

FEBRUARY 20, 2020

PROJECT NO: 1060-5384

Township of Southgate
185667 Grey County Road 9
Dundalk, Ontario N0C 1B0

**Attention: Clinton Stredwick, BES, MCIP, RPP
Municipal Planner**

**RE: PARKING JUSTIFICATION LETTER
EDGEWOOD GREENS – COMMERCIAL BLOCK
DUNDALK, TOWNSHIP OF SOUTHGATE**

Dear Clinton,

This letter has been prepared in support of the Official Plan Amendment, Zoning By-law Amendment, Redline Draft Plan and Site Plan Applications for a proposed commercial block located within the Dundalk Meadows development (the site, now referred to as Edgewood Greens) in Dundalk, Township of Southgate.

The letter will summarize the minimum Zoning By-law parking requirements and provide justification for the proposed parking supply within the commercial block.

The proposed commercial block is located in the southeast corner of Flato East and will replace 33 semi-detached units in Phases 12 and 13. The commercial building is proposed to have a gross floor area (GFA) of 1,635 square metres (17,599 square feet). The development includes 80 parking spaces and two loading spaces. The Concept Plan for the commercial block has been included as **Attachment A**.

At this time, the ultimate uses and tenants are unknown. The intention is for Flato Developments to own the commercial building and rent the units out to different tenants. As such, the commercial uses within the building would vary with the turnover of tenants. Some of the uses envisioned for the commercial block could include convenience store, personal service shop, medical clinic and quick-service restaurant. A breakdown of all proposed allowable uses is included in **Attachment B**.

The Township of Southgate Zoning By-Law 19-2002 provides a minimum parking requirement of 1 space per 20 square metres of retail GFA. With the ultimate uses subject to change depending on the selected tenants, it has been proposed that the noted rate be applied to the entire building. The rate would capture the wide range of uses being sought in the Zoning By-law Amendment.

As defined in the Township of Southgate Zoning By-Law 19-2002, "Floor Area, Gross" for non-residential uses refers to the aggregate of the area of all floors devoted to retail sales, customer service and/or office use, manufacturing and warehousing, but shall not include mezzanine areas, mechanical rooms, common walls, stairwells, garbage and electrical rooms, parking structures and similar uses ancillary to the main use. Relevant excerpts from the Township of Southgate Zoning By-law have been included as **Attachment C**.

While not specifically outlined in this Zoning By-law, other municipalities, such as the City of Mississauga provide a suggested deduction for non-residential uses to account for the mechanical rooms, garbage and electrical rooms and other common areas. For office and retail type uses, a reduction of five to ten percent is suggested. Relevant excerpts from the Mississauga Zoning By-law have been included as **Attachment D**.

Reducing the building GFA by five percent results in an adjusted GFA of 1,553.25 square metres. Applying the minimum parking requirement of one space per 20 square metres results in a required parking supply of 78 parking spaces. This equates to a surplus of 2 parking spaces when compared with the proposed supply of 80 parking spaces.

As noted, it has been proposed that the rate of 1 space per 20 square metres be applied to the entire building, regardless of tenant, similar to how some municipalities provide parking requirements for Shopping Centres. In the Township of Southgate Zoning By-law, a Shopping Centre is defined as "a group of more than two (2) commercial uses, designed, developed, and managed as a unit by a single owner or tenant, or group of tenants, as opposed to a business comprising unrelated individual uses and has an off-street parking area provided on the site".

By providing a uniform rate at the site, it allows for the tenants to change at the site without having to re-confirm parking requirements and avoids the potential for multiple rounds of variances in the future should the parking requirements at the site fluctuate based on changes in tenants.

As a comparable example, the City of Vaughan Zoning By-law allows for a combination of uses, including restaurants, to be considered as part of the Shopping Centre land-use provided that the GFA of any or all eating establishment uses does not exceed twenty percent of the total GFA of the development. Relevant excerpts from the City of Vaughan Zoning By-law have been included in **Attachment E**.

A similar condition is being proposed at the site. Should the percentage of eating establishments in the building exceed 20 percent of the GFA in the future, the minimum parking requirements for each independent land use will be assessed, as per the Zoning By-law.

The allowable uses proposed at the site as well as their corresponding parking requirements are tabulated and included as **Attachment B**. It can be seen that most of the non-restaurant uses have a corresponding parking requirement of 1 space per 20 square meters. As such, applying a general rate of 1 space per 20 square meters is considered appropriate, and balances any of the rates that may require more or less than 1 space per 20 square meters.

