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Project/File:	160402151	Date:	July 20, 2026 (previous version dated May 25, 2026)

Reference: Zoning Review – D01-01-26-0002 & D02-02-26-0003

This memo has been prepared to provide the below listed zoning information as it relates to the development proposed by Taggart Realty Management (the “Owner”) at 3 Hamilton Avenue and 223, 229, and 233 Armstrong Street (collectively described as 340 Parkdale Avenue). The proposed development is subject to an Official Plan Amendment (City File No.: D01-01-26-0002) and Zoning By-law Amendment (City File No.: D02-02-26-0003), and the following material has been prepared based on the architectural package by Hobin Architecture dated July 20, 2026.

1. Compliance review of Zoning By-law 2008-250 (the “Former ZBL”)
2. Compliance review of Zoning By-law 2026-50 (the “New ZBL”)
3. Approach to proposed zoning amendment to both the Former and New ZBLs (e.g., code, boundary, exception)

1) Zoning By-law Transition

The City of Ottawa approved the New ZBL on March 11, 2026, which serves to replace the Former ZBL and implement the Official Plan approved by the Minister in 2022. The New ZBL is generally clearer and more permissive than the Former ZBL, though it is noted that much of the same zone boundaries across the City have been carried forward from the Former ZBL, and this applies to the subject site.

Although the New ZBL is subject to appeal to the OLT there are transition provisions within it (Section 109) that City staff have confirmed permit the subject Zoning By-law Amendment Application (the “ZBLA”) to be reviewed and processed solely under the Former ZBL, as it was deemed complete prior to March 11, 2026.

The transition provisions come with an expiry date of five years from March 11, 2026, at which point that section of the New ZBL will be repealed. To avoid a scenario where the subject site is compliant with the Former ZBL but legal non-conforming with the New ZBL, the applicant may elect to have the active ZBLA amend both the Former ZBL and New ZBL. It is the Owner’s direction to have both ZBLs amended as part of the active rezoning application, understanding that no additional fees or process is required to do so. This was all confirmed by City staff.

At the time of this memo update, all components of the New ZBL not subject to appeal have been deemed in force by the OLT (as of the oral decision ordered by the OLT July 2, 2026). On July 7, 2026, City

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planning staff issued a memo to Council advising of the OLT's decision and that the majority of the New ZBL is now in force.

2) Zoning By-law Overview

3 Hamilton Avenue and 233 Armstrong Street

- Rezoned from MC16[2063] F(6.0) S333-h to H2[2063] F(0.6) S333-h

223 and 229 Armstrong Street

- Rezoned from IL[104] F(2.0) H(13.5) to IM[104] F(2.0) H(13.5)

Due to the carry-forward approach of the zoning exceptions and schedules that apply to the site, there is little difference in the permissions applicable to the site under the Former ZBL and the New ZBL. The following notes are to be considered in review of the zoning:

- The portion of the site zoned H2[2063] F(0.6) S333-h in the New ZBL has a typographical error with the FSI suffix where it reads "0.6" but should read "6.0".
- The site and proposal are considered one lot for zoning purposes, as it represents a group of occupancies located within qualifying zones and designed, developed, and managed by a single owner or a group of owners or tenants acting in collaboration (refer to Section 104 of the New ZBL and Section 4 of the Former ZBL).
- All setbacks have been reviewed on the basis of the pre-ROW conveyance property lines (refer to Section 144 of the New ZBL and Section 93 of the Former ZBL).
- Parkdale Avenue is considered the front lot line (Refer to Section 902(7) of the New ZBL).

3) Zoning By-law Review and Amendment

The proposal includes rezoning the site so that the entirety of it is subject to a single zone, being MC[xxxx] Sxxx-h under the Former ZBL and H2[xxxx] Sxxx-h under the New ZBL.

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Figure 1. Proposed amendment to the Former ZBL



Figure 2. Proposed amendment to the New ZBL

Table 1A below provides a review of the proposal against the existing site-specific zoning (column 3) and the parent MC zone (column 5) of the Former ZBL. The purpose of reviewing it against both zones is to further demonstrate the appropriateness of the recommended approach to the rezoning of the Former ZBL.

The same applies for Table 2A, with that table including a review of the proposal against the existing site-specific zoning (column 3) and the parent H2 zone (column 5) of the New ZBL.

