

Transportation Services
 North York District
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 Director

Traffic Planning
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DATE: June 21, 2016

TO: Joe Nanos
 Director, Community Planning – North York District

FROM: Carly Hinks, C.E.T.
 Manager, Traffic Planning/Right-of-Way Management, North York District

RE: **A0421/16NY**
384 Sheppard Avenue East
Ward 23- Willowdale

This is an application to construct a second and third storey addition to the south west portion of the existing two-storey commercial building. The transportation-related variance is as follows:

2. Section 6A(2)a, By-law No. 7625

The minimum number of parking spaces required is 19.
 The existing number of parking spaces is 12.

COMMENTS

The required number of parking space calculation is based on site plan dated April 29, 2016 (Proposed GFA 552.60m²). Whereas, the site plan dated January 27, 2015 (Proposed GFA 560.11m²) was provided in the Committee of Adjustment package does not show the most up to date proposed GFA. Therefore, the required number of parking space is based on most recent site plan.

The parking requirements for the project is governed by the applicable parking provisions contained in the Former City of North York Zoning By-law 7625. The table below shows the parking rate under By-law 7625.

By-law 7625

Use	Scale	Minimum Parking Rate	Minimum No. of Spaces Required
Personal Service Shop	552.60m ²	1 space per 28m ² of gross floor area	19

However, the new City of Toronto Zoning By-law No. 569-2013 was recently developed by City staff in order to update the parking requirements for developments within the City of Toronto. The new associated parking standards are based on more recent information when compared to the former City of North York Zoning By-law 7625. Based on the proposed gross floor area, the updated parking requirements are as follows:

Use	Scale	Minimum Parking Rate	Minimum No. of Spaces Required
Personal Service Shop	552.60m ²	1.5 space per 100m ² of gross floor area	8

Transportation Services notes that the parking requirement under By-law 569-2013 would be met by the existing 12 parking spaces. The estimated parking requirement (8) is lower than the existing number of parking spaces (12).

CONCLUSIONS

Based on the above, Transportation Services has no objections to the requested variance.