In addition to the information provided above, further justification for a uniform parking rate is supported by several other factors. The peak time of day for the different uses may vary. For example, a service shop or medical/veterinary clinic will experience peaks throughout the day, while a restaurant will experience a peak in the evening and on weekends. Further, the commercial uses are expected to service the local area of Dundalk, particularly the Edgewood Greens development itself, with some pass-by trips from Highway 10. It is expected that the types of businesses drawn to this location will be quick-stop convenience stores or grocers, small take-out restaurant, and small-scale offices/medical clinics.

Plazas of this nature typically experience synergies between the various uses. Individuals may stop and visit multiple businesses, as such, the parking demand associated with two or more uses may only result in one parked vehicle.

Based on the above rationale, a parking requirement of 1 space per 20 square metres of commercial GFA for the entire commercial building can be supported. Furthermore, it is appropriate to apply the rate to a reduced GFA to account for the mezzanine areas, mechanical rooms, common walls, stairwells, garbage and electrical rooms, parking structures and similar uses ancillary to the main use. The parking supply of 80 spaces can be supported at the site.

Should you have any questions or require any further information, please do not hesitate to contact the undersigned.

Sincerely,

C.F. CROZIER & ASSOCIATES INC.



Alexander J.W. Fleming, MBA, P.Eng.
Associate
AF/mf

C.F. CROZIER & ASSOCIATES INC.



Madeleine Ferguson, EIT
Engineering Intern, Transportation

J:\1000\1060-Flato Dev\5384-Flato Dundalk Commercial Bldg\Letters\2020.02.20_Parking Justification Letter\2020.02.20_Parking Justification Letter.docx

Encl.

Attachment A: Concept Plan

Attachment B: Proposed Allowable Uses and Minimum Parking Requirements

Attachment C: Township of Southgate Zoning By-law Excerpts

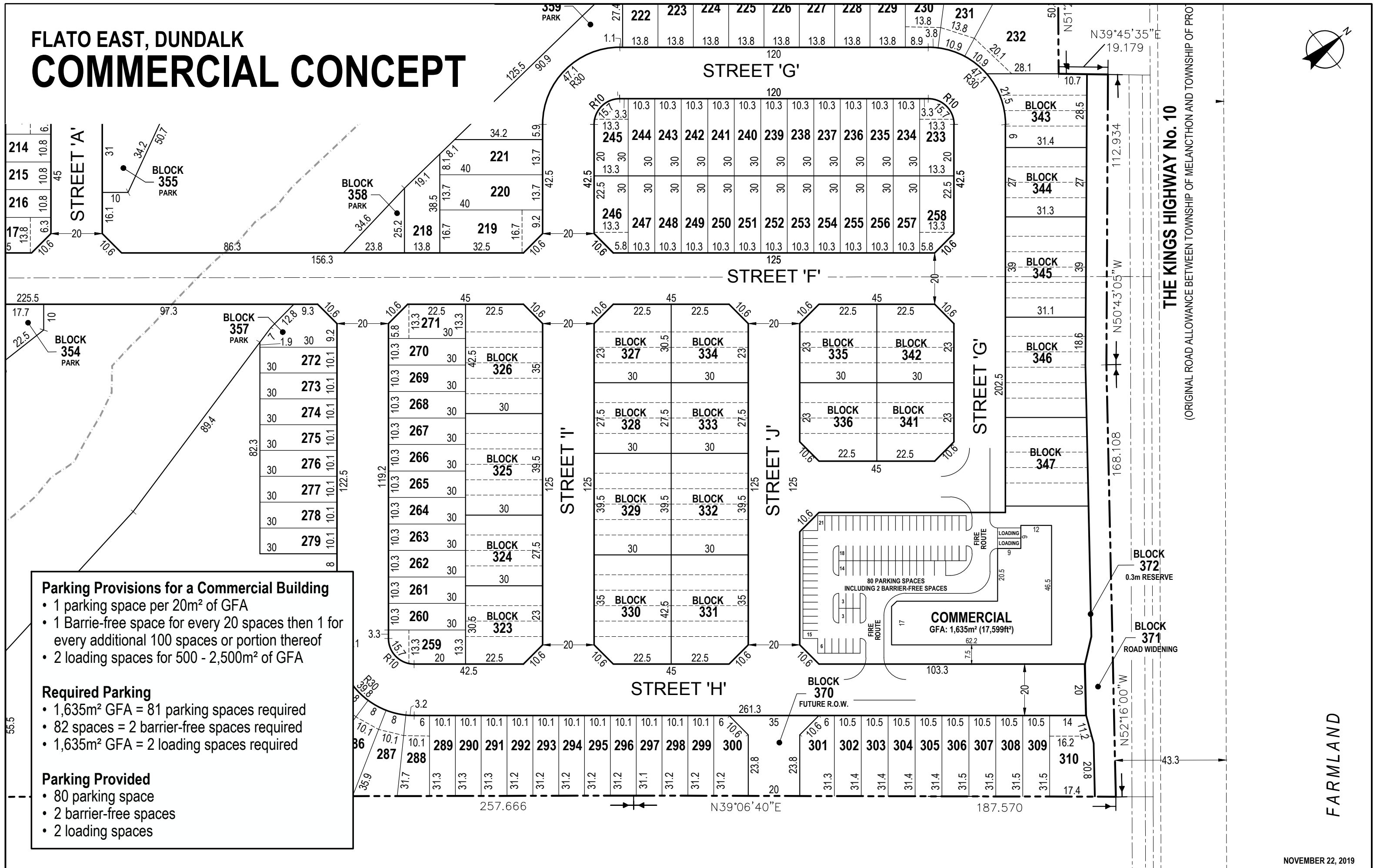
Attachment D: City of Mississauga Zoning By-law Excerpts

