

The Corporation of the City of Kawartha Lakes

Planning Report

Report Number PLAN2017-021

Date: May 3, 2017
Time: 1:00 p.m.
Place: Council Chambers
Public Meeting

Ward Community Identifier: Ward 10

Subject: Application for Zoning By-law Amendment to permit a micro brewery together with requests to permit the demolition and reconstruction of the existing 2 storey annex with a 3 storey addition on property municipally known as 8 Cambridge Street North, former Town of Lindsay, now City of Kawartha Lakes (2556568 ONTARIO INC.)

Author/Title: Sherry L. Rea, Planning Officer

Signature: 

Recommendations:

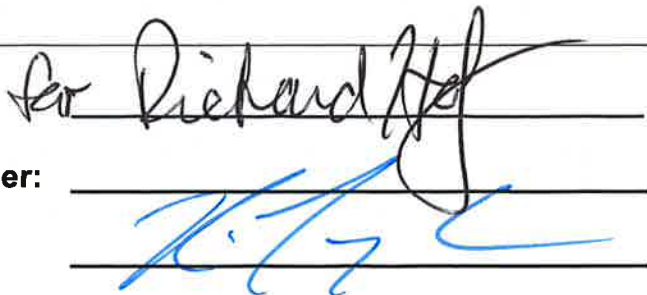
RESOLVED THAT Report PLAN2017-021, respecting Part of Lot 10, North of Kent Street West, Town Plan, former Town of Lindsay, now City of Kawartha Lakes and municipally known as 8 Cambridge Street West, "2556568 Ontario Inc. - Application D06-17-013", be received;

THAT the Zoning By-law Amendment respecting Application D06-17-013 respecting Part of Lot 10, North Kent Street West, Town Plan, former Town of Lindsay, now City of Kawartha Lakes, and substantially in the form attached as Appendix "F" to Report PLAN2017-021, be approved and adopted by Council;

THAT in accordance with Section 34(17) of the Planning Act, Council considers the change to the proposed Zoning By-law Amendment to be minor; and

THAT the Mayor and Clerk be authorized to execute any documents and agreements required by the approval of this application.

Department Head:



Corporate Services Director / Other:

Chief Administrative Officer:

Background:

The application proposes to add the use of a micro brewery on the property together with requests to permit the demolition and reconstruction of the existing 2 storey annex on the south side of the existing legal non-complying building with a 3 storey addition. See Appendix "A" and "B" attached.

Owner: 2556568 Ontario Inc. c/o Aaron Young

Applicant: Kevin Duguay, MCIP, RPP of Kevin Duguay Community Planning and Consulting Inc.

Legal

Description: Part of Lot 10, North Kent Street West, Town Plan, former Town of Lindsay, now City of Kawartha Lakes

Official Plan: "Central Business District Commercial" on Schedule "A" of the Town of Lindsay Official Plan and identified within the "Community Improvement Area A – Downtown Area" on Schedule "B" of the Town of Lindsay Official Plan

Zone: "Central Commercial (CC) Zone" on Schedule "A" of the Town of Lindsay Zoning By-law No. 2000-75

Total Area: 566.54 sq.m.

Site Servicing: Full municipal services

Existing Use: Commercial building, currently vacant

Adjacent Uses: North and East: Municipal parking lot
South: Commercial buildings with Residential Units above
West: Cambridge Street, Municipal Fire Hall and Lindsay Service Centre

Rationale:

The subject property is located at 8 Cambridge Street North, Lindsay across from the City of Kawartha Lakes Fire Hall and is developed with a commercial building circa 1868 and known as the C.L. Baker building. This historic building is not a designated property under Section IV of the Ontario Heritage Act (OHA). The applicant proposes an adaptive re-use of the building for a micro-brewery together with a proposal to demolish the existing 2 storey south side annex and replace with a 3 storey addition. The annex is not part of the original brick building and the applicant seeks to construct a 3 storey addition to contain stairs, an elevator and design space to improve the functionality of the repurposed building. The micro-brewery activity is proposed in the basement of the building with a tap house and restaurant on the ground floor, which will partially overlook the brew kettles below. Private event space and washrooms are proposed on the second floor and commercial office space is proposed on the third floor. An

outdoor seasonal patio is proposed along the south side of the building and adjacent to the municipal laneway between the buildings. The outdoor patio area will include a covered porch. See Appendix “C” and “D” attached.

In support of the application, the applicant has submitted the following:

1. Site Plan prepared by aside architects and dated January 26, 2017. See Appendix “B” attached.
2. Planning Report to support the proposal prepared by Kevin Duguay Community Planning and Consulting Inc. and dated March 13, 2017. The report justifies the proposal under current provincial legislation and the municipal planning framework.
3. Functional Servicing Report prepared by DM Wills and dated March 8, 2017. The report includes a preliminary engineering analysis which addresses sanitary and water servicing, site grading, and storm drainage. It is noted that the calculated flows exclude effluent from the brewing process as the owner has indicated that wastewater and grain waste are to be stored and sold to local farmers and other users who can utilize the by-product for various uses. The report also notes that further discussion with the City regarding flows used for the Colborne Street Sanitary Pump Station (SPS) will be needed to determine if the calculated flows will have a negative impact on the SPS. The report concludes that municipal services are available within the Cambridge Street right-of-way immediately adjacent to the site. Based on the information presented in the Municipal Class EA, capacity for the Colborne Street SPS, capacity may restrict development until the replacement SPS is online or approval to proceed is granted by the City.

The reports submitted have been circulated to the applicable Agencies and/or City Departments for review and comment.

Applicable Provincial Policies:

Staff has reviewed the Planning Report prepared by Kevin Duguay Community Planning and Consulting Inc. in support of the zoning by-law amendment and accepts the planning rationale contained in the report with respect to the Growth Plan for the Greater Golden Horseshoe (Growth Plan) and the 2014 Provincial Policy Statement (PPS). The application serves to permit an adaptive re-use of an existing commercial building and introduces the micro-brewery use, being a new type of business operation for the City. The application conforms to the relevant Provincial policies.

Official Plan Conformity:

The land is designated “Central Business District” in the Lindsay Secondary Plan (LSP), which was endorsed by Council on December 8, 2015. The LSP, along with the City’s 2012 Official Plan (OP), are currently under appeal to the Ontario Municipal Board (OMB). As a result, the former Town of Lindsay Official Plan

(LOP) designation and policies of the “Central Business District Commercial” apply to this application.

The commercial structure of the Town of Lindsay contains three distinct but interrelated commercial areas which include the Downtown Area, Kent Street West and the Mixed Use Corridors. These areas are not land use designations but policy areas. Five land use designations and associated policies generally apply to the three commercial policy areas. The land use designation for the subject land is the “Central Business District Commercial” designation which includes a full range of retail and commercial uses.

The following commercial policies in Section 4.3.2.2 of the LOP apply to this proposal:

- a) The density of commercial buildings or a mixed commercial-residential building on any lot shall not exceed two (2) times the lot area.
- b) Adequate off-street parking and loading spaces, or cash-in-lieu of parking as provided for in Section 5.1.5, shall be provided.
- c) A Community Improvement Plan shall be undertaken for the Downtown Area, in accordance with Section 6.3.1 of this Plan, with a view to enhancing and improving the Area as a significant and unique mixed commercial, residential, cultural, social and entertainment area.

Section 4.9.2 identifies the subject land as being within the Downtown Area Policy. This Section recognizes that the Downtown Area is mixed-use in nature and is also the primary social, cultural and economic node in the Town of Lindsay. The Downtown Area is comprised of unique Victorian architecture and other built forms typically found in a traditional downtown.

Section 6.3.1 identifies the subject land as located within Community Improvement Area A – the Downtown Area. There is no requirement under this application for a Community Improvement Plan as the zoning request is for an additional use to be accommodated within the existing building. Building additions are required to improve functionality of the building and provide for accessibility. Notwithstanding, there are enhancements under the Downtown Area that can be addressed such as the use and type of development and the commercial direction of the downtown, address the development of municipal parking facilities, establish the streetscape and urban design standards to be applied to the downtown, and define the circulation pattern within the Downtown Area. The application serves to repurpose and enhance a vacant commercial building in the downtown core. The proposed use also brings a new business operation to the downtown, which is intended to support the downtown as a unique destination use. As such, the application conforms to the commercial policies of the Town of Lindsay Official Plan.

