

EMMA GRAND PLACE

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

Zoning Justifications Letter . 23 November 2018



VIEW OF OUTDOOR SITTING AREA IN FRONT OF THE PROPOSED BUILDING ON EMMA ST. SOUTH

Submitted in support of Applications: Z4-2018 and SPA3-2018

Prepared For: Golden Canadian Homes

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Project No 1724 EMMA GRAND RESIDENCES.

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PARKING

The Town of Grand valley Zoning Bylaw requirements for parking and proposed design parking are shown in the below.

PARKING	REQUIRED	PROPOSED
Office	2	1
Commercial (160m2 /20m2)	8	8
<u>Residential (2 stalls / Unit)</u>	<u>36</u>	<u>18 (1 stall / Unit)</u>
Total Surface Parking	46	27 stalls
Barrier Free Parking	-	2 (included in the total 27)
Parking Stalls Reduction	19 stalls	

The proposed design provide the required number of parking for the commercial space, but reduced parking for office and residential. It is anticipated that most residents that will consist of seniors would have one car or none. One space is provided for the office space to encourage use of public transit and promote and encourage office staff to live in the building and area nearby.

The reduction in number of parking for projects such as the proposed development is consistent with the general and growing support for sustainable living and urban patterns. Many municipalities have reduced the parking requirements to less in downtown areas by 50% and the trends continues with the government policies in favour of the public transit system.

Town of Grand Valley Parking Requirements

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 provide parking stalls: 2.6m width x 6.0m length

The rational for reduced width:

This minor variance in width of parking stall is based on common practice in many municipalities in Ontario such as Toronto and Markham that have establishes 2.6m for the parking width standard.

The Accessible Parking stall dimensions in the bylaw are 4.6m width x 6.0m length.

Whereas the accessible Parking provided are based on the provincial regulation as described below.

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Ontario Accessible Parking Standards

The Ontario Regulation 191/11 Integrated accessibility Standard of the Accessibility for Ontarians with Disability Act, 2005 (attached) provides the requirements for the design of Barrier free parking stalls as follows.

1. Type A and Type B Stalls are permitted. (Section 80.34)
In Part vi.1 Section 80.34 permits two types of parking stalls :
 - Type A: 3400mm wide
 - Type B: 2400mm wide
2. Access Aisle (Section 80.35)
Access aisles must be provided to get in and out of car and they:
 - may be shared between 2 accessible stalls, and
 - must be a minimum of 1500mm wide, and
 - must extend the full length of stalls, and
 - Must be marked with high tonal contrast diagonal lines.
3. Minimum Number and Type of Accessible Parking Spaces (Section 80.36)
 - 1 Type A required for first 12 parking spaces
 - equal numbers of Type A and Type B to be 4% of total if between 13 to 100 spaces.
4. Signage (Section 80.37)
An accessible permit parking sign is required in accordance with section 11 of Regulation 581 of the Revised Regulations of Ontario, 1990 (Accessible Parking for Persons with Disabilities) made under the *Highway Traffic Act*. O. Reg. 413/12, s. 6.

Accessible Parking Provided

The proposed design include adequate accessible parking as required under the above Regulation and Standards as follows.

- A total of 27 parking spaces are proposed.
- One parking Type A is provided for the first 12 spaces
- $4\% \times \text{remaining spaces} = 4\% \times (27-12) = 0.6$ or, 1 stall which could be either type A or B.

The proposed design offers two Type A stalls separated by an Access Aisle of 1500mm. (see Site Plan A101)
The required marking and signage are also included in the proposed design.