

**Providence, Lenore**

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**From:** Joe Di Giuseppe <joe@greenparkgroup.ca>  
**Sent:** Friday, March 21, 2014 12:44 PM  
**To:** Porukova, Nadia  
**Cc:** Providence, Lenore  
**Subject:** A071/14 - Loconte- 10519 Islington  
**Attachments:** A071.14 - Parking Justification - 10519 Islington.pdf



Hello Ms. Porukova,

I have received your comment in regard the variance application A071/14. In anticipation of your comments I had commenced with the preparation of a parking justification letter and was hoping to provide it to you prior to the issuance of your comment.

I am hoping that the justification meets your approval and that you will recommend that the application proceed on the hearing date of March 28.

You have also provided a comment regarding the submission of grading and servicing plans prior to approval of the variance. I question why these plans would be required. The site is fully developed. The application is to maintain the existing condition on site. No services will be required nor will any altering of grades occur. The outdoor patio surface material was concrete prior to its enclosure being erected and no landscaping is being removed.

I hope to discuss this matter with you prior to the meeting.

Thanks,  
Joe Di Giuseppe  
416 881.1092



*Experience Enhancing Excellence*

March 21, 2014  
Our Ref: PTR14-0164

Giuseppe and Palma Loconte  
Avenue Café, Kleinburg  
c/o 8700 Dufferin Street, 3<sup>rd</sup> Floor  
Vaughan, ON L4K 4S6

**Attention: Mr. Joe Di Giuseppe**

Dear Mr. Di Giuseppe:

**Re: Parking Review for Minor Variance Application A071/14  
Avenue Café, 10519 Islington Avenue, Kleinburg  
City of Vaughan**

Cole Engineering Group Ltd. (Cole Engineering) has reviewed the Minor Variance Application for the Avenue Café located at 10519 Islington Avenue in the Kleinburg Village area, in the City of Vaughan (the "City"). Specifically, we have reviewed the proposal to permit a minimum of 18 parking spaces, where as the City By-Law 1-88 requires a minimum of 24 parking spaces. This results in a technical shortfall of six (6) parking spaces.

The Avenue Café has been in operation at this location for more than ten (10) years and has operated a front yard patio area when weather permits. The patio has been there since 1989 with a previous tenant. The original building was required to provide a total of 14 parking spaces as per Schedule E-275 to By-Law 1-88 Section 9(271). This parking requirement equates to 1.0 parking space / 15 m<sup>2</sup> or 6.67 spaces / 100 m<sup>2</sup> of Gross Floor Area (GFA). The restaurant has operated with this approved parking supply without complaint for many years, even with the patio in operation. The owners have recently enclosed the patio area which has triggered the City requirement for additional parking spaces to be applied to the patio area only. The enclosure can also be opened to the street when weather permits. The patio area is 60.85 m<sup>2</sup> which triggers the By-Law 1-88 requirement for an additional ten (10) parking spaces at 16.0 spaces / 100 m<sup>2</sup>. This is irrespective of the fact that this patio has been in operation for many years with the current parking supply without complaint. Also, there will be no increase in the occupant load currently permitted. The Owners have provided an additional four (4) parking spaces on-site as part of this application which represents a parking rate equivalent to the original By-Law approval rate of 6.67 spaces / 100 m<sup>2</sup>.

A copy of the site plan is appended to this letter shows the additional spaces provided by extension of the existing parking area at the rear of the property, through permits issued by the City. These spaces currently exist and are being utilized at this time.

**COLE ENGINEERING  
GROUP LTD.**

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The Kleinburg Village area is a unique community and shopping district in the City of Vaughan. The Village promotes a “vintage charm and modern style” while encouraging visitors to stroll the area visiting the numerous shops and restaurants. On-street boulevard parking is permitted along this stretch of Islington and allows visitors to park and visit numerous destinations in the Village. Many of the patrons will either park on-street or behind one of the many business establishments and then walk and visit numerous shops throughout the Village. Many of the patrons who visit the Avenue Café also walk to the restaurant from other shops and businesses or the nearby residential areas.

