

Memorandum to the City of Markham Committee of Adjustment

July 23, 2019

File: A/156/18
Address: Part of Lot 1, Block 16, 65M-2457
(south side of 14th Avenue, east of Woodbine Avenue)
Applicant: True Jesus (Apostolic Faith) Canada
Agent: TAES Architects Inc. (Shenshu Zhang)
Hearing Date: Wednesday July 24, 2019

The following comments are provided on behalf of the Central Team:

The application is requesting relief from the following:

- a) Amending By-law 236-96, Section 6.5.3 (g): parking spaces to encroach 2.18 m into the required landscaped open space adjoining 14th Avenue, whereas the By-law does not permit parking spaces to encroach into landscaped open spaces adjoining streets and highways;
 - b) Parking By-law 28-97, Table B: a minimum of 76 parking spaces, whereas the By-law requires a minimum of 97 parking spaces;
 - c) Parking By-law 28-97, Section 6.1.2 (a): eight (8) required parking spaces to have a length of not less than 5.2 m, whereas the By-law requires a length of not less than 5.8 m;
- as they relate to a proposed three-storey church.

COMMENT

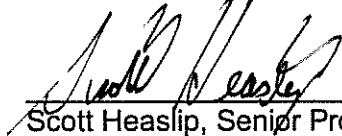
Planning staff understand that the applicant has requested that this application be scheduled for a hearing notwithstanding that staff are not able to recommend approval based on the submissions received to date.

The following comments are provided for the information of the Committee:

- The subject application was submitted on October 18, 2018. Since that time staff from the Transportation Section of the City's Engineering Department have been corresponding with the applicant's agent and transportation consultant. The discussions have primarily focused on the requested reduction in the required number of parking spaces.
- Attached is email correspondence between City staff and applicant's agent and applicant's transportation consultant. As noted in the June 27, 2019 email from Mark Siu of the City's Engineering Department to Scott Heaslip of the City's Planning Department, the Engineering Department's concerns regarding the adequacy of the parking supply have not been addressed.

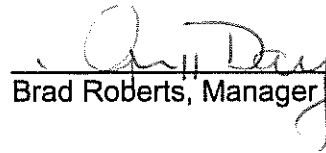
- Staff do not support the requested reduction in the length of parking spaces as the proposed length would not accommodate a typical car.
- While staff are open to exploring potential adjustments to the landscape open space requirements, staff are not in a position to comment on the requested encroachment into the required landscaped open space adjoining 14th Avenue until the parking requirements have been confirmed and the need for this relief has been established.

PREPARED BY:



Scott Heaslip, Senior Project Coordinator, Central District

REVIEWED BY:

for 

Brad Roberts, Manager of Zoning and Special Projects

File Path: Amanda\File\ 18 253317 \Documents\District Team Comments Memo

Heaslip, Scott

From: Siu, Mark
Sent: June 27, 2019 3:22 PM
To: Heaslip, Scott
Cc: Palmisano, Joseph
Subject: FW: 5022 Addendum-Response to City comments for Markham Church Parking Study

Hi Scott,

I have had several conversations with the architect and the transportation consultant (below). I have requested that a formal resubmission be provided to address outstanding concerns, based on quantitative review of the parking survey results utilizing the square footage of the place of worship conducted by the transportation consultant. However I have not been successful.

The applicant has insisted a response suggesting that the church will cap their capacity at 200 people in order to justify the site parking reduction.

Could we setup a meeting with Justin, yourself and the applicant to discuss the next steps?