For both tables, red highlight has been used to demonstrate where the proposal requires relief from the applicable site-specific zoning. In those cases, the corresponding provision of the parent zone has been marked with:

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- **Red highlight** to show the proposal would theoretically also require relief from the parent zone, or
- **Green highlight** to show the proposal would theoretically comply with the parent zone.

There is a single scenario for each table where the detail of the proposal complies with the applicable site-specific zoning but would not comply with the theoretical parent zone. This is specific to the minimum required building height which would not be met by the proposed re-imagined Carleton Tavern. This single scenario for each table has been identified with **red text** in columns 5 (parent zone requirement) and columns 6 (proposed detail).

Table 1A

In total the proposal results in non-compliance with six provision categories of the site's existing zoning of MC16[2063] F(6.0) S333-h and IL[104] F(2.0) H(13.5) under the Former ZBL. That non-compliance reduces to only two provision categories when reviewed against the MC parent zone for the entire site.

Table 2A

In total the proposal results in non-compliance with six provision categories of the site's existing zoning of H2[2063] F(0.6) S333-h and IM[104] F(2.0) H(13.5) under the New ZBL. That non-compliance reduces to only two provision categories when reviewed against the H2 parent zone for the entire site.

Tables 1B and 2B

These tables reflect draft site-specific exceptions as part of the proposed zoning by-law amendments. These exceptions would be read in conjunction with height and setback schedules to be prepared by the City and reviewed by the applicant team.

Table 1A. Review of Former ZBL (2008-250)

1	2	3	4	5	6
PROVISION	EXISTING ZONES MC16[2063] F(6.0) S333-h / IL[104] F(2.0) H(13.5)		PROPOSED PARENT ZONE MC		PROPOSED
	Section	Requirement / Permitted	Section	Requirement / Permitted	
Permitted use	Mixed-use building: 191(1), Exception 2063, and 85(1)(a)	Residential uses (non-exclusive list below): -apartment dwelling, high rise Non-residential uses (below list is not exclusive): -day care; instructional facility; medical facility; office; personal service business; artist studio; retail store; restaurant; outdoor commercial patio associated with a restaurant; parking garage Land uses prohibited: all uses except existing uses until such time as the holding symbol is removed	191(1) and 85(1)(a)	Residential uses (non-exclusive list below): -apartment dwelling, high rise Non-residential uses (non-exclusive list below): -day care; instructional facility; medical facility; office; personal service business; artist studio; retail store; restaurant; outdoor commercial patio associated with a restaurant; parking garage	Residential uses: -apartment dwelling, high rise Non-residential uses (future leasing to determine ultimate use): -retail store; restaurant; outdoor commercial patio associated with a restaurant; parking garage Land uses prohibited: all uses except existing uses until such time as the holding symbol is removed
	Re-imagined Carleton Tavern: 203(1), 203(2), 85(1)(a), Exception 104	Permitted uses (non-exclusive list below): -parking garage -office Conditional uses: -retail store (limited to 10% of total permitted lot GFA) -restaurant -outdoor commercial patio associated with a restaurant			