It should also be noted that York Region Transit operates the #13 Islington bus service through the Village of Kleinburg which can provide residents and visitors a reliable, cost effective alternative mode of travel, thereby reducing auto-dependency and the need for excessive parking on site. In addition, other non-auto modes of travel such as walking and cycling are actively promoted in the Village core.

We believe that the City’s approach to reduce automobile dependency and promote sustainable travel alternatives through transportation demand and parking management is a practical solution to address not only traffic congestion, but also to promote and encourage non-auto modes of travelling to compliment the City’s vision of achieving a sustainable transportation system. This approach is reflected in the new City of Vaughan draft Zoning By-Law parking standards which would require only eight (8) spaces / 100 m<sup>2</sup> for the enclosed patio area of an eating establishment within a local centre area. In the case of this application, the new draft zoning By-Law would require only five (5) additional parking spaces, which would result in a technical shortfall of only one (1) space which is a minor deficiency of five percent (5%). When compared to the previously approved parking rate applied to the original restaurant GFA, there is no technical parking shortfall.

Based on our review of the application and the fact that the patron occupancy will not change along with the characteristics of the surrounding village core, it is our opinion that the proposed parking supply of 18 spaces can sufficiently accommodate the parking demand generated from the existing Avenue Café restaurant and represents a minor deficiency when compared to the proposed City Zoning By-Law rate and represents no technical deficiency when compared to the originally approved parking By-Law rate for this restaurant. We recommend that the proposed parking rate be approved.

Should you have any questions regarding this review, please do not hesitate to contact the undersigned.

Yours truly,

**COLE ENGINEERING GROUP LTD.**



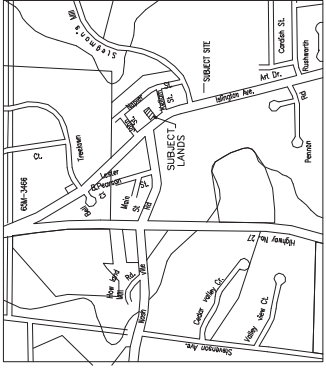
Kim Nystrom  
Principal

KN:dps

Encl. Site Plan

S:\2011 Projects\LD(L11)\Site Plan\L11-657 Petaluma 324-332 Richmond St DD TO\Reports\Traffic\Letter of Reliance (02-24-2014)\DRAFT Reliance Letter 02.24.2014.doc





KEY PLAN N.T.S.

LEGAL INFORMATION TAKEN FROM PLAN OF SURVEY PREPARED BY GUDD & PAPA SURVEYORS LTD. DATED MAR 22-2013 PLAN OF LOT 30 AND PART OF LOT 31 REGISTERED PLAN 275 CITY OF VAUGHAN (FORMERLY VILLAGE OF WILLSBORO) (FORMERLY TOWN OF VAUGHAN) (GEOGRAPHIC TOWNSHIP OF VAUGHAN, COUNTY OF YORK)

DATE	DESCRIPTION	No.
NOV 21-013	FOR CLIENT REVIEW	1
REVISIONS		

Customer must check and verify all dimensions and to be suitable for reuse, depending any discrepancies to the Engineer's calculations. The Engineer's calculations used digital approved data and were based on the information provided by the Engineer. The Engineer does not verify the accuracy of the information. All drawings, publications contributions are the property of the Engineer and shall not be released or used for any other purpose without the written consent of the Engineer. The Engineer's drawings and publications are prepared under the supervision of a Professional Engineer and shall be used in accordance with the Professional Engineering Act of 1991 (Ontario). The Engineer is not responsible for any errors or omissions that may occur in the drawings or publications.



