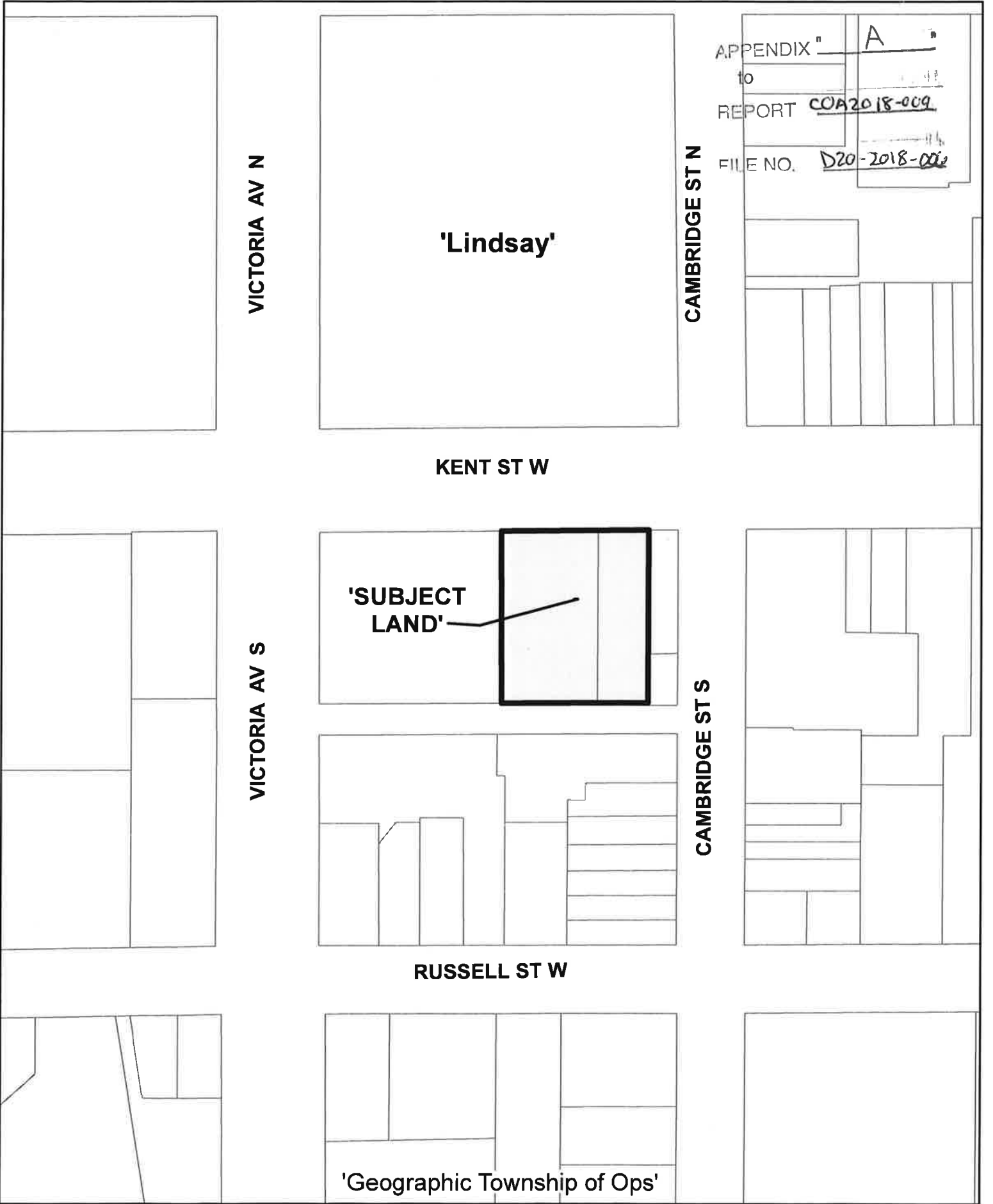


D20-18-006



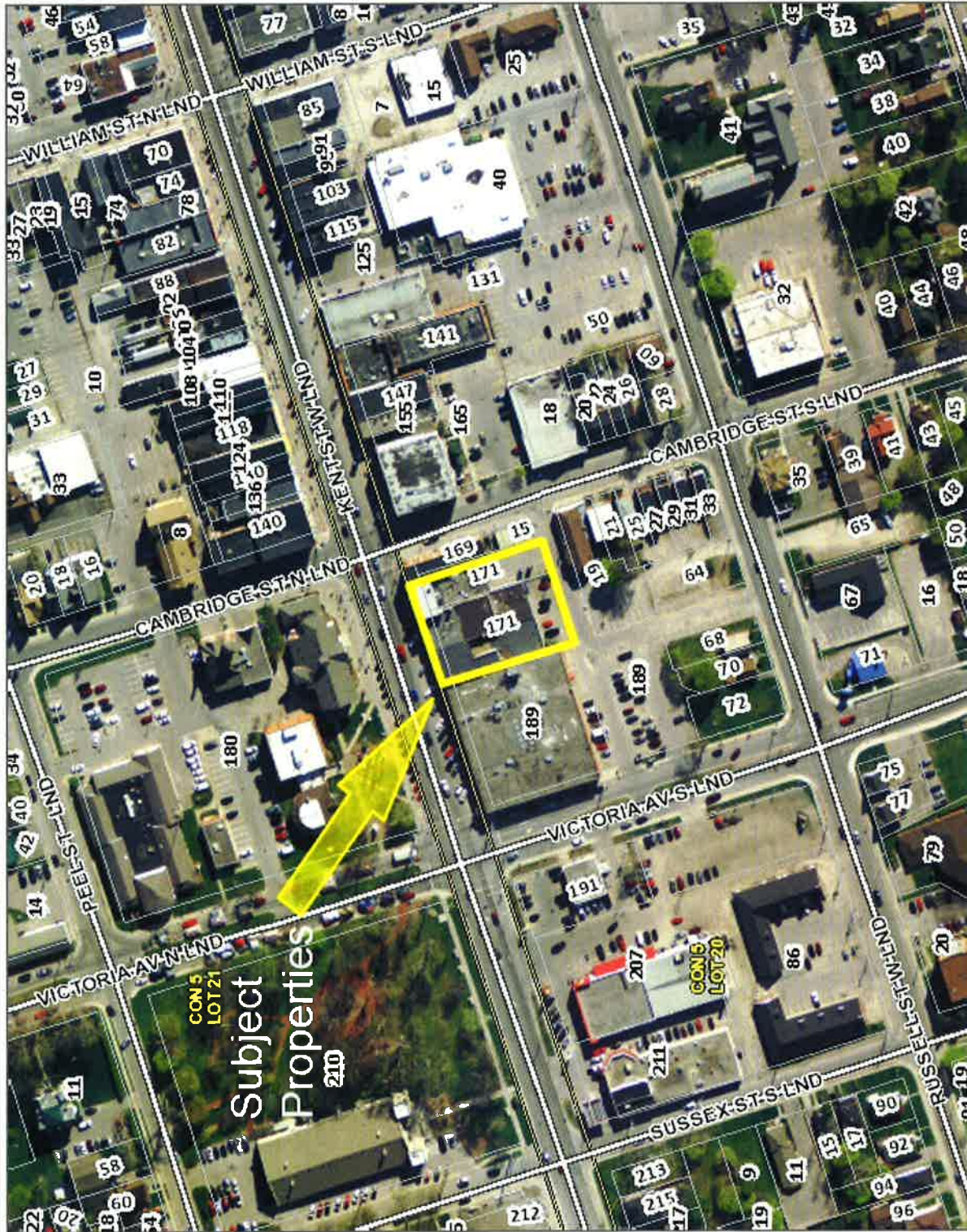
APPENDIX " A "

to \_\_\_\_\_

REPORT COA2018-009

FILE NO. D20-2018-006

# 171 & 171-183 Kent Street West, Lindsay



- Legend**
- Road Centreline
  - Property ROLL#
  - Lots and Concessions

APPENDIX B  
to  
REPORT COA 2018-009  
FILE NO. D20-2018-006

**Notes**

This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.  
THIS MAP IS NOT TO BE USED FOR COMMERCIAL OR LEGAL PURPOSES







notes:

