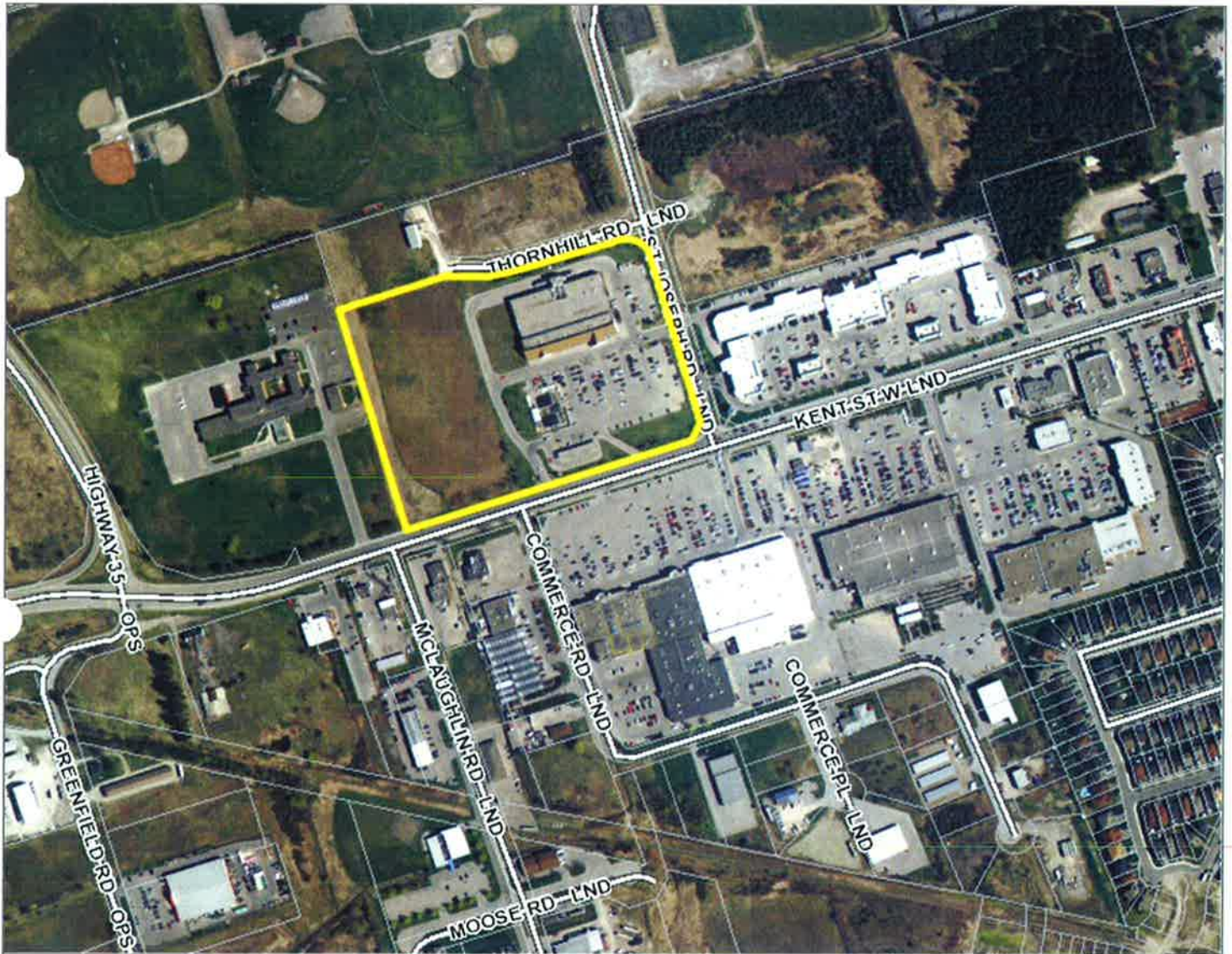


to

REPORT COA2018-028

FILE NO: D20-2018-021

## 400 Kent Street West, Former Town of Lindsay



0.40

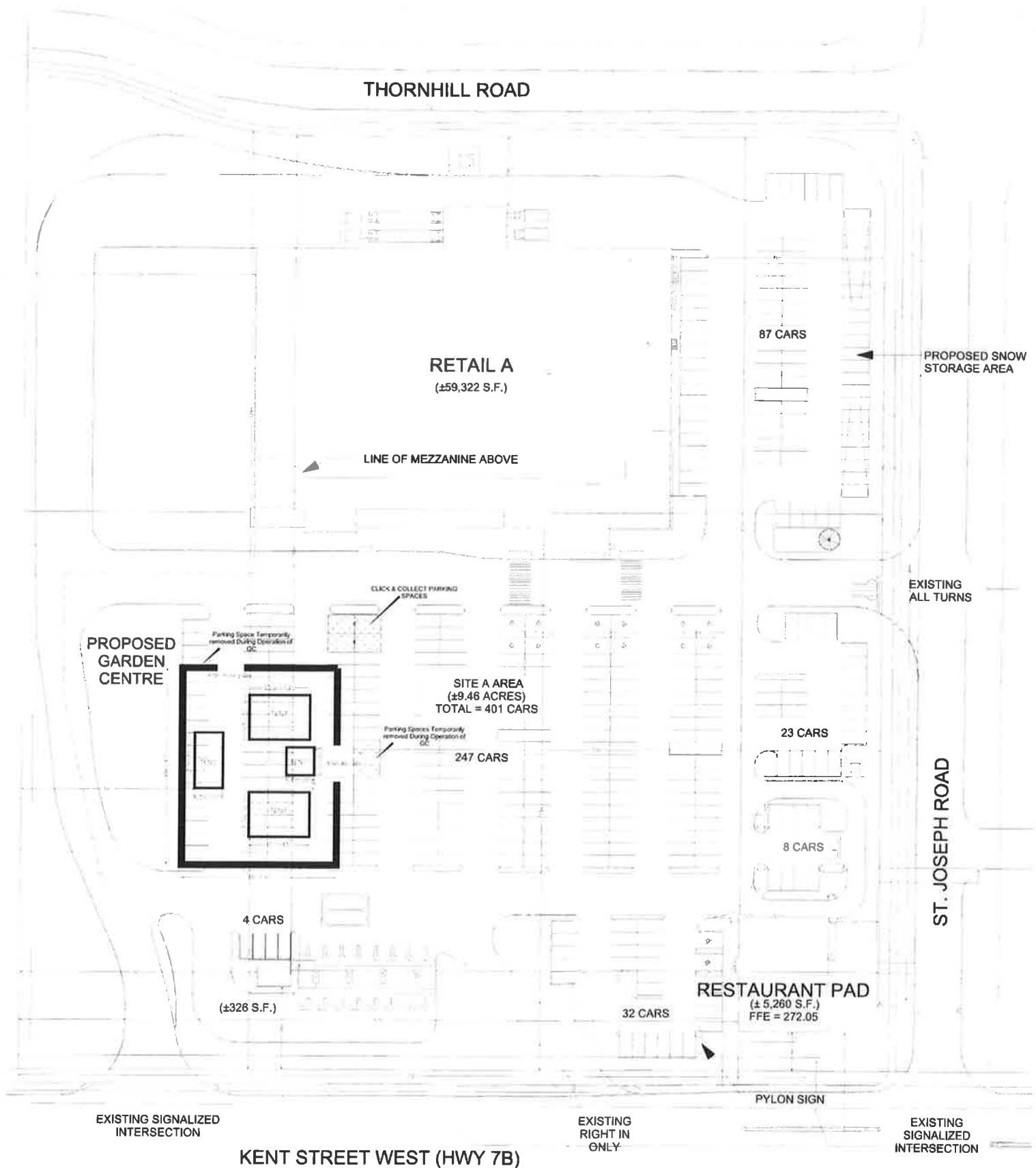
Kilometers

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
City Of Kawartha Lakes



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

to  
REPORT COA2018-028  
FILE NO: D20-2018-021





# **LEA Consulting Ltd.**

Consulting Engineers & Planners

Suite 900, 625 Cochrane Drive  
Markham, ON, L3R 9R9  
CANADA

Tel: (905) 470-0015  
Fax: (905) 470-0030  
www.LEA.ca

January 5, 2016

Our Ref.: 9750.200

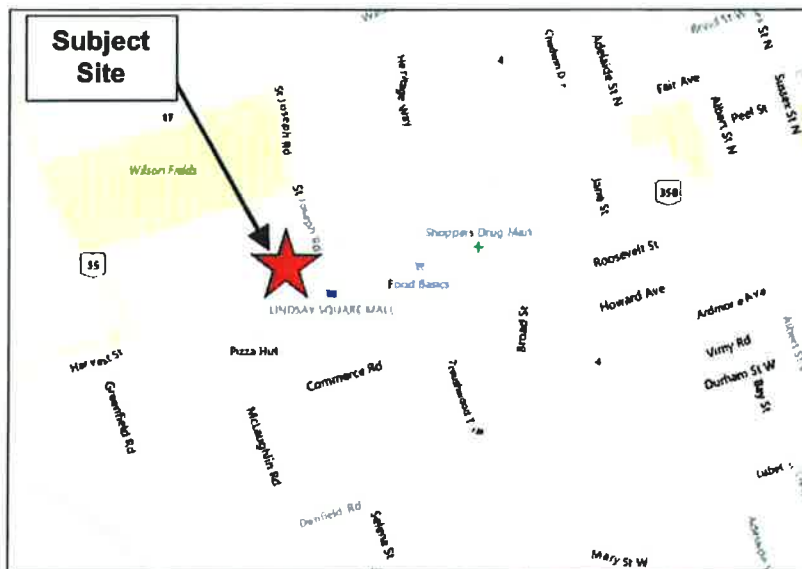
Heather Garrett  
Zelinka Priamo Ltd.  
318 Wellington Road  
London, Ontario  
N6C 4P4

Dear: Ms. Garrett;

## **Re: Parking Minor Variance Application for Seasonal Sales area with Future Development Plan at 400 Kent Street West, Town of Lindsay, Ontario**

As requested, LEA Consulting Ltd. has assessed the proposed parking conditions at the Loblaws located at 400 Kent Street West in the Town of Lindsay in the Municipality of Kawartha Lakes, Ontario. The existing site includes a 7,164 m<sup>2</sup> (77,122 ft<sup>2</sup>) Loblaws food store (with mezzanine area) and a 4 station gas bar with a 30 m<sup>2</sup> (356 ft<sup>2</sup>) kiosk. A restaurant pad on the southeast portion of this site is proposed. The restaurant has a size of 592 m<sup>2</sup> (6,370 ft<sup>2</sup>) with a drive-thru facility permitting 9 stacked vehicles.

This study serves to support a minor parking variance application to allow for a lower parking supply than the by-law requirements with a Loblaws associated seasonal sales area. **Figure 1** shows the subject site.



