



MOMENTUM

PLANNING AND COMMUNICATIONS

PARKING RATIONALE

263 Greensway Avenue & 20 Mark Avenue

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1. Introduction

This Rationale has been prepared to address comments received during the circulation of development applications related to 263 Greensway Avenue. The comments related to the capacity of the proposed parking garage designed as part of a proposed apartment building on the subject property. This Rationale includes a review of adjacent rental properties owned and operated by Manor Park Management including a further redevelopment project proposed to be located at 20 Mark Avenue.

The Rationale should be read in conjunction with the entirety of the Planning Rationale dated May 2018 submitted with the development applications for 263 Greensway Avenue for context.

2. Parking Capacity Analysis

The redevelopment proposal for 263 Greensway Avenue is for a new apartment building containing 75 units (originally submitted as 76 but reduced by one to accommodate ground floor bicycle storage). The new building will be in addition to an existing 2 storey apartment building on the site (267 Greensway Avenue) which contains 9 units for a total of 84 units. To support the proposed redevelopment, Sections 101 and 102 of By-law 2008-250 would require 36 resident and 7 visitor parking spaces for a total of 43 spaces. It should be noted that these are minimum requirements.

In addition to the proposal at 263 Greensway Avenue, Manor Park Management currently owns and manages all of the 2 storey apartment buildings along Mark Avenue. There are currently 11 buildings, 9 of which contain 10 units each and 2 buildings with 9 units (60 and 70 Mark Avenue). In total this represents 108 units. See Appendix A for a survey of the Manor Park holdings on Mark and Greensway. The buildings on Mark Avenue were built prior to the adoption of a zoning by-law and have a limited supply of existing onsite parking (approximately 5 spaces per building).

The proposed development is removing a surface parking lot containing 112 spaces (see Appendix B) that currently provides additional off-site parking to all of the buildings on Mark Avenue. As well, Manor Park Management has recently filed applications for rezoning and site plan control to permit a three storey apartment building containing 12 units immediately west of 30 Mark Avenue. The zoning by-law does not require the provision of onsite parking spaces for this form of development. The proposal for 20 Mark will remove another existing surface parking lot which contains 22 spaces (see Appendix C).

Currently, the proposal is to provide an underground parking garage as part of the redevelopment of 263 Greensway which contains 122 spaces in combination with 22 spaces (normally used by visitors) in surface lots for a total of 144 vehicle spaces. As previously noted, 43 of these spaces are required by the zoning by-law to serve the onsite redevelopment leaving a balance of 101 spaces.

However, to be competitive in the local rental market requires an ability to have parking spaces available onsite at (or close to) a 1 to 1 ratio whether the space is actually used by the resident or not. To meet this market demand, Manor Park Management has proposed to have a minimum of 84 spaces within the garage. This leaves a balance of 38 spaces in the garage in addition to the 22 surface spaces that will normally be used by visitors.

It is the intent of Manor Park Management to provide access to the remaining 38 spaces in the garage to the tenants residing in the 11 existing and one proposed new apartment building on Mark Avenue.

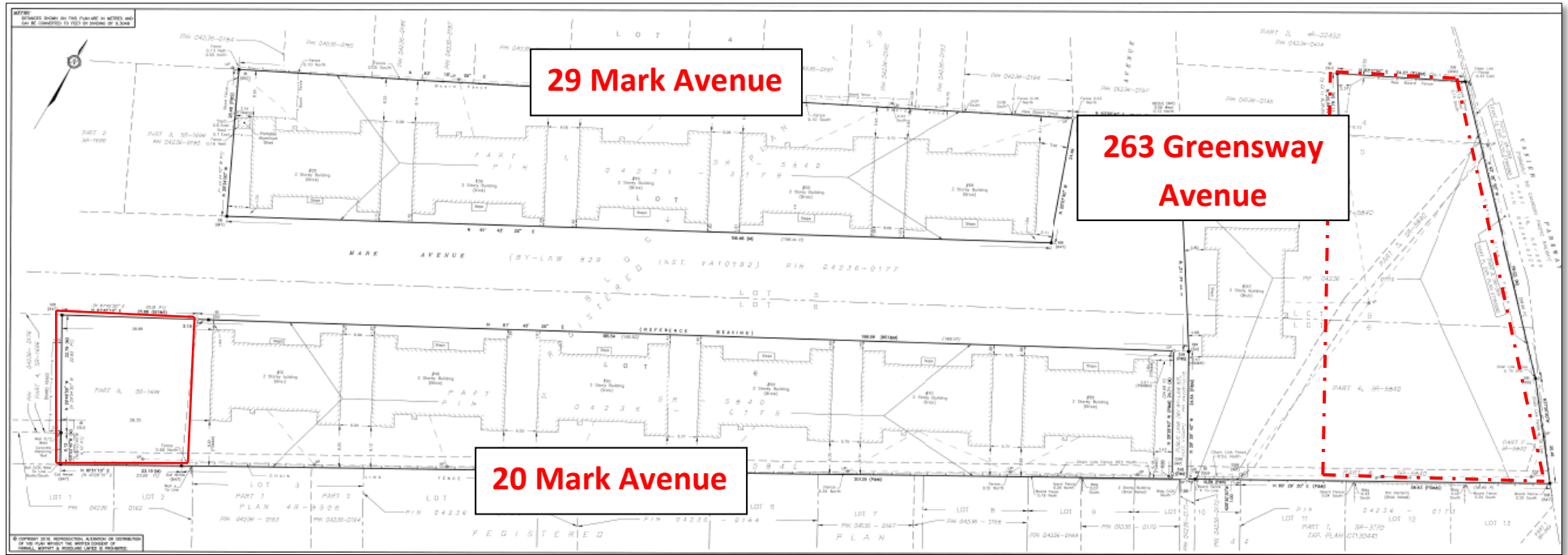
There is no intent to lease spaces in this garage to non-residents. If necessary, this intent could be recognized in the rezoning of these sites by restricting the use of the garage to tenants of the adjacent buildings.