1. The client has requested that the building be designed to accommodate a future expansion of the building to the east.

2. The building should be designed to accommodate a future expansion of the building to the east.

3. The building should be designed to accommodate a future expansion of the building to the east.

4. The building should be designed to accommodate a future expansion of the building to the east.

5. The building should be designed to accommodate a future expansion of the building to the east.

6. The building should be designed to accommodate a future expansion of the building to the east.

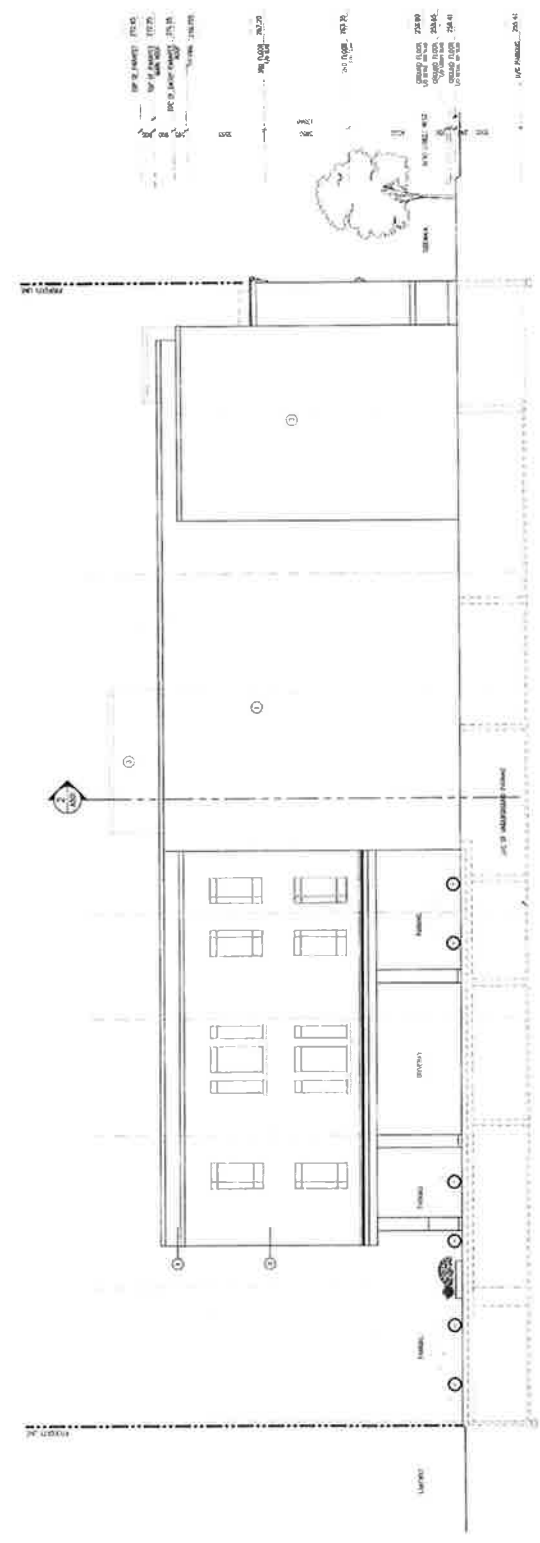
7. The building should be designed to accommodate a future expansion of the building to the east.