Attachment E: City of Vaughan Zoning By-law Excerpts

Attachment A

Concept Plan

FLATO EAST, DUNDALK COMMERCIAL CONCEPT



Parking Provisions for a Commercial Building

- 1 parking space per 20m² of GFA
- 1 Barrie-free space for every 20 spaces then 1 for every additional 100 spaces or portion thereof
- 2 loading spaces for 500 - 2,500m² of GFA

Required Parking

- 1,635m² GFA = 81 parking spaces required
- 82 spaces = 2 barrier-free spaces required
- 1,635m² GFA = 2 loading spaces required

Parking Provided

- 80 parking space
- 2 barrier-free spaces
- 2 loading spaces

THE KINGS HIGHWAY No. 10
(ORIGINAL ROAD ALLOWANCE BETWEEN TOWNSHIP OF MELANCTHON AND TOWNSHIP OF PRO

FARMLAND

Attachment B

Proposed Allowable Uses and Minimum Parking Requirements

**Table 1: Edgewood Greens Commercial Block
Proposed Allowable Uses**

Permitted Land Use	Parking Requirement Type of Use	Minimum Zoning By-law Parking Requirement
Clinic, Medical;	Clinic or Medical Office	6 parking spaces per practitioner
Clinic, Veterinary;	Clinic or Medical Office	6 parking spaces per practitioner
Convenience Store;	Commercial	1 parking space per 20 square meters
Day Care Centre;	School: - Nursery/day care	3 parking spaces per classroom
Dry Cleaning Establishment;	N/A ¹	1 per 40 square meters of GFA
Eating Establishment;	Eating Establishment	1 parking space per 4 seats of maximum seating capacity
Eating Establishment – Take-out	Eating Establishment, Drive-in or Take-out	10 spaces plus 1 space for every 4 seats
Financial Institutional/Bank;	Bank or Financial Institution	1 parking space per 15 square meters
Fitness / Health Club;	Indoor sports recreation building (other than an arena, bowling alley, curling rink, tennis squash or racquet ball courts	1 parking space per 20 square meters
Laundry Establishment;	N/A ¹	1 per 40 square meters of GFA
Nursing Home;	Nursing Home	1 parking space per 5 beds
Personal Service Shop;	Service Shop, Personal Service Shop	1 parking space per 20 square meters
Professional Office;	Office, General	1 parking space per 30 square meters
Retail Commercial Establishment;	Retail Store	1 parking space per 20 square meters
Service Shop;	Service Shop, Personal Service	1 parking space per 20 square meters
Studio;	N/A ¹	1 per 40 square meters of GFA
Tavern;	Tavern or Public House	1 parking space per 4 seats of maximum seating capacity
Uses, buildings or structures accessory to any permitted use in Clauses (a) to (t) but excluding open storage as an accessory use.	N/A ¹	1 per 40 square meters of GFA

¹uses permitted by this By-law – 1 per 40 square meters of GFA other than those listed in Zoning By-law parking table – This applies to all topics with “N/A”

Attachment C

Township of Southgate Zoning By-law Excerpts



Zoning By-Law 19-2002 As Amended

Original Prepared by:
D.C. SLADE CONSULTANTS INC.
243 Hurontario Street
Collingwood, Ontario
L9Y 2M1

Office Consolidation May 2016

This composite edition of By-law 19-2002 has been prepared for convenience purposes only. For accuracy, regard should be had to original By-law 19-2002 and all amending By-laws.

