



PLANNING AND INFRASTRUCTURE DEPARTMENT
INFRASTRUCTURE PLANNING AND DEVELOPMENT ENGINEERING

March 9, 2023

MEMO TO: Diane Pi, Planner II
FROM: Paul Guerreiro, Manager of Engineering - Site Plans and Site Alterations
SUBJECT: ZBLA-22-0023 (Zoning By-law) D06-22070 (Site Plan) – Submission #1
GREEK MARKET CORNER LTD.
60 KING ROAD

The Development Engineering Division has reviewed the above noted application. The applicant/consultant shall confirm that all comments noted below have been addressed by ensuring each box is checked off, initialed and included with the next submission.

Zoning Bylaw Amendment (ZBLA-22-0023)

Functional Servicing Report - Please contact Michael Annarilli, Project Coordinator at (905) 771-5518 if you have any questions or concerns.

We have no comments on this application.

Transportation and Traffic - Please contact Jonathan Li, Transportation Engineer at (905) 747-6592 if you have any questions or concerns.

Parking Justification Study & On-Site Circulation Study

Initial

- Section 1.3 and Table 1 – Please ensure that the existing GFA noted in Table 1 for Building A (i.e., 273.92 + 78.52 + 364.42 = 716.86 sq.m.) is consistent with the GFA noted on the site plan (i.e., 742.17 sq.m.).
- Section 7.0 and Table 5 – Update the parking requirements for Building A accordingly as per the GFA noted on the site plan.
- Section 7.0 and Table 5 – The parking rate for “All Other Commercial Uses Permitted” was used to calculate the parking requirement for Building B. However, based on the ground floor plan, Building B is a storage area that is supportive of the take-out restaurant in Building A, rather than a standalone storage facility. Therefore, the parking requirement for Building B should be based on take-out restaurant use rather than “All Other Commercial Uses Permitted”.
- Section 7.2 – It is noted that the parking utilization surveys were conducted on Friday October 21, 2022 and Saturday October 22, 2022, which is considered off-peak season for restaurant patio activities. Therefore, the surveyed parking demands are unlikely to have captured all of the additional demands generated by the existing patio of the take-

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out restaurant if it had been peak season. If the take-out restaurant patio is proposed to remain as is, the surveys should either be re-conducted during peak season or an appropriate estimate to consider these additional patio demands should be factored in. If this patio is proposed to be removed, this should be stated in the report and labelled accordingly on the site plan.

- Section 7.2 – It is unclear whether the vehicles parked in the gravel parking area west of the paved parking lot and existing buildings were captured in the parking surveys. Please clarify in the report whether the parking demands of the gravel area are generated by the existing buildings/uses at the site. If they are not, please clarify where these parked vehicles originate from and document it accordingly in the report.
- Section 7.3 and Table 8 – Similar to Section 7.0, update the parking requirements for Building A accordingly as per the GFA noted on the site plan.

Comments based on Parking Justification Study & On-Site Circulation Study prepared by UrbanTrans dated November 2, 2022.

Architectural Set (Incl. Site Plan A100 and Floor Plans A1.1)

Initial

- The parking stalls on the SE corner of the site (as shown on the current site plan) that are occupied by the existing outdoor patio area for the take-out restaurant in Building A cannot be part of the site's official parking supply. Please clarify if this patio area is proposed to remain as is or if it is proposed to be removed, and label accordingly on the site plan.
- Please update the site plan to show the existing/new pavement markings of parking stalls, etc. to satisfy the City's requirements for minimum parking stall dimensions and drive-aisle width. Dimensions shall be labelled accordingly. All drive-aisles shall have a minimum width of 6.0m. The City's standard parking stall size is 5.8m x 2.75m as per By-law 109-11, which amends By-law 313-96. Transportation has no objection with bringing the subject site to By-law 313-96 instead of 434-88 (the current parent By-law of the site), in agreeance with the City's Planning and Zoning divisions. Justification will be required for reduced parking stall dimensions.
- Provide accessible parking in accordance with RH Municipal Code Chapter 1106.
- It is noted that the existing parking stalls along the site frontage are encroaching beyond the existing property limits onto the Region's ROW. Please consult with the Region.
- Please provide loading space provisions in accordance with the applicable/prevaling RH By-law for the site. The City's Zoning department shall confirm the applicable By-law. Justification will be required if reduced provisions are proposed.

Comments based on Architectural Set (Incl. Site Plan A100 and Floor Plans A1.1) prepared by Studio K Architects dated November 2, 2022.

Draft Zoning By-law

Initial

- If a dimensional reduction for parking stalls from the required 2.75M x 5.8M as per By-law 109-11 (which amends By-law 313-96) is proposed, please provide the proposed dimensions.
- Provide minimum parking rate requirements for each of the different land uses – i.e., residential apartment (tenant/visitor), office, restaurant, etc.
- If reduced loading provisions compared to the applicable/prevaling By-law are proposed, please state the proposed loading provisions.