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		Each conditional use must not exceed 300 m ² of GFA and the cumulative GFA of those uses must not exceed 2,999 m ² of GFA			
Minimum lot area	Mixed-use building: Table 191(a)	No minimum	Table 191(a)	No minimum	3,538.42 m ²
	Re-imagined Carleton Tavern: Exception 104	900 m ²			
Minimum lot width	Mixed-use building: Table 902(b)	No minimum	Table 902(b)	No minimum	63.4 m
	Re-imagined Carleton Tavern: Table 1003(b)	No minimum			
Minimum front yard and corner side yard setback	Mixed-use building: Exception 2063 and Schedule 333	Parkdale: 4.2 m (ground to levels 2 and 5), 7.2 m (levels 6 to 7), 9.7 m (levels 8 to 9), undefined (levels 10 to 18) Spencer: 1.9 m (ground to levels 2, 5 and 7), 4.4 m (levels 3 to 18, 8 to 18, and 8 to 9) Armstrong: 1.9 m (ground to level 7), 4.9 m (levels 8 to 9), undefined (levels 10 to 18)	Table 191(c)(iii)	No minimum	Mixed-use building: -Parkdale: 3.8 m (ground to level 6), 35 m (levels 7 to 32) -Spencer: 1.8 m (ground to level 5), 5.2 m (levels 7 to 32) -Armstrong: 6.6 m – 16 m Re-imagined Carleton Tavern: -Parkdale: 2.2 m -Armstrong: 1.7 m
	Re-imagined Carleton Tavern: Exception 104	existing yards are deemed to be in conformity provided they were lawfully established prior to March 4, 1998			
Minimum rear yard setback	Mixed-use building: Exception 2063 and Schedule 333	Hamilton: 2.9 m (ground to levels 2 and 7), 5.4 m (levels 3 and 8 to levels 9 and 18)	Table 191(e)(iii)	No minimum	Mixed-use building: Hamilton: 1.8 m (ground to level 5), 4.7 m (level 6), 4.1 m (levels 7 to 32)
	Re-imagined Carleton Tavern: Exception 104	existing yards are deemed to be in conformity provided they were lawfully established prior to March 4, 1998			
Maximum floor space index	Mixed-use building: Exception 2063, 192(16)(g), 192(16)(h), FSI suffix 6.0	FSI Suffix 6.0 -192(16)(g) and 192(16)(h) doesn't apply to certain non-residential uses	Table 191(f)	No maximum, unless otherwise shown on the zoning map	6.6
	Re-imagined Carleton Tavern: Exception 104, FSI suffix 2.0	FSI Suffix 2.0 -retail store permitted provided the cumulative GFA occupied by this use does not exceed 10% of the permitted GFA on the lot			
Minimum building height	Mixed-use building: Table 191(g)(i)	6.7 m	Table 191(g)(i)	6.7 m	Mixed-use building: 103 m total height (32 storeys + mezzanine) Re-imagined Carleton Tavern: 6.6 m total height (2 storeys)
	Re-imagined Carleton Tavern: NA	NA			
Maximum building height	Mixed-use building: Exception 2063 and Schedule 333	maximum permitted building heights and minimum setbacks are as per Schedule 333	Table 191(h)(iii)	No maximum, or as shown by the suffix "H", on a zoning map, or specified in a subzone or exception where applicable	Mixed-use building: 103 m (32 storeys + mezzanine) Re-imagined Carleton Tavern: 6.6 m (2 storeys)
	Re-imagined Carleton Tavern: Height suffix 13.5	13.5 m			
Minimum lot area for a tower	Mixed-use building: 77(3)(a)	1,150 m ²	77(3)(a)	1,150 m ²	3,538.42 m ²
Minimum rear yard setback for a tower	Mixed-use building: 77(3)(c)	10 m (this assumes a rear yard abutting a private property, not one abutting a ROW as in the case of the subject site)	77(3)(c)	10 m (this assumes a rear yard abutting a private property, not one abutting a ROW as in the case of the subject site)	Mixed-use building: 4.1 m to a rear lot line abutting Hamilton Avenue North with the nearest private property being 22.48 m away.
Minimum width of landscaped area	Mixed-use building: Table 191(i)	No minimum, except that where a yard is provided and not used for required driveways, aisles, parking, loading spaces or outdoor commercial patio, the whole yard must be landscaped	Table 191(i)	No minimum, except that where a yard is provided and not used for required driveways, aisles, parking, loading spaces or outdoor commercial patio, the whole yard must be landscaped	All yards not used for the below grade garage entrance and outdoor commercial patio are landscaped.
	Re-imagined Carleton Tavern: Table 204D(vii)(iii)	3 m			
Minimum amenity area	Mixed use building: Table 137(5)	Total amenity: 6 m ² per DU = 6(386) = 2,316 m ² Communal amenity: 50% of total = 2,316 m ² / 2 = 1,158 m ²	Table 137(5)	Total amenity: 6 m ² per DU = 6(386) = 2,316 m ² Communal amenity: 50% of total = 2,316 m ² / 2 = 1,158 m ²	Mixed-use building: Total: ±3,705 m ² Total Private: ±2,249 m ² Total Communal: ±1,456 m ² POPS Area: ±847.6 m ²
Projections above the height limit	Mixed use building: 64	List of permitted projections does not include interior amenity area	64	List of permitted projections does not include interior amenity area	Mixed-use building: Rooftop communal amenity Interior: ±260 m ² Exterior: ±141.5 m ²

