

File 113188

February 4, 2025

Kristine Loft, MCIP, RPP
Principal
Loft Planning Inc.
25 Maple Street
Collingwood, Ontario L9Y 2P7
kristine@loftplanning.com

Re: 120 Mountain Road
Minor Variance: Parking (Revision No. 1)

Dear Kristine:

Tatham Engineering was retained by the Manorwood Commercial Limited (Manorwood) to prepare a parking justification letter in support of the proposed development located at 120 Mountain Road in Collingwood.

The purpose of this letter is to provide an overview of the property and proposed uses as well as address the parking variance and why the parking requirements do not comply with the provisions of the by-law for an industrial/commercial development.

EXISTING SITE PLAN AND CHARACTERISTICS

The subject site is bounded by Taylors Creek to the south, an industrial development to the east, a vacant industrial development property to the west and Mountain Road to the north. With a total area of approximately 4.09 ha, the subject site will include 4 individual Industrial/commercial buildings as follows:

1. One 3,590 m² industrial/commercial building with 8 potential units (448.9 m² each unit);
2. Two 2,384 m² industrial/commercial buildings with 8 potential units respectively for a total of 16 units (298 m² each unit); and
3. One 1,788 m² industrial/commercial building with 6 potential units (298 m² each unit).

For a total of 10,146 m² of building footprint (9,628 m² of gross floor area when considering washrooms and mechanical/electrical space) and 30 units. A copy of the Site Plan is enclosed for your reference.

PROPOSED DEVELOPMENT CHARACTERISTICS

As noted above, the development was originally proposed to consist of 4 separate buildings totalling 9,628 m² of industrial/commercial building space consisting of 30 individual units. However, due to recent leasing and tenant opportunities, the developers of the property are proposing the two easterly units in Building A, be leased by a potential restaurant tenant. The proposed unit will consist of 480 m² of restaurant space and 385 m² of manufacturing space. The proposed restaurant use is accessory to the proposed manufacturing use.

All other characteristics of the development will continue to be as per the original Site Plan approval and agreement, including the access locations to Mountain Road, fire routes and parking lot configuration.

Refer to reline mark ups on enclosed Site Plan.

SITE PARKING

In accordance with Section 5 of the Town's zoning by-law, the required number of parking spaces for the respective uses are as follows:

Manufacturing/Warehouse: 3 spaces for every 100 m² of gross floor area;

Accessory Restaurant: 8 spaces for every 100 m² of gross floor area,

Therefore, the additional parking requirements associated with the restaurant is provided in Table 1.

Table 1: Parking Requirements

TYPE OF USE	AREA	PARKING REQUIREMENTS	TOTAL PARKING SPACES
Gross Floor Area of Manufacturing/Warehouse	385 m ²	3/ 100 m ²	12
Total Restaurant Area	480 m ²		
Kitchen & Washroom Area in Restaurant	-170 m ²		
Gross Floor Area of Restaurant	310 m ²	8/100 m ²	25
(1) Parking Required			37
(2) Parking Provided	865 m²	3/ 100 m²	26
(3) Parking Deficit (1) minus (2)			11

As indicated above, the proposed change of use results in an additional 11 parking spaces required, increasing the total parking requirement from 289 to 315, recognizing there is currently a 2 parking space surplus (289 required vs 291 provided as noted on Site Plan) resulting in an overall deficit of 9 spaces (or 3%).

Refer to reline mark ups on enclosed Site Plan.

CLOSING

The operating hours for industrial businesses of this size are typically during the daytime, between 8 am to 5 pm, while the operating hours for the proposed restaurant will be between 11 am and 10 pm. Although a portion of the restaurant operating hours will overlap with the industrial operating hours, the majority of restaurant operating hours will avoid the remaining industrial businesses.

Furthermore, the parking space requirements for the industrial units of 3 spaces per 100 square metres could be considered an inflated requirement as these businesses do not necessarily provide retail services and parking spaces may only be required for the respective



staff, resulting in a reduced number of occupied spaces throughout the typical daytime operating hours of 8 am to 5 pm thereby resulting in additional vacant spaces that could theoretically be utilized by the restaurant.

In this regard, the proposed parking system is deemed sufficient to accommodate both the industrial and restaurant needs.

We trust this addresses any potential concerns the Town has in terms of parking and allows you to approve the requested variance however, if you have any questions or require additional information, please let us know.

Yours truly,

Tatham Engineering Limited

A handwritten signature in black ink, appearing to read 'Kevin Sansom', written in a cursive style.