Thanks,

Mark Siu, M.Eng., P.Eng. | Senior Transportation Engineer | Engineering Department
City of Markham
101 Town Centre Boulevard, Markham, ON L3R 9W3
T: 905.477.7000 Ext. 2625
E: MSiu@markham.ca

From: Shenshu Zhang <szhang@taesarchitects.com>
Sent: Thursday, June 27, 2019 2:22 PM
To: Siu, Mark <MSiu@markham.ca>
Cc: 'Tjctorykt-Gmail' <tjctorykt@gmail.com>; 'Scott Tsai' <scott.s.tsai@gmail.com>; 'Mike Du' <mdu@wpeengineering.com>; 'Henry S' <henrywpeeng@gmail.com>
Subject: RE: 5022 Addendum-Response to City comments for Markham Church Parking Study

Hi Mark,

Many thanks for your input to this project. Hopefully, you have reviewed the updated information provided by Henry. It would be great if you could provide your comments to the Committee of Adjustment and the hearing can be scheduled shortly.

Please let Henry and me know any time, should you have any further questions.

Best regards,

Shenshu Zhang *Principal*
Dr.-Ing. OAA, MRAIC. LEED-AP/BD+C

TAES Architects Inc.

98 Scarsdale Road
Toronto, ON M3B 2R7
Canada

Tel: 416-800 3284 ext. 203
Fax: 416-800 3485
Cell: 416-712 8208
www.taesarchitects.com

From: Henry S [<mailto:henrywpeeng@gmail.com>]

Sent: June 13, 2019 10:06 AM

To: Mark

Cc: Tjctorykt-Gmail; Shenshu Zhang; Scott Tsai; Mike Du

Subject: 5022 Addendum-Response to City comments for Markham Church Parking Study

Hi Mark,

Thanks for your comments (dated January 9, 2019) for our Revised Parking Justification Study dated December 24, 2018. The Addendum - Response to City Comments is attached.

We trust the enclosed is sufficient for your review / acceptance.

Thanks and Regards,

Henry

Transportation Planner

WPE Engineering

On Tue, Jun 4, 2019 at 11:05 AM Siu, Mark <MSiu@markham.ca> wrote:

Hi Henry,

In the response please address the highlighted portion in yellow.

Please note that an Study is required (electronic copy can be accepted) as per the comment.

Should you have any questions or concerns, please give me a call.

Mark Siu, M.Eng., P.Eng. | Senior Transportation Engineer | Engineering Department

City of Markham

101 Town Centre Boulevard, Markham, ON L3R 9W3

T: 905.477.7000 Ext. 2625

E: MSiu@markham.ca

From: Henry S <henrywpeeng@gmail.com>

Sent: Tuesday, June 04, 2019 8:58 AM

To: Siu, Mark <MSiu@markham.ca>

Cc: Shenshu Zhang <szhang@taesarchitects.com>; Mike Du <mdu@wpeengineering.com>; Tjctorykt-Gmail <tjctorykt@gmail.com>

Subject: Re: True Jesus Church at 14th Ave: Variance Application - Parking Spaces

Hi Mark,

Thanks for your comments (dated January 9, 2019) for our Revised Parking Justification Study dated December 24, 2018. Our response is discussed below:

1. *Based on the City's Zoning Examiner review, the Site has a total worship area of 874.13 m² which will require under the City's Parking By-law, 97 parking spaces. The Applicant has submitted a parking justification study to justify a relief of 21 spaces to this requirement.*

Response: Agreed.

2. *Based on the parking surveys conducted at the Toronto True Jesus Church ("Surveyed Site"). The Study concluded that peak parking occurs during the Saturday afternoon period in which 69 vehicles and 208 church members were recorded. Based on this, a rate of 3.01 vehicles / church member was determined. In applying this rate to proposed capacity of the church (200 fixed seats), a peak parking demand of 67 spaces was concluded.*

While Transportation Staff accepts the methodology of the survey and the findings of the survey, Staff have concerns with the peak parking demand rate calculation. When determining the peak parking demand based on worship area of the Surveyed Site (as per the City's By-law), a peak parking demand of 1 space / 9.3 m² (69 vehicles / 642.11 m² worship area) can be calculated. This would result in a peak parking demand for the proposed church of 94 spaces, exceeding the proposed parking supply of 76 spaces.