Reference: 340 Parkdale - D01-01-26-0002 & D02-02-26-0003

Projections into required yards	Mixed use building: Table 65(6)(c)	2 m, but no closer than 1 m from any lot line	Table 65(6)(c)	2 m, but no closer than 1 m from any lot line	All dwelling unit balconies / terraces are inset / recessed
Minimum vehicle resident spaces	Mixed use building: 101(2), Area Z on Schedule 1A	No vehicle parking required	101(2), Area Z on Schedule 1A	No vehicle parking required	276 resident spaces (0.71 / DU)
Minimum vehicle visitor spaces	Mixed use building: Planning Act 16(22)(a) and Ministry approved OPA46	No vehicle parking required	Planning Act 16(22)(a) and Ministry approved OPA46	No vehicle parking required	30 visitor spaces (0.07 / DU)
Minimum vehicle commercial spaces	Mixed-use building: Exception 2063, 101(2), Area Z on Schedule 1A	No vehicle parking required	101(2), Area Z on Schedule 1A	No vehicle parking required	12
	Re-imagined Carleton Tavern: 101(2), Area Z on Schedule 1A	No vehicle parking required			
Minimum vehicle loading spaces	Mixed-use building: Exception 2063	Despite Section 113, Table 113A does not apply; there are no requirements for a loading space.	Table 113A	-Loading spaces are not required for residential uses -Non-residential uses <1,000 m ² of GFA do not require loading spaces	None No individual non-residential use is ≥1,000 m ² of GFA
	Re-imagined Carleton Tavern: Table 113A	Non-residential uses <1,000 m ² of GFA do not require loading spaces			
Minimum driveway and drive aisle width for parking garage	Mixed-use building: Exception 2063	Despite Section 107, the minimum required width of a driveway providing access to parking garage and the minimum width of a parking aisle is 6 m	107(a)(iii) and 107(c)(ii)	-Driveway: 3 m for single traffic lane and 6 m for a double traffic lane -Drive aisle serving parking angled 56-90 degrees: 6 m for a parking garage accessory to a residential use	-Driveway width: 6 – 6.2 m -Aisle width: 6 m
Minimum vehicle space dimensions	Mixed-use building: 106(1)	2.6 m wide by 5.2 m long	106(1)	2.6 m wide by 5.2 m long	2.6 m wide by 5.2 m long
Minimum bicycle spaces	Mixed-use building: Table 111A(b)(i)	Residential 0.5 per dwelling unit = 0.5 (386) = 193 Non-residential 1 per 250 m ² of GFA per use = 554 m ² / 250 = 2	Table 111A(b)(i), 111(2) and Table 111A(e)	Residential 0.5 per dwelling unit = 0.5 (386) = 193 Non-residential 1 per 250 m ² of GFA per use = 840 m ² / 250 = 3	Total: 413 -Residential: >386 -Non-residential: >3
	Re-imagined Carleton Tavern: 111(2) and Table 111A(e)	1 per 250 m ² of GFA per use = 285 m ² / 250 = 1			
Bicycle parking space location and provisions	111(3) to 111(12)	Refer to sections	111(3) to 111(12)	Refer to sections	To be complied with
Minimum accessible parking spaces	Section 112(2) of By-law 2017-301, as amended	For 301-350 total parking spaces: Total 9 (4 Type A and 5 Type B)	Section 112(2) of By-law 2017-301, as amended	For 301-350 total parking spaces: Total 9 (4 Type A and 5 Type B)	Total 19 (15 Type B and 4 Type A)

Table 1B. Former ZBL – Draft Exception

Applicable Zones	Exception Provisions - Additional Land Uses Permitted	Exception Provisions - Land Uses Prohibited	Exception Provisions - Provisions
MC[xxxx] Sxxx-h	- light industrial uses limited to a brewery - parking garage - retail store	- all uses except existing uses until such time as the holding symbol is removed	- existing yards are deemed to be in conformity provided they were lawfully established prior to March 4, 1998 - maximum permitted building heights and minimum setbacks are as per Schedule xxx - Permitted projections above the height limit include interior amenity area that is not subject to any setback requirements - the holding symbol may only be removed at such time as: 1. An application for Site Plan Control Approval has been approved and which approval will include the Remedial Action Plan to achieve a Record of Site Condition (RSC), to the satisfaction of the General Manager of Planning, Infrastructure and Economic Development Department.
Notes: - Carried forward from existing exception 2063			

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- **Carried forward from existing exception 104**
- *Text in italics reflects new provisions as part of the proposed amendment*
- Maximum FSI requirements are to be removed from the proposed site-specific zone code as part of the ZBLA, so language to that effect is not needed within the exception provision

Table 2A. Review of New ZBL (2026-50)