Site Plan (D06-22070)

Transportation and Traffic - Please contact Jonathan Li, Transportation Engineer at (905) 747-6592 if you have any questions or concerns.

Initial

- _____ Please indicate the fire route adhering to OBC requirements (i.e., minimum width of 6.0m and centerline radius of 12.0m, etc.) on the site plan.
- _____ The Region has boulevard improvements planned on King Road between Yonge Street and Bond Crescent, including the portion abutting the site. Please coordinate this with the Region.
- _____ The proposed sidewalk on King Road shall be shown to be continuous across the site driveway. The existing sidewalk is currently not continuous.
- _____ On the site plan, label the allocation of the parking supply between the different land uses at the site – i.e., residential tenant/visitor vs. commercial. Any shared parking between uses shall also be indicated accordingly (e.g., between visitors and commercial, etc.).

Comments based on Architectural Set (Incl. Site Plan A100 and Floor Plans A1.1) prepared by Studio K Architects dated November 2, 2022.

Parking Justification Study & On-Site Circulation Study - Please contact Jonathan Li, Transportation Engineer at (905) 747-6592 if you have any questions or concerns.

Initial

- _____ Figure 6 – The lay-by spaces west of Building D should not interfere with the turning maneuvers of a passenger vehicle accessing the parking spaces near the north boundary of the site. Additionally, a minimum width of 6.0m shall be maintained throughout the parking aisle. Please coordinate with the architect to reconfigure this area accordingly.
- _____ Figure 6 – If the existing outdoor patio area of the take-out restaurant is proposed to remain as is, the passenger vehicle turning template assessing the critical parking stalls south of Building A should be revised to consider this patio area.
- _____ Please provide updated vehicle turning templates for waste collection and fire trucks, and passenger vehicles to reflect future iterations of the site plan, as necessary.

Comments based on Parking Justification Study & On-Site Circulation Study prepared by UrbanTrans dated November 2, 2022.

Sustainability Metrics - Please contact Jonathan Li, Transportation Engineer at (905) 747-6592 if you have any questions or concerns.

Initial

- _____ Consider provided bicycle parking at the site to promote active transportation, in consideration of criteria 1.H.1 of the Sustainability Metrics.
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Lighting - Please contact Darlene Myrie, Project Coordinator - Illumination at (905) 771-5476 if you have any questions or concerns.

Sustainability Metrics

Sustainability Metrics Summary Report dated October 31, 2022. The following have been not been addressed:

Initial

- _____ Section 4.C.2 Reduce Light Pollution: Applicant is proposing that all exterior fixtures greater than 1,000 lumens will be shielded to prevent night sky lighting. No up lighting is allowed.

- The summary report references the site plan for details on lighting. Light symbols are shown in the legend but not shown on the plan. The site plan in turn references an electrical plan, but an electrical plan is not included in the submission. In addition, a lighting submission with details on existing, and/or proposed, lighting was not included. Credit cannot be granted until details on lighting are provided and it confirmed that lighting conforms to this requirement. Also refer to comments under exterior site lighting.

_____ Section 4.C.3 Energy Conserving Lighting: Applicant is proposing the use of LEDs and/or photocells on all lighting fixtures exposed to the exterior.

- The summary report references the site plan for details on lighting. Light symbols are shown in the legend but not shown on the plan. The site plan in turn references an electrical plan, but an electrical plan is not included in the submission. In addition, a lighting submission with details on existing, and/or proposed, lighting was not included. Credit cannot be granted until details on lighting are provided and it confirmed that lighting conforms to this requirement. Also refer to comments under exterior site lighting.

Exterior Site Lighting

Initial

_____ It is noted that this is a minor amendment for a patio addition. However, please confirm whether any exterior site lighting has, or will be added, replaced or modified to support the patio addition, parking or site circulation/navigation. If so, submit details on the proposed lighting or changes to existing lighting.

_____ Please note that in order to be compliant with the light pollution by-law (By-law 63-95 / Municipal Code Chapter 1050), the lighting must direct light downwards. Some existing fixtures appear to be adjustable and are aimed outwards. Fixtures should be readjusted to direct light downwards and locked in place - the lens or face of the fixture should be parallel to the ground plane below. Non-adjustable wall packs that direct light outwards should be replaced, or modified by adding an external glare shield. Note that anytime exterior site lighting is modified, or added, a lighting submission is required to ensure compliance with the City's requirements.

Comments based on Drawing No.:

A100, Site Plan, Studio K Architects, Rev. 1 - November 1, 2022.

Servicing, Grading, Storm Water Management & ESC - Please contact Michael Annarilli, Project Coordinator at (905) 771-5518 if you have any questions or concerns.

We have no comments on this application.

Acknowledgement

These comments have been addressed by (to be completed by the owner's consultant):

Name: _____

Company: _____

Contact Number: _____

Paul Guerreiro
Paul Guerreiro

PG/sg