Zoning By-law Compliance:

The land is zoned “Central Commercial (CC) Zone” in the Town of Lindsay Zoning By-law. The CC Zone permits a full range of commercial uses including an eating establishment (restaurant), tavern (taphouse), place of assembly (private event space) and office use, but does not permit a micro-brewery. The seasonal outdoor patio would be considered ancillary to the other permitted uses in the building. The applicant proposes to apply for a site specific CC Zone to add the permitted use of the micro-brewery. In order to accommodate the demolition and reconstruction of the 2 storey south side annex with a 3 storey addition, the applicant proposes to reduce the interior side yard setback from 2.0 m to 1.0 m and increase the maximum gross floor area as a percentage of lot area from 200% to 218%. Staff supports the requests as it provides opportunity to increase the commercial viability of the building and provide for accessibility with the installation of an elevator in the building.

A parking review was undertaken by the planning consultant and outlined in the planning report. It is acknowledged that parking for the building is considered legal non-conforming. Based on a review of the previous uses in the building, which included a former health club/gym at 1,200 sq.m., the parking requirement would have been 134 spaces (based on 1 space per 9 sq.m. of assembly area). Staff are not aware that this previous high parking generating use caused a parking problem in the area. The parking review confirms that 61 parking spaces are required for the proposed use. The addition of the private event space use (assembly use) was contemplated after the preparation of the planning report and requires an additional 23 spaces for a total of 84, well below the 134 parking spaces required under the former health club/gym use. Staff is accepting of the parking rationale and acknowledges that municipal parking lots and street parking is available and parking maybe offset at different times of the day. The Zoning By-law requires one loading space at 4 m x 15 m. Staff recommends that the requirement be reduced in size to 3 m by 9 m as illustrated on the site plan given that the delivery trucks coming to the site are anticipated to be smaller in size.

Other Alternatives Considered:

No other alternatives were considered at this time.

Financial Considerations:

There are no financial considerations unless Council’s decision to adopt, or its refusal to adopt the requested amendment, is appealed to the Ontario Municipal Board. In the event of an appeal, there would be costs, some of which may be recovered from the applicant.

Relationship of Recommendations To Strategic Priorities:

The City's Strategy Plan Framework outlines Council's Vision of a Community that is naturally beautiful and offering an exceptional lifestyle by pursuing Strategic Goals including a Vibrant and Growing Economy, an Exceptional Quality of Life and a Healthy Environment. This application aligns with the Vibrant and Growing Economy in that residents and visitors to the City will have the opportunity to experience a micro brewery, a new tourism and business opportunity within the City. In addition, the micro brewery provides opportunity to develop business partnerships with local area businesses and seasonal events.

Review of Accessibility Implications of Any Development or Policy:

The accessibility standards established by the Building Code will be shown on the subsequent construction drawings, which must be approved by the City prior to the issuance of a building permit.

Servicing Comments:

The Functional Servicing report was circulated to the City's Engineering and Corporate Assets Department and they confirm no objection to the re-zoning application. However, Engineering requires further information regarding the proposed servicing for the Micro-Brewery operation. Engineering recommends the project be subject to a modified site plan application process to address the outstanding servicing issues. Any alterations to existing municipal water and sanitary servicing are subject to the City of Kawartha Lakes Serviceability Application process. Engineering has provided detailed comments related to the application, which have been forwarded to the applicant and are attached as Appendix "E".

Consultations:

Notice of the application was circulated in accordance with the requirements of the Planning Act. As of the writing of this report, the following comments have been received:

April 11, 2017 – Building Division, no concerns with the application.

April 18, 2017 – Ec Dev, Arts, Culture and Heritage, building not designated under Section IV of the Ontario Heritage Act. The proposed building alterations do not negatively impact the heritage characteristics that are considered important with the proposed heritage conservation district. Façade alterations and any additions should utilize building materials and window treatments that are consistent with the original materials. In terms of the development of our local economy, the proposed brewpub would be a wonderful addition to our local culinary arts sector and would enhance the downtown as a destination for visitors.

April 19, 2017 – Ec Dev, Economic Development supports the Zoning Bylaw Amendment proposed at 8 Cambridge Street North and offers the following comments. Craft breweries are currently one of the top culinary tourism attractors in Ontario and microbreweries are proven to drive tourism and lead to tourist spending throughout the region. Recent media releases from the Ontario Craft Brewers indicate that there are currently over 180 craft breweries operating in 110 communities across the province in addition to over 30 brewpubs. These operations are directly responsible for 1,500 brewery jobs (FTEs) and have an indirect link to 6,000 jobs across the province. The economic impact across Ontario is \$600,000,000. We believe that the City of Kawartha Lakes would greatly benefit from a share of this growth.

The project would be the first craft brewery or brewpub in Kawartha Lakes. It is expected to employ 70-80 throughout the development stage and sustain an additional 35-40 jobs in the long term.

This project contributes to both the first and second goals of the City's adopted Strategic Plan by enhancing "a vibrant and growing economy", by adding a new business to the historic Downtown Lindsay core, growing the City's tourism offerings; and, by building upon "an exceptional quality of life", by providing our residents with a new location to gather with family and friends.

April 20, 2017 – Engineering and Corporate Assets provided comments outlined earlier in the report and are attached as Appendix "E".

No comments were received from the public as a result of the circulation.

Development Services – Planning Division Comments:

The appropriate background reports have been submitted to support the application for a Zoning By-law Amendment. Staff support the proposal as a new destination use in the downtown. Staff feel that the parking request made by the applicant is reasonable and is not expected to impact parking in the area. The request to reduce the interior side yard setback is acceptable. The proposed request to reduce the size of the loading space to 3 m by 9 m is also reasonable since large delivery vehicles are not expected at the site. Staff is in receipt of comments from applicable review Agencies and City Departments and supports Engineering and Corporate Assets request for a modified site plan application process to address outstanding servicing issues.

Conclusions:

Based on the comments contained in the report, Staff respectfully recommends that in accordance with Section 34(17) of the Planning Act, Council considers the change to the proposed by-law with respect to reducing the size of the loading space to 3 m by 9 m to be minor. Staff is in receipt of comments from applicable

review Agencies and City Departments and supports Engineering and Corporate Assets request for a modified site plan application process to address outstanding servicing issues. Staff respectfully recommends that the application be APPROVED.

Attachments:

Appendix “A” – Location Map



Appendix 'A' -
Location Map.pdf

Appendix “B” – Site Plan



Appendix 'B' -
Proposed Site Plan.pc

Appendix “C” – Proposed Building Elevations



Appendix 'C' -
Proposed Building Ele

Appendix "D" - Proposed Floor Plans



Appendix 'D' -
Proposed Floor Plans.

