

Attachment 9

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 metres	1.65 metres
b.	Minimum Interior Yard	1.8 metres	0.2 metres (South Lot Line)
c.	Minimum Exterior Yard (Kellam Street)	4.5 metres	0.7 metres
d.	Maximum Lot Coverage	30 percent	45.6 percent
e.	Maximum Encroachment of Stairs and Planter Boxes	1.8 metres (Front Yard)	0 metres (Exceeds the Property Line of the Subject Lands and may require an encroachment agreement)
f.	Maximum Building Height	9.5 metres	10.62 metres
g.	Minimum Landscape Strip Width Abutting a Residential Zone	3 metres (Interior Side Lot Line and Rear Lot Line)	0 metres (Interior Side Lot Line and Rear Lot Line)
h.	Minimum Required Landscaping	10 percent	0 percent
i.	Minimum Amenity Area	Eight square metres per unit times five units = 40 square metres	Zero square metres per unit times five units = Zero square metres
j.	Minimum Contiguous Outdoor Amenity Area	One contiguous amenity area with 55 square metres	No contiguous amenity area, zero square metres

	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
k.	Minimum Parking Space Size	2.7 metres x 6 metres	2.6 metres x 5.7 metres
l.	Minimum Number of Parking Spaces	<p>i) <u>Retail/Commercial</u> 249.98 square metres times 2.7 spaces per 100 square metres of gross floor area = Seven spaces</p> <p>ii) <u>Residential Visitor</u> Five units times 0.2 spaces per unit = One space</p> <p>iii) <u>Office</u> 87.29 square metres times 1.8 spaces per 100 square metres of gross floor area = Two spaces</p> <p>iv) <u>Residential</u> Five units times one space per unit = Five spaces</p> <p>Total = 15 parking spaces</p>	<p>i) <u>Retail/Commercial</u> 249.98 square metres times one space per 100 square metres of gross floor area = Three spaces</p> <p>(Two of the Retail/Commercial parking spaces which are located within the loading area shall not be used during the waste collection time.)</p> <p>ii) <u>Residential Visitor</u> * Five units times 0.4 spaces per unit = Two visitor spaces</p> <p>iii) <u>Office</u> * 87.29 m² times 1.8 spaces per 100 square metres of gross floor area = Two spaces</p> <p>iv) <u>Residential</u> * One space per unit times one space unit = Five spaces</p> <p>* Note: The Office, Residential Uses, and Residential Visitors are providing the required parking spaces, and no exceptions are required for these uses.</p> <p>Total = 10 parking spaces</p>

	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
m.	Maximum Number of Compact Parking Spaces (2.4 metres Width x 4.8 metres Length)	10 percent (one space)	20 percent (two spaces)

Minor modifications may be made to the zoning exceptions identified in Table 1 (Attachment 9) prior to the enactment of the implementing Zoning By-law, as required, should the Applications be approved, to facilitate the Development as shown on Attachments 3 to 5.