8. The building should be designed to accommodate a future expansion of the building to the east.

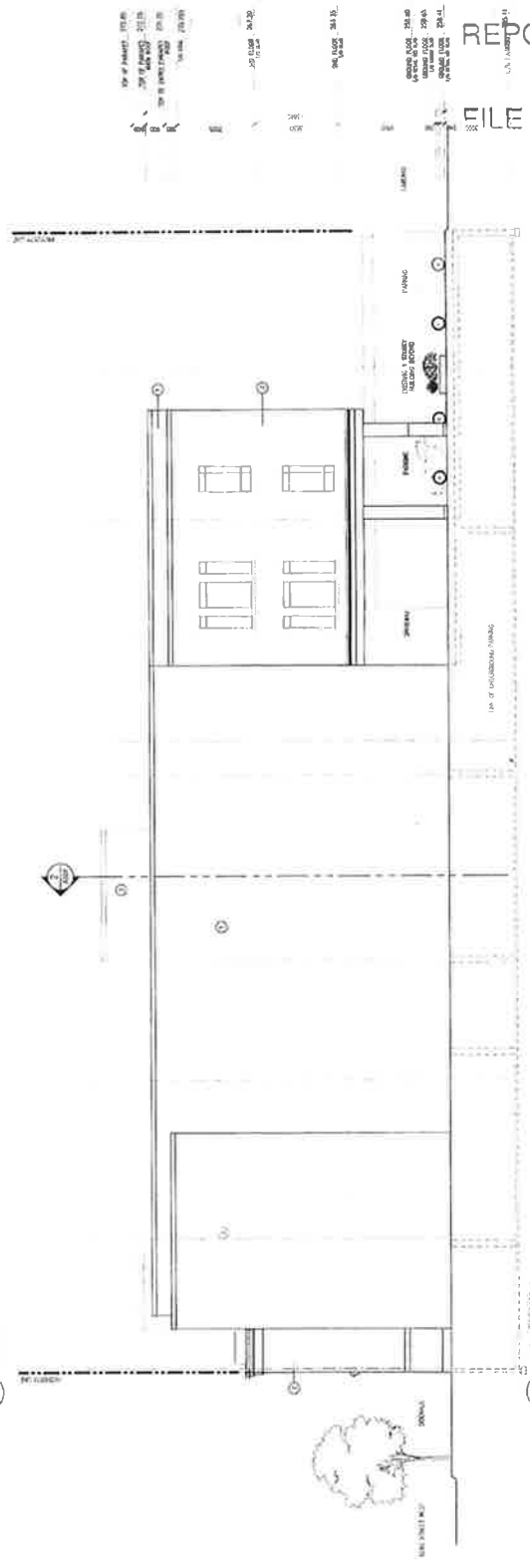
9. The building should be designed to accommodate a future expansion of the building to the east.

10. The building should be designed to accommodate a future expansion of the building to the east.

notes:



1 EAST ELEVATION  
SCALE 1:100



2 WEST ELEVATION  
SCALE 1:100

- 1- ARCHITECTURAL MASONRY (DARK)
- 2- ARCHITECTURAL MASONRY (GRAY)
- 3- ARCHITECTURAL MASONRY (LIGHT)
- 4- CORRUGATED METAL FACADE

APPENDIX D  
to  
REPORT COA2018-008  
FILE NO. D20-2018-C06

- 10 re based for exterior voidance 01-26-2018
- 9 issued for minor voidance 02-11-2017
- 8 based for minor voidance 18-11-2016
- 7 based for minor voidance 18-11-2016
- 6 based for minor voidance 05-03-2016
- 5 based for minor voidance 05-26-2016
- 4 based for building review mtg 09-03-2016
- 3 reviewed & re-based for client 09-03-2016
- 2 reviewed & re-based for client 08-10-2015
- 1 based for pre-consultation mtg 07-26-2015

architectural team:



architectural team:  
architect: architect  
engineer: engineer  
draftsman: draftsman

firm:  
business engineering  
structural engineering  
mechanical engineering  
electrical engineering  
civil engineering  
landscape architecture  
interior design  
architectural design  
planning  
project management  
construction management

171-183 North Street West  
Markham, Ontario

east and west  
elevations

January 26, 2018  
11:00  
19:29  
mg

A402

architectureunfolding





MONSEY CONSULTING GROUP, INC. 1550 MEYERSIDE DR., SUITE 07, MISSISSAUGA, ON L5T 1V4

TEL: 647-988-6930

APPENDIX " E " to 1/3

REPORT CGA2018-009

FILE NO. D20-2018-006

Friday, February 2, 2018

Development Services – Planning Division  
City of Kawartha Lakes  
180 Kent Street West  
Lindsay, Ontario  
K9V 2Y6

Re: 171-183 Kent Street West – **Schedule of Requested Variances**

**1 Insufficient Parking on Site**

There is not sufficient space within the lot area to build the required amount of parking according to the current By-Law ( #2000-75, section 5.12 Parking and Loading Requirements). The By-Law requires 167 spaces where 67 spaces are provided.

**A Variance to allow a parking shortage of 100 spaces is being requested.**

We would offer an increase in 31 spaces to our current proposed parking layout to match the existing building’s parking shortfall based on the following reasoning and item ii) from **Measures for justification** described below.

