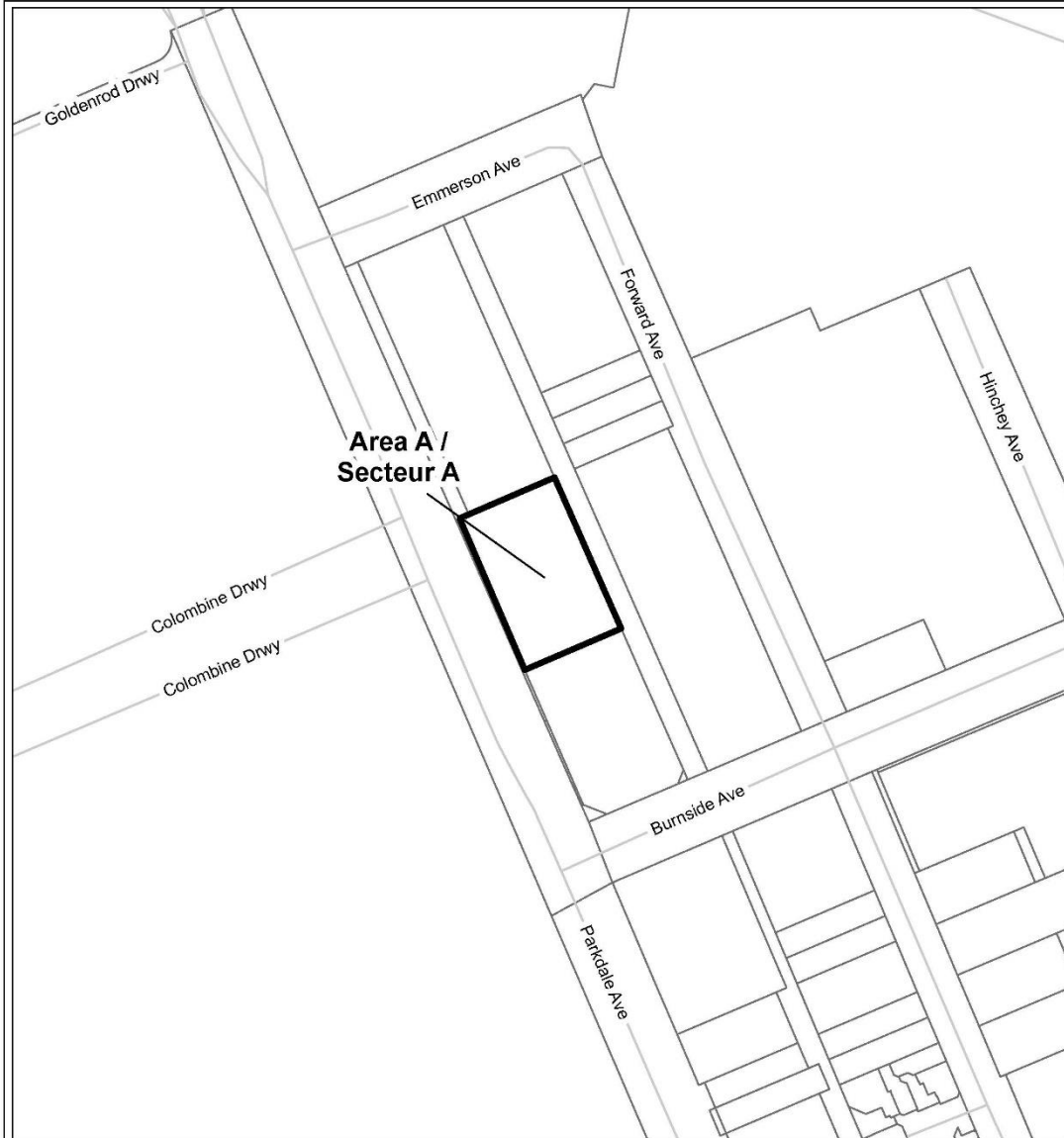
Legal Services, City Manager's Office to forward the implementing by-law to City Council.




Planning Operations, Planning Services to undertake the statutory notification.

