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**

<table>
<thead>
<tr>
<th>Use</th>
<th>Scale</th>
<th>Minimum Parking Rate</th>
<th>Minimum No. of Spaces Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>Personal Service Shop</td>
<td>552.60m²</td>
<td>1 space per 28m² of gross floor area</td>
<td>19</td>
</tr>
</tbody>
</table>

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:
<table>
<thead>
<tr>
<th>Use</th>
<th>Scale</th>
<th>Minimum Parking Rate</th>
<th>Minimum No. of Spaces Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>Personal Service Shop</td>
<td>552.60m²</td>
<td>1.5 space per 100m² of gross floor area</td>
<td>8</td>
</tr>
</tbody>
</table>

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.