1	2	3	4	5	6
PROVISION	EXISTING ZONES H2[2063] F(0.6) S333-h / IM[104] F(2.0) H(13.5) Section	Requirement / Permitted	PROPOSED PARENT ZONE H2 Section	Requirement / Permitted	PROPOSED
Permitted use	Mixed-use building: 902(1), Exception 2063, and 311(1) Re-imagined Carleton Tavern: 1003(1), 1003(2)(a), 1003(2)(b), 1003(4), Exception 104, and 311(1)	Residential uses: -dwelling unit Non-residential uses (non-exclusive list below): -day care; instructional facility; medical facility; office; personal service business; artist studio; retail store; restaurant; outdoor commercial patio associated with a restaurant; parking garage Land uses prohibited: all uses except existing uses until such time as the holding symbol is removed Permitted uses (non-exclusive list below): -parking garage Conditional uses: -office (limited to 10,000 m ² of GFA); retail store (limited to 10% of total permitted lot GFA); retail food store; restaurant; outdoor commercial patio associated with a restaurant Each conditional use must not exceed 300 m ² of GFA and the cumulative GFA of those uses must not exceed 3,000 m ² of GFA	902(1) and 311(1)	Residential uses: -dwelling unit Non-residential uses (non-exclusive list below): -retail store; restaurant; outdoor commercial patio associated with a restaurant; parking garage	Residential uses: -dwelling unit Non-residential uses (future leasing to determine ultimate use): -retail store; restaurant; outdoor commercial patio associated with a restaurant; parking garage Land uses prohibited: all uses except existing uses until such time as the holding symbol is removed
Minimum lot area	Mixed-use building: Table 902(a) Re-imagined Carleton Tavern: Exception 104	No minimum 900 m ²	Table 902(a)	No minimum	3,538.42 m ²
Minimum lot width	Mixed-use building: Table 902(b) Re-imagined Carleton Tavern: Table 1003(b)	No minimum No minimum	Table 902(b)	No minimum	63.4 m
Minimum front yard and corner side yard setback	Mixed-use building: Exception 2063 and Schedule 333 Re-imagined Carleton Tavern: Exception 104	Parkdale: 4.2 m (ground to levels 2 and 5), 7.2 m (levels 6 to 7), 9.7 m (levels 8 to 9), undefined (levels 10 to 18) Spencer: 1.9 m (ground to levels 2, 5 and 7), 4.4 m (levels 3 to 18, 8 to 18, and 8 to 9) Armstrong: 1.9 m (ground to level 7), 4.9 m (levels 8 to 9), undefined (levels 10 to 18) existing yards are deemed to be in conformity provided they were lawfully established prior to March 4, 1998	Table 902(c)(i), Table 902(c)(ii), and Table 902(c)(iii)	(i) For any part of the building ≤15 m above grade: no minimum (ii) For any part of the building >15 m above grade: 1.5 m (ii) For any part of the building >30 m above grade: 3 m	Mixed-use building: -Parkdale: 3.8 m (ground to level 6), 35 m (levels 7 to 32) -Spencer: 1.8 m (ground to level 6), 5.2 m (levels 7 to 32) -Armstrong: 6.6 m – 16 m Re-imagined Carleton Tavern: -Parkdale: 2.2 m -Armstrong: 1.7 m
Minimum rear yard setback	Mixed-use building: Exception 2063 and Schedule 333 Re-imagined Carleton Tavern: Exception 104	Hamilton: 2.9 m (ground to levels 2 and 7), 5.4 m (levels 3 and 8 to levels 9 and 18) existing yards are deemed to be in conformity provided they were lawfully established prior to March 4, 1998	Table 902(e)(iii)	No minimum	Mixed-use building: Hamilton: 1.8 m (ground to level 5), 4.7 m (level 6), 4.1 m (levels 7 to 32)
Maximum floor space index	Mixed-use building: Exception 2063, 192(16)(g), 192(16)(h), FSI suffix 6.0	-FSI Suffix 6.0 -192(16)(g) and 192(16)(h) doesn't apply to certain non-residential uses [section reference is to ZBL 2008-250]	NA	NA	±6.6

