



urban land



building facilities



transportation networks



systems technology

312 & 314 Catherine Street North Bonanza Bakery

Sergio Ferreira & Fabiana Pessoa, Owners

Official Plan & Zoning By-law Amendment

Public Meeting
August 11th, 2015



Bakery History

- Established 50+ years ago – Legal non-conforming use
- Provides bakery and deli goods to the neighbourhood
- Provides take-out lunches and supports local business economy
- 10-12 employees

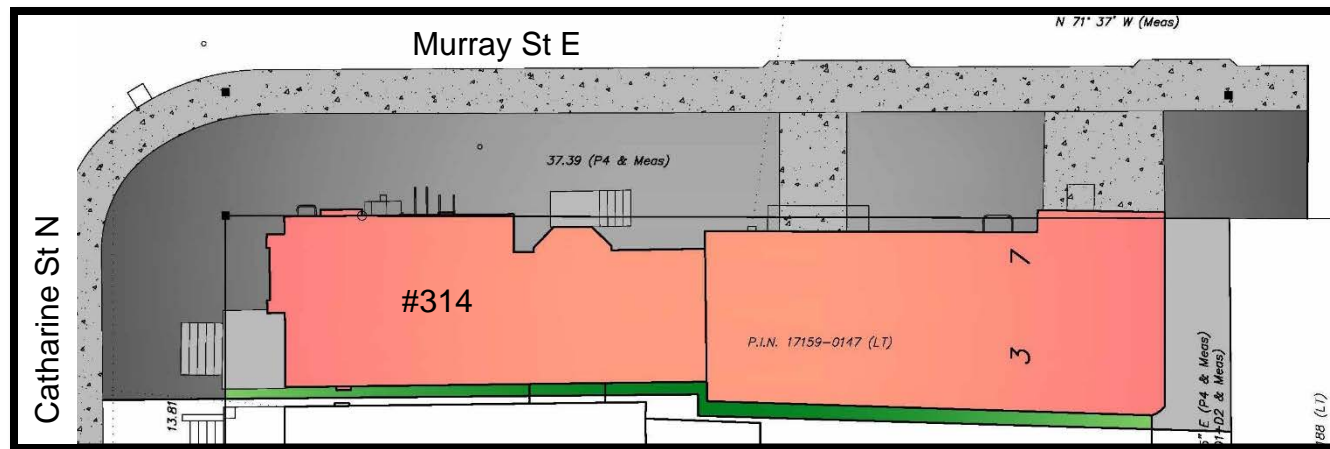


Purpose of the Official Plan and Zoning Application

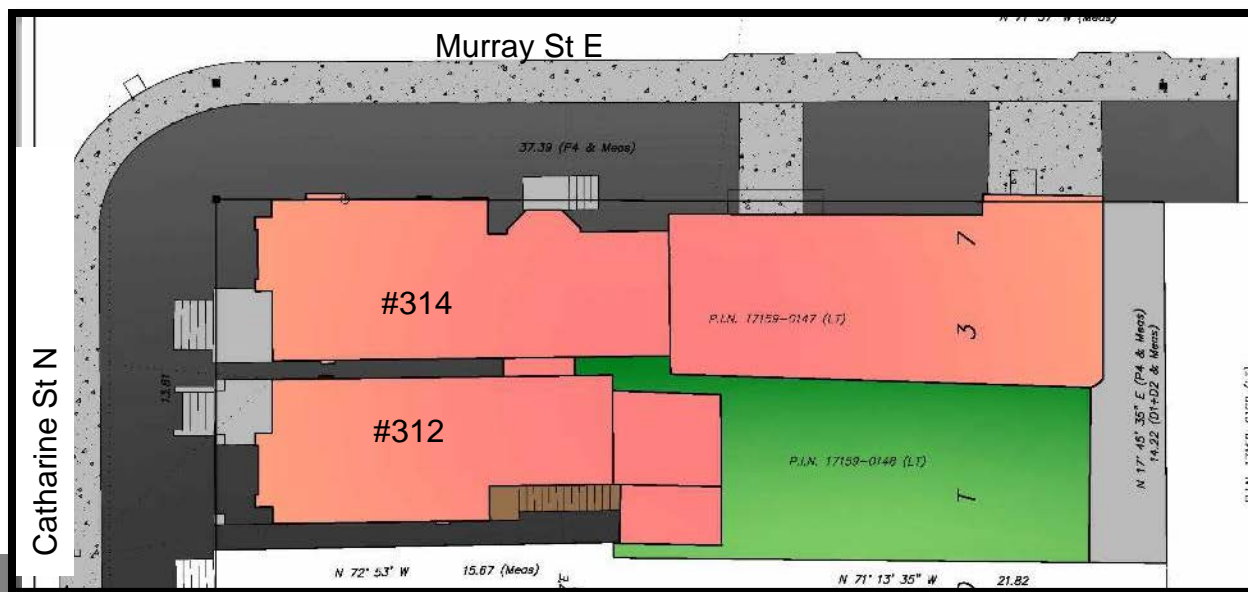
- Recognize the existing legal non-conforming bakery
- Allow expansion of the bakery into the adjacent building

Previous vs. Existing Development

Previous Bakery



Current Bakery
Ground Floor Only





Planning Issues

- Building & Fire Code Compliance
- Traffic
- Parking
- Encroachments
- Nuisance (Noise, Odor, Garbage, etc.)

