

EMMAVILLE RESIDENCES PROJECT

Supplemental to 2nd Submission

100, 108, 114 Emma Street South . Grand Valley . Ontario

Summary Letter of Response

Date: 2018.09.23

Introduction

This is in response to comments following meeting of 2019.05.21 and email of 29.05.2019 regarding items related to parking and loading bay.

The parking requirements are described in the Town of Grand Valley Comprehensive Zoning Bylaw BL-09-10

Section 3.15.1 Parking Space Requirements

The Regular Parking Stall Dimensions in the bylaw are:	3.0m width x 6.0m length
Whereas the proposed design provided parking stalls:	2.6m width x 6.0m length
The Accessible Parking stall dimensions in the bylaw are:	4.6m width x 6.0m length.
Whereas the accessible Parking provided:	Ontario Provincial regulation

as described herein.

Rational for parking variances:

This minor variance in parking requirements and stall dimensions is based on common practice in many municipalities in Ontario such as listed below.

Examples of Parking Requirements

- City of Orillia : 1.25/unit except in Downtown Area where reduced by 50% to 0.75/unit.
- City of Belleville : 1.25 spaces per Dwelling Unit
- City of Toronto: 1.0 spaces per Dwelling Unit
- City of Kitchener: 1.0 spaces per Dwelling Unit
- City of Barrie: 1.5 spaces per Dwelling Unit
- City of Orangeville: 1.5 spaces per Dwelling Unit
- Town of Grand Valley: 2 Spaces per Dwelling Unit

Parking Proposed:

1.25 per unit for residential 18Units X 1.25	= 23 parking
<u>1.00 per 20m² for commercial (240/20)</u>	= 12 parking*
Total Parking Total Parking Provided	35 parking

* The commercial space proposed in this design is calculated as:

Gross Floor Area on the main floor – Areas for Services, Lobby, Stairs and Corridors = 240 m²

Grand valley Zoning Bylaw 3.15.9 Table 3 requires 1 parking per each 20 m²



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Examples of Parking Standards (stall dimension)

- City of Belleville : 2.4x6.0 m
- City of Toronto : 2.6x5.6 m
- City of Kitchener : 2.6x5.5 m
- City of Barrie : 2.7x5.5 m
- City of Orangeville : 2.7x5.5 m
- Town of Halton Hills : 2.7x5.5 m
- City of Orillia : 2.7x6.0m
- Town of Grand Valley: 3.0x6.0m

Proposed Parking Stalls: 2.6x6.0 m

Loading Bay

A loading bay has not been provided. The proposed commercial stores are expected to be small and can be serviced by vans and small trucks directly via the drive aisle or in one of the parking stalls.



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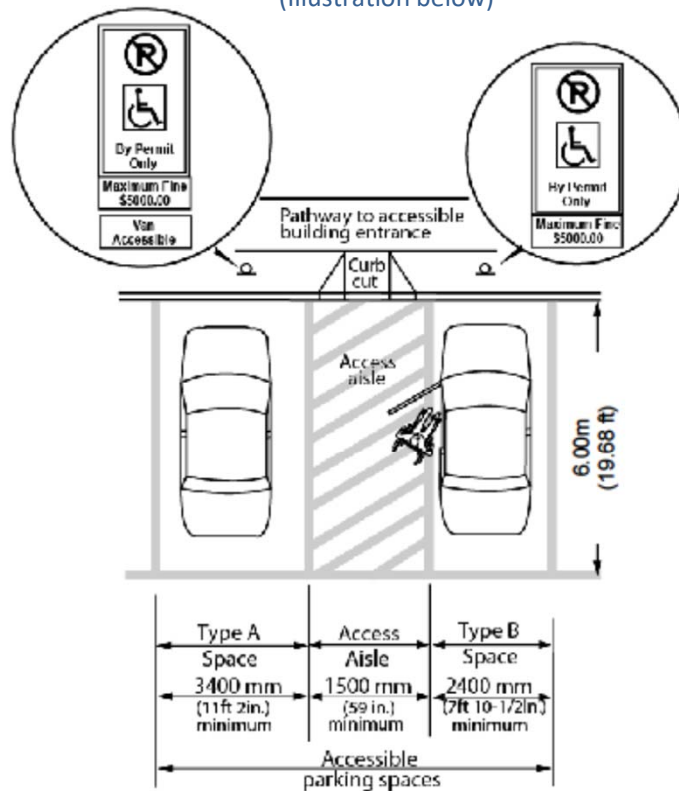
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Barrier Free Parking : Ministry standards, ON. REG. 191.11.80.32 to 191.11.80.39:

- Type A Barrier Free parking: 3.4m width & is van accessible
- Type B Barrier Free parking: 2.4m width
- 1.5m Access Aisle can be shared by 2 Barrier Free parking space
- 1 Type A space is required for the first 12 parking spaces, 4% to be Barrier Free for # of parking between 13 & 100 parking, may be either type A or B in pairs. Type B if total parking number is an odd
- Town of Grand Valley Zoning By-Law: 4.6x6.0m for barrier Free parking

Proposed Barrier Free Parking : 1 Type A + 1 Type B stalls to Ministry's Standards
(Illustration below)



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Here are responses to comments by various departments.

Comments by Dufferin County

1. A Building Code matrix is provided (see Sheet A 002)
2. An access route is provided accordingly.
3. An access route is provided accordingly.
4. An access route is provided accordingly.
5. An access route is provided accordingly.
6. An access route is provided accordingly.
7. Hydrant location is within 90m shown on Site Plan A101.
8. A Fire Department Connection is shown on Drawings A101.

Comments By Burnside

1. Parking issues has been resolved based on mutually agreed standards with the Town of Grand valley for minor variances. (See page 1, 2 and 3).
2. Barrier free sign is shown on drawings A101 accordingly.
3. Only Out sign will be provided where applicable.
4. This application will include an access encroachment agreement with the Town of Grand Valley.
5. The 6 m driving aisle is mutually accepted and are demonstrated to be common in many municipalities in Ontario.
6. The Sidewalk connection to William Street is design to be 1.6m to AODA standards. The RoW for William St. is shown on the survey drawing.
7. A stop sign has been indicated on the site plan A101.
8. The site plan is revised accordingly.
9. No landscaping is proposed on Emma St RoW, only existing green to remain.
10. One parking stall is designated as temporary snow storage.
11. Please see Drawing A301 showing the garbage room and collection. The Bins are expected to be wheeled to the drive aisle where garbage truck may collect.
- 14 to 21. Please see civil engineering drawings and report.
- 22 and 23. Please see the revised geotechnical Report attached.
24. Please see civil engineering report.
25. Architectural Elevation drawings are coordinated accordingly.
26. Acknowledged.
27. GRCA has reviewed and accepted this proposal within their policy guidelines.



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Comments by Fire Department

1. A Building Code matrix is provided (see Sheet A 002)
2. Width of terrace area is shown on drawings A102, A302.
3. A new exterior staircase has been added to provide access directly to the terraces. See drawings A101, A301 and A302.
4. A new exterior staircase has been added to provide access directly to the rear of the building. See drawings A101, A301 and A302.
5. Driveway and turning radii are shown on drawing A102.
6. Parking spaces are subject to mutually agreed minor variances.
7. Terraces are made wider.
8. Location of the Fire Department Connection is shown on drawing A101.