Appendix “E” – Engineering comments dated April 20, 2017



Appendix 'E' -
Engineering Comment

Appendix “F” – Draft Zoning By-law



Appendix 'F' - Draft
Zoning By-law.pdf

Phone: 705-324-9411 ext. 1331

E-Mail: srea@city.kawarthalakes.on.ca

Department Head: Chris Marshall

Department File: D06-17-013

'LINDSAY'

APPENDIX "A"
to
REPORT
FILE NO. Doc-17-013

Cambridge Street North

Peel Street

SUBJECT
LAND

Firehall

Lindsay Library &
Service Centre

Kent Street West

Cambridge St. S.





aside architects
148 Hunter Street W.
Suite 201
Peterborough, ON
K9H2K5
p 705.812.2451

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DATE	DESCRIPTION
1.01.2017	CLIENT REVIEW
2.01.2017	REVISIONS
3.01.2017	REVISIONS
4.01.2017	REVISIONS
5.01.2017	REVISIONS
6.01.2017	REVISIONS
7.01.2017	REVISIONS
8.01.2017	REVISIONS
9.01.2017	REVISIONS
10.01.2017	REVISIONS

SCALE 3/16"=1'-0"

SITE PLAN
COMMERCIAL
8 CAMBRIDGE STREET
LINDSAY, ON.

a 1.0

APPENDIX

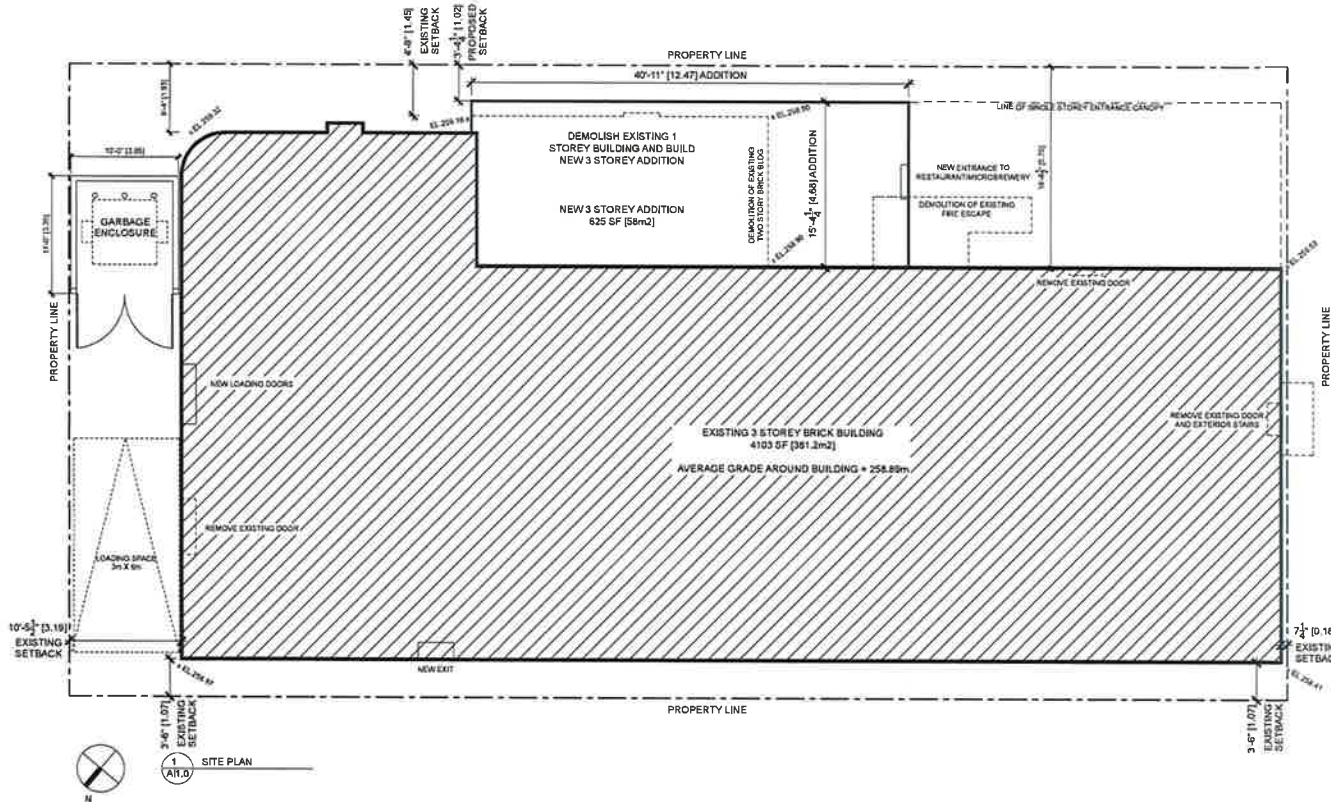
to

REPORT

NO.

Dec-17-2013

PLAN 3017-021



ZONING STATS	
ZONING BY-LAW 2000-75	
CC. CENTRAL COMMERCIAL	
PERMITTED USES: TAVERN, BREW YOUR OWN, EATING ESTABLISHMENTS, AND OFFICES.	
MIN LOT AREA	360m2
EXISTING LOT AREA	6697.5 SF/ 622.2m2
MIN FRONT YARD SETBACK	4.0m
EXISTING WEST FRONT SETBACKS	7' 1/4" 0.18m
MIN EXTERIOR SIDE YARD SETBACK	4.0m
MIN INTERIOR SIDE YARD SETBACK	2.0m
EXISTING NORTH SIDE	3'-4" 1.067m
EXISTING SOUTH SIDE	4'-9" 1.45m
PROPOSED SOUTH SIDE	3'-4 1/4" / 1.02m
MIN REAR YARD SETBACK	2.0m
EXISTING EAST REAR	10'-5 1/2" 3.19

HEIGHT OF BUILDING	
MAXIMUM BUILDING HEIGHT	15 m
EXISTING HEIGHT OF BLDG	13.9m
BUILDING COVERAGE	
ALLOWABLE LOT COVERAGE	75%
LOT AREA	6697.5 SF/ 622.2m2
EXISTING BLDG FOOTPRINT	4464.5 SF/ 416.8m2
EXISTING BLDG COVERAGE	67%
PROPOSED REDUCED EXISTING BLDG AREA (WITH DEMOLITION)	4103 SF/ 381.2m2
ADDITION	625 SF/ 58m2
NEW BLDG FOOTPRINT	4728 SF/ 439.2m2
PROPOSED BLDG COVERAGE	70.6%

SUMMARY OF AREAS	
BASEMENT	
REAR	957.4 SF/ 88.9 m2
FRONT	2307.1 SF/ 214.3m2
STAIRS	553.0 SF/ 51.4m2
GRD FLOOR	
REAR	1123.3 SF/ 104.4 m2
FRONT	2256.9 SF/ 208.7m2
STAIRS	553.0 SF/ 51.4m2
2ND FLOOR	
FRONT	2177.0 SF/ 202.25m2
STAIRS/ WASHRM	1578.6 SF/ 146.7m2
3RD FLOOR	
REAR	872 SF/ 81m2
FRONT	1210 SF/ 112.4m2
STAIRS	684.9 SF/ 63.5m2

* PORTION OF 3RD FLOOR IS CURRENTLY UNFINISHED ATTIC SPACE TO BE RENOVATED FOR OCCUPANCY

OCCUPANCY	
A2 ASSEMBLY (MICRO BREWERY)	
A2 ASSEMBLY (MICRO BREWERY)	

A2 ASSEMBLY (MICRO BREWERY)	
A2 ASSEMBLY (RESTAURANT)	

D - OFFICES

D - OFFICES
D - OFFICES

OCCUPANT LOAD CALCULATION AS PER CBC 3.1.17.1

RESTAURANT (1,10m2/PERSON)

208.7 / 1.10
= 190.63 PERSONS
= 191 PERSONS, OR BY DESIGN 100 PERSONS

OFFICE (0.30m2/PERSON)

2ND FL. = 202.25 / 0.3
= 21.75 PERSONS
= 22 PERSONS

3RD FL FRONT = 112.4 / 0.3
= 12.04 PERSONS
= 12 PERSONS

3RD FL REAR = 81 / 0.3
= 8.7 PERSONS
= 8 PERSONS

PARKING REQUIREMENTS	
GROUND FLOOR 1 SPACE PER 25m2 GROSS FLOOR AREA	
2ND/3RD FLOOR 1 SPACE PER 35m2 GROSS FLOOR AREA	
EATING ESTABLISHMENT 1 SPACE PER 11m2 GROSS FLOOR AREA	
REQUIRED LOADING SPACES 4MX15MX4.5M(H)	
FOR GROSS FLOOR AREA 1000-1999m2	

LANDSCAPING AND BUFFER REQUIREMENTS
1.8m FOR INTERIOR SIDE YARD AND REAR YARD.
LANDSCAPING SHOULD BE A MIN 1.2m IN HEIGHT
- EAVES, CANOPIES, AWNINGS ROOFS AND OTHER
OVERHANGS ARE PERMITTED TO ENCRoACH
INTO FRONT, SIDE, AND REAR SETBACKS 0.6m

