

DATE: May 30, 2023

TO: Sai-Man Lam
Acting Manager, Committee of Adjustment, North York District

FROM: Luigi Nicolucci
Manager, Area 2 Development Planning and Review

RE: **A0237/23NY**
717-733 MOUNT PLEASANT RD
Ward 15 – Don Valley West

This is an application to permit the addition of 4 storeys above the approved 23 storey building, as well as squaring off the curvature nature of the west façade by reducing the north, south and west tower setbacks. The transportation-related variance is as follows:

Variance No. 7

Chapter 900.11.10(522), Exception CR 522, Regulation (T)(i), By-law 569-2013

Residential parking spaces are to be provided at a minimum rate of 0.27 parking spaces per dwelling unit.

No minimum residential parking supply is proposed.

Variance No. 8

Chapter 900.11.10(522), Exception CR 522, Regulation (T)(ii), By-law 569-2013

Parking spaces for the shared use of residential visitors and non-residential uses are to be provided at a minimum rate of 0.1 parking spaces per dwelling unit.

The proposed parking spaces for the shared use of residential visitors and non-residential uses will be provided at a minimum rate of 2.0 plus 0.01 parking spaces per dwelling unit.

The following drawings were submitted in support of the subject application:

- Survey Plan, dated March 24, 2023, by Wallman Architects;
- Drawing A1-02, P2 Parking Plan, dated March 24, 2023, by Wallman Architects;
- Drawing A1-03, P1 Parking Plan, dated March 24, 2023, by Wallman Architects;
- Drawing A2-01, L1 Floor Plan, dated March 24, 2023, by Wallman Architects;
- Transportation Study, dated April 13, 2023, by BA Group;
- Zoning Waiver, dated April 21, 2023, by The Rockport Group;
- Public Hearing Notices, dated May 29, 2023, by Toronto Buildings;

COMMENTS

In lieu of a zoning review, the applicant has submitted a zoning review waiver for the subject application. The applicant is advised that, by electing to undertake the waiver, they are fully

responsible for any zoning compliance issues that may arise with respect to the subject application.

The parking requirements for the project are governed by the applicable parking provisions contained in the Zoning By-law No. 569-2013. However, the parking requirements for the project are governed by the site-specific Zoning By-law No. 1189-2022(OLT).

Given the above, a summary of the visitor parking requirements under site-specific Zoning By-law No. 1189-2022(OLT) are provided in Table 1.

Table 1 – Visitor Parking Requirements for this Project – By-law No. 1189-2022(OLT)

Type	Number of Units	Minimum Parking Requirement Ratio	Required Number of Parking Spaces
Resident	325	0.27 spaces/unit	87
Visitors	325	0.1 spaces/unit	32

Based on the site-specific Zoning By-law No. 1189-2022(OLT), a minimum of 87 residential parking spaces and 32 visitor parking spaces are required for the proposed development.

According to the site plan, a total of 80 residential parking spaces and 24 visitor parking spaces will be provided for this project. As proposed, the applicant will provide residential and visitor parking spaces at a rate of 0.25 and 0.07 spaces per dwelling unit, respectively. This represents a shortfall of 7 residential parking spaces and 8 visitor parking spaces from the above-noted Zoning By-law provisions. Therefore, the proposed parking supply does not meet the parking requirements of the site-specific Zoning By-law No. 1189-2022(OLT).

In order to conduct a full review of the minor variance application, Transportation Service will require the additional supporting documents listed below:

1. An acceptable parking study which justifies the parking deficiency. The study must include:
 - a. Appropriate parking utilization surveys that capture the typical peak parking demand
 - b. Information related to vacant GFA for all uses during the dates/times when the parking surveys were conducted; and
 - c. Calculated parking rates for all uses that are based on the parking surveys conducted and the occupied GFA.
 - d. The selected proxy sites should be similar to this development.
2. Provide an on street parking survey. The survey should be conducted overnight on the weekday and weekend.

CONCLUSIONS

Based on the above, Transportation Services defer comments on the requested variance until the required additional supporting materials are submitted for review and approval.

Shane Abraham for

Luigi Nicolucci

Manager, Development Planning and Review, Area 2

JL/