Existing Building 171-183 Kent Street West

Grand Restaurant (337.88 m2 fl area) : 1 space/11 m2	= 31 spaces
Retail (1,230.64 m2 fl area) : 1 space/25 m2	= 49 spaces
Apartment (979.73 m2 fl area) : 1.1 space/dwelling unit	= 11 spaces
Plus .25/space/dwelling Unit for visitors	
<b>Total</b>	<b>= 91 spaces</b>

Current parking is 22 spaces. The existing building is short 69 spaces if the current By-Law were to apply.

New Development 171 -183 Kent Street West

The By-Law requires per the current drawings dated Janaury 26, 2018 that form part of Minor/Variance application, 167 parking spaces. Parking provided in our Site Plan Application is 67 spaces which is short 100 spaces according to the By-Law. To match the shortage that currently exists(69 spaces) we would need to provide 31 more parking spaces(100 less 69).

**Measures for justification submitted for consideration:**

- i) A cash –in lieu in the amount of \$700 per deficient space to be paid by the owner. This is based on 69 deficient spaces.
- ii) The construction of an off site parking structure(31 spaces), subject to the City of Kawartha Lakes providing the land and entering into a lease-back agreement with the owner and/or subject to availability of private land close to the property that can be purchased by the owner.

- iii) Higher than by-law requirements for bicycle parking in order to encourage cycling and carpooling as an alternate mode of transportation.
- iv) The proposal will continue to make use of the existing municipal on-street parking. As per Transportation masterplan dated February 2012 and prepared by UEM, the existing on-street parking is underutilized by approximately 20%.
- v) Precedents

- i. Precedent 1 – Kent Place

- There are 97 parking spaces provided for 41,889 ft<sup>2</sup> of leasable gross floor area(GFA). The gross floor area for Kent Place is estimated to be 46,000 ft<sup>2</sup> which is approximately 6,000 ft<sup>2</sup> greater in GFA than the proposal for 171-183 Kent Street. The current By-Law would require 171 spaces so current parking coverage for Kent Place is at 57%.

- ii. Precedent 2 – Scotia Bank Bldg

- There are 32 spaces provided for 22,000 ft<sup>2</sup> of leasable gross floor area. The gross floor area for Scotia Bank is estimated to be 24,000 ft<sup>2</sup> which is approximately 16,000 ft<sup>2</sup> lower in GFA than the proposal for 171-183 Kent Street. The current By-Law would require 90 spaces so current parking coverage for Scotia Bank is at 36%.

Given the above precedents, the proposed 67 spaces would be seem suitable and practical for the project. The potential to add 31 spaces to this total makes the comparison even more favourable at 59% parking coverage.

## **2 Insufficient Percentage of Disabled Parking on Site**

The Disabled Parking requirement according to the By-Law requires 6 Disabled Parking spaces. The total Disabled Parking spaces provided is 2.

**A Variance to allow a parking shortage of 4 Disabled spaces is being requested.**

The following measures for justification are proposed:

- i) The construction of an off-site parking structure, subject to the City of Kawartha Lakes providing the land and entering into a lease-back agreement with the owner. This would allow for the conversion of regular parking into the required amount of Disabled Parking on site.
- ii) The proposal will provide barrier-free access to it's users and continue to make use of the existing municipal on-street disabled parking.



**3      Insufficient Number of Loading Spaces on Site**

According to the By-Law (section 5.13) two off-street loading spaces are required. One off-street loading space is provided.

**A Variance to allow one off-street loading space shortage is being requested.**

The following measures for justification are proposed:

- i)      The loading requirements for the proposed building can be minimized thru the implementation of a waste management diversion program. A waste diversion sorting area is being proposed on the ground floor adjacent to the loading area.
- ii)     It is not efficient to provide two off-street loading spaces on an urban infill site.

**4      Insufficient Front Yard Setback**

According to the By-Law (section 14.2) , the Front Yard Setback is required to be 4 meters. The Front Yard Setback proposed is 0.0 meters.

**A Variance to allow a shortage of 4.0 meters in Front Yard Setback is being requested.**

The following measures for justification are proposed:

- i)      The proposed 0 meter setback is contextual to the adjacent setbacks of existing buildings along Kent Street.
- ii)     The proposed 0 meter setback matches the setback of the existing building.
- iii)    The proposed 0 meter setback reinforces the main 'street edge'.