PROPOSED OCCUPANT LOADS

MICRO BREWERY = 10 PERSONS MAX. (POSTED)

RESTAURANT = 100 PERSONS MAX. (POSTED)

OFFICE (2ND FL) = 22 PERSONS

OFFICE (3RD FL FRONT) = 12 PERSONS

OFFICE (3RD FL REAR) = 8 PERSONS

OFFICE (3RD FL REAR) = 8 PERSONS

OFFICE (3RD FL REAR) = 8 PERSONS

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OFFICE (3RD FL REAR) = 8 PERSONS



aside architects
148 Hunter Street W.
Suite 201
Peterborough, ON
K9H2K8
p 705.612.2451

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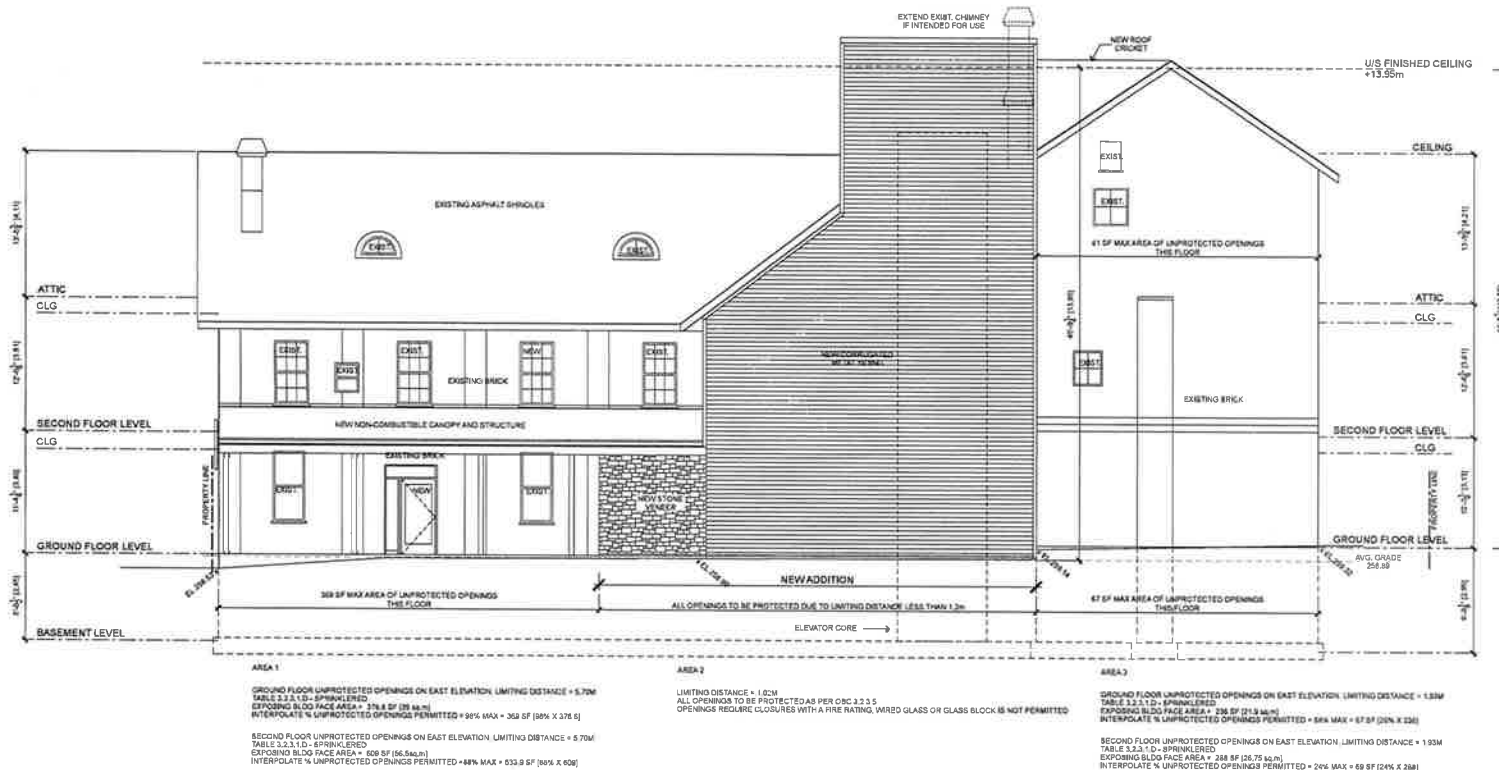
Revision	Description
1	CLIENT REVIEW
2	REVISIONS
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SCALE 3/16"=1'-0"

SOUTH ELEVATION

COMMERCIAL
8 CAMBRIDGE STREET
LINDSAY, ON.

a 2.0



APPENDIX "C"
to
REPORT
FILE NO. 206-17-013
PAN 2017-001



eside architect
148 Hunter Street W.
Suite 201
Peterborough, ON,
K9H2K6
p 705.812.2451

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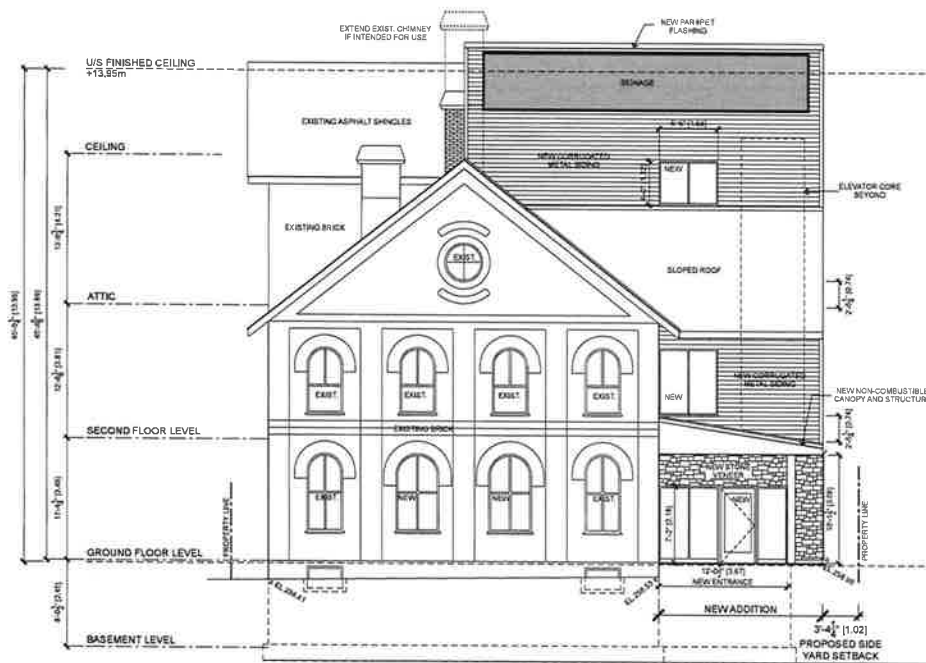
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2. 01/08/17	REVISIONS
3. 01/08/17	REVISIONS
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SCALE 3/16"=1'-0"

WEST ELEVATION
EAST ELEVATION

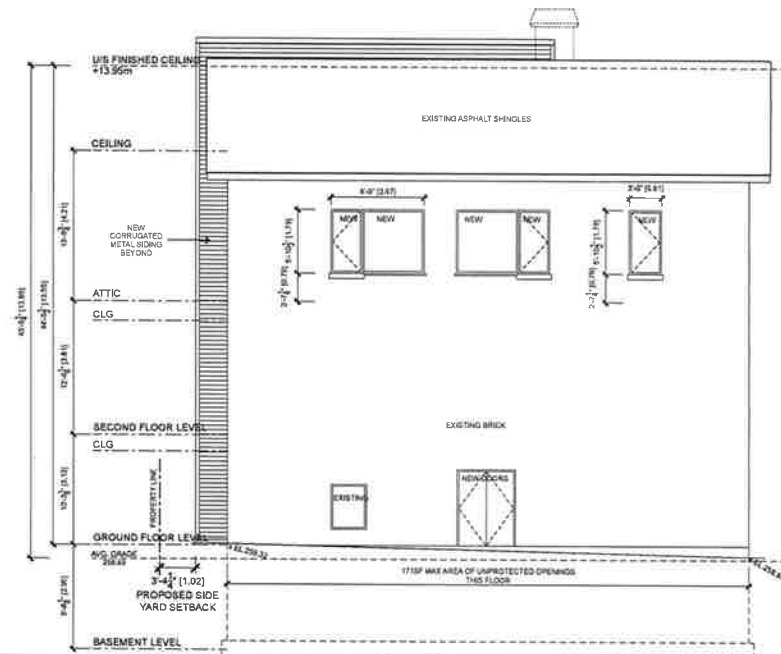
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8 CAMBRIDGE STREET
LINDSAY, ON.

