

MINOR VARIANCE APPLICATION

150_24

9973 KEELE STREET.

PRESENTED BY: TRINITY POINT DEVELOPMENTS
ON BEHALF OF YRSCC 1169



PROPOSED VARIANCE

The subject lands are zoned MMS, Main Street Mixed-Use - Maple Zone and subject to the provisions of Exception 14.911 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 001-2021	Variance requested
1	A minimum of 6.0 visitor parking spaces are required. [Section 6.3.5, Table 6-2]	To permit a minimum of 5.0 visitor parking spaces.



PARKING STUDY COMPLETED BY LEA ENGINEERING

Study of Existing Policy Context

Visitor Parking Requirements per ZBL-2021

Parking Utilization Survey

Study of Peak Demands, Utilization of off-site parking, at grade visitor parking, and underground residential parking

Opportunity for Future Travel Context

Outlining Transit Networks



EXISTING POLICY CONTEXT

Table 2-2: Zoning By-law 01-2021 Vehicular Parking Requirements

Land Use	Units	ZBL 01-2021		Existing Supply	Proposed Supply
		Min. Requirement	Required Spaces ⁽¹⁾		
Residential	30 units	1.00 sp./unit	30	51	51
Visitor		0.20 sp./unit	6	8 ⁽²⁾	5
Total			36	59	56

Note: (1) – According to Section 6.2.2 in ZBL 01-2021, if the calculation of a required parking space results in a fraction, the requirement shall be rounded up to the next whole number.

(2) – Three (3) visitor parking spaces are currently provided at 9929 Keele Street through an easement with the adjacent property.



PARKING UTILIZATION SURVEY

Table 3-1: Parking Utilization Survey Results

Date	Supply	Peak Time	Peak Demand	Peak Demand Rate
Residential				
Saturday June 15, 2024	51 (underground)	12:30 AM	34	1.13 sp./unit
Tuesday June 18, 2024	51 (underground)	10:30 PM	34	1.13 sp./unit
Visitor				
Saturday June 15, 2024	5 (surface lot)	11:00 AM	3	0.10 sp./unit
	3 (9929 Keele St)	-	0	0 sp./unit
	Total Peak Demand		3	0.10 sp./unit
Tuesday June 18, 2024	5 (surface lot)	6:00 PM	4	0.13 sp./unit
	3 (9929 Keele St)	-	0	0 sp./unit
	Total Peak Demand		4	0.13 sp./unit



**FUTURE
DEVELOPMENT
@ 9929 KEELE
ST**



THANK YOU

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