Source: Bing Maps (August 2015)

**Figure 1: Site Location**

*LEAdership in engineering & planning solutions*



### Existing Site Conditions and Survey Methodology

The site features a standalone food store and a gas bar with an approximate total building size of 7,194 m<sup>2</sup> (77,448 ft<sup>2</sup>) with an overall supply of 412 parking stalls. This translates into a supply ratio of 5.73/100 m<sup>2</sup> (5.32/1000 ft<sup>2</sup>). The following factors were taken into account for determining the actual existing supply:

- Seven (7) stalls utilized for grocery cart storage;
- Sixty-Four (64) stalls utilized for the seasonal sales area;
- Two (2) stalls utilized by a garbage container;
- 1 stall utilized by a two charity donation boxes; and,
- 1 stall utilized by leftovers of a broken wooden pallet.

Parking utilization surveys were conducted from Friday to Sunday May 8-10 and 15-17, 2015 during the Mother's and Victoria Day weekends. A LEA staff member walked the entire parking lot, and using the same route with each survey, recorded all vehicles parked on-site. Survey data was collected at 30 minute intervals starting at 10:00 a.m., and the last survey was conducted starting at 6:00 p.m.

The available parking supply during the time of our survey was 336 stalls for a supply ratio of 4.67/100 m<sup>2</sup> (4.34/1000 ft<sup>2</sup>). **Figure 2** shows the existing site plan.

### Survey Results

The survey results are summarized in **Exhibit 1**. Daily peak hour demand is summarized in **Table 1** below. Peak demand occurred on Sunday at 12:00 p.m. with 200 stalls occupied for a utilization rate of 59.5% and a demand ratio of 2.78/100 m<sup>2</sup> (2.58/1000 ft<sup>2</sup>). At peak demand, there is an excess supply of 136 (336-200) stalls. **Figure 3** illustrates the peak parking stall utilization for Sunday.

Survey Date	Peak Hour	Utilized Stalls	Number of Available Stalls	Utilization Rate	Demand Ratio	
					Per 100 m <sup>2</sup>	Per 1000 ft <sup>2</sup>
Friday May 8, 2015	1:00 p.m.	180	336	53.6%	2.50	2.32
Saturday May 9, 2015	12:30 p.m.	194		57.7%	2.70	2.50
<b>Sunday May 10, 2015</b>	<b>12:00 p.m.</b>	<b>200</b>		<b>59.5%</b>	<b>2.78</b>	<b>2.58</b>
Friday May 15, 2015	1:00 p.m.	193		57.4%	2.68	2.49
Saturday May 16, 2015	12:30 p.m.	190		56.5%	2.64	2.45
Sunday May 17, 2015	11:30 a.m.	178		53.0%	2.47	2.30

**Table 1: Peak Parking Demand (Thursday – Sunday May 14-17, 2015)**

### Proposed Site Intensification

The ultimate development plan includes the existing food store, gas bar and a 592 m<sup>2</sup> (6,370 ft<sup>2</sup>) restaurant pad with drive-thru on the southeast portion of the subject site. **Figure 4** shows the future site plan. Site access is to retain the existing access driveways to the subject site. **Table 2** summarizes the site statistics under the future development plan.

Use	Size (sq. m.)	Size (sq. ft.)
<b>Loblaws</b>	7,164	77,122
<b>Gas bar</b>	30	326
<b>Restaurant</b>	489	5,260
<b>TOTAL</b>	<b>7,683</b>	<b>82,708</b>

**Table 2: Proposed Site Characteristics***Parking Demand Assessment upon Full Development*

This proposed development pad is located in the south-easterly parking area next to the St. Joseph Road at Kent Street West signalized intersection. To compare the entire development parking requirements versus the future projected demand, we reviewed the *Town of Lindsay zoning By-law 2000-75 (Section 5.12 Parking and Loading Requirements)*. We applied the minimum requirements each use based on Table 5.12 k) ii, non-residential parking requirements. In calculating the parking stall supply for the food store, we applied the total building size which includes the mezzanine area. **Table 3** summarizes the requirements for the entire site versus the proposed supply. A total of 469 stalls are required whereas the proposed supply is 401 for a shortfall of 68 stalls.

Unit	Size (m <sup>2</sup> )	Supply Rate (sq. m.)	No. of Stalls Required
Loblaws	7,164	1/17	422
Gas bar	30	1/24	2
C (Restaurant)	489	1/11	45
Total	7,638	-	469
Proposed Future Supply			401
Net Difference (+/-)			-68

**Table 3: Comparison of Parking Stall Requirements versus Proposed Supply**

If we assume the maximum demand generated by the restaurant occurs as per the by-law requirements, the demand is for 45 stalls. Assuming the parking demand under existing conditions remains the same under future conditions, the projected total demand upon full development is 245 stalls (200 Existing + 45 Restaurant). The total anticipated supply upon full development is calculated by the overall supply minus any on-site features. During our survey, we noted two (2) garbage dumpsters and a broken wooden pallet removing 3 stalls. Under future conditions, we assumed that these obstructions will not be retained. Inclusively, 6 as oppose to 7 stalls will be utilized by shopping cart storage corrals as shown in the future site plan. Therefore, the anticipated available parking supply is the sum of the proposed supply minus the stalls utilized by shopping cart storage corrals and 2 donations boxes. The resulting value is 394 stalls (401-6-1).