Transportation Staff requires confirmation that the worship area of the Surveyed Site is accurate and that the Study be updated to reflect a peak parking demand calculation based on the total worship area. Given the current information provided, Transportation Staff at this time cannot support the requested variance.

Response: We acknowledged that the proposed parking supply of 76 spaces does not meet the peak parking demand based on worship area of the Surveyed Site.

However, as confirmed by the applicant, the maximum capacity of 200 people includes everyone that is within the church building—whether they are in the chapel, classrooms, meeting rooms, or other spaces. Therefore, the proposed new church parking supply of 76 parking stalls can accommodate its predicted parking demand of 67 spaces based on the vehicles per church member of the Surveyed Site.

From transportation perspectives, there will be no parking issues when the maximum number of participants for the new church is less than 200 attendees.

We trust the enclosed is sufficient for your review / acceptance.

Thanks and Regards,

Henry

Transportation planner

WPE Engineering

Heaslip, Scott

From: Siu, Mark
Sent: June 3, 2019 10:39 AM
To: Heaslip, Scott
Subject: FW: True Jesus Church at 14th Ave: Variance Application - Parking Spaces
Attachments: TJC Toronto to City of Markham 2.pdf

Hi Scott,

To keep you in the loop.

I just spoke with the Architect and he agreed that he would have the transportation consultant provide a formal response to the City's transportation comments.

Mark

From: Shenshu Zhang <szhang@taesarchitects.com>
Sent: Monday, June 03, 2019 9:41 AM
To: Siu, Mark <MSiu@markham.ca>
Cc: 'Peter Chan' <paleonne@gmail.com>; 'Scott Tsai' <scott.s.tsai@gmail.com>; 'TJCTORYKT' <tjctorykt@gmail.com>
Subject: True Jesus Church at 14th Ave: Variance Application - Parking Spaces

Good morning Mark,

Attached you will please find the letter from Scott, the True Jesus Church Toronto. As Scott and I have explained, the new church is to be used by the members if that area only. The True Jesus Church is a family-oriented church. The most important event is the weekly worship activity on Saturday. The member families usually spend a whole day for worship, studying bible, etc. But their activities are not open to public.

As architect of the project, I explained the parking requirements even before starting the design. I was confirmed about the parking spaces required in the same way. I visited their church at 69 Sunrise Ave. on a Saturday to understand their activity arrangement.

Should you have any further questions and comments, please let me know any time.

Best regards,

Shenshu Zhang *Principal*
Dr.-Ing. OAA, MRAIC. LEED-AP/BD+C

TAES Architects Inc.

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True Jesus Church of Toronto

69 Sunrise Avenue,
North York, Ontario
Canada M4A 1A9
1(416) 755-6052 (Tel/Fax)
canada@tjc.org www.tjc.org

June 2, 2019
City of Markham
101 Town Centre Boulevard
Markham, Ontario
Canada L3R 9W3

Dear City of Markham Development Services,

Thank you for handling our site plan application. Our architect, Mr. Shenshu Zhang, has informed us that the City wants confirmation from us regarding a few matters related to parking. I hope that the statements below will provide sufficient confirmation.

- As noted in a previous letter dated December 19, 2018, this church in Markham is a branch of our existing church at 69 Sunrise Ave., North York. We intend to have regularly scheduled activities, such as weekly worship services, held at the two locations concurrently. In other words, the new church is not intended for regularly scheduled events that are attended by all of the members in both locations.
- The dining room is only for attendees of our church in Markham. It is not for public events, and will not generally be open to members of the public that are not also attendees of our church.
- The classrooms, meeting rooms, and other spaces within our floor plan will be occupied by the same group of people that also attend the worship services in the chapel. In other words, our maximum capacity of 200 people includes everyone that is within the church building—whether they are in the chapel, classrooms, meeting rooms, or other spaces.

Thank you for reviewing our file. Please let us know if we can provide other details to help with this process.