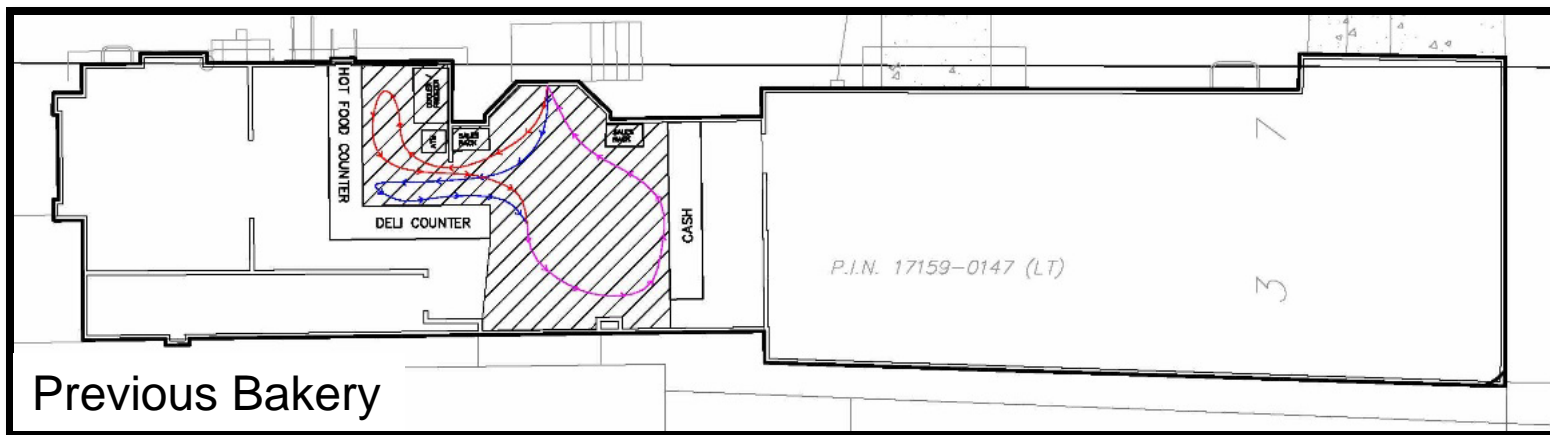
Building & Fire Code

- Fully Compliant
- Adequate fire separation exists
- Building permit to be obtained upon passing of proposed OPA and ZBA



Traffic

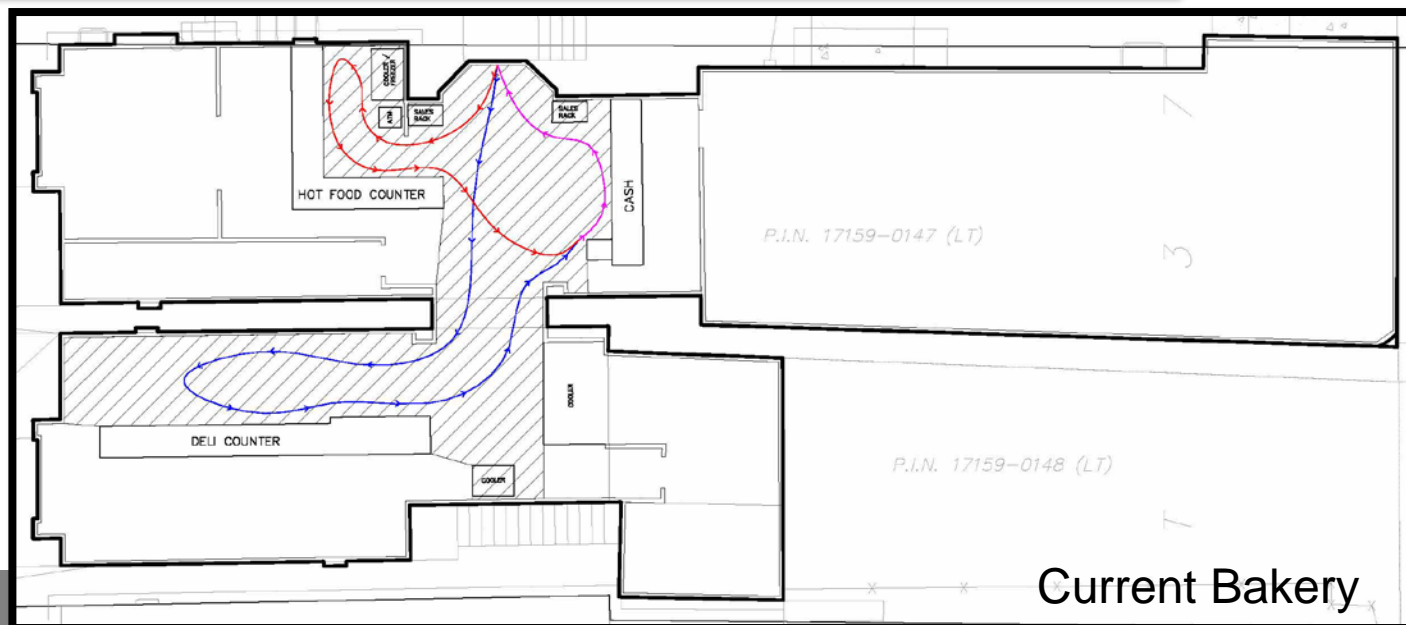
- No substantial increase in traffic
- Faster turn over & better customer service reduces traffic congestion
- Floor area expansion is minimal
 - From $\pm 30\text{m}^2$ to $\pm 60.0\text{m}^2$