"Farm Supply Outlet" means the use of lands, buildings or structures, or part thereof, for the purpose of selling products directly related to agricultural production and without limiting the generality of the foregoing, shall include seed, fertilizer, feed, and pest control products.

"Farmers Market" shall mean a building or part of a building in which farm produce is sold at retail to the public and may include temporary areas outside the building for retail sales of farm produce, but such areas shall not include outside storage of goods or products.

"Financial Institution/Bank" means a building or structure designed for the purpose of lending, borrowing, exchanging, issuing, or safeguarding money.

"Finished Grade" means the average elevation of the finished surface of the ground at the base of a structure or of that portion of a building which abuts a front yard, exclusive of any embankment in lieu of steps.

"Flea Market" shall mean a building or part of a building where floor space is leased to vendors on a regular basis and where new or second hand goods and articles are offered or kept for sale at retail to the general public, but shall not include any other establishment otherwise defined or classified herein.

"Floor Area" means, with reference to a dwelling, the total habitable floor area within building as measured between the exterior faces of the exterior walls or from the centre line of a common party wall, but excluding any private garage, breeze way, porch, veranda, balcony, sunroom, attic, basement or cellar.

"Floor Area, Commercial" means that portion of the gross floor area of an establishment which is used for commercial and/or office purposes but does not include area used for storage of goods and materials.

"Floor Area, Gross" shall mean, in the case of a dwelling, the aggregate of the areas of all habitable rooms measured from the exterior faces of the exterior walls, but excluding any detached accessory buildings, a breeze way, unenclosed sunroom, porch, and/or veranda, attic, cellar, or basement;

OR

In the case of a building other than a dwelling, shall mean the aggregate of the area of all floors devoted to retail sales, customer service and/or office use, manufacturing, and warehousing measured from the outside face of exterior walls, but shall not include mezzanine areas, mechanical rooms, common walls, stairwells, garbage and electrical rooms, parking structures and similar uses ancillary to the main use.

"Floor Area, Ground" means the maximum area of ground covered by a building measured to the outside walls, excluding, in the case of a dwelling, any private

"Sawmill" means a mill involving the cutting, drying and planning of timber. Also permitted as an accessory use to the sawmill is the storage of both raw materials (logs) and finished products (timber), a business office and a kiln.

"School, Commercial" shall mean a school conducted for hire or gain such as a studio of dancing, art school, drama school, school of calisthenics, business or trade school or any other specialized school but shall not include a private academic religious or philanthropic school.

"School, Private" shall mean a school other than a public school or a commercial school as otherwise defined or classified in this By-law.

"School, Public" shall mean a school under the jurisdiction of a Board as defined by the Ministry of Education.

"Senior Citizens' Home" means any home for senior citizens sponsored and administered by any public agency or any service club, church or non-profit organization, either of which obtains its financing from federal, provincial or municipal governments or agencies, or by public subscription or donation, or by any combination thereof, and such homes shall include auxiliary uses such as club and lounge facilities, usually associated with the senior citizens' development.

"Separation Distance" means the horizontal distance measured between the closest point of the exterior wall of the livestock occupied portion of the livestock facility or permanent manure or material storage area or structure and the defined closest point of the neighbouring incompatible use. For a complete definition of separation distance, see Implementation Guideline No.'s 41, 42, 43 and 44 of Section 32.2.

"Service Shop" means a building or part thereof used for the sale or repair of household articles, and includes radio, television, and appliance repair shops, but does not include industrial or manufacturing uses or motor vehicle repair shops.

"Setback" shall mean the horizontal distance from the centre line of the street allowance, measured at right angles to such centre line, to the nearest part of any building or structure or excavation on the adjacent lot.

"Setback, Front, Rear, Side Yard" shall mean the horizontal distance measured at right angles to the boundary of the parcel from the closest point of any building or structure on said parcel.

"Shopping Centre" shall mean a group of more than two (2) commercial uses, designed, developed, and managed as a unit by a single owner or tenant, or group of tenants, as opposed to a business comprising unrelated individual uses, and has an off-street parking area provided on the site.

