

Attachment 12 – Zoning By-law 001-2021 Table 2

	<b>By-law Standard</b>	<b>KMS 2.5 / 0.2 - 1.0 Main Street Mixed-Use Kleinburg Zone Requirements</b>	<b>Proposed Exceptions to the KMS 3.0 / 1.27 Main Street Mixed-Use Kleinburg Zone Requirements</b>
a.	Definition of “Apartment Dwelling”	Means a dwelling containing three (3) or more dwelling units which have a common entrance and the occupants are permitted to use common elements, such as hallways, stairs, elevators, yards and amenity areas and dwellings shall not be permitted within the ground floor frontage of the lot, except that a maximum of 15% of the ground floor frontage may be used for lobby or common areas associated with the specified uses.	Permit residential uses located on the first, second and third storeys.
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.

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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) ii) 10.6 m - Building B (2.5-Storeys)
i.	Maximum GFA	1,546.08 m <sup>2</sup> (0.6 Times the Area of the Lot of 2,576.8 m <sup>2</sup> )	2,942.98 m <sup>2</sup> (Buildings A and B - 1.27 Times the Area of the Lot)
j.	Minimum Setback to a Residential Zone or Open Space Zone	2.4 m	1.46 m

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k.	Minimum Parking Spaces	i) 22 Units @ 1 Parking Spaces / Unit = 22 Parking Spaces  ii) 22 Units @ 0.2 Parking Spaces / Unit (Visitor) = 5 Parking Spaces  iii) 2.7 Parking Spaces/100m <sup>2</sup> of Retail Store GFA @ 319.61 m <sup>2</sup> GFA = 9 Parking Spaces  iv) 1.8 Parking Spaces / 100 m <sup>2</sup> of Office Building GFA @ 251.83 m <sup>2</sup> = 5 Parking Spaces  Total Parking Required = 41 spaces	i) 22 Units @1 Parking Spaces / Unit = 22 Parking Spaces  ii) 22 Units @ 0.2 Parking Spaces / Unit = 5 Parking Spaces  iii) 5 Parking Spaces/100m <sup>2</sup> of Retail Store GFA @ 319.61 m <sup>2</sup> GFA = 16 Parking Spaces  iv) 5 Parking Spaces / 100m <sup>2</sup> of Office Building GFA @ 251.83 m <sup>2</sup> = 13 Parking Spaces  Total Parking Proposed = 69 Spaces
l.	Minimum Loading Space	1 Space	0 Spaces
m.	Minimum Bicycle Parking	Long-term:  i) 22 Units @ 0.5 Spaces/Unit = 11 Long-term Bicycle Parking Spaces (Residential)  ii) 0.05 Space = 1 Long-term Bicycle Parking Space (Retail)	Long-term:  i) 22 Units @ 0.5 Spaces/Unit = 11 Long-term Bicycle Parking Spaces (Residential)  ii) 0.05 Space = 1 Long-term Bicycle Parking Space (Retail)

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		<p>iii) 0.1 Space = 1 Long-term Bicycle Parking Space (Office)</p> <p>Total Required Long-term Bicycle Parking = 13 Spaces</p> <p>Short-term:</p> <p>iv) 22 Units @ 0.1 Spaces/Unit or 3 Spaces, whichever is greater = 3 Short-term Bicycle Parking Spaces (Residential)</p> <p>v) 0.1 Spaces or 3 Spaces, whichever is greater = 3 Short-term Bicycle Parking Spaces (Retail)</p> <p>vi) 0.1 Spaces or 3 Spaces, whichever is greater = 3 Short-term Bicycle Parking Spaces (Office)</p> <p>Total Required Short-term Bicycle Parking = 9 Spaces</p>	<p>iii) 0.1 Space = 1 Long-term Bicycle Parking Space (Office)</p> <p>Total Required Long-term Bicycle Parking = 13 Spaces</p> <p>Short-term:</p> <p>iv) 22 Units @ 0.1 Spaces/Unit or 3 Spaces, whichever is greater = 4 Short-term Bicycle Parking Spaces (Residential)</p> <p>v) 0.1 Spaces or 3 Spaces, whichever is greater = 4 Short-term Bicycle Parking Spaces (Retail)</p> <p>vi) 0.1 Spaces or 3 Spaces, whichever is greater = 4 Short-term Bicycle Parking Spaces (Office)</p> <p>Total Required Short-term Bicycle Parking = 12 Spaces</p>
n.	Minimum Front Yard (Islington Avenue) Setback to an Underground Parking Structure	1.8 m	1.12 m

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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) 8 Units @ 8 m <sup>2</sup> = 64 m <sup>2</sup> ii) 14 Units @ 5 m <sup>2</sup> = 70 m <sup>2</sup> iii) Outdoor Amenity Area = 55 m <sup>2</sup> of which a Maximum of 20% (11 m <sup>2</sup> ) Rooftop Amenity Area is permitted	i) 1 and 2 Bedrooms = 164.24 m <sup>2</sup> (1 Bedroom Units @ 5.36 m <sup>2</sup> and 2 Bedroom Units @ 4.09 m <sup>2</sup> Based on the Smallest Unit) ii) Rooftop Amenity = 377.67 m <sup>2</sup>  Total Provided Amenity Space = 541.91 m <sup>2</sup>

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		Total Required Amenity Space = 189 m <sup>2</sup>	