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NOTE: A STANDPIPE WILL BE REQUIRED IF THE HEIGHT FROM AVERAGE GRADE TO UNDERSIDE OF FINISHED CEILING MEETS OR EXCEEDS 14ft.

WEST ELEVATION



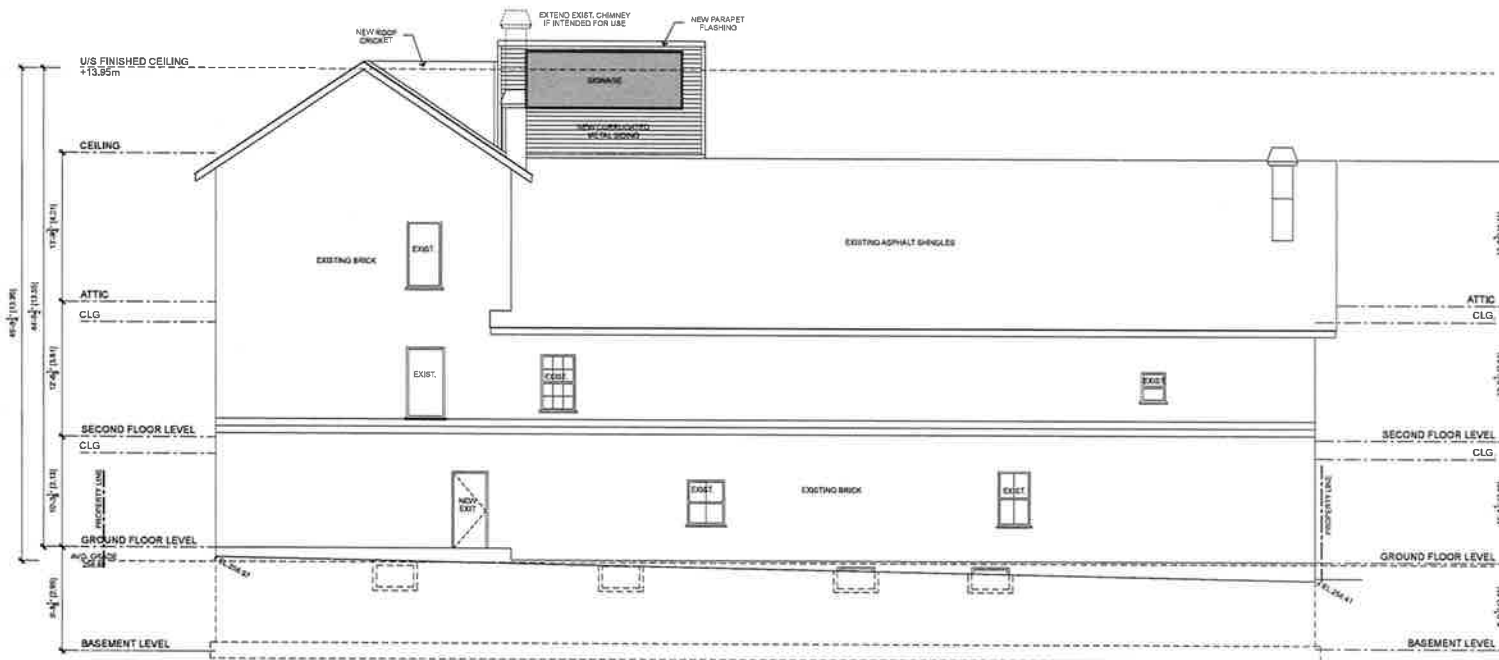
NOTE: A STANDPIPE WILL BE REQUIRED IF THE HEIGHT FROM AVERAGE GRADE TO UNDERSIDE OF FINISHED CEILING MEETS OR EXCEEDS 14ft.

EAST ELEVATION

GROUND FLOOR UNPROTECTED OPENINGS ON EAST ELEVATION, LIMITING DISTANCE = 3.1M
TABLE 5.2.3.1.2 - SPRINKLERED
EXPOSING FLOOR FACE AREA = 425 SF (39.71 sq.m)
INTERPOLATE % UNPROTECTED OPENINGS PERMITTED = 40% MAX = 171 SF (15.91 sq.m)

SECOND FLOOR UNPROTECTED OPENINGS ON EAST ELEVATION, LIMITING DISTANCE = 3.1M
TABLE 5.2.3.1.2 - SPRINKLERED
EXPOSING FLOOR FACE AREA = 141.75 SF (13.17 sq.m)
INTERPOLATE % UNPROTECTED OPENINGS PERMITTED = 30% MAX = 107 SF (9.94 sq.m)

ATTIC FLOOR UNPROTECTED OPENINGS ON EAST ELEVATION, LIMITING DISTANCE = 3.1M
TABLE 5.2.3.1.2 - SPRINKLERED
EXPOSING FLOOR FACE AREA = 668.50 SF (62.14 sq.m)
INTERPOLATE % UNPROTECTED OPENINGS PERMITTED = 31% MAX = 207 SF (19.24 sq.m)



NOTE: A STAIRPIPE WILL BE REQUIRED IF THE HEIGHT FROM AVERAGE GRADE TO UNDERSIDE OF FINISHED CEILING MEETS OR EXCEEDS 14m



aside architects
148 Hunter Street W.
Suite 201
Peterborough, ON,
K9H2K8
p 705.612.2451

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#	DATE	DESCRIPTION
1	2020/07/17	CLIENT REVIEW
2	2020/07/17	REVISIONS
3	2020/07/17	REVISIONS
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SCALE 3/16"=1'-0"

NORTH ELEVATION

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aside architects
148 Hunter Street W.
Suite 201
Peterborough, ON,
K9H2K8
p 705.812.2451