Document 1 – Location Map

For an interactive Zoning map of Ottawa visit geoOttawa

A Location Map showing the location of 99 Parkdale Avenue.



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-25-0024	25-0970-X	99 avenue Parkdale Avenue	
I:\CO\2025\ZKP\Parkdale_99		 Area A to remain zoned R5B[1929] S284 Le zonage du secteur A à rester R5B[1929] S284	
©Parcel data is owned by Teranet Enterprises Inc. and its suppliers All rights reserved. May not be produced without permission THIS IS NOT A PLAN OF SURVEY		Entire map area is affected by the Mature Neighbourhoods Overlay (section 139) / Tout le secteur de la carte est touché par la Zone sous-jacente de quartiers établis (article 139)	
©Les données de parcelles appartient à Teranet Enterprises Inc. et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans autorisation. CE CI N'EST PAS UN PLAN D'ARPENTAGE			
REVISION / RÉVISION - 2025 / 07 / 25			

Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 99 Parkdale Avenue:

- 1) Amend Exception [1929] of Section 239 – Urban Exceptions of By-law 2008-250 with provisions similar in effect to the following:
 - a) In Column III, Exception Provisions, Additional Land Uses Permitted, add the text:
 - “Restaurant, Fast-Food”
 - “Restaurant, Full Service”

Document 3 – Consultation Details

Notification and Consultation Process

Notification and public consultation was undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Zoning By-law amendments. Comments were received from approximately 24 residents. Concerns include: lack of commercial uses in neighbourhood, building operation, safety, traffic, parking, existing context, noise, amenity space, and land-use planning.

Public comments and Responses are organized by theme below.

Public Comments and Responses

Theme 1: Supportive comments

- Besides a coffee shop and convenience store, there is a lack of customer service establishments in the neighbourhood, even though there are several high-rise residential buildings in the neighbourhood.
- There are only two other spaces to gather as a community and share experiences. The proposed space is more than a bar – this could be a place for varied community events and would benefit the community.

Response

- Staff note the reasons for support, and for the reasons outlined in the main report approval is recommended.

Theme 2: Current building operation/design

- Concern with smokers from existing building since 99 Parkdale has no covered areas at ground level. Residents often smoke leaving cigarette butts and litter in adjacent property Concern with lack of space for pick up, drop off, and commercial parking.
- Clarification on the location of the entrance/exit and washroom facilities for this new commercial use, and the layout of future commercial space.
- Concerns that drivers idling frequently block the driveway at adjacent property (50 Emmerson).
- Concern with people smoking and leaving cigarette butts and litter in adjacent property.

- Poor public realm interface for front façade of proposed commercial use.

Response

- Inquiries with respect to how the future commercial use's layout and function and concerns about how the building currently operates are beyond the scope of this application.

Theme 3: Amenity Space and Extent of Development

- Concern with lack of access to existing amenity spaces.
- Concern that this application is to permit a commercial use beyond the walls of 99 Parkdale Avenue.

Response

- The proposal seeks to convert 260.0 square metres of the existing amenity area on the ground floor to a commercial use. A total of 3,419 square metres of amenity area is being provided throughout the building, whereas 1,440 square metres is required. The proposed conversion of the ground floor amenity will result in 3,159 square metres of amenity area remaining throughout the building, which exceeds the minimum required. Further, the remaining amenity area at the south-west corner of the ground floor is not part of this application.
- The extent of this zoning by-law amendment application is confined to the interior amenity area indicated in Document 4. No exterior changes to the building are proposed.

Theme 4: Traffic

- Increased traffic, people already speeding, and will only worsen.
- Too many cyclists, people jaywalking.
- Recommendation to introduce effective traffic calming measures.
- Traffic safety as cars impede neighboring residents' vision of road users as they exit property.

Response

- Bill 185 introduced amendments to the *Planning Act* which had the effect of no longer permitting municipalities to impose minimum parking rates surrounding

existing or planned higher order transit stations or stops, such as the Tunney's Pasture O-Train Station.