"Sight Triangle" means the triangular space formed by the street lines of a corner lot and a line drawn from a point in one street line to a point in the other street line or railway line, each such point being 9 metres from the point of intersection of the street lines (measured along the street lines). Where the two street lines do not

(e) Treatment of the Area of a Lot Zoned Environmental Protection (EP)

Where any lot is zoned in part in a Environmental Protection Zone (EP), no person shall erect any buildings or structures within the area zoned Environmental Protection, except as otherwise permitted in the Environmental Protection Zone. However, land zoned Environmental Protection (EP) may be included in the calculation of lot area and frontage, required yard, and lot coverage as is required for the development occurring on that portion of a lot not zoned Environmental Protection.

5.5 Lots Having Lesser Area and/or Frontage

Notwithstanding anything contained in this By-law, a parcel which lacks either the required frontage or area or both the required frontage and area for a lot, is and shall be deemed to be a lot, provided that:

- (a) The description of such a parcel is the same as in a deed registered on or prior to the date of passing of this By-law;
- (b) Such parcel could have been conveyed legally on the date of the passing of this By-law by way of deed, transfer, mortgage, charge, or agreement of sale and purchase without consent, under Section 50 of The Planning Act, R.S.O. 1990 as amended;
- (c) Such parcel has a frontage of 10 metres minimum on an improved public street;
- (d) All other provisions of this By-law are complied with; and
- (e) All relevant regulations made under the Public Health Act and all relevant requirements of the Ontario Building Code are complied with.

5.6 Movement of Buildings

No buildings shall be moved without a permit from the Chief Building Official.

5.7 Parking Regulations

(a) Parking Space Requirement

For every building or structure to be erected or enlarged in any Zone, off-street parking shall be provided and maintained in accordance with the following provisions:

Type of Use	Minimum Parking Space Requirements
Accessory Apartment	1 space per dwelling unit
Amusement Arcade	1 parking space per 20 sq. metres (215 sq. feet) of gross floor area
Auditorium Arena Places of Assembly, unless specified in this Section	The greater of: 1 parking space for every eight (8) seats otherwise 4 metres (13.1 feet) of bench space of maximum seating OR 1 parking space per 20 sq. metres of (215 sq. feet) gross floor area, whichever is greater
Automobile Repair Establishment	3 per repair bay
Automobile Sales & Service Establishment	1 per 10 square metres (107.6 sq. feet) of gross floor area and 3 per repair bay
Automobile Service Station	3 per repair bay
Automotive Washing Establishments: - Self Serve - Automatic	2 per washing bay or stall 5 parking spaces per each automatic bay, which may include stacking of cars and/or vacuum stalls
Bank or Financial Institution	1 per 15 square metre (161.4 sq. feet) of gross floor area
Barber & Beauty Shop	1 per 10 square metre (107.6 sq. feet) of gross floor area
Church	1 parking space per 10 fixed seats
Contractors Yard or Shop	The greater of: 1 for every 2 employees OR 1 per 70 square metre (753.4 sq. feet) of gross floor area
Clinic or Medical Office	6 per practitioner

Club or Fraternal Organization	1 per 20 sq. metre (215.2 sq. feet) of gross floor area
Curling Rink	6 per curling sheet
Department Store	1 per 20 sq. metre (215.2 sq. feet) of gross floor area
Dwellings - Detached, Semi-detached Duplex, Converted	2 per dwelling unit
Apartment, Triplex, Fourplex	1.25 per dwelling unit plus 1 visitor parking space per 2 dwelling units or part thereof
Library	Minimum of 10 parking spaces
Senior Citizens Apartment	1 per 2 dwelling units plus 1 visitor parking space per 10 dwelling units or part thereof
Eating Establishments	1 per 4 seats of maximum seating capacity
Eating Establishment, Drive-In or Take- Out	10 spaces plus 1 space for every 4 seats
Fire Hall	5 per bay
Funeral Home	1 per 20 sq. metre (215.2 sq. feet) of gross floor area, with a minimum of 10 spaces
Home for the Aged or Rest Home	1 per 5 beds
Hospital	3 per 4 beds
Nursing Home	1 per 5 beds
Hotel, Motel, Bed and Breakfast or Guest Rooms	1 per each guest room or suite
Indoor Sports Recreation Building gross (other than an arena, bowling alley, curling rink, tennis, squash or racquet ball courts)	1 per 20 square metre (215.2 sq. feet) of floor area

