

PARKING STUDY ANALYSIS - CALCULATION OF REQUIRED PARKING

(Nov 2019)

Resident Parking	# of units / Gross Floor Area	Zoning By-law 14-45 Rate	Required Parking Supply
Apartment	1240	1.25	1550
Townhouse	36	1.5	54
Back-to-Back Townhouse	0	1.5	0
Residential Total			1604
Visitor Parking			
Dwelling Unit Type			
Apartment	1240	0.25	310
Non-Residential Uses			
Restaurant	518	1 space per 4.5 sq m	115
Commercial	1811	1 space per 28 sq m	65
Employment	4655	1 space per 28 sq m	166
Total Parking Required			2260
Barrier-free Accessible Parking		1 space/ 20 spaces	113
Bicycle Parking - Residential	1240	0.3	372

* Of required spaces

SHARED PARKING ANALYSIS

Land Use	Total Required (By-law 14-45)	AM	AM Spaces	PM	PM Spaces	Evening	Evening Spaces
Apartment Building	1550	80%	1240	80%	1240	100%	1550
Apartment Building - Visitor Parking	310	0%	0	35%	108.5	100%	310
Restaurant	115	20%	23	60%	69	100%	115
Commercial	65	40%	26	100%	65	70%	46
Employment	166	100%	166	95%	158	15%	25
Total**	2206		1455		1640		2045

Note: ** Townhouse parking spaces require (54 spaces) not included in shared parking and will be provided in addition to the total spaces required.