No change in location and size of the seasonal sales is being considered with the future development plan. The seasonal sales area will continue to utilize 64 stalls when operational, leaving an available supply of 330 stalls. Assuming the future peak demand remains at 245 stalls, the estimated residual parking supply is 85 stalls (330-245).

The seasonal sales area does not produce any additional demand for parking but customers stay on-site for a longer duration. Subsequently, the demand for parking stalls will not change whether the seasonal sales area is open for business.

After reviewing the above circumstances, it is anticipated that the ultimate development plan to add a retail building and a restaurant with a drive-thru does not create a parking stall shortfall. The food store and the proposed additional developments can be adequately accommodated with a parking supply less than the by-law requirement.

### **Conclusions**

This letter report was prepared to assess parking demand at the Loblaws food store located at 400 Kent Street West in the Town of Lindsay, City of Kawartha Lakes of Ontario. The site contains a standalone food store and a 4 station gas bar that has a total combined size of with a size of 7,194 m<sup>2</sup> (77,448 ft<sup>2</sup>) with an overall supply of 412 parking stalls. The corresponding supply ratio is of 5.73/100 m<sup>2</sup> (5.32/1000 ft<sup>2</sup>). 5.62/100 m<sup>2</sup> (5.23/1000 ft<sup>2</sup>). A 592 m<sup>2</sup> (6,370 ft<sup>2</sup>) restaurant pad with a drive-thru facility is proposed as part of a future development plan.

LEA Consulting conducted parking demand surveys during the weekends of May 8-10 and 15-17, 2015 or the Mother's and Victoria Day weekends; respectively. The available parking supply was 336 stalls after accounting for the seasonal sales area, shopping cart corrals and other on-site obstructions for a supply ratio of 4.67/100 m<sup>2</sup> (4.34/1000 ft<sup>2</sup>). Peak demand occurred on Sunday May 10<sup>th</sup>, 2015 at 200 stalls for a demand ratio of 2.78/100 m<sup>2</sup> (2.58/1000 ft<sup>2</sup>) for a residual supply of 136 stalls.

The parking requirement for the proposed additional development is 45 stalls. Assuming the maximum demand for the proposed retail occurs as with the peak demand under the existing site plan, the total future total projected demand is for 245 stalls. The proposed future parking supply with full development is 401 stalls but 330 stalls are projected to be available after accounting for other on-site items including the seasonal sales area. The forecasted residual parking supply at maximum demand is projected to be 85 stalls.

The proposed parking supply for the future development plan can be sufficiently met with a lower parking supply than the by-law requires.

If you have questions regarding this information, I can be reached at 905-470-0015 extension 240.

Yours very truly,

**LEA Consulting Ltd.**

Anatole V. Kung, B.A.  
Senior Transportation Analyst

:avk

Encl: Exhibits 1-2, Figures 2-4

cc: Mario Fatica                      Loblaw Properties Limited  
Kenneth Chan                      LEA Consulting Ltd.



# EXHIBITS



# LOBLAWS PARKING DEMAND SURVEY

(Illegally Parked Vehicles Included)

400 Kent Street West, St. (Joseph's Road at Kent Street West) Lindsay, Ontario

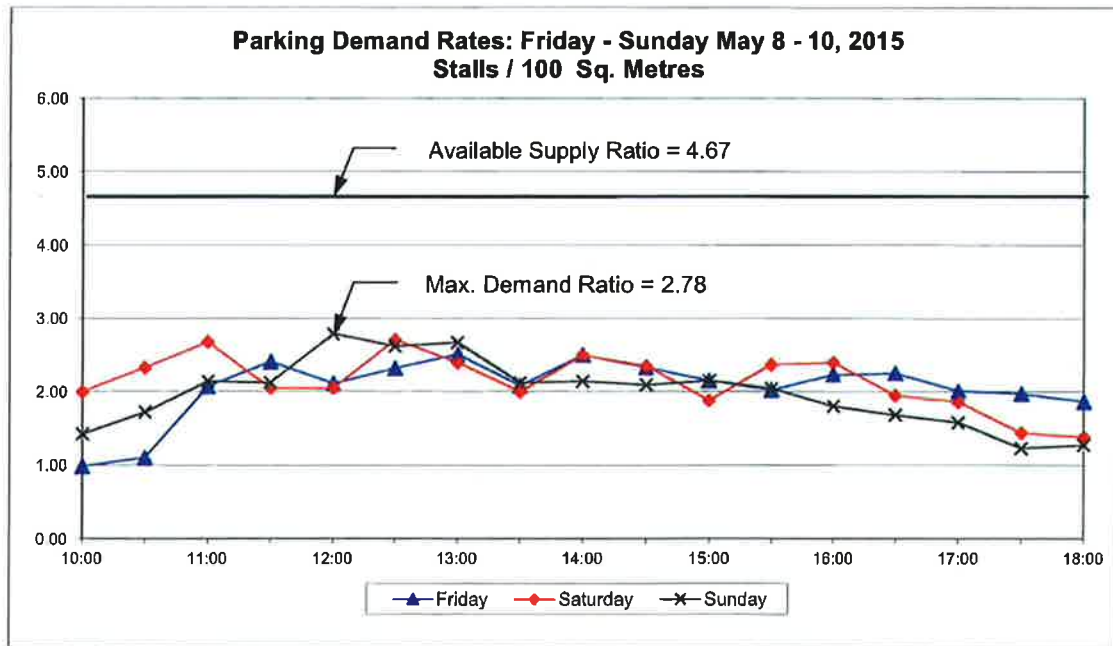
Size SQ. Metres:  
Max. Supply Ratio:  
Max. Parking Supply:  
**Max. Demand Ratio:**  
Max. Parking Demand:  
Survey Date(s):

