

## TERMS OF REFERENCE

### Parking Utilization Studies for Site Specific Applications

#### Appendix B: Resident Parking Requirement along LRT Corridor (Precinct 1a Only) Criteria for Analysing Reductions (New)

Item	Criteria	Supporting Documentation															
1	<p><b>Mix of Land Uses within 400 metres Distance to service the daily needs of residents without the need of a private vehicle</b></p> <p style="color: red;">One point per land use, total of 14 points</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">Grocery Stores / Food Stores</td> <td rowspan="14" style="vertical-align: top;"> <p>Maps and tables showing the distance between the proposed residential development and establishment (main entrance to the establishment or building, and not the closest point). Include onsite non-residential uses for a mixed use development.</p> <p>Description of where each land use is located, the number of each establishment if possible, and future expansions or development. For community institutions and non-profit social service provider, identify the service.</p> <p>Identify any planning application within 400 metres that may remove any listed land uses.</p> </td> </tr> <tr><td>Restaurants</td></tr> <tr><td>Drug Stores</td></tr> <tr><td>Financial Institution</td></tr> <tr><td>Non-Profit Social Service Provider</td></tr> <tr><td>Personal Service</td></tr> <tr><td>School</td></tr> <tr><td>Parks and Open Space</td></tr> <tr><td>Post Secondary Institution</td></tr> <tr><td>Library / Community Centre</td></tr> <tr><td>Day Care</td></tr> <tr><td>Children's Playsite / Splash Pad</td></tr> <tr><td>Sports Facilities</td></tr> <tr><td>Hospital / Medical Clinics / Doctor's and Dental Office</td></tr> </table>	Grocery Stores / Food Stores	<p>Maps and tables showing the distance between the proposed residential development and establishment (main entrance to the establishment or building, and not the closest point). Include onsite non-residential uses for a mixed use development.</p> <p>Description of where each land use is located, the number of each establishment if possible, and future expansions or development. For community institutions and non-profit social service provider, identify the service.</p> <p>Identify any planning application within 400 metres that may remove any listed land uses.</p>	Restaurants	Drug Stores	Financial Institution	Non-Profit Social Service Provider	Personal Service	School	Parks and Open Space	Post Secondary Institution	Library / Community Centre	Day Care	Children's Playsite / Splash Pad	Sports Facilities	Hospital / Medical Clinics / Doctor's and Dental Office
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2	<p><b>Availability of Onsite bicycle parking and infrastructure</b></p> <p style="color: red;">One point each</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">Bicycle Parking within the site provided beyond the Zoning By-law Requirements</td> <td rowspan="2" style="vertical-align: top;"> <p>Documentation to show bicycle parking rate are being met or are above the requirements.</p> </td> </tr> <tr> <td>Availability of Inclusive Bicycle Infrastructure (Bike</td> </tr> </table>	Bicycle Parking within the site provided beyond the Zoning By-law Requirements	<p>Documentation to show bicycle parking rate are being met or are above the requirements.</p>	Availability of Inclusive Bicycle Infrastructure (Bike												
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		Lanes, Cycle Track, Multi-Use Trails but not bike lanes within a traffic lane ) adjacent or within 100 meters from the subject site
3	<b>400 metres Distance to LRT Station</b>  <b>One point</b>	Site is located within 400 metres of the LRT Station. The station must be walkable and convenient, and without the need to take a connecting bus.
4	<b>Addition of Standard Condominium Agreement and/or Rental Agreement on ineligibility of future on-street parking permit program.</b>  <b>One point</b>	Applicant commits to include in their sales agreement, Condominium Registration and/or Rental Agreement an indication that any future on-street parking permit program will not be made available to apartment owners / tenants.
5	<b>Offsite Parking Agreement with private development within 400 metres Distance</b>  <b>One point</b>	<p>Owners of both lots shall enter into an agreement to be registered on title on both the lot providing the parking, and the lot containing the use requiring the parking.</p> <p>The Owner(s) that is supplying excess parking spaces shall also have an oversupply of parking spaces themselves.</p> <p>Parking Agreement(s) between two or more landowners within 400 metres distance.</p> <p>The Owner(s) of the parking lot that is supplying excess parking spaces must include the parking demand utilization rates for all parking lots involved to ensure that accommodating offsite demands will not create</p>

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		additional demand pressures for its own residents.
6	<p><b>Availability of Onsite Visitor Parking above and beyond existing rates</b></p> <p>One point</p>	<p>Number of Visitor Parking Spaces provided above the minimum requirement in the Zoning Bylaw.</p> <p>Documentation to show visitor parking rate reductions have not been, or are part of any existing planning applications.</p>
7	<p><b>Availability of dedicated Onsite Rideshare Pickup / Drop off space locations</b></p> <p>One point</p>	<p>Applicant commits to include appropriate rideshare pick up / drop off space locations on site. These locations must be identified with a sign and marked. These spaces are not considered as Visitor Parking Spaces. To be verified through Site Plan application.</p> <p>Concept Plan, draft Zoning By-law, or any supporting documents to show to demarcate the presence of an onsite pick up and drop off location(s). The space(s) must be functional and does not impede fire route, pedestrian and vehicular circulation.</p>
8	<p><b>Presence of two and three bedroom units</b></p> <p>One point</p>	<p>Applicant commits to 50% or more of the total unit makeup to a combination of two and three bedroom units.</p> <p>Typical Floor Plan and Site Plan Statistics to show 50% or more of the total units in the development is a mix of two and three bedroom units.</p>
9	<p><b>Addition of Standard Condominium Agreement and/or Rental Agreement on Availability Provision of Onsite Car Share Spaces</b></p>	<p>Provide a minimum number of Car Share parking spaces at a rate of 1 Car Share space per 6 resident parking space per condo development :</p> <ul style="list-style-type: none"> <li>• &lt;300 units: 1 Car Share spaces</li> </ul> <p>Draft Car Share Agreement to be included as a condition to Minor Variance approval or Holding Provision. Residents would be informed through a draft Condo and/or Rental Agreement. The Car Share spaces shall either be sold or leased (minimum ten years from the date of final</p>

	<b>One point</b>	<ul style="list-style-type: none"> <li>• 301 – 600 units: 2 Car Share spaces</li> <li>• &gt;601 units: 3 Car Share spaces</li> </ul> <p>Car share spaces will not be counted towards visitor parking requirement, but must be located in a way that is accessible to the public (e.g., visitor parking area).</p>	<p>occupancy) to a Car Share parking spaces provider.</p> <p>Other supporting documentation includes Site Plan showing the location of the proposed Car Share parking spaces.</p>
<b>10</b>	<p><b>Presence of a Grocery Store or Food Store within the proposed development</b></p> <p><b>Five points</b></p>	<p>Food security is improved for all residents with the presence of a grocery store, especially if located within the proposed development. There are numerous examples in Toronto where a medium and large format grocery store provides a source of fresh food for local residents.</p>	<p>Provide documentation that a grocery store tenant has been secured within development (including phased development).</p> <p>Documentation can include a lease agreement or an agreement of purchase and sales between the developer and the grocery store owner.</p>
		<p><b>Total Score: 28</b></p> <p><b>Must meet 22/28 or 80%</b></p>	