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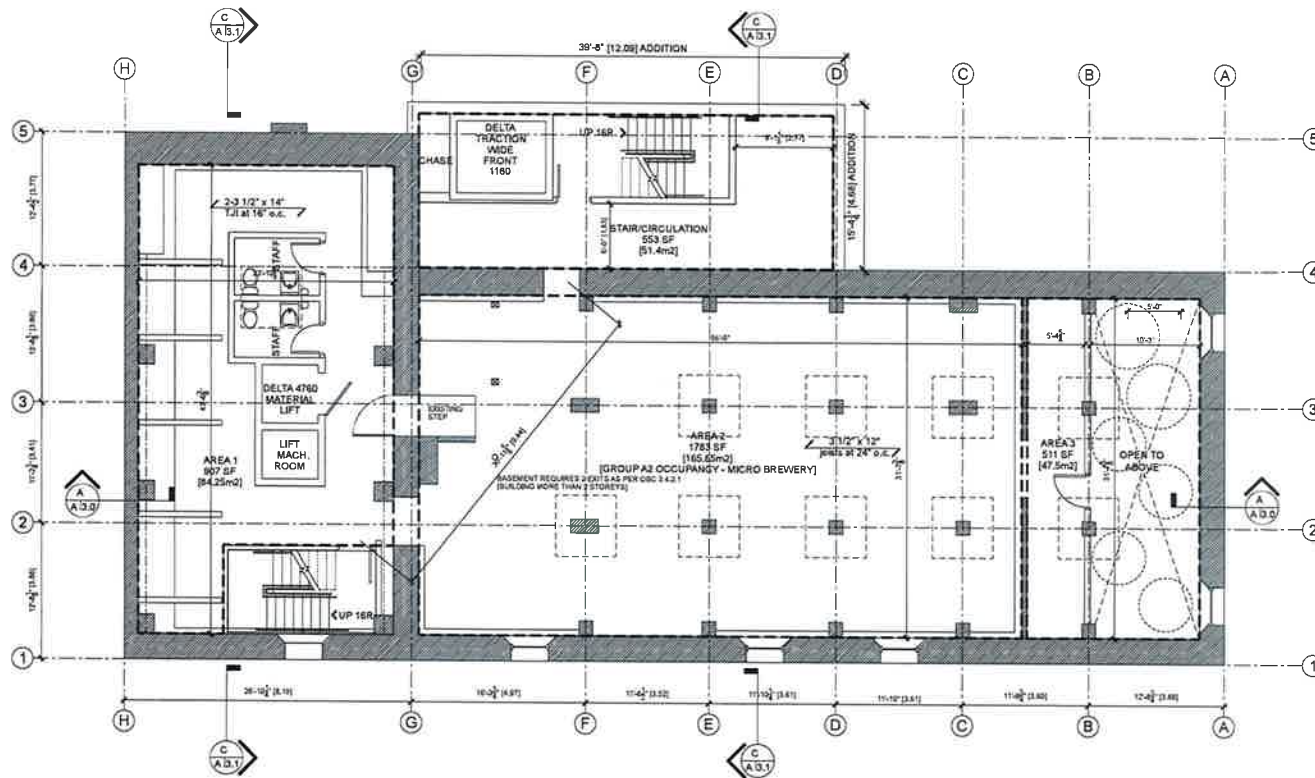
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2. 20170117	REVISIONS
3. 20170117	REVISIONS
4. A	
5. A	
6. A	
7. A	
8. A	
9. A	

SCALE 3/16"=1'-0"

BASEMENT

COMMERCIAL
8 CAMBRIDGE STREET
LINDSAY, ON.

a 1.1



1 BASEMENT PLAN

FLOOR STATISTICS:

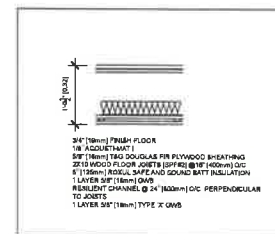
FLOOR AREA: 3854.25 SF [358.1m²]

AREA 1: 907.0 SF [85.25m²]

AREA 2: 1783.0 SF [165.65m²]

AREA 3: 511.0 SF [47.5m²]

STAIR: 553.0 SF [51.4m²]



DESIGN REFERENCE
ULC M500
PER 2 HR
STC
FLOOR THICKNESS
12 1/2" (317mm)
SEMI-FIN
WOOD FLOOR

FILE NO.

Dec-17-013

REPORT

PLAN 2017-021

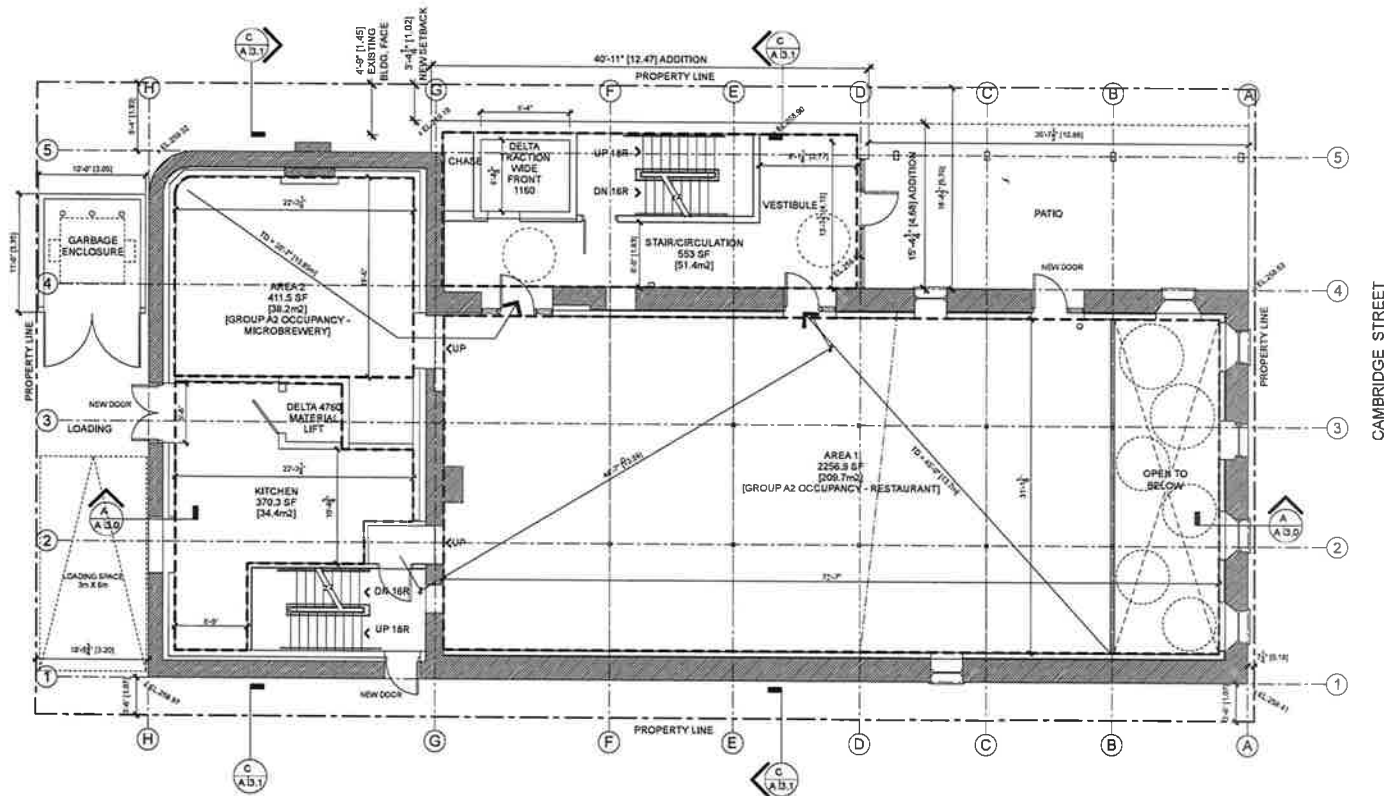
APPENDIX

to

7



eside architects
146 Hunter Street W.
Suite 201
Peterborough, ON
K9H2K8
p 705.612.2451



1 GROUND FLOOR PLAN

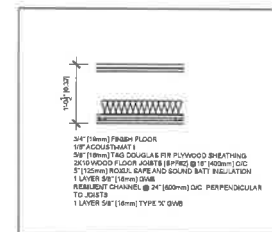


FLOOR STATISTICS:

BUILDING AREA: 4728 SF [439.0m²]

AREA 1: 2256.9 SF [209.7m²]
AREA 2: 411.5 SF [38.2m²]
KITCHEN: 370.3 SF [34.4m²]
STAIR: 553.0 SF [51.4m²]

MINIMUM DISTANCE BETWEEN EXITS
1/2 DIAGONAL DIMENSION OF FLOOR AREA UP TO 8m FOR
SPRINKLERED AREA
1/2 DIAGONAL DIMENSION = 38'-4" (12m)
MAXIMUM TRAVEL DISTANCE
GROUP A = 65m
GROUP D = 40m



DESIGN REFERENCE
BULC 88-2 88-3

ULC M82

FAB 2 HR

STC

FLOOR THICKNESS 12\"/>

SEWAGE

WOOD FLOOR

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check and verify all dimensions
on site and report all errors,
omissions or discrepancies. This
drawing must not be scaled.

