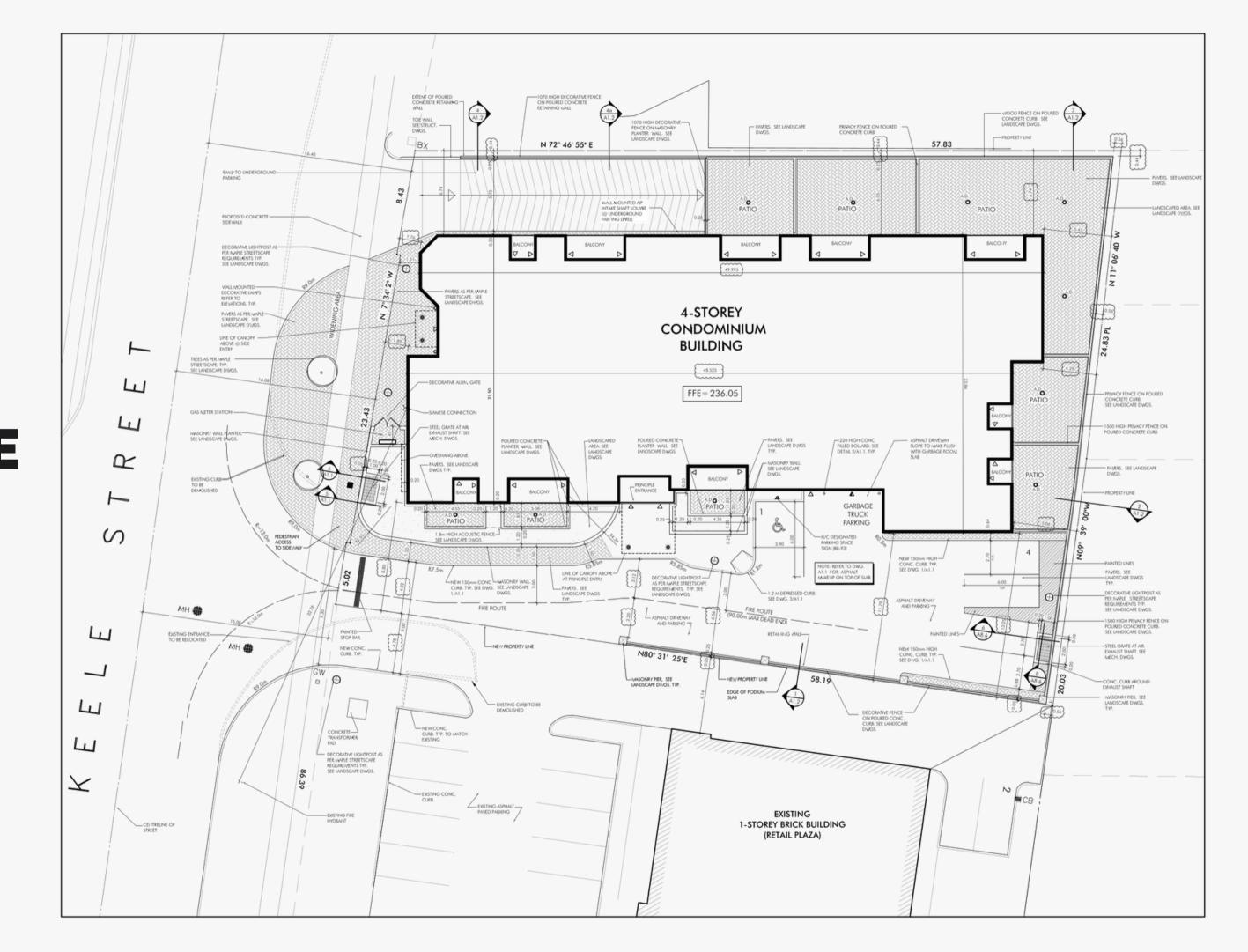
MINOR VARIANCE APPLICATION 150_24

9973 KEELE STREET.

PRESENTED BY: TRINITY POINT DEVELOPMENTS
ON BEHALF OF YRSCC 1169



SUBJECT SITE



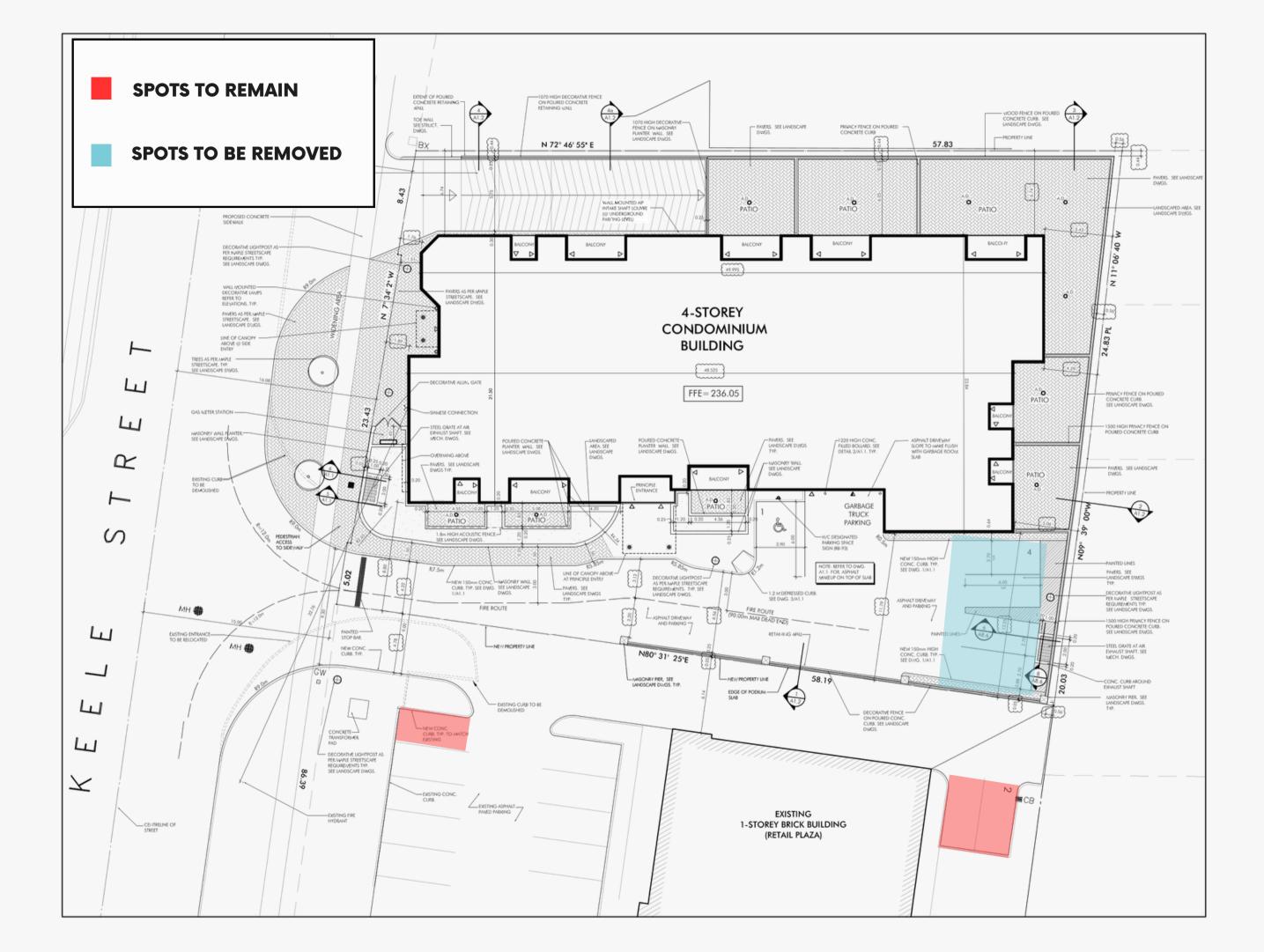
PROPOSED VARIANCE

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.

	equested
	a minimum of 5.0
[Section 6.3.5, Table 6-2] visitor parkii	king spaces.



PROPOSED VARIANCE



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		Evicting Supply	Proposed
		Min. Requirement	Required Spaces (1)	Existing Supply	Supply
Residential	20nita	1.00 sp./unit	30	51	51
Visitor	30 units	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 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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