


TO: MAYOR J. LEHMAN AND MEMBERS OF COUNCIL **FILE: D14-1587**

FROM: S. NAYLOR, M.C.I.P., R.P.P., DIRECTOR OF PLANNING SERVICES

NOTED: R. FORWARD, GENERAL MANAGER OF INFRASTRUCTURE & GROWTH
MANAGEMENT  (ACTING)

C. LADD, CHIEF ADMINISTRATIVE OFFICER 

RE: STAFF REPORT PLN024-15 REGARDING A BLENDED PARKING RATE FOR
PENADY (BARRIE) LIMITED AND LOBLAWS PROPERTIES LIMITED- CUNDLES
ROAD EAST

DATE: SEPTEMBER 14, 2015

Staff Report PLN024-15 recommends approval of a blended parking rate for residential and non-residential uses, as well as an increase in the allowable commercial gross floor area for the above noted file. This memorandum was prepared for General Committee to provide background information as to a proposed revision in the requested parking rate for non-residential uses as what is outlined in Staff Report PLN024-15.

Planning staff received correspondence from the PenEquity Realty Corporation (on behalf of Penady (Barrie) Limited) on September 10, 2015, with concerns with the recommended parking rate of 1 space per 24m² for non-residential uses. The applicant was of the understanding that they had requested a rate of 1 space per 24.4m² for non-residential uses. Planning staff reviewed the supporting materials that were submitted with the application and found that the Planning Justification Report (PJR) and the public meeting presentation both prepared by MHBC Planning had requested a rate of 3.87 spaces per 1000 square feet (1 space per 24m²) for non-residential use. The difference in the number of parking spaces for a rate of 1 space per 24m² verses 1 space per 24.4m² is approximately 34. Staff have reviewed the request for a 1 space per 24.4m² blended parking rate for non-residential uses and have no concerns.

If General Committee concurs with a proposed parking rate of 1 space per 24.4m² for non-residential uses an amendment to paragraph 2a) would be required to delete reference to 24m² and replace it with 24.4m² for non-residential uses.

If members of Council have any questions, please do not hesitate to contact Steven Farquharson, Development Planner at ext. 4478.



S. Naylor, M.C.I.P., R.P.P.,
Director of Planning Services