Reference: 340 Parkdale - D01-01-26-0002 & D02-02-26-0003

	Re-imagined Carleton Tavern: Exception 104, FSI suffix 2.0	FSI Suffix 2.0 -retail store permitted provided the cumulative GFA occupied by this use does not exceed 10% of the permitted GFA on the lot			
Maximum lot coverage	Mixed-use building: NA	NA	NA	NA	55.6%
	Re-imagined Carleton Tavern: Table 1003(h)	65%			
Minimum building height	Mixed-use building: 902(2), Table 902(f)(2)	-minimum height of the ground floor: 4 m -minimum building height: 7 m	902(2), Table 902(f)(2)	-minimum height of the ground floor: 4 m -minimum building height: 7 m	Mixed-use building: -5.57 m ground floor height -103 m total height (32 storeys + mezzanine) Re-imagined Carleton Tavern: -3 m ground floor height -6.6 m total height (2 storeys)
	Re-imagined Carleton Tavern: NA	NA			
Maximum building height	Mixed-use building: Exception 2063 and Schedule 333	maximum permitted building heights and minimum setbacks are as per Schedule 333	Table 902(g), 902(10)	132 m	Mixed-use building: 103 m (32 storeys + mezzanine) Re-imagined Carleton Tavern: 6.6 m (2 storeys)
	Re-imagined Carleton Tavern: Height suffix 13.5	13.5 m			
Ground floor exterior building walls within 4.5 m of a front or exterior side lot line	Mixed-use building: 902(3)(a), 902(3)(b), 902(3)(c)	(a) minimum of one active entrance from each individual occupancy on the ground floor located adjacent to the front lot line or exterior side lot line in the case of non-residential uses. <i>[Subject to Appeal OLT-26-000364]</i> (b) minimum of one active entrance in the case of a residential use building. <i>[Subject to Appeal OLT-26-000364]</i> (c) minimum of 40 per cent of the surface area of the ground floor façade, measured from the average grade up to a height of 4 m, facing a public street must be comprised of transparent glazing and active customer or resident entrance access doors. <i>[Subject to Appeal OLT-26-000364]</i>	902(3)(a), 902(3)(b), 902(3)(c)	(a) minimum of one active entrance from each individual occupancy on the ground floor located adjacent to the front lot line or exterior side lot line in the case of non-residential uses. [Subject to Appeal OLT-26-000364] (b) minimum of one active entrance in the case of a residential use building. <i>[Subject to Appeal OLT-26-000364]</i> (c) minimum of 40 per cent of the surface area of the ground floor façade, measured from the average grade up to a height of 4 m, facing a public street must be comprised of transparent glazing and active customer or resident entrance access doors. [Subject to Appeal OLT-26-000364]	Mixed-use building: -Parkdale: One active entrance per ground floor occupancy facing the lot line (CRU 2 and CRU 3*), and façade up to a height of 4m consists of ≥40% glazing and active customer entrance. <i>[Subject to Appeal OLT-26-000364]</i> -Spencer: One active entrance per ground floor occupancy (CRU 3*) and residential use facing the lot line, and façade up to a height of 4m consists of ≥40% glazing and active resident and customer entrance. *CRU 3 has an entrance which effectively addresses both Parkdale and Spencer <i>[Subject to Appeal OLT-26-000364]</i> Re-imagined Carleton Tavern: -Parkdale: No active entrance, though contains an access to an outdoor patio. Façade up to a height of 4m does not consist of ≥40% glazing. <i>[Subject to Appeal OLT-26-000364]</i> -Armstrong: One active entrance, and façade up to a height of 4m does not consist of ≥40% glazing and active customer entrance. <i>[Subject to Appeal OLT-26-000364]</i>
	Re-imagined Carleton Tavern: NA	NA			
Front or exterior side yard of ≥1m must contain	Mixed-use building: 902(4)(a), 902(4)(b), 902(4)(c), 902(4)(d)	(a) an outdoor commercial patio; (b) bicycle parking; (c) soft landscaping; or (d) benches, street furniture or other similar features	902(4)(a), 902(4)(b), 902(4)(c), 902(4)(d)	(a) an outdoor commercial patio; (b) bicycle parking; (c) soft landscaping; or (d) benches, street furniture or other similar features	In line with Volume 1 and 2 of the OP, the front and exterior side yards consist of the items noted in 902(4) as well as additional hardscape in support of active mobility and site permeability
	Re-imagined Carleton Tavern: NA	NA			
Minimum large dwelling units	Mixed-use building: 708(1)	5 per cent of dwelling units must have at least three bedrooms, or a minimum GFA ≥80 m ² (861 ft ²)	708(1)	5 per cent of dwelling units must have at least three bedrooms, or a minimum GFA ≥80 m ² (861 ft ²)	Mixed use building: 3 Bedroom: 4 2 bedroom (80 m ² ±): 61 Total: 65 of 386 units (17%)
Minimum separation distance between residential towers	Mixed-use building: 207(6)(b)	23 m	207(6)(b)	23 m	Mixed use building: No residential towers are within 23 m of the proposed residential tower (nearest private property is 22.48 m away from the proposed tower)
Minimum amenity area	Mixed use building: 208(1) and 208(6)(a)	Total amenity: 6 m ² per DU = 6(386) = 2,316 m ² Communal amenity: 50% of total = 2,316 m ² / 2 = 1,158 m ²	208(1) and 208(6)(a)	Total amenity: 6 m ² per DU = 6(386) = 2,316 m ² Communal amenity: 50% of total = 2,316 m ² / 2 = 1,158 m ²	Mixed-use building: Total: ±3,705 m ² Total Private: ±2,249 m ² Total Communal: ±1,456 m ² POPS Area: ±847.6 m ²