Sq. Metres	Sq. Feet
7,164	77,122
<b>4.69</b>	<b>4.36</b>
336	
<b>2.51</b>	<b>2.33</b>
200	

Friday - Sunday May 8-10, 2015

Time Beginning	# of Occupied Stalls			% Utilization			# of Occupied Stalls per 100 Sq. metres		
	Fri.	Sat.	Sun.	Fri.	Sat.	Sun.	Fri.	Sat.	Sun.
10:00	70	143	102	20.8%	42.6%	30.4%	0.98	2.00	1.42
10:30	79	167	123	23.5%	49.7%	36.6%	1.10	2.33	1.72
11:00	148	192	153	44.0%	57.1%	45.5%	2.07	2.68	2.14
11:30	173	147	152	51.5%	43.8%	45.2%	2.41	2.05	2.12
<b>12:00</b>	151	147	<b>200</b>	44.9%	43.8%	<b>59.5%</b>	2.11	2.05	<b>2.79</b>
<b>12:30</b>	166	<b>194</b>	188	49.4%	<b>57.7%</b>	56.0%	2.32	<b>2.71</b>	2.62
<b>13:00</b>	<b>180</b>	172	191	<b>53.6%</b>	51.2%	56.8%	<b>2.51</b>	2.40	2.67
13:30	149	143	152	44.3%	42.6%	45.2%	2.08	2.00	2.12
14:00	179	179	153	53.3%	53.3%	45.5%	2.50	2.50	2.14
14:30	167	168	150	49.7%	50.0%	44.6%	2.33	2.35	2.09
15:00	154	135	154	45.8%	40.2%	45.8%	2.15	1.88	2.15
15:30	145	170	146	43.2%	50.6%	43.5%	2.02	2.37	2.04
16:00	160	172	129	47.6%	51.2%	38.4%	2.23	2.40	1.80
16:30	161	140	120	47.9%	41.7%	35.7%	2.25	1.95	1.68
17:00	144	133	113	42.9%	39.6%	33.6%	2.01	1.86	1.58
17:30	141	103	88	42.0%	30.7%	26.2%	1.97	1.44	1.23
18:00	133	99	91	39.6%	29.5%	27.1%	1.86	1.38	1.27

**Note:** Peak Demand Intervals are shown in bold font  
Demand data includes parking occupancy adjacent to on-site Loblaw's gas bar.



**Exhibit 1**



# LOBLAWS PARKING DEMAND SURVEY

(Illegally Parked Vehicles Included)

400 Kent Street West, St. (Joseph's Road at Kent Street West) Lindsay, Ontario

Size SQ. Metres:

Max. Supply Ratio:

Max. Parking Supply:

Max. Demand Ratio:

Max. Parking Demand:

Survey Date(s):

Sq. Metres	Sq. Feet
7,194	77,448
<b>4.67</b>	<b>4.34</b>
336	
<b>2.68</b>	<b>2.49</b>
193	