**MINA DESIGN GROUP**  
Professional Engineers and Project Managers  
Municipal Engineers  
Structural Engineers

890 WOODBINE AVE SUITE 222  
WILLOWDALE, ONTARIO  
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PH: 416-852-4188 FAX: 416-604-8762

Project Title: PROPOSED ENCLOSED PATIO  
ADDRESS: AVENUE FOOD BOUTIQUE, 10519 ISLINGTON AVE., WOODBRIDGE ONTARIO

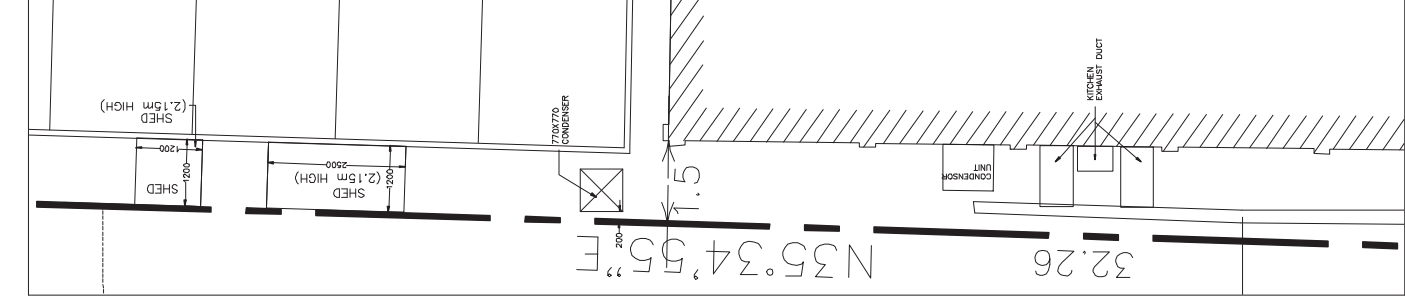
Sheet Description: **SITE PLAN**

DATE: NOV 21-013  
JOB NUMBER: 013-092  
ISSUED: Down  
By:   
SALE: 1=150  
SHEET NUMBER: 1=150  
CITY OF VAUGHAN FILE #

