

# Kleinburg Mills Inc.

**Communication : C 9  
Committee of the Whole (1)  
September 12, 2023  
Agenda Item # 4**

Applications for OPA, ZBA & Site Plan Approval

**10422 & 10432 Islington Avenue**

Committee of the Whole  
**September 12, 2023**

# 10422 & 10432 Islington Avenue



# Street View



# Application Highlights

## ***December 2015***

- Applications for OPA/ZBA & SPA submitted for:
  - 3-storey mixed use building including a dance studio
  - 13 residential units
  - Separate accessory amenity building

## ***September 2019***

- Applications revised for OPA/ZBA & SPA to:
  - Remove dance studio use and replace with traditional commercial uses fronting Islington
  - Provide 22 residential units; amenity area integrated into main building
  - Provide secondary commercial office building
  - Revise Front Building Elevation

# Application Highlights cont'd

## ***February 2021***

- Revised Building Design presented to Heritage Committee February 17, 2021, favourable response

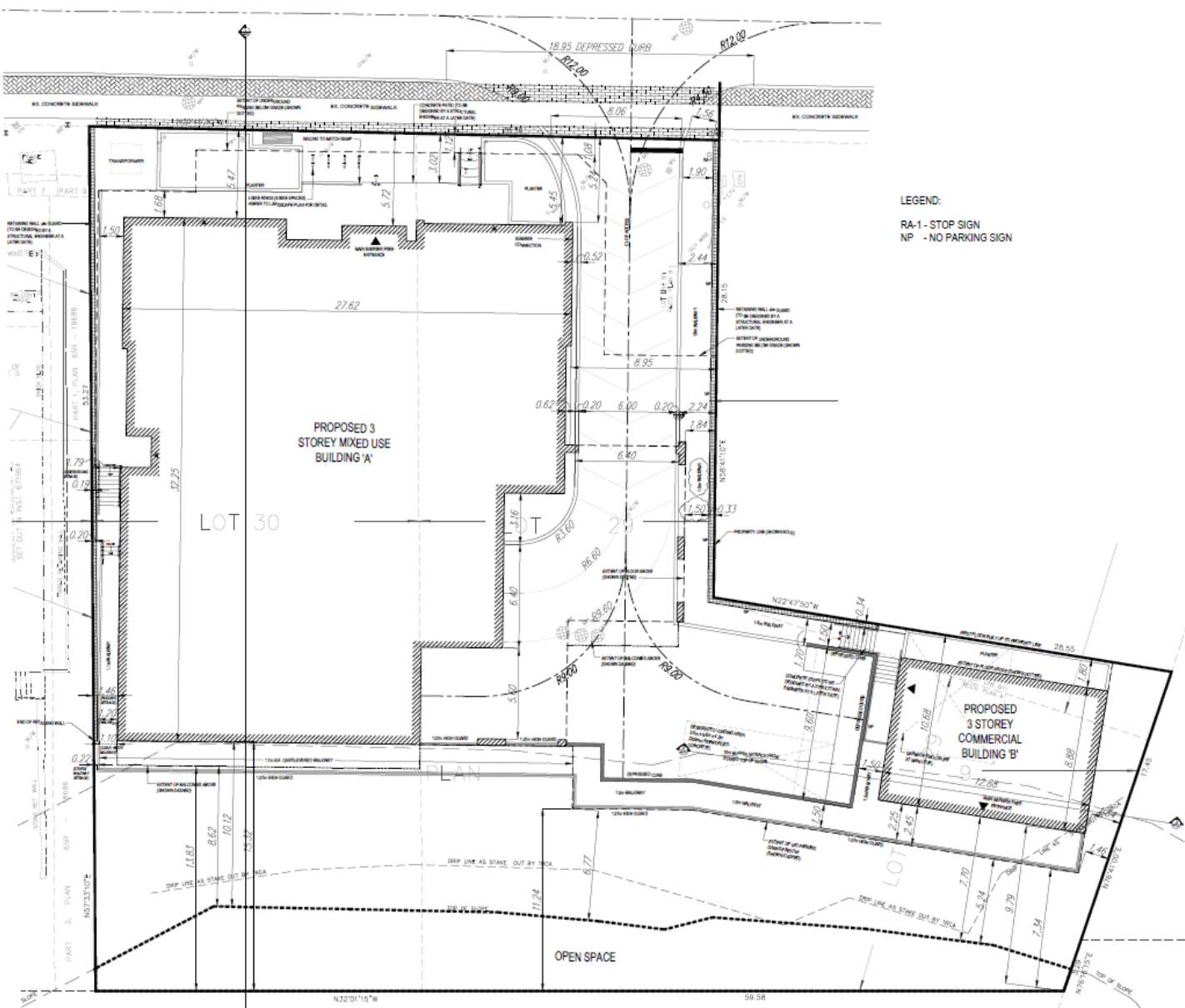
## ***September 2022***

- Resubmission to City responding to all outstanding departmental and agency comments

# Key Elements

- Building Scale/Massing/Siting
  - Virtually identical to original submission; technical details refined through the review process
- Greater commercial component; more traditional, provides improved street animation, more in keeping with surrounding commercial uses
- Heritage/Character
  - Front elevation revised to address comments from Heritage Committee
- All outstanding comments have been addressed

# Current Site Plan – September 2022



LEGEND:  
 RA-1 - STOP SIGN  
 NP - NO PARKING SIGN



# Current Landscape Plan - 2022





# Original Building Elevation



# Current Building Elevation



# Site Statistics Summary

	Main Street Mixed Use – Kleinburg Zone (KMS) as per By-law 001-2021, as amended	Current Submission Proposal
<b>Lot and Building Requirements</b>		
Minimum Lot Frontage (m)	16.5	38.77
Minimum Lot Area (m <sup>2</sup> )	742.5	2,332.57
Minimum Front Yard Setback (m)	2	5.24
Maximum Front Yard Setback (m)	6	5.24
Minimum Rear Yard Setback (m)	15	Building A: To Main Wall:           15.32 To Balcony:           13.83  Building B:   Approx.   9.80
Minimum Interior Side Yard (m)	1.8	1.84

# Site Statistics Summary Cont'd

Continued...	Main Street Mixed Use – Kleinburg Zone (KMS) as per By-law 001-2021, as amended	Current Submission Proposal
Maximum Lot Coverage (%)	30	46.06
Maximum Height (m)	9.5	Building A: 9.71 Building B: From Grade at East Side: 8.73 From Grade at West Side: 10.64

# Site Statistics Summary Cont'd

**Table 6-2: Parking Requirements**

Parking Requirement	Required		Proposed
Total Vehicular Parking			
Residential: Dwelling Unit	1 per dwelling unit	(22 required)	33 provided
Visitor	0.2 per unit	(5 required)	6 provided
Commercial:			
Retail: Per 100m <sup>2</sup> of GFA	Min: 2.7/100 m <sup>2</sup> Max: 4.5/100 m <sup>2</sup>	(9 min. req) (15 max. req)	20 provided
Office: Per 100 m <sup>2</sup> of GFA	Min: 1.8/100 m <sup>2</sup> Max: 3/100 m <sup>2</sup>	(5 min. req) (8 max. req)	10 provided
<b>Total</b>		<b>41 min. required</b> <b>50 max. required</b>	<b>69 provided</b>

# Conclusion

- ❖ The current Site Plan reflects all revisions required as a result of a comprehensive and thorough review process
- ❖ Draft Zoning By-law prepared based on new standards
  - ❖ Site specific provisions to acknowledge site conditions & design features

***THANK YOU***