Industrial Establishments	5 parking spaces plus 1 per 50 square metre (538.2 sq. feet) or fraction thereof of gross floor area
Office, General	1 per 30 sq. metre (322.9 sq. feet) of gross floor area
Public Building, except where gross specifically identified	1 per 30 square metre (322.9 sq. feet) of floor area
Retail Store	1 per 20 square metre (215.2 sq. feet) of gross floor area
Rooming or Boarding House	1 per dwelling unit and 1 per room for rent
School:	
- Nursery/Day Care Centre	3 per classroom or nursery or 1 per 60 square metre (645.8 sq. feet) of gross floor area
- Elementary	1.5 per classroom and 1 per 6 square metre (64.5 sq. feet) of assembly area
- Secondary	3 per classroom or 1 per 6 sq. metre (64.5 sq. feet) of assembly area
Commercial	1 per 20 square metre (215.2 sq. feet) of gross floor area
Service Shop, Personal Service	1 per 20 square metre (215.2 sq. feet) of gross floor area
Sports Field	The greater of: 1 per 5 seats or 3 metres (9.8 feet) of bench space of maximum seating capacity OR 1 per 800 square metre (8,611.4 sq. feet) of gross field/floor area
Social or Service Club	1 per 10 square metre (107.6 sq. feet) of gross floor area of all club buildings, plus: 2 per golfing green 4 per lawn bowling green 4 per tennis or racquet ball court 6 per curling ice sheet Where any one club provides seasonal recreational facilities such as golf (summer), tennis (summer) or curling (winter), parking

spaces for these activities shall only be provided for the season requiring the greatest in number of parking spaces

Supermarket	1 per 20 square metre (215.2 sq. feet) of gross floor area
Tavern or Public House	1 per 4 seats of maximum seating capacity
Truck Terminal	1 per 100 square metre (1,075 sq. feet) of gross floor area
Terminal Grain Elevator	1 per 70 square metre (753.4 sq. feet) of gross floor area
Utility Service Building	1 per 30 square metre (322.9 sq. feet) of gross floor area
Warehouse	1 per 185 square metre (1,991.3 sq. feet) of gross floor area
Wholesale Establishment	1 per 90 square metre(968.7 sq. feet) gross floor area
Uses permitted by this By-law,	1 per 40 square metre (430.5 sq. feet) of gross floor area other than those listed in this table

In addition to the minimum off-street parking requirements for the use noted, if a liquor licensed premise is contained within a portion thereof, then additional parking spaces shall be provided in accordance with the minimum off-street parking requirements for liquor licensed premises.

(b) Parking Space Dimension

For the purpose of this Subsection, a parking space shall have a minimum length of 5.75 metres and minimum width of 2.75 metres measured at right angles to the length.

(c) Uses Not Specified

In the case of a use not specifically mentioned in Clause a) of this Subsection, the requirements for off-street parking shall be based on the requirement for the most comparable use specified therein.

(d) Mixed Occupancies

In the case of two or more uses in the same building or on the same lot, the total requirements for off-street parking shall be the sum of the requirements for the several uses computed separately. Parking facilities for one use shall not be considered as providing required parking for any other use.

(e) Location on Other Lots

Where the owner of a building or structure proposed to provide the required parking spaces and areas in a location other than the same lot as the use that requires such spaces and areas, then such shall be located not more than 150 metres (492.2 feet) from the said lot and shall be located within the same Zone as the said lot.

(f) Use of Parking Areas

Where a parking area or parking space is permitted required by the By-law in any Zone, no person shall use such parking area or parking space for parking any motor vehicle unless such motor vehicle bears a motor vehicle licence plate or sticker which is currently valid.

(g) Change in Use

Whenever a use is changed or enlarged in floor area, number of employees, number of dwelling units, seating capacity, or otherwise as would require an additional number of parking spaces, then such additional parking shall be provided on the same basis as Subsection 5.8, Clause (a).

(h) Restrictions in Residential Zones (R1, R2, R3, R4 and R5)

No person shall use any parking area or parking space in a Residential Zone, except in accordance with the following:

- (i) Not more than one vehicle per dwelling unit shall be a commercial motor vehicle as defined in the Highway Traffic Act, R.S.O. 1990;
- (ii) The licensed capacity of any such commercial motor vehicle shall not exceed 2,400 kilograms (5,291.1 pounds);
- (iii) Notwithstanding the foregoing, the owner or occupant or any lot, building, or structure in any Residential R1, R2, R3, R4 or R5 Zone may use any private garage of which he is the owner or occupant, erected upon any such lot for the housing or storage of one commercial motor vehicle exceeding 2,400 kilograms (5,291.1 pounds) capacity operated by himself.