Scott Tsai
2019.06.02
23:19:49 -04'00'

Scott Tsai
Chairperson of the Board of Directors,
True Jesus Church of Toronto

Heaslip, Scott

From: Siu, Mark
Sent: March 22, 2019 8:46 AM
To: Heaslip, Scott
Cc: Leung, Justin
Subject: RE: True Jesus Church
Attachments: 20190109 - Transportation Comments - Parking Variance - MV.PDF

Hi Scott,

Transportation Planning has not received an updated parking study, based on transportation comments dated January 9, 2019 (attached).

Based on the current report dated December 24, 2018, Transportation Staff cannot support the proposed minor variance.

Mark Siu, M.Eng., P.Eng. | Senior Transportation Engineer | Engineering Department
City of Markham
101 Town Centre Boulevard, Markham, ON L3R 9W3
T: 905.477.7000 Ext. 2625
E: MSiu@markham.ca

From: Heaslip, Scott
Sent: Friday, March 22, 2019 8:17 AM
To: Siu, Mark <MSiu@markham.ca>
Cc: Leung, Justin <JLeung@markham.ca>
Subject: FW: True Jesus Church

Mark,

See email below. Can you please confirm the status of your review of the parking study.

Thanks,

Scott

From: Shenshu Zhang <szhang@taesarchitects.com>
Sent: March 21, 2019 3:30 PM
To: Leung, Justin <JLeung@markham.ca>
Cc: 'Tjctorykt-Gmail' <tjctorykt@gmail.com>; Heaslip, Scott <sheaslip@markham.ca>; Siu, Mark <MSiu@markham.ca>; Kendall, Richard <rkendall@markham.ca>
Subject: RE: True Jesus Church

Hi Justin,

The church likes to be updated about the status of the Variance Application. Can you please confirm if the hearing of this project has been scheduled? Please let us know if any additional information is required.

Best regards,

Shenshu Zhang *Principal*
Dr.-Ing. OAA, MRAIC. LEED-AP/BD+C

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Toronto, ON M3B 2R7
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From: Shenshu Zhang [<mailto:szhang@taesarchitects.com>]
Sent: March 7, 2019 10:20 AM
To: 'Heaslip, Scott'; 'Siu, Mark'; 'Kendall, Richard'
Cc: 'Tjctorykt-Gmail'; 'Leung, Justin'
Subject: RE: True Jesus Church

Hi Scott,

Attached you will please find the parking study, that was submitted to the committee a few months ago.

Please let me know for any additional information.

Best regards,

Shenshu Zhang *Principal*
Dr.-Ing. OAA, MRAIC. LEED-AP/BD+C

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www.taesarchitects.com

From: Heaslip, Scott [<mailto:sheaslip@markham.ca>]
Sent: March 6, 2019 12:06 PM
To: Shenshu Zhang
Subject: FW: True Jesus Church

Shenshu,

I don't have a record that you responded to my email below. Even if you don't have an update for Mark Siu and me, can you please send me a quick email to confirm receipt of my email.

Thank you,

Scott

From: Heaslip, Scott
Sent: February 20, 2019 10:59 AM
To: 'Shenshu Zhang' <szhang@taesarchitects.com>
Cc: Siu, Mark <MSiu@markham.ca>; Kendall, Richard <rkendall@markham.ca>
Subject: True Jesus Church

Shenshu,

From my records the email below is the most recent correspondence I received from you regarding this development. Can you please update Mark Siu and me on the status of the parking justification study.

Thank you,

Scott Heaslip
Senior Project Coordinator
Planning and Urban Design Department
City of Markham
101 Town Centre Boulevard,
Markham, ON L3R 9W3
905 477 7000 x 3140
sheaslip@markham.ca

From: Shenshu Zhang <szhang@taesarchitects.com>
Sent: November 28, 2018 12:51 PM
To: Leung, Justin <JLeung@markham.ca>; Heaslip, Scott <sheaslip@markham.ca>
Cc: 'Tjctorykt-Gmail' <tjctorykt@gmail.com>; 'Henry S' <henrywpeeng@gmail.com>; Siu, Mark <MSiu@markham.ca>
Subject: RE: Transportation comments, True Jesus Church parking variance

Thanks, Justin.

