

MEMO

RAE

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To: Town of Grand Valley, Engineering and Construction Services

From: Yajna Ramphul M.Sc., Ragu Nathan, P. Eng.

Date: May 27, 2022

Project Name: Warehouse Development At 10 Watson Road

Project Number: RAE Project # 21081601

Re: Parking Justification for 10 Watson Road Development

RA Engineering Inc. (RAE) is retained by CEPE International (CEPE) to prepare engineering designs in support of the Site Plan Application and Zoning By-Law Amendment for the site located in the Lot 3, 10 Watson Road, Town of Grand Valley (Town), Dufferin County (County). The proposed development consists primarily of a warehouse building with an office with associated loading docks and an internal driveway. As part of the engineering package, this Parking Justification memo has been prepared by RAE for the proposed facility development. The proposed site is located within the Town of Grand Valleys schedule A2 and is zoned as a development designation. The subjected site location is located below in Figure 1.



Figure 1: Subject Site (Google Earth)

Parking Assessment

During a correspondent with the Town of Grand Valley's Engineering department on September 10th, 2021, the Town staff expressed their concern with the development's proposed parking supply. RAE has been requested by the department to provide a parking justification for the property in accordance with the applicable By-Law(s) in the development's area. The proposed site plan is as shown in **Figure 2**.

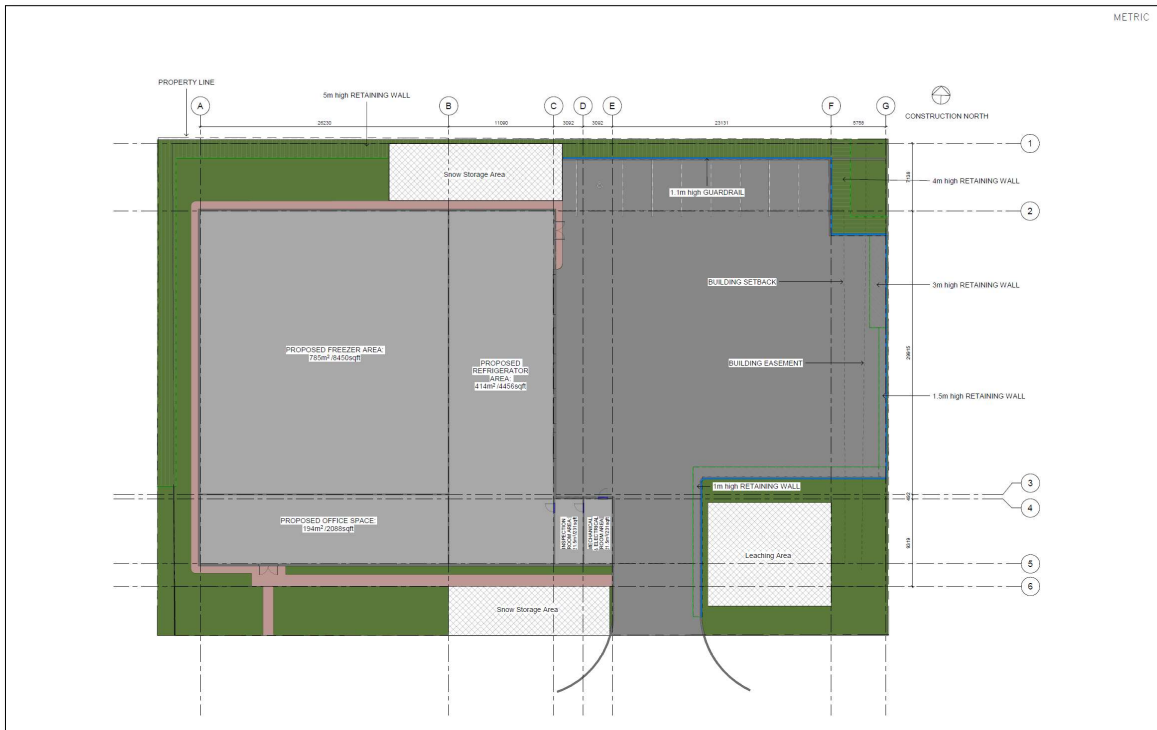


Figure 2: Proposed Site Plan

Required Parking

Minimal parking requirements for the proposed site have been determined based off the Town of Grand Valley’s Zoning By-Law 3.15.7- Table 3. The results from the parking analyzation are summarized below in Table 1.

Table 1 –Parking Space Requirement

Type	No. of Units/GFA	Parking Requirements	Parking Space Required
Warehouse	1200m ²	50m ²	25
Office (Visitors)	194m ²	30m ²	8
Total Parking Spaces Required			33

According to Zoning By-Law 3.15.7, 33 spaces are required for the proposed development at 10 Watson Road.

However, it is RAE’s belief that the proposed 7 parking spaces will suffice the needs for this development. The warehouse will be occupied by a maximum of 2 full-time individuals including the employer and there will be visitors (vendors and truck drivers). The total headcount in the facility will

be less than 10 at any point in time. The employer will provide common transportation for the employees. Therefore at least 5 parking spaces will be available for visitors. The development site will be accessed by mostly trailers/trucks for loading and loading of chilled foods on scheduled regular basis through the loading bays. Visitors to the facility will be mainly Canadian Food Inspection Agency (CFIA) inspector(s). Any maintenance required for the operation of the facility will be scheduled in advance. Also, one accessible parking space has been provided in accordance with Zoning By-law 2018 09-10 Clause 3.15.1 and Ontario Integrated Accessibility Standards O.Reg 191/11 – 80.86.

Conclusion

The proposed development at 10 Watson Road is a warehouse/storage development in comparison to an industrial development. The proposed parking supply of 7 parking spaces will be sufficient given the warehouse and office uses that are intended for the facility are maintained. In conclusion RAE hopes that the Town will find our justification reasonable given the already highly constrained space on the subjected site. If there are any other documents or clarifications required, RAE would be happy to supply addition resources to the Town in support of its claims.