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Projections above the height limit	Mixed use building: 203(4)(j)	indoor amenity area on a building five storeys or higher (i) maximum floor area: 50 per cent of the area of the roof, but in no case >300 m ² (ii) maximum projection: 5 m above the height limit (iii) minimum setback from an exterior wall: 2 m	203(4)(j)	indoor amenity area on a building five storeys or higher (i) maximum floor area: 50 per cent of the area of the roof, but in no case >300 m ² (ii) maximum projection: 5 m above the height limit (iii) minimum setback from an exterior wall: 2 m	Mixed use building: (i) ±260 m ² and <50% of roof area (ii) ≤5 m from requested height limit (iii) 0 m
Projections into required yards	Mixed use building: 204(9)(e)	2 m, but no closer than 1 m from any lot line	204(9)(e)	2 m, but no closer than 1 m from any lot line	All dwelling unit balconies / terraces are inset / recessed
Provisions for underground structures	Mixed use building: 210(1)(a), 210(1)(b), and 210(2)	(1) Where the below-grade portion of a building projects into a rear yard, a minimum contiguous soft landscaped area must be provided in that yard as follows: (a) 80 m ² and (b) on a lot 30 m in width or greater, an additional 30 m ² for every full 15 m increment of lot width (2) The soft landscaped area required under subsection (1) must have a minimum horizontal dimension of 3 m	210(1)(a), 210(1)(b), and 210(2)	(1) Where the below-grade portion of a building projects into a rear yard, a minimum contiguous soft landscaped area must be provided in that yard as follows: (a) 30 m ² and (b) on a lot 30 m in width or greater, an additional 30 m ² for every full 15 m increment of lot width (2) The soft landscaped area required under subsection (1) must have a minimum horizontal dimension of 3 m	Mixed use building: -No soft landscaping proposed in the rear yard (facing Hamilton). -The subject site doesn't have a true rear yard, as all yards are exterior with frontage on public ROWs. This provision is intended for lots with true rear yards, and does not contemplate the subject site context. The planned function for the site is compact, urban development, with building wall framing surrounding streets, and the pedestrian environment enhanced with a wide, accessible, and welcoming public realm. Accordingly, the sidewalk contemplated in the rear yard facing Hamilton Avenue is appropriate in place of the required soft landscaping. Soft landscaping is conceptually shown in various locations across the site and within abutting ROW.
Waste management provisions	Mixed use building: 217(2) and 217(3)	Mixed-use building: at least one dedicated area is required for all non-residential uses and at least one dedicated area is required for all residential uses	217(2) and 217(3)		Mixed use building: -Each CRU will have its own dedicated internal waste storage area -The ground floor includes a dedicated waste storage area for the residential use
Waste storage requirements for residential uses	Mixed use building: 217(3) and Table 217(c)	Required size of residential combined waste storage area for >10 dwelling units: 10 m ²	Table 217(c)	Size of storage area required: 10 m ²	Mixed use building: Residential waste storage area: 156 m ²
Location of required storage areas for garbage, recyclables, and organics	Mixed use building: 217(4)(a) and 217(5)(a) Re-imagined Carleton Tavern: 217(4)(a) and 217(5)(a)	inside a main or accessory building	217(4)(a) and 217(5)(a)	Inside a main or accessory building	Mixed use building: Waste storage areas are located in the main building Re-imagined Carleton Tavern: Waste storage area located in the main building
Minimum vehicle visitor spaces	Mixed use building: 603(2)	No visitor parking is required in Area A on Schedule A3 – Areas for Visitor Parking Requirements	603(2)	No visitor parking is required in Area A on Schedule A3 – Areas for Visitor Parking Requirements	Mixed use building: 30 visitor spaces (0.07 / DU)
Minimum vehicle loading spaces	Mixed-use building: Exception 2063 Re-imagined Carleton Tavern: 610(8)	Despite Section 113, Table 113A does not apply; there are no requirements for a loading space [section reference is to ZBL 2008-250] No vehicle loading spaces required for 350-999 m ² of select commercial use GFA	610(3) and 610(8)	-Loading spaces are not required for residential uses. -Non-residential uses <1,000 m ² GFA do not require loading spaces.	None No individual non-residential use is ≥1,000 m ² of GFA
Minimum driveway and drive aisle width for parking garage	Mixed-use building: Exception 2063	Despite Section 107, the minimum required width of a driveway providing access to parking garage and the minimum width of a parking aisle is 6 m [section reference is to ZBL 2008-250]	608(1)(b) and Table 608	-Driveway: 3 m (single lane), 6 m (double lane) -Drive aisle serving parking angled 71-90 degrees: 6 m	-Driveway width: 6 – 6.2 m -Aisle width: 6 m

