

Attachment 7
Proposed Site-Specific Exceptions to Zoning By-law 001-2021

Table 1

	Zoning By-law 001-2021 Standards	KMS Main Street Mixed-Use – Kleinburg Zone Requirements	Proposed Exceptions to the KMS Main Street Mixed-Use – Kleinburg Zone Requirements
a.	Minimum Front Yard Setback (Islington Avenue)	2 m	1.65 m
b.	Minimum Interior Yard	1.8 m	0.2 m (South Lot Line)
c.	Minimum Exterior Yard (Kellam Street)	4.5 m	0.7 m
d.	Maximum Lot Coverage	30%	45.6%
e.	Maximum Encroachment of Stairs and Planter Boxes	1.8 m (Front Yard)	0 m (Exceeds the Property Line of the Subject Lands and may require an encroachment agreement)
f.	Maximum Building Height	9.5 m	10.62 m
g.	Minimum Landscape Strip Width Abutting a Residential Zone	3 m (Interior Side Lot Line and Rear Lot Line)	0 m (Interior Side Lot Line and Rear Lot Line)
h.	Minimum Required Landscaping	10%	0%
i.	Minimum Amenity Area	8 m ² /unit @ 5 units = 40 m ²	0 m ² /unit @ 5 units = 0 m ²
j.	Minimum Contiguous Outdoor Amenity Area	One (1) contiguous amenity area with 55 m ²	No contiguous amenity area, 0 m ²
k.	Minimum Parking Space Size	2.7 m x 6 m	2.6 m x 5.7 m

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I.	Minimum Number of Parking Spaces	i) <u>Retail/Commercial</u> 249.98 m ² @ 2.7 spaces/100m ² of GFA = 7 spaces ii) <u>Residential Visitor</u> 5 units @ 0.2 spaces/unit = 1 space iii) <u>Office</u> 87.29 m ² @ 1.8 spaces/100m ² of GFA = 2 spaces iv) <u>Residential</u> 5 units @ 1 space unit = 5 spaces Total = 15 parking spaces	i) <u>Retail/Commercial</u> 249.98 m ² @ 1 spaces/100m ² of GFA = 3 spaces (Two (2) of the Retail/Commercial parking spaces are located within the loading area and shall not be used during the waste collection time.) ii) <u>Residential Visitor</u> * 5 units @ 0.4 Spaces/unit = 2 visitor spaces iii) <u>Office</u> * 87.29 m ² @ 1.8 spaces/100m ² of GFA = 2 spaces iv) <u>Residential</u> * 1 spaces/unit @ 1 space unit = 5 spaces * Note: The Office, Residential Uses, and Residential Visitors are providing the required parking spaces and no exceptions are required for these uses. Total = 10 parking spaces

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m.	Maximum Number of Compact Parking Spaces (2.4 m Width x 4.8 m Length)	10% (1 space)	20% (2 spaces)

Additional zoning exceptions may be identified through the detailed review of the Applications and will be considered in a technical report to a future Committee of the Whole meeting.