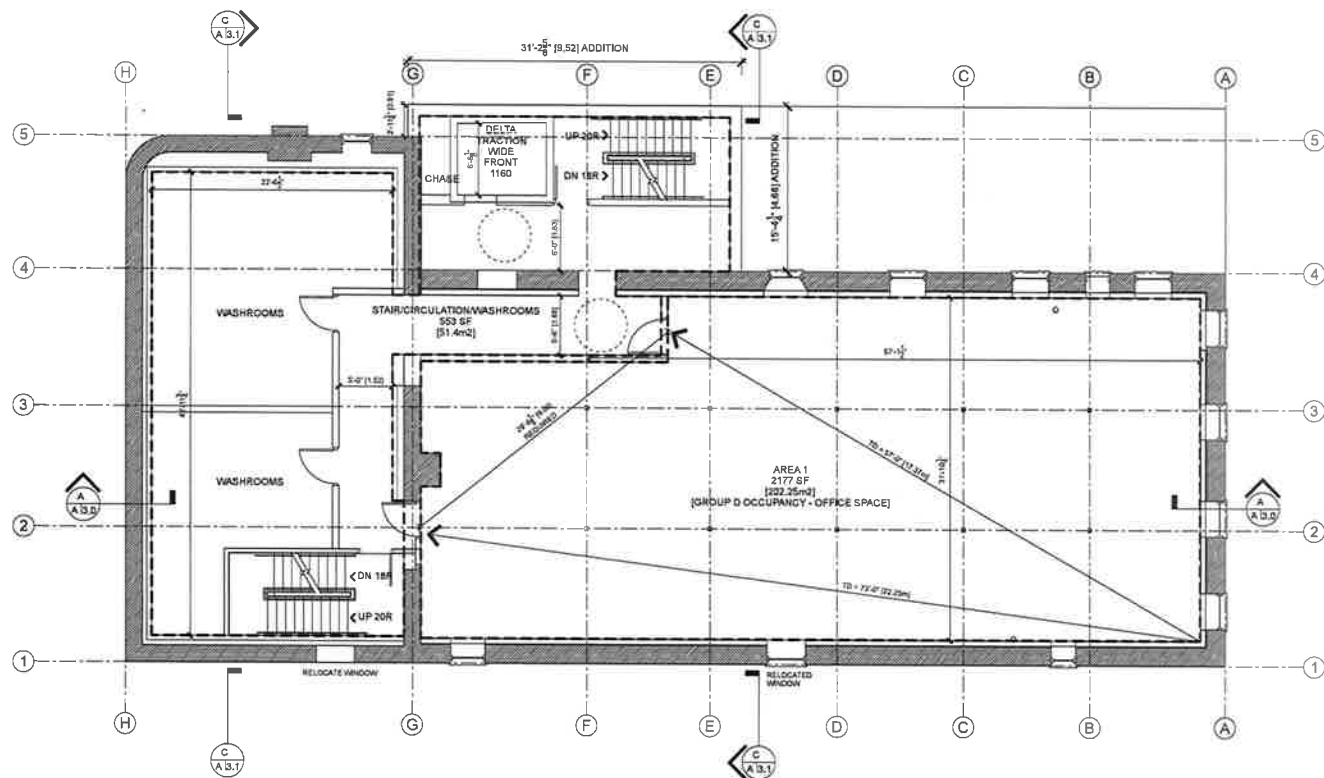
DATE	DESCRIPTION
1 2016/07/17	CLIENT REVIEW
2 2016/07/17	REVISIONS
3 2016/07/17	REVISIONS
4	
5	
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7	
8	
9	
10	

SCALE 3/16"=1'-0"

GROUND FLOOR PLAN

COMMERCIAL
8 CAMBRIDGE STREET
LINDSAY, ON

a 1.2



1 SECOND FLOOR PLAN
A1.3

FLOOR STATISTICS:
FLOOR AREA: 3858 SF (358.5m²)
AREA 1: 2177 SF (202.25m²)

MINIMUM DISTANCE BETWEEN EXITS
TO CASUAL DIMENSION OF FLOOR AREA UP TO 800 FOR
SPRINKLERED AREA
1/2 CASUAL DIMENSION + 30'-10" (12.14m)
MAXIMUM TRAVEL DISTANCE
GROUP A - 45m
GROUP D - 60m



eside architects
148 Hunter Street W.
Suite 201
Peterborough, ON
K9H2K8
p 705.812.2451

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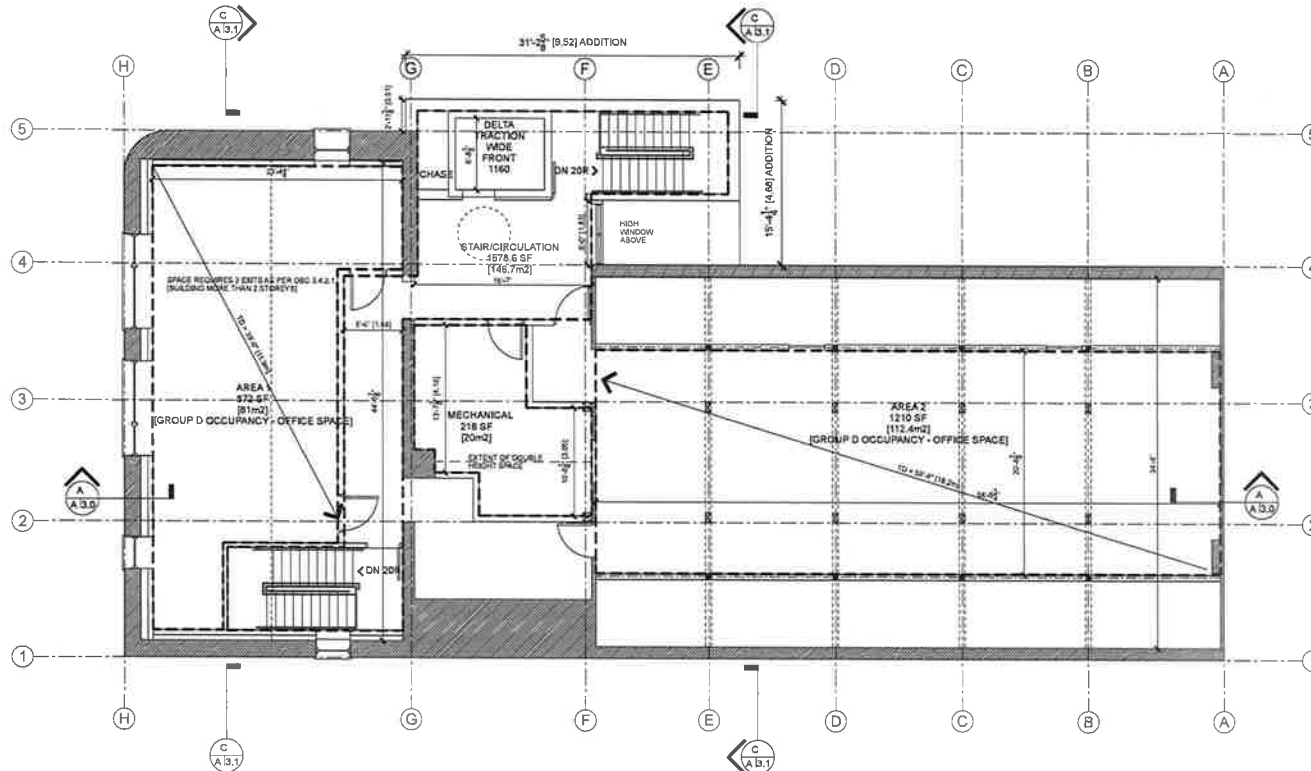
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REVISION	DESCRIPTION
1	REVISION: CLIENT REVIEW
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6	REVISION: REVISIONS
7	REVISION: REVISIONS
8	REVISION: REVISIONS
9	REVISION: REVISIONS
10	REVISION: REVISIONS

SCALE 3/16"=1'-0"
SECOND FLOOR PLAN

COMMERCIAL
8 CAMBRIDGE STREET
LINDSAY, ON

a 1.3



1 3RD FLOOR PLAN
A1.4

FLOOR STATISTICS:

FLOOR AREA: 3188.8 SF [287.2m²]