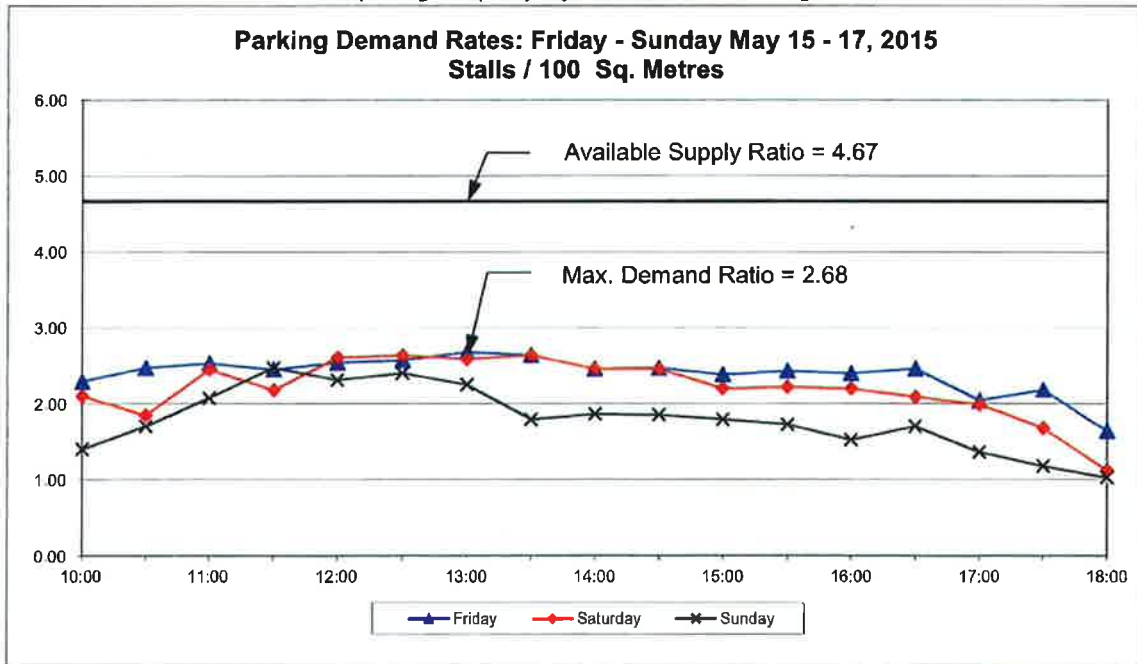
Friday - Sunday May 15-17, 2015

Time Beginning	# of Occupied Stalls			% Utilization			# of Occupied Stalls per 100 Sq. metres		
	Fri.	Sat.	Sun.	Fri.	Sat.	Sun.	Fri.	Sat.	Sun.
10:00	165	151	101	49.1%	44.9%	30.1%	2.29	2.10	1.40
10:30	178	133	122	53.0%	39.6%	36.3%	2.47	1.85	1.70
11:00	182	176	149	54.2%	52.4%	44.3%	2.53	2.45	2.07
<b>11:30</b>	176	157	<b>178</b>	52.4%	46.7%	<b>53.0%</b>	2.45	2.18	<b>2.47</b>
12:00	183	188	166	54.5%	56.0%	49.4%	2.54	2.61	2.31
<b>12:30</b>	185	<b>190</b>	173	55.1%	<b>56.5%</b>	51.5%	2.57	<b>2.64</b>	2.40
<b>13:00</b>	<b>193</b>	186	162	<b>57.4%</b>	55.4%	48.2%	<b>2.68</b>	2.59	2.25
13:30	190	190	129	56.5%	56.5%	38.4%	2.64	2.64	1.79
14:00	177	177	134	52.7%	52.7%	39.9%	2.46	2.46	1.86
14:30	178	177	133	53.0%	52.7%	39.6%	2.47	2.46	1.85
15:00	171	158	129	50.9%	47.0%	38.4%	2.38	2.20	1.79
15:30	175	160	124	52.1%	47.6%	36.9%	2.43	2.22	1.72
16:00	173	158	109	51.5%	47.0%	32.4%	2.40	2.20	1.52
16:30	177	150	122	52.7%	44.6%	36.3%	2.46	2.09	1.70
17:00	147	143	98	43.8%	42.6%	29.2%	2.04	1.99	1.36
17:30	157	121	85	46.7%	36.0%	25.3%	2.18	1.68	1.18
18:00	118	81	74	35.1%	24.1%	22.0%	1.64	1.13	1.03

## Note:

Peak Demand Intervals are shown in bold font

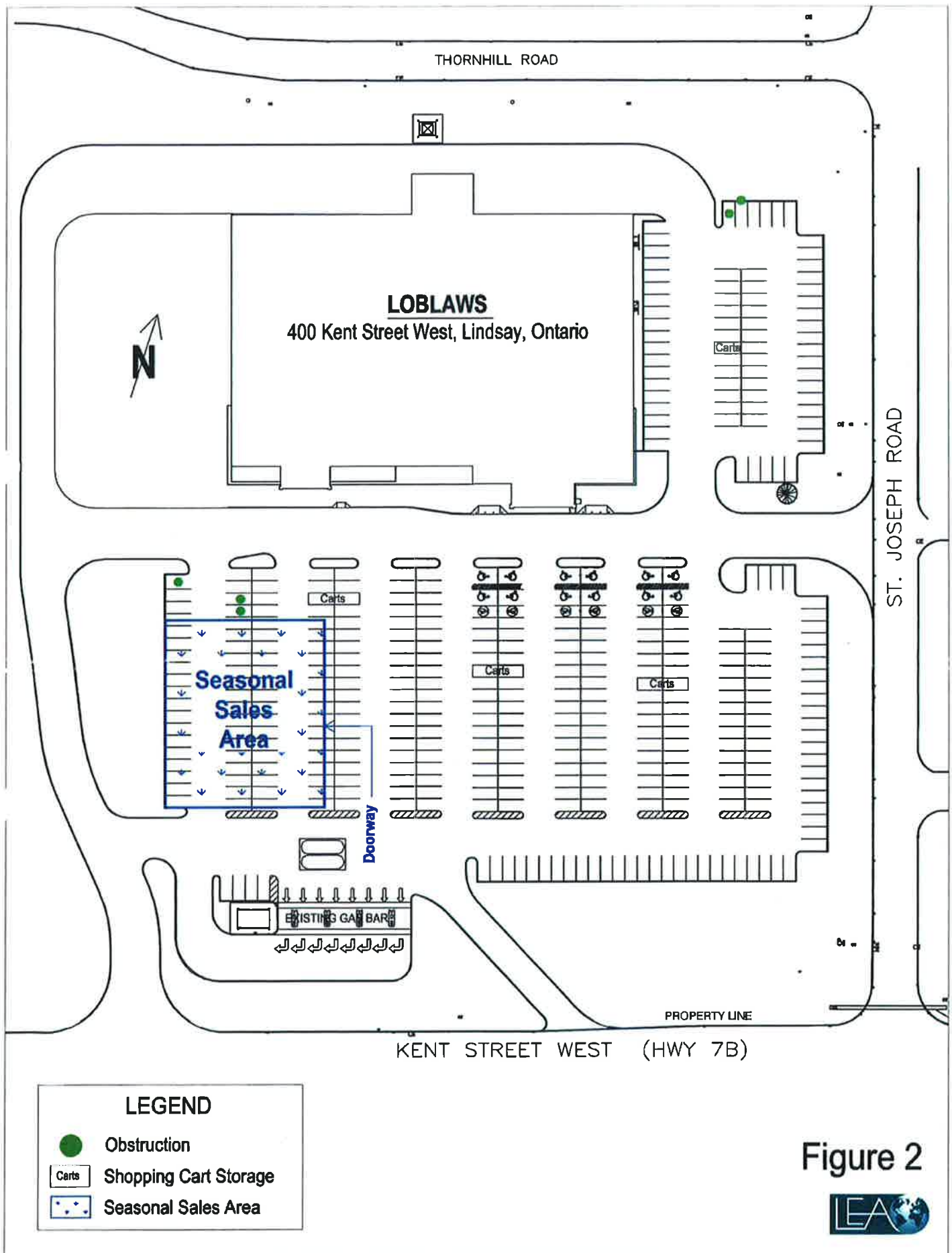
Demand data includes parking occupancy adjacent to on-site Loblaw's gas bar.