- Transportation staff have reviewed the proposal and have not determined a need for further traffic calming or safety measures in the area, as a result of this proposed Zoning By-law amendment.

Theme 5: Parking

- Limited parking availability on street and in neighbourhood for new patrons of the proposed commercial use.
- Lack of suitable facilities for pick up, drop off, and commercial parking.
- Lack of onsite bicycle parking infrastructure.

Response

- Parking is limited around transit stations by Bill 185, as noted above.
- Bicycle parking is not required for the new commercial use as per Section 111 of the Zoning By-law.

Theme 6: Existing context

- Area not built for the proposed use. Area mostly residential and should not accommodate bars and restaurants.
- Concern that proposed commercial use is not compatible with existing neighbourhood context.
- Concern that new use has no added value and is a precedent for more commercial uses in the area.
- Concern with decrease in property values of adjacent properties.

Response

- The site is located in a Hub designation that is intended to develop as a mixed-use environment to provide residents with a wide range of services to support 15-minute neighbourhoods. This proposed commercial use supports the City's policy direction.
- The proposed new commercial use will further animate the public realm along the Parkdale Avenue Minor Corridor and also add value to the neighbourhood by

providing a commercial service that will create a more diverse concentration of uses in the neighbourhood.

Theme 7: Noise

- Concern about potential increase in noise with new use and negative impacts on neighboring properties.
- Inquiry about the City's process for reporting loud noise?
- Disruption of neighbours sleeping.

Response

- The proposed new commercial use will further animate the public realm along the Parkdale Avenue Minor Corridor and also add value to the neighbourhood by providing a commercial service that will create a more diverse concentration of uses in the neighbourhood.
- The proposed use will have to comply with the City's Noise By-law. Complaints and reports of loud noise can be directed to 3-1-1 and the City's By-law Enforcement Department.

Theme 8: Safety

- Lack of security in building.
- Concern that a new "Bar" use will cause safety issues.
- Concern with illegal activities in the laneway behind 99 Parkdale Avenue.

Response

- The building's on-going operation is not within the scope of this Zoning By-law amendment application. The application is to determine if a "Restaurant, Fast-Food, or Full Service" use can be permitted and staff is tasked with evaluating based on this information.

Theme 9: Land-Use Planning

- Lack of foresight and consideration for new use/development impacts on existing and neighbouring properties.
- Encourages long-term, land-use planning.

Response

- This site is designated Hub in the Official Plan (OP). The OP does not require temporary parking infrastructure for sites within Hub designations as transit and active transportation is prioritized in these areas.
- Staff have considered that though the wider area contains an older, stable neighbourhood, the site is located within a Hub designation, is on Minor Corridor, and subject to the Evolving Neighbourhood Overlay. City direction is to see these areas gradually become 15-minute neighbourhoods that are less car-dependent, containing a mix of uses with activated frontages.

Theme 10: Public Notification Process

- Concern that public notification timing was not sufficient.
- Requests an extension to the comment period and that notices are delivered to the public four to six weeks before the deadline for feedback.

Response

- The public notification process followed the Council-approved Notification and Public Consultation Policy and statutory requirements set out in the Ontario *Planning Act*. To ensure consistency across planning applications, this application's review deadline could not be extended.

Theme 11: Comments by the Mechanicsville Community Organization

Comment:

- Concern with traffic safety, speeding cars, conflicting users.
- Concern with lack of parking on Parkdale Avenue.
- Conflicts with delivery services.
- Internal building safety at The Dale and access to foyer washrooms.
- Degradation of Mechanicsville resident life due to trespassing, noise, and litter.
- Poor design that did not accommodate vehicle and bicycle traffic, and smokers for this commercial use and 99 and 121 Parkdale at large.
- The new commercial use (Sports Bar) is a threat to the peace of residents and larger community populated by many families, young children and elders.

- Concern that this application is to permit a commercial use beyond the walls of 99 Parkdale Avenue. Recommend that the rezoning is contained within the walls of the building at 99 Parkdale Avenue.

Document 4 – Ground Floor Plan of Proposed Commercial Space at 99 Parkdale Avenue