Do I need to attend the committee meeting today to defer the hearing for the church?

Regards,

Shenshu Zhang *Principal*
Dr.-Ing. OAA, MRAIC. LEED-AP/BD+C

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Cell: [416-712 8208](tel:416-712-8208)
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From: Leung, Justin [<mailto:JLeung@markham.ca>]
Sent: November 26, 2018 10:17 AM
To: Shenshu Zhang; Heaslip, Scott

Cc: 'Tjctorykt-Gmail'; 'Henry S'; Siu, Mark

Subject: RE: Transportation comments, True Jesus Church parking variance

Hi, do speak with our city staff on this. Once ready, we will bring application back to a COA meeting.

Justin Leung, MES(PI) ACST(A) MCIP RPP
Secretary-Treasurer, Committee of Adjustment
Development Services Commission
City of Markham

101 Town Centre Boulevard
Markham, Ontario L3R 9W3
Phone: 905-477-7000 ext. 2051
Fax: 905-479-7768
Jleung@markham.ca

From: Shenshu Zhang [<mailto:szhang@taesarchitects.com>]

Sent: Monday, November 26, 2018 10:05 AM

To: Leung, Justin <Jleung@markham.ca>; Heaslip, Scott <sheaslip@markham.ca>

Cc: 'Tjctorykt-Gmail' <tjctorykt@gmail.com>; 'Henry S' <henrywpeeng@gmail.com>; Siu, Mark <MSiu@markham.ca>

Subject: RE: Transportation comments, True Jesus Church parking variance

Hi Justin,

Refer to the messages below, Henry (traffic consultant) and Gordon (of the church) are working out the required testing that will be done on Dec. 1st, 2018.

Do you think it is possible to reschedule the hearing for Dec. 12th?

By the way, to defer the hearing, should I attend the meeting this Wednesday evening?

Best regards,

Shenshu Zhang *Principal*
Dr.-Ing. OAA, MRAIC, LEED-AP/BD+C

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Cell: [416-712-8208](tel:416-712-8208)
www.taesarchitects.com

From: Henry S [<mailto:henrywpeeng@gmail.com>]

Sent: November 23, 2018 1:19 PM

To: Mark

Cc: Tjctorykt-Gmail; Shenshu Zhang

Subject: Re: Transportation comments, True Jesus Church parking variance

Hi Mark,

Thanks for your quick reply!

1. Please confirm the times / dates of when the survey with Church Staff and notify City Staff prior to conducting the survey. It is Staff's understanding that the two days will be November 24, 2018 and December 1st, 2018.

Gordon, Please confirm the parking survey dates.

2. Please note that the survey time shall start at minimum ½ hour prior to the first congregation and end 1 hour after the conclusion of the last activity.

The church first activity will be start at 10:15am and the last activity will be end at 6:00pm. So the survey time will be from 9:45am to 7:00pm.

Gordon, please also confirm the times of the first and last activities.

3. The extents of the survey should extend from O'Connor Drive to Bermondsey Rd and extent onto Hobson Avenue.

There are "NO Parking" signs on the following roadway sections:

- South side of Sunrise Avenue from O'Connor Drive to the Church Building;
- North side of Sunrise Avenue from O'Connor Drive to Bermondsey Rd;
- Both sides of Hobson Avenue from Sunrise Ave to Collip Pl.

It should be no church member vehicles parked at these restricted areas.

Gordon, please ask the surveyors also walk along Hobson Avenue, and make a note on the survey sheet if any church member vehicles parked at these restricted areas.

4. Please ensure that the count for the number of "Church Member" includes all perishers in the vehicle.

Gordon, Please ask surveyors to count all vehicles related to the church.

The revised Parking survey sheets (with survey periods extent to 7:00 pm) is attached.