AREA 1: 872 SF [81.0m²]
AREA 2: 1210 SF [112.4m²]
MECH: 193.6 SF [18.0m²]
STAIR: 1579.6 SF [146.7m²]

MINIMUM DISTANCE BETWEEN EXITS
1/2 DIAGONAL DIMENSION OF FLOOR AREA UP TO 30' FOR
SPRINKLED AREA
1/2 DIAGONAL DIMENSION = 21'-0" [6.4m]
MAXIMUM TRAVEL DISTANCE
GROUP A - 40m
GROUP D - 40m



as/de architects
148 Hunter Street W.
Suite 201
Peterborough, ON,
K9H2K8
p 705.612.2451

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#	DATE	DESCRIPTION
1	2017/07/17	CLIENT REVIEW
2	2017/07/17	REVISIONS
3	2017/07/17	REVISIONS
4		
5		
6		
7		
8		
9		

SCALE 3/16"=1'-0"

3RD FLOOR PLAN

COMMERCIAL
8 CAMBRIDGE STREET
LINDSAY, ON.

a 1.4



Engineering & Corporate Assets Department
P.O. Box 9000, 12 Peel Street
Lindsay ON K9V 5R8
Tel: (705) 324-9411 Ext. 1154
Fax: (705) 324-2982
e-mail: rperdue@city.kawarthalakes.on.ca
website: www.city.kawarthalakes.on.ca

MEMORANDUM

APPENDIX " E "

to

REPORT PLAN 2017-021

FILE NO. D06-17-013

TO: Sherry Rea, Planning Officer

CC: Christina Sisson, Supervisor, Development Engineering

FROM: Roberta Perdue, Senior Engineering Technician

DATE: April 20, 2017

RE: D06-17-013, Zoning By-Law Amendment Application
2556568 Ontario Inc., 8 Cambridge Street North, Lindsay

Engineering has reviewed the following information received on April 7, 2017, in support of the above noted Zoning By-Law amendment application to permit the additional use of a Micro-Brewery:

- Functional Servicing Report, Redevelopment and Microbrewery, 8 Cambridge Street North, Lindsay, ON, prepared by DM Wills Associates Limited, dated March 8, 2017
- Architectural Drawing Package, Drawings a1.0 – a2.2, prepared by aside architects, revised date February 13, 2017.

We offer the following comments based on our initial review of the above noted information:

General Comments:

- Engineering has no objections to the Re-zoning Application.
- Engineering requires further information regarding the proposed servicing for the Micro-Brewery operation. Engineering recommends the project be subject to a modified Site Plan Application process, to address the outstanding servicing issues noted below.
- Any alterations to existing municipal water and sanitary servicing are subject to the City of Kawartha Lakes Serviceability Application process.

Water:

- The Functional Servicing Report indicates the property is currently serviced with a 19mm water service lateral.
- The Functional Servicing Report does not define the water demand for the proposed Micro- Brewery operation.
- The proposed water demand must be determined and size of associated water service lateral must be confirmed to permit any servicing alteration for the site.
- The Functional Servicing Report indicates a separate 150mm fire line service is required.
- The proposed water service connections must be identified on design drawings to permit any servicing alteration for the site. The design must identify sanitary service laterals, service lateral separation distances, setbacks, existing infrastructure, etc. to ensure there are no conflicts.

Sanitary:

- Engineering requires documentation to confirm that no stormwater and/or groundwater connections (i.e. roof downspouts, sump pump, weeping tile, etc.) exist from the property, into the City's sanitary sewer infrastructure.
- The Functional Servicing Report indicates the property is currently serviced with a 100mm sanitary service lateral.
- The Functional Servicing Report does not quantify the proposed sewage flows from the Micro-Brewery operations. It is inferred that 100% of process wastewater flows (including cleaning/rinsing water) from the Micro-Brewery operations will be diverted from the municipal sanitary sewer, 100% of the time. The City requires further detail regarding the specific micro-brewing process and how process effluent is diverted at each stage, if it is excluded from the municipal sanitary servicing design.
- The Functional Servicing Report does not address the quality of effluent from the micro-brewery operation. The City of Kawartha Lakes By-Law 2016-006, to Establish the Management and Use of the Sewer Works in the City of Kawartha Lakes, details specific sanitary sewer discharge quality criteria. The proposed project will require pre-treatment to meet the permitted effluent criteria or alternatively, the proponent may enter into a surcharge agreement with the City as per By-Law 2016-006.

- A sanitary inspection manhole is required (typically located at property line). The inspection manhole will provide access for sanitary sewer effluent monitoring. The sanitary inspection manhole must be identified on design drawings to permit any servicing alteration for the site. The design must identify service lateral separation distances, setbacks, existing infrastructure, etc. to ensure there are no conflicts.
- The subject property is located within the sewershed area contributing to the Colborne Street Sewage Pumping Station. The City is currently undertaking a Capital Project to construct a new sanitary pumping station to address existing capacity constraints. The Micro-Brewery use cannot commence operations until the new Colborne Street Sewage Pumping Station is commissioned.

The above comments are based on the most current information received. In reviewing these documents, every attempt is made to provide a thorough and comprehensive examination. However, Engineering may at any time request additional information and/or amend previous comments/requirements based on new information.

Please do not hesitate to contact our office if you have any questions.

THE CORPORATION OF THE CITY OF KAWARTHA LAKES

PLAN 2017-021

BY-LAW 2017-

FILE NO. D06-17-013

A BY-LAW TO AMEND THE TOWN OF LINDSAY ZONING BY-LAW NO. 2000-75 TO REZONE LAND WITHIN THE CITY OF KAWARTHA LAKES

[File D06-17-013, Report PLAN2017-021 respecting Part Lot 10, North Kent Street West, Town Plan, former Town of Lindsay, and municipally known as 8 Cambridge Street North – 2556568 ONTARIO INC.]

Recitals:

1. Section 34 of the *Planning Act* authorizes Council to determine the appropriate zoning categories and provisions assigned to land.
2. Council has received an application to amend the categories and provisions relating to a specific parcel of land to permit a micro-brewery and ancillary uses on the property and to reduce the minimum interior side yard setback and the minimum dimensions of a loading space on the property.
3. A public meeting to solicit public input has been held.
4. Council deems it appropriate to rezone the Property.

Accordingly, the Council of The Corporation of the City of Kawartha Lakes enacts this By-law 2017-__.

Section 1:00 Zoning Details

1.01 **Property Affected:** The Property affected by this by-law is described as the Part of Lot 10, North Kent Street West, Town Plan, former Town of Lindsay, now City of Kawartha Lakes, and municipally known as 8 Cambridge Street North.

1.02 **Textual Amendment:** By-law No. 2000-75 of the Town of Lindsay is further amended by amending Section 14.3 to add the following:

"14.3.11 CC-S10 Zone

Notwithstanding the zone requirements for the CC zone, on land zoned CC-S10 the use of a micro-brewery and ancillary uses shall also be permitted and the following requirements shall apply:

- i. Minimum interior side yard setback on the south side of the property shall be 1 m.
- ii. Maximum gross floor area as % of lot area shall be 218%.

Notwithstanding Section 5.13 a), on land zoned CC-S10, the minimum dimensions of a loading space shall be 3 m by 9 m."

1.03 **Schedule Amendment:** Schedule 'A' to By-law No. 2000-75 of the Town of Lindsay is further amended to change the zone category from the "Central Commercial (CC) Zone" to the "Central Commercial Special Ten (CC-S10) Zone", for the land referred to as "CC-S10".

Section 2:00 Effective Date

2.01 **Effective Date:** This By-law shall come into force and take effect on the date it is finally passed, subject to the provisions of Section 34 of the Planning Act.

By-law read a first, second and third time, and finally passed, this ** day of , 2017.

Andy Letham, Mayor

Judy Currins, City Clerk

THE CORPORATION OF THE CITY OF

KAWARTHA LAKES

THIS IS SCHEDULE 'A' TO BY-LAW _____ PASSED

THIS _____ DAY OF _____ 2017.

MAYOR _____

CITY CLERK _____