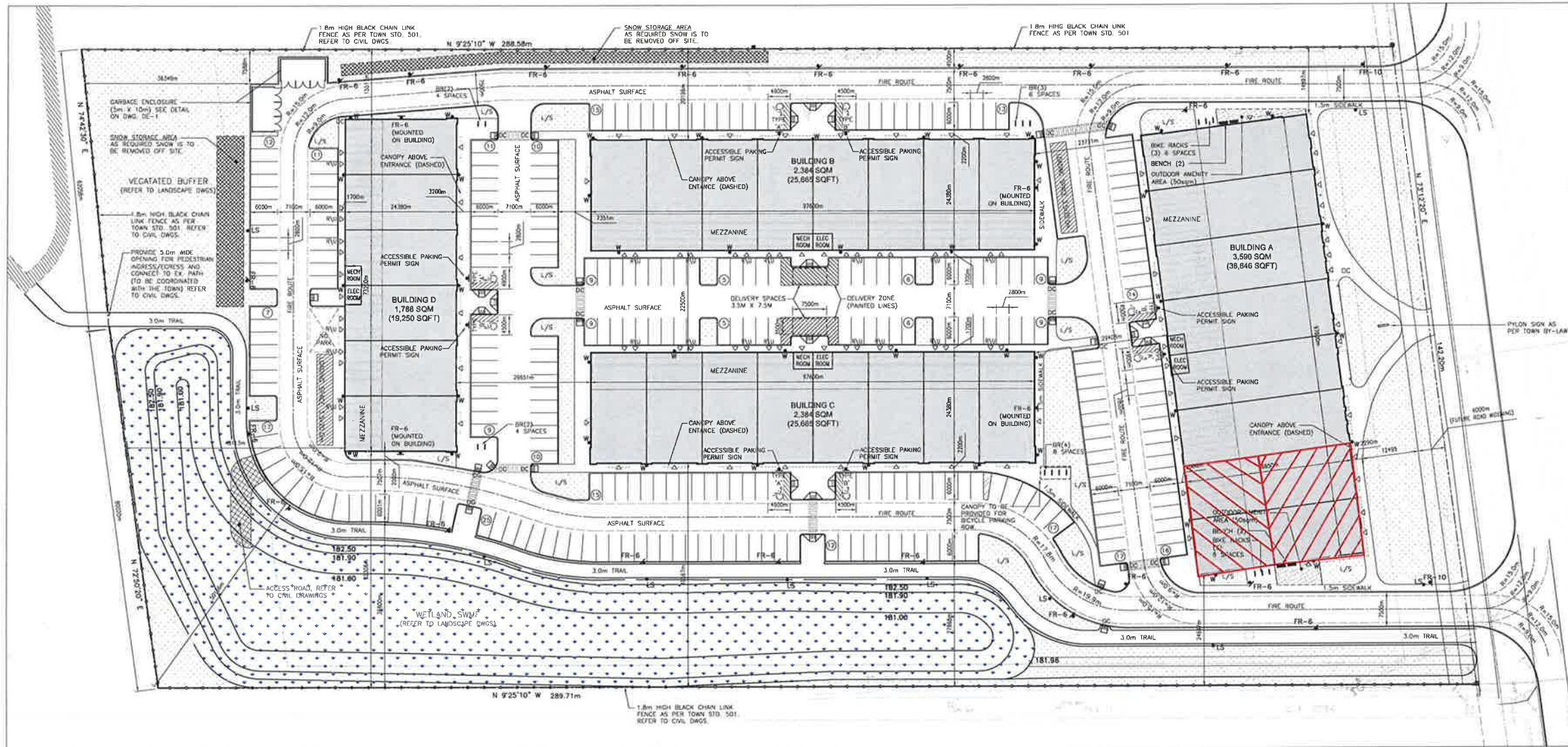
Kevin Sansom, B.A.Sc., P.Eng.

Senior Engineer

KRS:

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1 SITE PLAN
A100 SCALE: 1:500

SITE STATISTICS

MANORWOOD BUSINESS PARK
120 MOUNTAIN ROAD
COLLINGWOOD, ON

ZONING LABEL INDUSTRIAL PARK (M5)

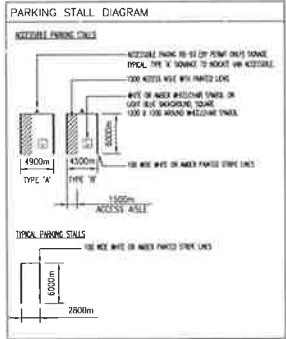
LOT AREA	MINIMUM REQUIRED	PROVIDED
2,000 SQM	2,000 SQM	40,857 SQM
LOT FRONTAGE	MINIMUM REQUIRED	PROVIDED
30m	30m	142.20m
LOT COVERAGE	MAXIMUM PERMITTED	PROVIDED
50%	50%	24.77%
LANDSCAPED OPEN SPACE	MINIMUM REQUIRED	PROVIDED
15%	15%	35.49%
SETBACKS	FRONT YARD REQUIRED	FRONT YARD PROVIDED
BUILDING A	12.0m	34.05m
BUILDING B	6.0m	19.7m
BUILDING C	6.0m	19.7m
BUILDING D	6.0m	19.7m
BUILDING HEIGHT	MAXIMUM PERMITTED	PROVIDED
BUILDING A	15.0m	9.0m
BUILDING B	15.0m	6.5m
BUILDING C	15.0m	6.5m
BUILDING D	15.0m	6.5m