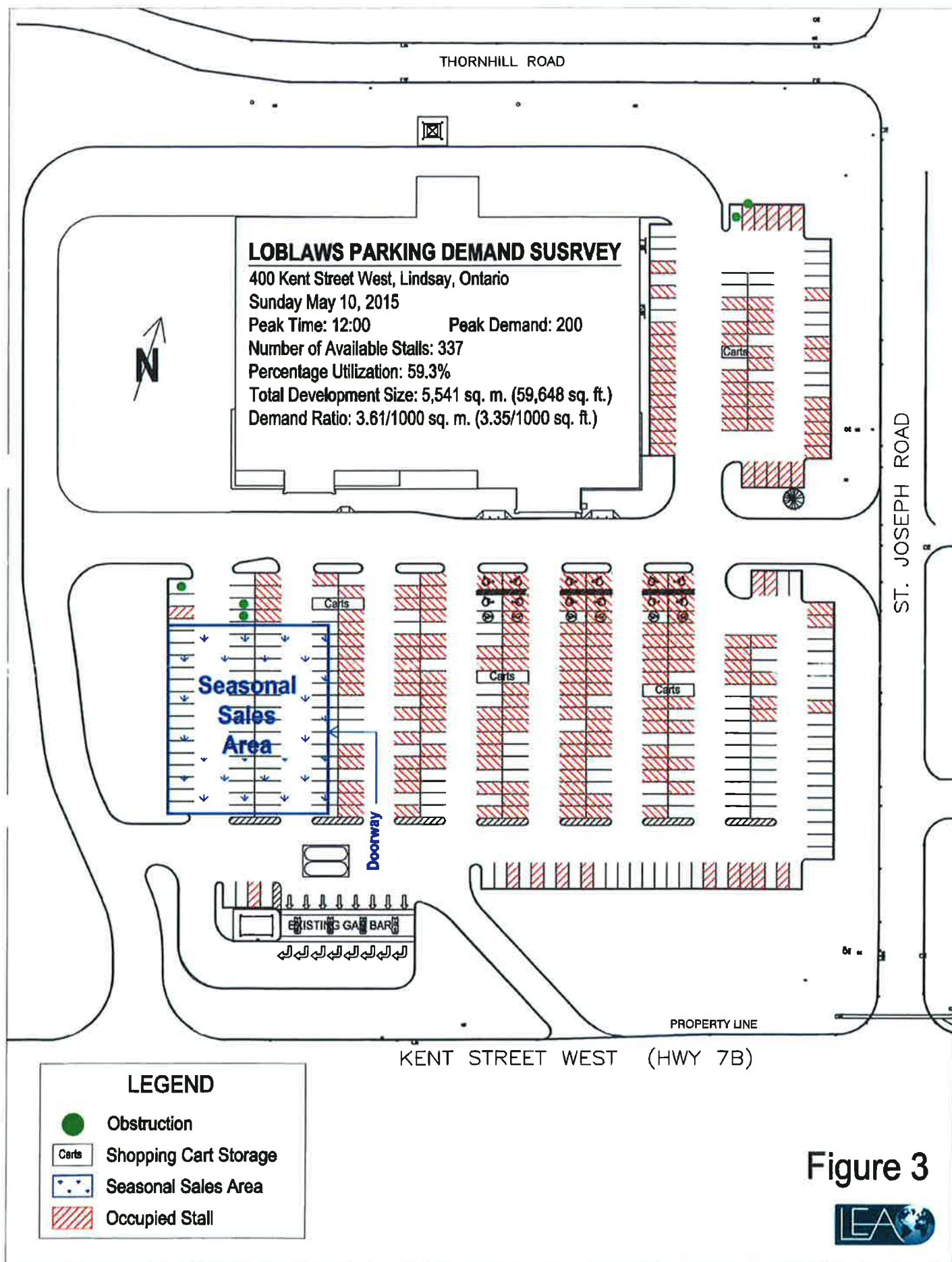


## Exhibit 2

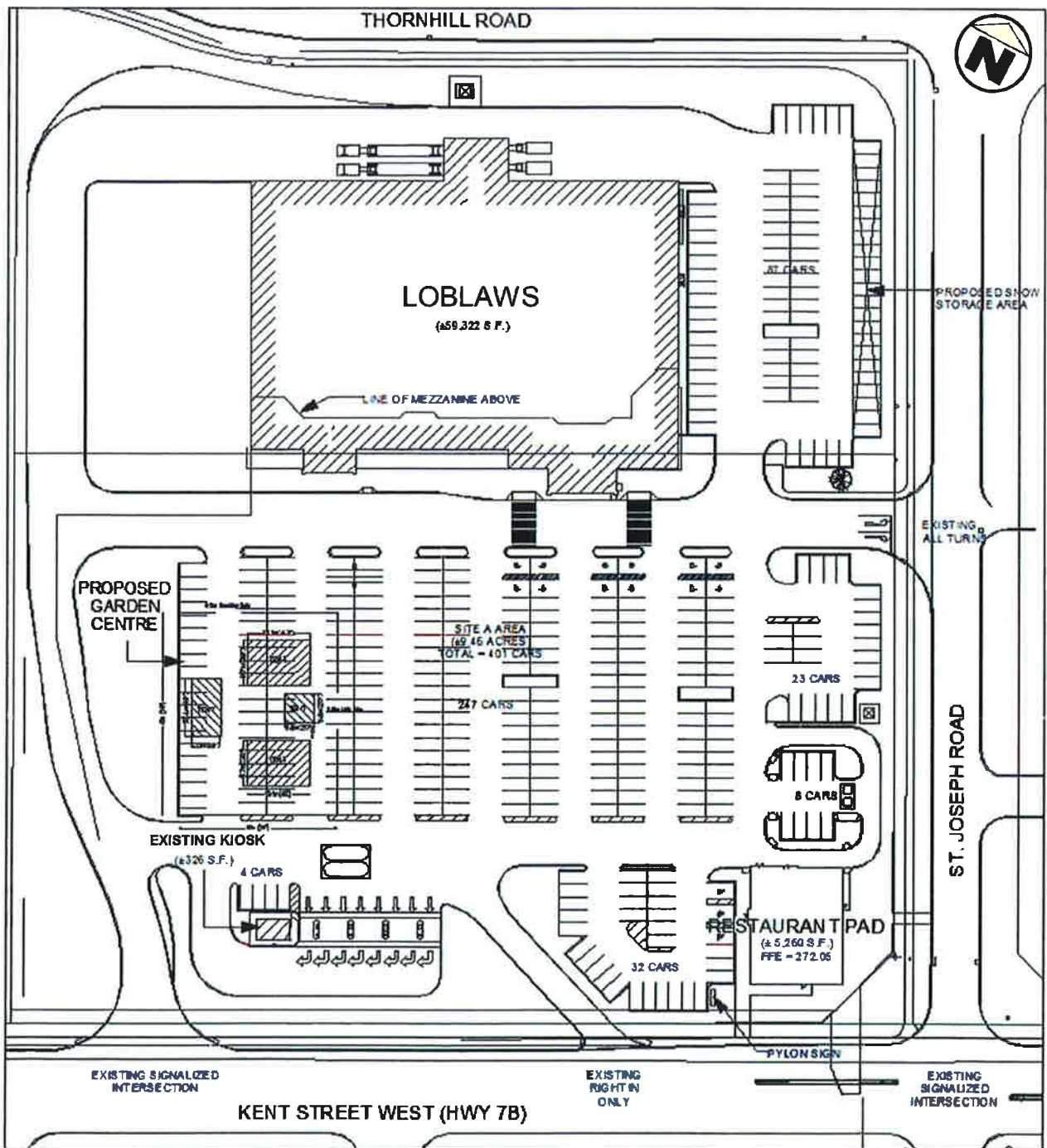


## FIGURES









**Figure 4: Future Ultimate Development Plan**





Engineering &amp; Corporate Assets Department

P.O. Box 9000, 121 Peel Street

Lindsay ON K9V 5R8

Tel: (705) 324-9411 Ext. 1119

Fax: (705) 324-2982

e-mail: [ktimms@kawarthalakes.ca](mailto:ktimms@kawarthalakes.ca)website: [www.kawarthalakes.ca](http://www.kawarthalakes.ca)D20-2018-021

## MEMORANDUM

**TO:** Mark LaHay, Acting Secretary-Treasurer

**CC:** Christina Sisson, Supervisor Development Engineering  
Kim Rhodes, Administrative Assistant  
Erica Hallett, Administrative Assistant

**FROM:** Kirk Timms, Engineering Technician

**DATE:** May 8<sup>th</sup>, 2018

**RE:** Application for Minor Variance/Permission  
D20-2018-021  
400 Kent Street West, Part Lot 21, Concession 4, former Town  
of Lindsay, Ward 11, now in the City of Kawartha Lakes.

---

Engineering has reviewed the City of Kawartha Lakes Committee of Adjustment Notice of Public Hearing for Minor Variance as well as the Application for Minor Variance/Permission received on May 3<sup>rd</sup>, 2018.

It is the understanding by Engineering that the applicant is applying for a minor variance to reduce the minimum required parking spaces to permit a temporary garden centre.

From an engineering perspective, we confirm we have no objection to the proposed minor variance for Town of Lindsay Zoning By-law 2000-75, as amended to reduce the minimum required parking spaces from 391 spaces to 333 spaces in order to permit a temporary garden centre use from April 1<sup>st</sup> to July 31<sup>st</sup>, annually.

We respectfully request 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.

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

## Charlotte Crockford-Toomey

---

**From:** Derryk Wolven  
**Sent:** Wednesday, May 09, 2018 2:34 PM  
**To:** Charlotte Crockford-Toomey  
**Subject:** MV

Please be advised the building division has the following comments:

D20-2018-018	No concerns
D20-2018-021 ✓	No concerns
D20-2018-022	No concerns
D20-2018-015	No concerns
D20-2018-020	Rezoning??

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)





Engineering & Corporate Assets Department  
P.O. Box 9000, 12 Peel Street  
Lindsay ON K9V 5R8  
Tel: (705) 324-9411 Ext. 1119  
Fax: (705) 324-2982  
e-mail: [ktimms@kawarthalakes.ca](mailto:ktimms@kawarthalakes.ca)  
website: [www.kawarthalakes.ca](http://www.kawarthalakes.ca)

## **MEMORANDUM**

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