Attachment D

City of Mississauga Zoning By-law Excerpts

MISSISSAUGA ZONING BY-LAW

NO. 0225-2007

ENACTED AND PASSED THIS
20th DAY OF JUNE, 2007

An office consolidation of Zoning By-law
0225-2007 is available at
www.mississauga.ca/zoning.

NOTICE:

THIS COPY OF THE ZONING BY-LAW SHOULD **NOT** BE USED AS AN
AUTHORITY ON WHICH TO BUY REAL ESTATE, FINALIZE
DEVELOPMENT PROPOSALS OR SEEK BUILDING PERMITS.

Please consult the Planning and Building Department, Building Division regarding
inquiries and interpretation of Zoning By-laws.

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3.1.1.9 Alternative Gross Floor Area Deductions for Non-Residential Uses

For the purposes of calculating required parking for a non-residential **use**, **gross floor area**, as defined by this By-law, may be used instead of **gross floor area - non-residential** as contained in Table 3.1.2.2 of this By-law and the following deductions to the total **gross floor area** calculated shall apply: 2% for **manufacturing facility** and **warehouse/distribution facility**, **wholesaling facility**, 10% for **office** and **medical office uses** and 5% for all other non-residential **uses**.

3.1.1.10 Retail Centre

3.1.1.10.1 A retail centre shall include permitted Retail, Service, Office, Hospitality or Entertainment/Recreation **uses** identified in Table 6.2.1 of this By-law, occupying three or more separated units on one property in a C1, C2, C3 and CC1 zone, where the **gross floor area - non-residential** is primarily used for permitted **uses** that require a parking regulation of 5.4 spaces per 100 m² **GFA - non-residential** or less, as identified in Part 3 of this By-law. (0379-2009), (0212-2015)

3.1.1.10.2 For the calculation of required parking for a retail centre, in addition to any deductions permitted by the definition of **gross floor area - non-residential**, an **enclosed pedestrian mall**, a **food court**, and any corridor not open to the public and used by more than one tenant of the **building** may be deducted from the total **gross floor area - non-residential** prior to calculating required parking. (0379-2009), (0174-2017)

3.1.1.11 Parking for Additional Uses in a Public or Private School

3.1.1.11.1 Parking for a Place of Religious Assembly

Where any part of a **public school** or **private school** is used as a place of public worship or for the conduct of religious activities on a weekly or other frequent and regular basis in compliance with the provisions of this By-law, and such public worship or religious activity is not part of the school curriculum or is attended by persons not enrolled or employed in the school, the portion of the **public school** or **private school** used for public worship or religious activity shall be deemed to be a **place of religious assembly** for the purpose of calculating required parking. When parking for multiple **uses** is calculated, the parking regulation will not be cumulative, but the higher parking regulation will apply.

3.1.1.11.2 Parking for any other Permitted Non-Residential Use

Where any part of a **public school** or **private school** is shared with any other permitted non-residential land **use**, the portion of the **public school** or **private school** used for the said **use** shall provide the required parking in accordance with the minimum parking regulations of the respective **uses**. When parking for multiple **uses** is calculated, the parking regulation will not be cumulative, but the higher parking regulation will apply. (0325-2008)

Attachment E

City of Vaughan Zoning By-law Excerpts

THE CORPORATION OF THE CITY OF VAUGHAN

BY-LAW NUMBER 1-88

A BY-LAW TO REGULATE THE USE OF LANDS AND THE
CHARACTER, LOCATION AND USE OF BUILDINGS AND
STRUCTURES WITHIN THE CITY OF VAUGHAN

“ **THE COMPREHENSIVE ZONING BY-LAW** “

THIS IS BY-LAW 1-88, PASSED BY THE COUNCIL OF
THE CORPORATION OF THE TOWN OF VAUGHAN
ON SEPTEMBER 19, 1988, AND
INCORPORATES THE AMENDMENTS DIRECTED
BY THE ONTARIO MUNICIPAL BOARD ORDER
(R890005) ON THE
17th DAY OF JULY 1989