BUILDING FOOTPRINT AREA		
BUILDING A	3,590 sqm	38,646 sqft
BUILDING B	2,384 sqm	25,665 sqft
BUILDING C	2,384 sqm	25,665 sqft
BUILDING D	1,788 sqm	19,250 sqft
TOTAL GFA	10,146 sqm	109,226 sqft
SIMULTANEOUS AREA		
M&E ROOM @ 32sqm/BLD (4 BUILDINGS TOTAL)	128 sqm	1,376 sqft
WASHROOMS @ 13sqm/UNIT (30 UNITS TOTAL)	390 sqm	4,200 sqft
GROSS FLOOR AREA*	9,628 sqm	103,650 sqft
NOTE: *SIMULTANEOUS AREA TOTAL DEDUCTED FROM BUILDING FOOTPRINT TOTAL AREA		
PARKING	REQUIRED	PROVIDED
PARKING SPACES (3 SPACES / 100sqm OF GFA)	289	291
ACCESSIBLE PARKING (2% OF TOTAL PARKING)	6	8
LOADING SPACES (7,001sqm-10,000sqm OF GFA)	2	2
BICYCLE RACK SPACES (10% OF TOTAL PARKING)	29	34

LEGEND

- W WALL LIGHT
- LS LIGHT STANDARD
- FR-6 FIRE ROUTE SIGNAGE
- ENTRANCE
- RAU ROLL-UP / SERVICE DOORS
- CONCRETE CURBS
- OC DEPRESSED CURB
- BENCH
- BIKE RACKS
- L/S LANDSCAPED AREA
- AMENITY AREA
- SNOW STORAGE AREA
- PAINTED LINES/CROSSING
- LOADING AREA
- PROPOSED BUILDING
- MEZZANINE

NOTE: SITE PLAN TO BE READ IN CONJUNCTION WITH DRAWINGS ISSUED FOR: CIVIL, LANDSCAPE & ELECTRICAL



PARKING CALCULATIONS FOR VARIANCE (REV #2 FEB 4/25):

RESTAURANT 
AREA = 480 SQ.M - 170 SQ.M (KITCHEN/WASHROOM AREA)
PARKING = 310 SQ.M x 8 SPACES / 100 SQ.M = 25 SPACES

WAREHOUSE 
AREA = 385 SQ.M
PARKING = 385 SQ.M x 3 SPACES / 100 SQ.M = 12 SPACES

TOTAL REQUIRED = 37 SPACES

TOTAL PROVIDED = 865 SQ.M x 3 SPACES / 100 SQ.M = 26 SPACES

TOTAL PARKING DEFICIT FOR VARIANCE = 11 SPACES

This drawing, as an instrument of service, is provided by and is the property of DANIEL L. CUSWANO, ARCHITECT.

The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify DANIEL L. CUSWANO, ARCHITECT, of any variations from the supplied information.

This drawing is not to be scaled.

The architect is not responsible for the accuracy of survey, structural, mechanical, electrical, etc., information shown on this drawing. Refer to the appropriate consultant's drawings before proceeding with the work.

Construction must conform to all applicable codes and requirements of all authorities having jurisdiction.

The contractor working from drawings not specifically marked "For Construction" must assume full responsibility and bear costs for any corrections or damages resulting from his work.

PRINT DATE:
2022-08-19

OWNER: MANORWOOD COMMERCIAL LTD

APPLICANT: LOFT PLANNING INC

FILE No.: D111819

SUBMISSION: No 5

REVISIONS

No.	DESCRIPTION	DATE
12	ISSUED FOR SPA REVIEW	2022-08-19
10	ISSUED FOR REVIEW AND COORDINATION	2022-08-19
9	ISSUED FOR SPA REVIEW	2022-05-24
8	ISSUED FOR REVIEW AND COORDINATION	2022-05-02
7	ISSUED FOR CLIENT REVIEW	2022-03-08
6	ISSUED FOR SPA REVIEW	2021-11-30
5	ISSUED FOR REVIEW AND COORDINATION	2021-11-11
4	ISSUED FOR REVIEW AND COORDINATION	2021-11-03
3	ISSUED FOR CLIENT REVIEW	2021-10-28
2	ISSUED FOR SPA REVIEW	2021-09-14
1	ISSUED FOR CLIENT REVIEW	2021-05-13

ISSUED FOR



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T (416)783-5183 F (416)783-3100

CLIENT:
8811 WESTON ROAD, SUITE 216, WILLOWDALE, ONTARIO M2H 3P1

PROJECT:
MANORWOOD BUSINESS PARK
120 MOUNTAIN ROAD
COLLINGWOOD, ON

DATE: MARCH 2021
OWN BY: MPR
CHK BY: D.L.C.

DRAWING TITLE:
SITE PLAN

SCALE:
1:500

DRAWING No.:
A100

PROJ. NO.:
2021-16