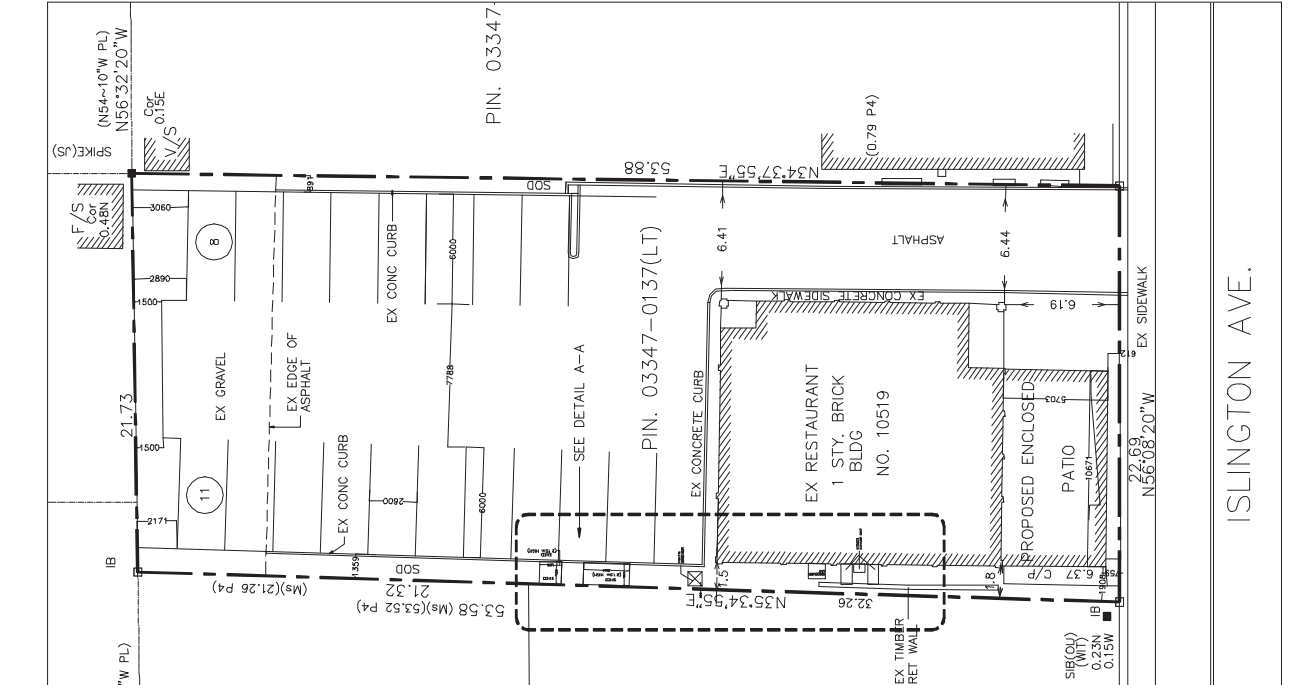
PROVISION	PROPOSED	BY-LAW REQT.	CONFORMITY
USE	EATING ESTABLISHMENT	-	YES
LOT AREA	1923.89M <sup>2</sup>	742.2M <sup>2</sup>	YES
LOT WIDTH	22.69M	16.5M	YES
LOT DEPTH	85.54M	45.0M	YES
FRONT YARD SETBACK	0.61M	6.0M	NO
REAR YARD SETBACK	30.0M	16.0M	YES
INT. YARD SETBACK (EXISTING BLDG)	1.5M	1.8M	LEGAL, NON CONFIRMING
INT. SIDE YARD SETBACK (ADDITION)	1.8M	1.8M	YES
BLDG HEIGHT	5.08M	9.5M	YES
FSI	0.23	0.6	YES
LOT COVERAGE	22.7%	30.0%	YES
DRIVEWAY WIDTH	5.4M	5.4M	YES
PARKING SPACES	19	18	YES
PARKING SPACES DIM	2.6M X 6.0M	2.6M X 6.0M	YES (R27)
PARKING ANGLES DIM	6.0M	7.75M	YES (R27)
HIC PARKING	0	0	YES
LOADING SPACES	0	0	YES
OUTDOOR STORAGE	-	-	-
LANDSCAPE STRIP FRONT	0.61M	2.0M	NO
LANDSCAPE STRIP REAR	1.359M	2.4M	NO
LANDSCAPE AREA	20.7%	0	YES
LANDSCAPE STRIP	0	1.8M	LEGAL, NON CONFIRMING
ABUTTING NON RES.	0.8M	0.5M	LEGAL, NON CONFIRMING
YARD ENCROACHMENTS	0.1M	1.8M	LEGAL, NON CONFIRMING
ACCESSORY BUILDINGS	0.2M	1.8M	NO
MECHANICAL EQUIPMENT	-	-	-

SITE DEVELOPMENT STATISTICS	
ZONE CATEGORY	C11-HIGH STREET COMMERCIAL ZONE
BY-LAW	1-BB 9 (27)
BUILDING AREA	203.90 M <sup>2</sup>
BASEMENT AREA	210.0 M <sup>2</sup>
EX GROUND FLOOR AREA	203.90 M <sup>2</sup>
PROP ENCLOSED PATIO	634.98 FT <sup>2</sup>
TOTAL GROSS FLOOR AREA	270.85 M <sup>2</sup>

PARKING REQUIREMENT	
BY-LAW 1-BB 9 (27)	14 SPACES
ADDITION SHALL COMPLY TO BY-LAW 1-BB REQUIREMENTS	15.0M <sup>2</sup> /SPACE
REQUIRED	14 SPACES
EXISTING BUILDING	14 SPACES
PROP ENCLOSED PATIO	4 SPACES
TOTAL	18 SPACES



DETAIL A-A  
1=50



ISLINGTON AVE.

PIN. 03347