Thanks and Regards,

Henry
WPE Engineering

On Fri, Nov 23, 2018 at 11:55 AM Siu, Mark <MSiu@markham.ca> wrote:

Hi Henry,

Thank you for the proposed work plan. Please update the work plan with the following additional information:

1. Please confirm the times / dates of when the survey with Church Staff and notify City Staff prior to conducting the survey. It is Staff's understanding that the two days will be November 24, 2018 and December 1st, 2018.

2. Please note that the survey time shall start at minimum ½ hour prior to the first congregation and end 1 hour after the conclusion of the last activity.
3. The extents of the survey should extend from O'Connor Drive to Bermondsey Rd and extent onto Hobson Avenue.
4. Please ensure that the count for the number of "Church Member" includes all parishers in the vehicle.

Regards,

Mark Siu, M.Eng., P.Eng. | Senior Transportation Engineer | Engineering Department

City of Markham

101 Town Centre Boulevard, Markham, ON L3R 9W3

T: 905.477.7000 Ext. 2625

E: MSiu@markham.ca

From: Henry S [mailto:henrywpeeng@gmail.com]

Sent: Thursday, November 22, 2018 10:47 PM

To: Siu, Mark <MSiu@markham.ca>

Cc: Mike Du <mikewpeeng@gmail.com>; Tjctorykt-Gmail <tjctorykt@gmail.com>; Leung, Justin <JLeung@markham.ca>; Heaslip, Scott <sheaslip@markham.ca>; Shenshu Zhang <szhang@taesarchitects.com>

Subject: Re: Transportation comments, True Jesus Church parking variance

Hi Mark,

Thanks for your comments (as attached for reference) for our Parking Justification Study dated October 10, 2018. Generally, we will undertake the parking surveys and revise the parking study accordingly. Our detail response and work plan for the parking survey is discussed below:

1. *Please note that City Staff requested that the Applicant consult with Transportation Staff prior to undertaking a Parking Justification Study. Transportation Staff was not contacted.*
Noted.

2. *The Study refers to a parking survey conducted by Church Staff at 69 Sunrise Avenue. The Study shall be updated with a full survey summary for review at 15 minute intervals over 2 peak worship days. The survey summary shall clearly show on-street parking, on-site parking and off-site parking demands on the peak day in separate columns. Please also indicated in a figure the extent of parking demand associated with the site along Sunrise Avenue and off-site parking location. Please also verify that the Consultant has reviewed the survey methodology prior to conducting the survey and that the Consultant acknowledges the survey findings. Please be aware that the Consultant is responsible for the survey undertaking.*

To satisfy the City's requests, the parking surveys will be undertaken at the 69 Sunrise Church. Based on the church activities and discussed with the church staff, the detail work plan is below:

- Church staff will conduct parking surveys on two Saturdays (Nov 24 and Dec 1, 2018 or Dec 1 and Dec 8, 2018) at the 69 Sunrise Church.
- The Survey will be from 10:00 am to 6:30 pm.
- The survey will record how many church member vehicles parked at the church parking lot, off-site parking lot (the neighbor's lot) and on-street parking area with 15 minute intervals. The church member vehicles (parked at the off-site parking lot and on-street parking area) should have a specific sign to let the surveyor know these vehicles for church purposes.
- The on-street parking area will be the south side of Sunrise Avenue from the Church Building west to Bemondsey Road.
- WPE will assist the parking surveys and provide the template of the parking survey sheets.
- WPE will summarize the survey data and revise the parking study accordingly.

3. *Please confirm how "Church Activities" were determined in Section 2.3. A signed written letter from the Applicant is required confirming the average number of attendees during the week.*

A signed letter will be provided by the church.

4. *It is Staff's understanding that the proposed Church will be used as a branch to the main Church. Please provide written confirmation that there are no scheduled activities that will require the proposed development to host events for both the main and branch church members.*

The church will provide the confirmation.

5. *Staff request that the gross floor area of the main Church located at 69 Sunrise Avenue be broken down by type of use (ex. worship area, seating, classrooms, accessory areas) and on-site / off-site parking supply be provided.*

The request information will be provided by the church.