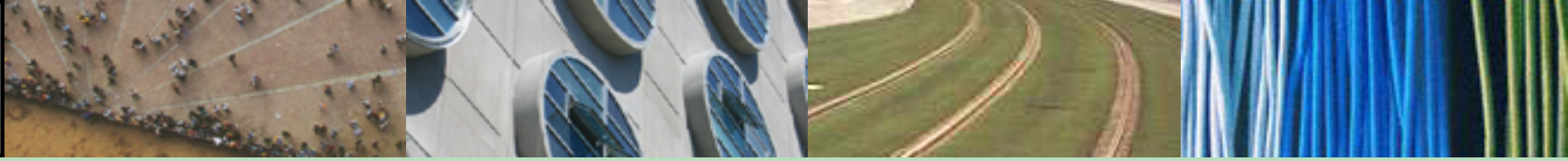
Previous Bakery

LEGEND

- Customer Area
- Hot foods customer flow
- Deli customer flow
- Cash



Current Bakery



The Double Drive-Thru





Parking

- No On-Site Parking Required
- Parking & Paving Agreement provides 4 Boulevard parking spaces
- Street Parking Utilization Study



Street Parking Utilization





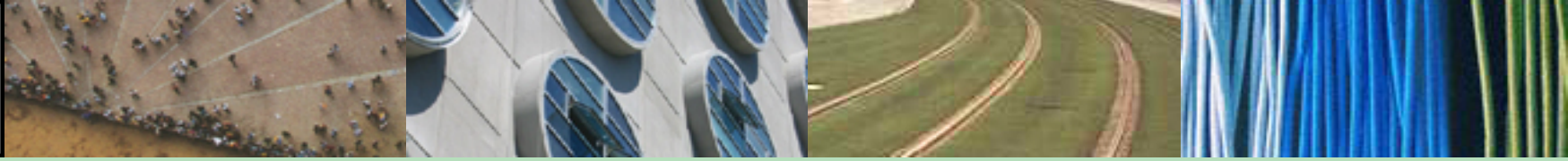
Street Parking Utilization

- 42 On-Street spaces within one block of the bakery
- 72% utilization at peak time (28% available – 12 spaces)



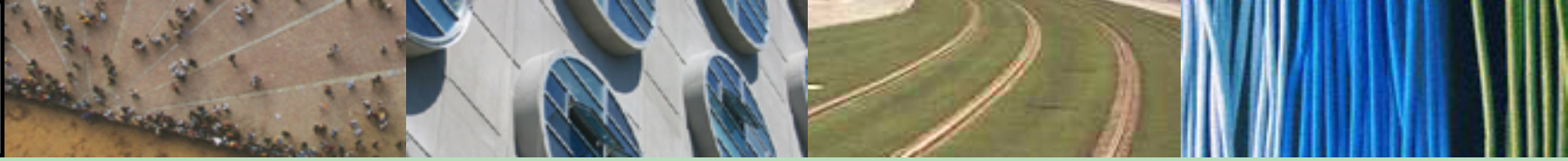
Street Parking Utilization

- While the use has a minor increase in floor area, on-street parking remains available
- Faster customer turn-over results in more efficient use of available on-street parking.



Boulevard Parking, Paving & Encroachments

- 314 Catharine Street North is fully compliant with the existing Boulevard Parking and Paving Agreement
- 312 Encroachment Agreement has been submitted, approval is imminent
- No need for a 'H' on the property as approval is anticipated before the next Council meeting



Nuisance

- No increase in sales
- Better/Faster Customer Service
- Better garbage storage and regular pick-up
- Second floor Residential use will continue



- Respectfully request approval without 'H'
- Bonanza will continue to provide a service to the local neighbourhood and business community



Thank - You

