

To: Committee of Adjustment
From: Various Departments and Agencies
Date: 13 September 2018
Name of Owner: Kleinburg North Holdings Ltd.
Location: 10483 Islington Avenue, Kleinburg
File No.(s): **A081/18**

ADDENDUM**Item #****14****Zoning Classification:**

The subject lands are zoned C11 Mainstreet Commercial, under By-law 1-88 as amended.

Proposal:

1. To permit a minimum of 15 parking spaces for the Eating Establishment.
2. To permit the cellar/basement to be used for bathrooms.

By-Law Requirements:

1. A minimum of 47 parking spaces are required.
2. A cellar/basement shall be used for no other purpose than storage, mechanical and/or laundry facilities or parking.

Public Comment(s):

Planning Comment(s): Prepared by:

Official Plan:

VOP 2010: "Mainstreet Commercial" under the Kleinburg Core Area Specific Policy (Volume 2, S. 12.4) and within the Kleinburg-Nashville Heritage Conservation District.

Recommendation:

The Development Planning Department recommends adjournment of the application.

Planning Condition(s):

None

Engineering Comment(s): Prepared by: Brad Steeves

The Development Engineering (DE) Department requests adjournment "sine die" for the proposed variance application (A081/18) and provides the following comment(s) listed below:

- 1) DE does not support cash-in-lieu payments for the noted parking deficiency. Supporting significant parking reductions with cash-in-lieu payments would increase the current parking issues that already exist for the Kleinburg Core Area. Furthermore, DE acknowledges an overall Parking Study for the Kleinburg Core Area is proposed for the year of 2019.
- 2) The Owner shall revise the parking study to utilize the minimum parking ratio of the IBI Study report (i.e. 8 spaces/100m² of Ground Floor Area (GFA)) instead of the observed/estimated parking ratio of 7.6 spaces/100 m² as indicated in the August 2018 report prepared by nexTrans Consulting Engineers (8 spaces/100m² of GFA calculates to a total requirement of 24 spaces). It shall be noted that the proposed parking related to the subject application proposes a significant reduction from Zoning By-law 1-88 requirements (i.e. 15 spaces proposed over the By-law requirement of 47 spaces for a 68% deficiency).

3) The parking study did not provide parking estimation of the Mezzanine floor. We acknowledged that second floor is considered as "mezzanine floor" and as per zoning interpretation, it does not trigger parking requirement under GFA definition. However the proposed mezzanine floor with 48 seats (97.59 m²) should require eight (8) additional parking spaces under parking study guidelines. Including the noted eight (8) additional parking spaces, the proposed application should require a total of 32 parking spaces (24 + 8) which would result in a deficiency of 17 spaces (53% deficiency).

4) Planning department to provide comments on share parking arrangement as identified in the study report. The parking study identifies that at least 10 parking spaces would be available during evening peak hours for the proposed development. However off-site parking arrangement shall be subject to agreement between the City of Vaughan, Owner of proposed development for 10483 Islington Ave. and the adjoining lot owner of 10477 Islington Ave.

Engineering Condition(s):

There are no conditions associated with this application

By-Law and Compliance Comment(s): Prepared by: Christina Booth

There are no conditions associated with this application

Bylaw Enforcement Condition(s):

There are no conditions associated with this application

Building Septic Comment(s): Prepared by: Mike Ridgwell

There are no comments associated with this application

Building Septic Condition(s):

There are no conditions associated with this application

Finance Comment(s): Prepared by: Nelson Pereira

Please Note:

1. That the payment of the City Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and City-wide Development Charge By-law in effect at time of payment.

2. That the payment of Region of York Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and Regional Development Charges By-laws in effect at time of payment.

3. That the payment of Education Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and York Region District School Board and York Catholic District School Board Development Charges By-laws in effect at time of payment

4. That the payment of applicable Special Area Development Charges are payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and Special Area Development Charge By-laws in effect at time of payment.

Finance Condition(s):

There are no conditions associated with this application

