MINOR ZONING BY-LAW AMENDMENT APPLICATION
DELEGATED AUTHORITY REPORT
MANAGER, DEVELOPMENT REVIEW

Location of Minor Re-zoning: 991 Carling Avenue

File No.: D02-02-26-0060

Date of Application: July 24, 2026

This MINOR ZONING BY-LAW AMENDMENT application, for the land zoned N5A [2427], in Zoning By-law 2026-50, as shown on the attached Location Map, and submitted by Christine McCuaig, Q9 Planning + Design INC., on behalf of Aga Khan Foundation Canada, is to permit an extension to the existing temporary zoning by-law provisions as detailed in the attached Supporting Documentation.

This application was processed as a Minor Zoning By-law Amendment under the category of temporary rezoning.

This MINOR ZONING BY-LAW AMENDMENT IS RECOMMENDED TO BE APPROVED, and the following action is required:

1. That exception [2427] be amended of Part 15– Exceptions in By-law 2026-50 with provisions similar in effect to the following:
   a. By amending Column V of Exception 2427 of Part 15 – Exceptions, by replacing the text: "November 8, 2026.", with the text: "November 8, 2029."

October 6, 2026

Date

Andrew McCreight,
Manager, Development Review Central
Planning, Development and Building Services Department

Enclosures: Minor Re-zoning By-law Amendment Supporting Information
Document 1 - Location Map

MINOR ZONING BY-LAW AMENDMENT APPLICATION
SUPPORTING INFORMATION

File Number: D02-02-26-0060

SITE LOCATION

991 Carling Avenue, and as shown on Document 1.

SYNOPSIS OF APPLICATION

The applicant is seeking an extension to the existing temporary zoning by-law permissions which permit the existing surface parking lot to be used during day-time hours by Civic Hospital Staff, as authorized through previously approved temporary zoning by-law amendments. The need of off-site parking for hospital staff is intended to be temporary, while the new Civic Hospital Campus is constructed.

DECISION AND RATIONALE

This application is approved for the following reasons:

- The proposal is consistent with the Provincial Planning Statement (2024), as the temporary parking located on-site accommodates the current and projected needs of the Civic Hospital, a public service facility. The temporary zoning permissions represent a coordinated and integrated land use planning process which supports the temporary needs of the hospital while the construction of the new Civic Hospital Campus is being completed.

- Staff note that while the proposed temporary parking lot use is not consistent with the long-term policy direction of the Official Plan for lands designated Mainstreet Corridor, staff are satisfied that the proposal is appropriate as a temporary use authorized pursuant to Section 11.6(9) of the Official Plan. The subject property is located within the Inner Urban Transect and designated Mainstreet Corridor within the City's Official Plan. Policy 5 of Section 5.2.1 states that this policy area is generally planned for mid- to high-density urban development forms, where no on-site parking is provided. Section 5.2.2 further prioritizes walking, cycling and transit instead of automobile use. Policy 1) d) of 5.2.2 prohibits surface parking as a main use of land, while Policy 3) of 5.2.2 places limitations on accessory surface parking. Furthermore, a permanent parking lot use that supports an off-site use is not supported by the long-term policies of the Official Plan. Section 4.1.4 provides policies which support the shift toward sustainable modes of transportation, through means such as minimizing and eliminating surface parking within areas, such as Mainstreet Corridors. However, Section 11.6 9) of the Official Plan does allow for the authorization of, by by-law, the temporary use

of lands, buildings or structures for any purpose set out therein that would otherwise be prohibited by the City's Zoning By-law, so long as the use does not continue to the extent that it would contradict the policy objectives of this plan. Staff acknowledge that a parking lot supporting an off-site use (Hospital) is not the most desired use along a Mainstreet Corridor, despite the proximity between the uses. However, Staff also acknowledge the short-term needs of the Ottawa Hospital and their employees and therefore support the request to continue the temporary parking lot use for an additional three years. Staff do not anticipate that the parking lot use will continue to the extent that it would contradict the policy objectives of this plan and is, therefore, consistent with Section 11.6 9) of the Official Plan.

- The Ottawa Hospital has identified a clear and continued need for the temporary parking lot use. Staff understand that this need is related to additional unforeseen demands placed upon the Hospital, while awaiting the completion of construction of the new Civic Hospital Campus. As the Campus is not yet complete and Ottawa Hospital employees require parking, Staff support the requested Temporary Use By-law. The temporary parking lot use will continue to help alleviate on-street parking demands in the surrounding residential neighbourhood and there are no physical changes proposed to the existing parking lot or building.

- Continuing to permit a temporary parking lot use on the subject property for another three years will not preclude any gradual change in development which is expected to occur over time on properties along Carling Avenue (Mainstreet Corridor) or hinder the potential redevelopment of the subject property.

- Staff recommend that the extended Temporary Use By-law includes similar provisions and details as the previously approved Zoning By-Law Amendments in 2017, 2020, and 2023. As the current temporary use permission remains in effect until November 8, 2026, the proposed three-year extension would commence upon the expiry of the existing authorization. The expectation is that the Ottawa Hospital's need for temporary off-site parking will cease when the hospital returns to normal operations and when the new parking facilities have been constructed.

RELATED APPLICATIONS

- Zoning By-law Amendment - D02-02-20-0110
- Zoning By-law Amendment - D02-02-23-0073

CONSULTATION DETAILS

Councillor Jeff Leiper provides concurrence for delegated authority for this report.

Public Comments

Summary of Comments - Public

This application was subject to the Public Notification and Consultation Policy requirements for minor re-zoning amendment applications. Comments were received from approximately five residents, all expressed support, with some concerns pertaining to the condition and maintenance of the parking lot entrance on Old Irving Place, the adjacent grassed area and landscaping, and the use of Old Irving Place by some motorists contrary to existing traffic control signage.

Response to Public Comments

The application seeks only to extend the expiry date of the existing temporary zoning permissions and does not include any physical changes to the site or parking lot. No changes in signage or permitted traffic movements are proposed as part of this Zoning By-law Amendment, and no physical changes to the parking lot are proposed. Accordingly, matters relating to parking lot maintenance, grading, landscaping, tree planting, or site restoration are outside the scope of this application. However, staff raised the concern with the applicant and were advised that repairs to the parking lot and adjacent grassed area have since been completed.

Technical Agency/Public Body Comments

Summary of Comments –Technical

All technical agency correspondence was forwarded to the applicant, and the applicant was advised to contact technical agencies directly for additional information and requirements.

APPLICATION PROCESS TIMELINE STATUS

This Minor Zoning By-law amendment application was processed by the On Time Decision Date established for the processing of an application that has Manager Delegated Authority.

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Document 1 - Location Map