Please provide your comments and advise for the above parking survey plan.

Thanks and Regards,

Henry

WPE Engineering

On Wed, Nov 21, 2018 at 12:38 PM Shenshu Zhang <szhang@taesarchitects.com> wrote:

Hi Mike and Henry,

Can you please have a look at the message below and the comments attached? Please have your comments and suggestions for us and the church, so that we can respond to the city. Can you determine when and how address the issues? It will help to schedule the hearing.

Thanks,

Shenshu Zhang *Principal*

Dr.-Ing. OAA, MRAIC. LEED-AP/BD+C

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www.taesarchitects.com

From: Heaslip, Scott [<mailto:sheaslip@markham.ca>]

Sent: November 21, 2018 10:36 AM

To: Shenshu Zhang

Cc: Leung, Justin

Subject: Transportation comments, True Jesus Church parking variance

FYI.

Staff will be requesting the Committee of Adjustment to defer consideration of the variance application to give the applicant the opportunity to address the concerns identified by the Engineering Department.

Scott Heaslip

Senior Project Coordinator

Planning and Urban Design Department

City of Markham

101 Town Centre Boulevard,

Markham, ON L3R 9W3

905 477 7000 x 3140

sheaslip@markham.ca



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File Number: MV A/156/18

TO: Miguel Ibrahim, Development Engineering, Central District
C: Joseph Palmisano, Manager, Transportation

FROM: Mark Siu, Senior Transportation Engineer, Central District

DATE: January 9, 2019

Re: Application by True Jesus Church Site Plan Control – Part of Lot 1 Block 16, 65M-2457, Markham

The transportation comments herein are based on the review of the following, submitted as part of True Jesus Church's application for Site Plan Control:

1. Revised Parking Justification Study dated December 24, 2018 prepared by WPE Engineering Ltd.

The subject site is located on the south side of 14th Avenue and east of Woodbine Avenue. This proposed development is a 2,206 m² place of worship. Access will utilize an existing shared access with the City of Markham Fire Station 92 immediately south of the site. Based on the City's Zoning By-law, the site is required to provide 97 parking spaces, the applicant is requesting a relief of 21 parking spaces.

Proposed Land Use	<ul style="list-style-type: none">▪ 2,206 m² place of worship (3 storeys) with 200 fixed seats▪ 76 parking spaces (68 parking spaces and 8 small car spaces)
Proposed Accesses	<ul style="list-style-type: none">▪ 1 full movement access onto 14th Avenue▪ 1 full movement access onto Riviera Drive

Parking Study (December 2018)

1. Based on the City's Zoning Examiner review, the Site has a total worship area of 874.13 m² which will require under the City's Parking By-law, 97 parking spaces. The Applicant has submitted a parking justification study to justify a relief of 21 spaces to this requirement.
2. Based on the parking surveys conducted at the Toronto True Jesus Church ("Surveyed Site"). The Study concluded that peak parking occurs during the Saturday afternoon period in which 69 vehicles and 208 church members were recorded. Based on this, a rate of 3.01 vehicles / church member was determined. In applying this rate to proposed capacity of the church (200 fixed seats), a peak parking demand of 67 spaces was concluded.

While Transportation Staff accepts the methodology of the survey and the findings of the survey, Staff have concerns with the peak parking demand rate calculation. When determining the peak parking demand based on worship area of the Surveyed Site (as per the City's By-law), a peak parking demand of 1 space / 9.3 m² (69 vehicles / 642.11 m² worship area) can be calculated. This would result in a peak



parking demand for the proposed church of 94 spaces, exceeding the proposed parking supply of 76 spaces.

Transportation Staff requires confirmation that the worship area of the Surveyed Site is accurate and that the Study be updated to reflect a peak parking demand calculation based on the total worship area. Given the current information provided, Transportation Staff at this time cannot support the requested variance.

Should you have any questions or require further information, please do not hesitate to contact me at extension 2625.