THIS EDITION OF BY-LAW 1-88,
CONSOLIDATES AND INCORPORATES
THE AMENDMENTS ENACTED BY THE COUNCIL OF
THE CORPORATION OF THE CITY OF VAUGHAN
AND INCLUDES AMENDMENTS DIRECTED
BY THE ONTARIO MUNICIPAL BOARD,
THAT ARE IN FULL FORCE AND EFFECT AS OF
THE 3RD DAY OF DECEMBER 2018

5.1.8 Accessory Billiard Tables

Maximum number of billiard/pool tables within an "Eating Establishment" and "Eating Establishment, Convenience"

Gross Floor Area of Establishment	Maximum Number of Tables
Up to 500 sq.m G.F.A.	1
Between 500 sq.m and 1000 sq.m G.F.A.	2
Greater than 1000 sq.m of G.F.A.	3

Maximum number of billiard/pool tables within an "Adult Entertainment Parlour" and "Tavern"

Gross Floor Area of Establishment	Maximum Number of Tables
Up to 300 sq.m G.F.A.	1
Between 300 sq.m and 500 sq.m of G.F.A.	2
Greater than 500 sq.m of G.F.A.	3

5.1.9 Bed and Breakfast Establishment

No building that is a dwelling or dwelling unit within a building other than a single family detached dwelling shall be used for a bed and breakfast establishment and then only in accordance with the following requirements:

- a) the single family dwelling shall be owner occupied;
- b) not more than three bedrooms within the dwelling unit shall be devoted to the accommodation of guests;
- c) the use of accessory buildings for the lodging of guests or the owner or operator shall not be permitted;
- d) meals may be provided to registered guests only;
- e) parking shall be provided in accordance with Subsection 3.8; and
- f) a site plan has first been approved by Council.

5.2 C1 RESTRICTED COMMERCIAL ZONE

Uses Permitted

Commercial

Any of the following uses, provided such use is conducted wholly within an enclosed building without any drive-in service or curb service, and provided further that no manufacturing or processing is carried on:

Automotive Retail Store
Banking or Financial Institution
Boating Showroom
Business or Professional Office
Club or Health Centre
Eating Establishment
Eating Establishment, Convenience
Eating Establishment, Take-Out
Funeral Home
Hotel
Laboratory
Motor Vehicle Sales Establishment
Office Building
Personal Service Shop
Pharmacy
Photography Studio
Place of Entertainment
Radio Transmission Establishment
Retail Store
Service or Repair Shop
Video Store

Where any combination of the above uses is developed on a site, the parking requirements shall be subject to the shopping centre parking standard as set out in Subsection 3.8(a) of this By-law provided that the gross floor area of any or all eating establishment uses does not exceed twenty

percent (20%) of the total gross floor area of the development.

Notwithstanding the above, only outdoor patio uses accessory to an eating establishment, including take-out and convenience, shall be permitted outside of a wholly enclosed building.

Institutional

Auditorium
Lodge, Association or Institutional Hall
Long Term Care Facility
Public or Private Hospital

Recreational

Recreational uses, as defined in Section 2.0.

5.3 C2 GENERAL COMMERCIAL ZONE

Uses Permitted

Commercial

The following commercial uses with or without open storage, provided that any area used for open storage shall not be greater in area than the ground floor area of the main building on the lot:

Any "commercial" use permitted in a C1 Zone
Car Rental Service
Car Wash
Eating Establishment, Convenience with Drive-Through
Fruit Stand
Lumber or building materials supply dealing with new materials only
Motel
Pet Grooming Establishment, to be contained within a wholly enclosed building
Place of Amusement
Retail Nursery
Taxi Stand or Station
Veterinary Clinic

Where any combination of the above uses is developed as a shopping centre, the parking requirements shall be subject to the shopping centre parking standard as set out in Subsection 3.8(a) of this By-law.

Institutional

Any institutional use permitted in a "C1" Zone
CORRECTIONAL OR CRISES CARE GROUP HOME as defined in Section 2

Recreational

Recreational uses, as defined in Section 2.0.

5.4 C3 LOCAL COMMERCIAL ZONE

Uses Permitted

Commercial

The following uses shall be permitted only if they are carried on entirely within a shopping centre and with no open storage:

Bank or Financial Institution
Business or Professional Office
Personal Service Shop
Pharmacy
Photography Studio
Retail Store
Video Store

5.5 C4 NEIGHBOURHOOD COMMERCIAL ZONE

Uses Permitted

The following uses shall be permitted only if they are carried on entirely within a shopping centre and with no open storage: