



MEMORANDUM

TO: Mayor and Members of Council

FROM: Arvin Prasad, Commissioner of Development Services

PREPARED BY: Sabrina Bordone, Senior Planner, Central District

REVIEWED BY: Richard Kendall, Manager, Central District

DATE: June 25, 2019

RE: Neamsby Investments Inc.
1375 Denison Street
File Nos. OP/ZA 18 177790

Background

Attached please find a Zoning By-law Amendment which implements a proposed two-storey building for recreational and athletic purposes, with badminton as the main use, for lands located on the south side of Denison Street, east of Birchmont Road (municipally known as 1375 Denison Street). This Zoning By-law Amendment application was approved by Development Services Committee (DSC) at the May 7, 2019 public meeting.

Reduction in required parking

In accordance with the City's Parking Standards By-law 28-97, as amended, the number of parking spaces required for the proposed development is 78, which is based on a ratio of 1 parking space per 30 m² of net floor area ($839.8 \text{ m}^2 \text{ NFA} / 30 \text{ m}^2 = 28 \text{ parking spaces}$) and 5 parking spaces per badminton court (5 spaces x 10 courts = 50 parking spaces). Since the Public Meeting, the Applicant has advised staff that the need to accommodate a transformer at a certain location has resulted in the loss of 1-2 parking spaces, for a total of 76 parking spaces on site.

This results in an adjusted parking ratio from 1 parking space per 30 m² of net floor area to 1 parking space per 32 m² of net floor area, with the parking provided per court remaining unchanged. With this modified ratio, the total provided parking on site is 76 parking spaces [$(839.8 \text{ m}^2 \text{ NFA} / 32 \text{ m}^2 = 26 \text{ parking spaces})$ and 5 parking spaces per badminton court (5 spaces x 10 courts = 50 parking spaces)]. This reduction is supported by a number of Traffic Demand Management strategies proposed by the Applicant, including the provision of bicycle parking spaces and carpool parking spaces on site, and is reflected in the attached by-law.

Conclusion

Staff recommend that the attached Zoning By-law Amendment be enacted.