3. Summary Opinion

Given the purpose of the proposed garage, it is my opinion that the proposed capacity reflects its intended use as a shared facility serving adjacent buildings. By providing this off street capacity, the proposed garage will reduce the potential demand for street parking particularly during the winter months when it would conflict with snow clearing operations. It also allows for the redevelopment of existing surface parking lots for residential intensification which is a key policy of the Official Plan.

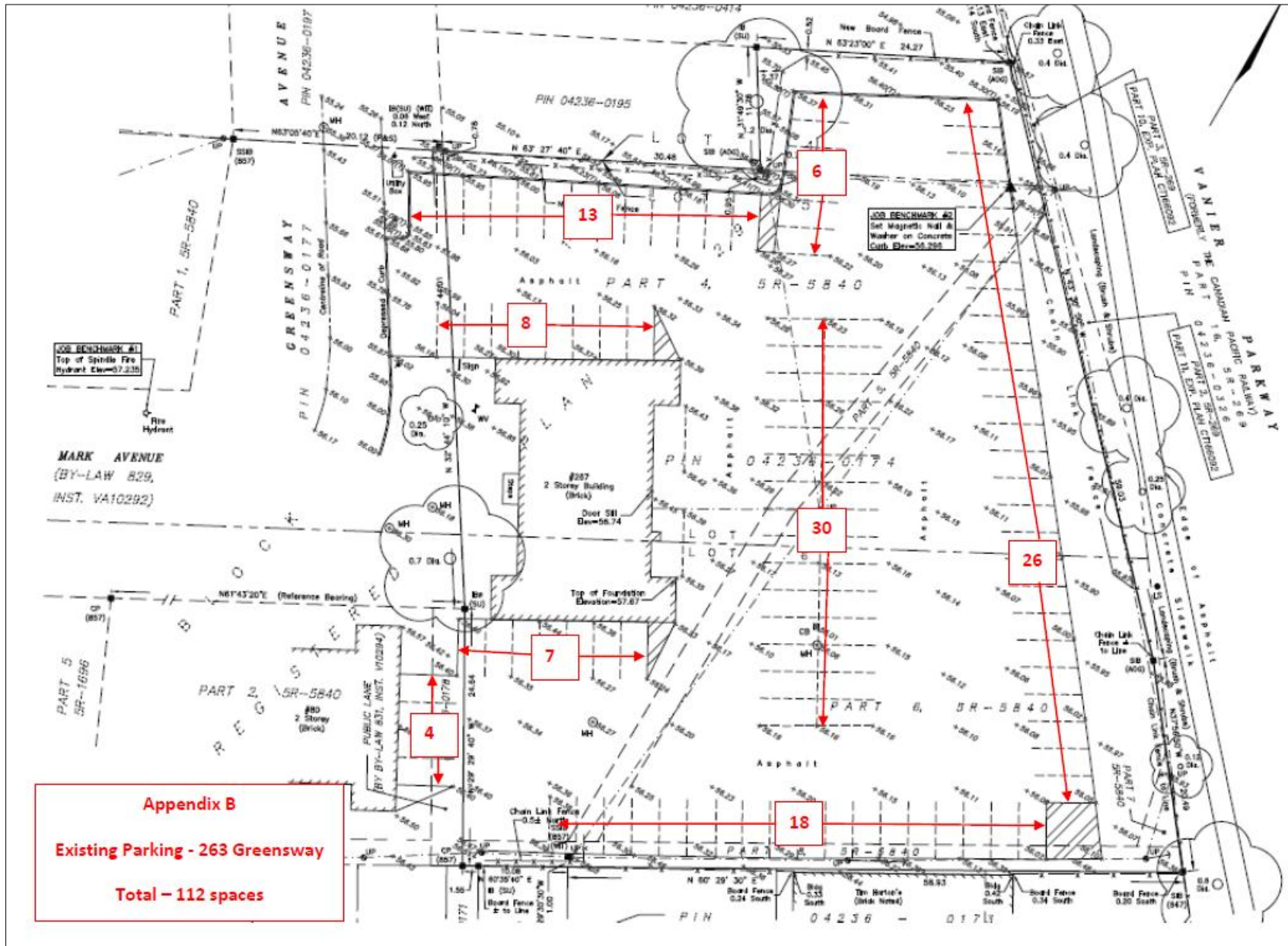
APPENDIX

APPENDIX A – MANOR PARK MANAGEMENT PROPERTIES



- 29 Mark Avenue – contains 5 buildings numbered 29, 39, 49, 59 and 69 – each contain 10 units for a total of 50 units
- 20 Mark Avenue - contains 6 buildings numbered 30, 40, 50, 60, 70 and 80 – Nos. 30, 40, 50 and 80 contain 10 units each and Nos. 60 & 70 currently contain 9 units each (with a 10th unit undergoing planning review) for a current total of 58 units – Area shown in is site of proposed redevelopment for a new 12 unit building.
- 263 Greensway Avenue – currently contains 1 building numbered 267 with 9 units – Approximate area shown in is site of proposed redevelopment for a new 75 unit building.

APPENDIX B – SURFACE PARKING AT 263 GREENSWAY AVENUE



APPENDIX C – SURFACE PARKING AT 20 MARK AVENUE