Reference: 340 Parkdale - D01-01-26-0002 & D02-02-26-0003

				for residential use building and 6.7 m for all other cases	
Minimum vehicle space dimensions	Mixed-use building: 605(1)	2.6 m wide by 5.2 m long	605(1)	2.6 m wide by 5.2 m long	2.6 m wide by 5.2 m long
Minimum bicycle spaces	Mixed-use building: 613(18), 613(22), 613(23), Table 613B(v), Table 613C	-Residential long term: 1 / unit = 386 -Residential short term: 2 + (386/20) = 21 -Non-residential (CRUs 2 – 6): 0 – 6 spaces depending on land uses resulting from leasing -5 per cent of required spaces must be inclusive spaces (19 total) [Subject to Appeal OLT-26-000364]	613(18), 613(22), 613(23), Table 613B(v), Table 613C(d)	Mixed-use building -Residential long term: 1 / unit = 386 -Residential short term: 2 + (386/20) = 21 -Non-residential (CRUs 2 – 6): 0 – 6 spaces depending on land uses resulting from leasing -5 per cent of required spaces must be inclusive spaces = 386 (0.05) = 19 of 413 [Subject to Appeal OLT-26-000364] Re-imagined Carleton Tavern Non-residential: 0 as it is <500 m ² of GFA and its minimum required front yard setback is ≤3 m	Total: ≥413 -Resident long term: ≥386 (1 / DU) -Resident short term: ≥21 -Non-residential: ≥6 Inclusive spaces: ≥19 [Subject to Appeal OLT-26-000364]
	Re-imagined Carleton Tavern: 613(18), Table 613C(d)	Non-residential: 0 as it is <500 m ² of GFA and its minimum required front yard setback is ≤3 m			
Bicycle parking space location and provisions	613(1) to 613(15)	Refer to sections	613(1) to 613(15)	Refer to sections	To be complied with

Table 2B. New ZBL – Draft Exception

Applicable Zones	Exception Provisions - Additional Land Uses Permitted	Exception Provisions - Land Uses Prohibited	Exception Provisions - Provisions
H2[xxxx] Sxxx-h	- light industrial uses limited to a brewery - parking garage - retail store	- all uses except existing uses until such time as the holding symbol is removed	- existing yards are deemed to be in conformity provided they were lawfully established prior to March 4, 1998 - maximum permitted building heights and minimum setbacks are as per Schedule xxx - For a building of 500 sq.m. or less in GFA: 1. the minimum ground floor height is 3 metres and the minimum building height is 6.6 metres 2. the glazing and active entrance provisions of 902(3) do not apply - Indoor amenity area as part of a permitted projection above the height limit on a building five storeys or higher requires a 0 metre setback from an exterior building wall - The following provisions for underground structures do not apply: 210(1)(a), 210(1)(b), and 210(2) - the holding symbol may only be removed at such time as: 1. An application for Site Plan Control Approval has been approved and which approval will include the Remedial Action Plan to achieve a Record of Site Condition (RSC), to the satisfaction of the General Manager of Planning, Infrastructure and Economic Development Department.
Notes: - Carried forward from existing exception 2063 - Carried forward from existing exception 104 - Text in italics reflects new provisions as part of the proposed amendment - Maximum FSI requirements are to be removed from the proposed site-specific zone code as part of then ZBLA, so language to that effect is not needed within the exception provision			

Respectfully,

Stantec Consulting Ltd.

Reference: 340 Parkdale - D01-01-26-0002 & D02-02-26-0003

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