Please do not hesitate to contact the undersigned if further clarification is required.

Sincerely,

*Andy Barzetti*

Andy Barzetti  
Project Manager

## Charlotte Crockford-Toomey

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**From:** Derryk Wolven  
**Sent:** Monday, February 05, 2018 11:48 AM  
**To:** David Harding; Charlotte Crockford-Toomey; Quadri Adebayo  
**Subject:** D20-2018-006, 2018-009

APPENDIX " F "  
to 1/3  
REPORT COA2018-009

FILE NO. D20-2018-006

Please be advised the building division has no concerns with the above noted applications.

Kind regards,

**Derryk Wolven, CBCO**

Plans Examiner

Development Services, Building Division, City of Kawartha Lakes

705-324-9411 ext. 1273 [www.kawarthalakes.ca](http://www.kawarthalakes.ca)



## Charlotte Crockford-Toomey

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**From:** Erica Hallett  
**Sent:** Wednesday, February 07, 2018 8:07 AM  
**To:** Charlotte Crockford-Toomey  
**Subject:** FW: D20-2018-006: 171-183 Kent Street West, Lindsay  
**Importance:** High

APPENDIX " F  
to 2/3  
REPORT COA2018-006  
FILE NO. D20-2018-006

---

**From:** Christina Sisson  
**Sent:** Wednesday, February 07, 2018 8:06 AM  
**To:** Kirk Timms; Mark LaHay; Richard Holy  
**Cc:** Erica Hallett; Kim Rhodes  
**Subject:** RE: D20-2018-006: 171-183 Kent Street West, Lindsay  
**Importance:** High

Good morning,

While we have no objection to the minor variances from a technical, engineering perspective, the requests for parking space reduction, including the reduction in accessible parking spaces appear contrary to the City's Strategic Plan Mission of "Providing Responsible, efficient, and effective services" and especially "Goal 2: An Exceptional Quality of Life – 2.2.1: improve walkability and accessibility in the City of Kawartha Lakes".

We are asked to provide input to and support of the City's accessibility plan.

Thanks,

*CHRISTINA*

*Christina Sisson, P.Eng.  
Supervisor, Development Engineering*

Please note that effective July 27<sup>th</sup>, 2017, my email address is as follows:

[csisson@kawarthalakes.ca](mailto:csisson@kawarthalakes.ca)  
City of Kawartha Lakes  
Engineering & Corporate Assets Department  
P.O. Box 9000  
12 Peel Street  
Lindsay, Ontario K9V 5R8  
(705) 324-9411 Ext. 1152

---

**From:** Kirk Timms  
**Sent:** Wednesday, February 07, 2018 7:35 AM  
**To:** Mark LaHay  
**Cc:** Erica Hallett; Kim Rhodes; Christina Sisson  
**Subject:** D20-2018-006: 171-183 Kent Street West, Lindsay

Good Morning Mark,

Further to our review of the above noted application to permit construction of a new commercial building, Development Engineering confirms we have no objection to the proposed minor variance for Zoning By-Law;

- Section 5.12. k) ii. to reduce the required number of parking spaces from 167 spaces to 67 spaces
- Section 5.12. c) to reduce the required number of accessible parking spaces from 6 spaces to 2 spaces
- Section 5.13. a) to reduce the required number of loading spaces from 2 loading spaces to 1 loading space
- Section 14.2. b. to reduce the minimum front yard setback from 4.0 m to 0.0 m

We respectfully request that if additional information brought forward through the commenting period that changes the intent of the minor variance application and the corresponding report by Planning, that Engineering be circulated for technical review on behalf of the City. Please provide Engineering the Notice of Decision for our confirmation.

Thanks,

Kirk Timms, C.E.T.

Engineering Technician  
Engineering & Corporate Assets Department  
City of Kawartha Lakes  
P.O. Box 9000  
12 Peel Street  
Lindsay, ON  
K9V 5R8  
(705) 324-9411 Ext. 1119

APPENDIX "F"  
to 3/3  
REPORT COA2018-009  
FILE NO. D20-2018-006

