

Attachment 11 – Zoning By-law 1-88 Table 1

	By-law Standard	C11 Mainstreet Commercial Zone Requirements	Proposed Exceptions to the C11 Mainstreet Commercial Zone Requirements
a.	Definition of “Mixed Use Development Mainstreet”	Only permits main residential uses located in a storey above the first storey.	Permit residential uses located on the first, second and third storey.
b.	Definition of “Front Lot Line”	Means the street line.	Means the lot line abutting Islington Avenue.
c.	Definition of “Rear Lot Line”	Means the lot line most nearly opposite the front lot line.	Means the west lot line.
d.	Definition of “Mixed-Use Development Maintreet	Means a building or part of a building that contains permitted commercial uses and residential uses in combination, provided that all main residential uses are located in a storey above the first-storey, except for entrances and lobbies which are located on the first floor.	Means a building or part of a building that contains permitted commercial uses and residential uses in combination, where residential may be permitted on the first floor and the two-storeys above the first-storey.
e.	Minimum Rear (West) Yard Setback	15 m	5.24 m
f.	Minimum Interior Side Setback	1.8 m	0.2 m - North Lot Line 1.4 m - South Lot Line
g.	Maximum Lot Coverage	30%	47%
h.	Maximum Building Height	9.5 m (2.5-Storeys)	i) 12 m - Building A (3-Storeys)

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			ii) 10.6 m - Building B (2.5-Storeys)
i.	Maximum GFA	1,546.08 m ² (0.6 Times the Area of the Lot of 2,576.8 m ²)	2,942.98 m ² (Buildings A and B - 1.27 Times the Area of the Lot)
j.	Minimum Setback to a Residential Zone	2.4 m	1.46 m
k.	Maximum Driveway Width	7.5 m (Two-way Driveway)	8.06 m
l.	Minimum Parking Spaces	i) 22 Units @ 1.5 Parking Spaces / Unit = 33 Parking Spaces ii) 22 Units @ 0.25 Parking Spaces / Unit (Visitor) = 6 Parking Spaces iii) 6 Parking Spaces/100m ² of Retail Store GFA @ 319.61 m ² GFA = 20 Parking Spaces iv) 3.5 Parking Spaces / 100 m ² of Office Building GFA @ 251.83 m ² = 9 Parking Spaces Total Parking Required = 68 spaces	i) 22 Units @1.5 Parking Spaces / Unit = 33 Parking Spaces ii) 22 Units @ 0.25 Parking Spaces / Unit = 6 Parking Spaces iii) 5 Parking Spaces/100m ² of Retail Store GFA @ 319.61 m ² GFA = 16 Parking Spaces iv) 5 Parking Spaces / 100m ² of Office Building GFA @ 251.83 m ² = 13 Parking Spaces Total Parking Proposed = 69 Spaces
m.	Minimum Loading Space	1 Space	0 Spaces

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n.	Minimum Front Yard (Islington Avenue) Setback to an Underground Parking Structure	1.8 m	1.12 m
o.	Maximum Height of Exterior Stairways	2.34 m (½-Storey, Rear Yard Exterior Stairways)	3 m
p.	Maximum Encroachment of Exterior Stairways	0.3 m (Any Required Side Yard)	1.5 m (Rear Yard)
q.	Minimum Interior Side Yard Setback to Exterior Stairways	1.2 m	0.22 m (North Lot Line)
r.	Minimum Landscape Strip Width	i) 2.4 m abutting Open Space and Residential Zones	i) 1.5 m (West Lot Line) ii) 1.46 m (South Lot Line)
s.	Maximum Retaining Wall Height	1 m	6.41 m (South Lot Line)
t.	Minimum Retaining Wall Setback	6.41 m	1.46 m (South Lot Line)
u.	Minimum Amenity Area	i) 15, 1 Bedroom Units @ 20 m ² = 300 m ² ii) 7, 2 Bedroom Units @ 55 m ² = 385 m ² Total Required Amenity Space = 685 m ²	i) 1 and 2 Bedrooms = 164.24 m ² (1 Bedroom Units @ 5.36 m ² and 2 Bedroom Units @ 4.09 m ² Based on Smallest Unit) ii) Rooftop Amenity

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			= 377.67 m ² Total Provided Amenity Space = 541.91 m ²