



Memorandum

Transportation Services Division

Etobicoke York District

**Contact: Phelia Kung
Tel: 416-394-8537
Fax: 416-394-8942
Email: pkung@toronto.ca**



**To: Susanne Pringle, Manager and Deputy Secretary-Treasurer
Committee of Adjustment, Etobicoke York Panel**

From: Luigi Nicolucci, Manager, Traffic Planning / Right-of-Way Management

Date: October 7, 2015

**Subject: C. OF A. NO. A313/15EYK (WAIVER)(REVISED)
RENZO MOSER
4601 STEELES AVENUE WEST**

Further to our previous comment of June 16, 2015, the Transportation Services Division reviewed the above revised minor variance application from a traffic planning perspective and has the following comments.

The subject site is located on the south side of Steeles Avenue West, west of Highway 400 in the former City of North York (Ward 7). The site is zoned 'Industrial-Commercial Zone' (MC(H)) according to North York Zoning By-law 7625.

The existing site is occupied by one-storey commercial buildings consisting of two tenants: two existing banquet halls in the west unit; and a vacant unit previously used as an automobile dealership. The site provides 109 parking stalls situated in the front and rear of the building that are accessed by two driveways to Steeles Avenue West: a full-movement shared signalized east driveway; and an in-right and out-right west driveway.

The applicant proposes to expand the two existing banquet halls into the 900.6m² vacant east unit of the building to provide a total seating capacity for 770 people and 3,832m² building area.

In the revised zoning waiver that was submitted with the application, the applicant requests a parking variance to permit a total of 161 parking stalls, whereas a minimum of 338 on-site parking stalls is required according to the North York Zoning By-law 7625.

A parking study dated May 2015 was prepared by Paradigm Transportation Solutions Limited, to justify the parking deficiency of 189 spaces. The consultant conducted on-site parking utilization surveys for three separate days (Sunday March 15, Sunday March 29, and Friday April 10, 2015) to justify the proposed parking supply. From the surveys, the consultant reveals that the peak parking demand rates for the existing banquet hall is 1.29 spaces per 100m² of gross floor area, which is

substantially lower than the North York Zoning By-law 7625 parking rate of 8.8 stalls per 100m² and the City-wide Zoning By-law 569-2013 parking rate of 7.0 stalls per 100m² as shown in the applicant's parking study (Table 3.1). However, given that most of the surveys were undertaken on a Sunday evening, we are concerned that the peak parking demand for the proposed additional banquet hall uses may not have been captured. As a result, we recommend that the applicant conduct parking surveys of several off-site proxy banquet halls to provide a more realistic parking demand ratio.

The applicant proposes to reconfigure the existing parking layout to increase the on-site parking supply providing 46 spaces at the front and 115 spaces at the rear of the building as illustrated on the submitted site plan; however, the proposed parking layout provides dead-end parking modules, which is unacceptable from a vehicle circulation perspective.

Based on the foregoing, we recommend deferral of the subject application.

Luigi Nicolucci
Manager, Traffic Planning / Right-of-Way Management
Transportation Services Division

PK/LN

c: C. of A.
Street File: 'Steeles Avenue West'