

July 5<sup>th</sup>, 2024

Our file: 947-007

Town of Oakville  
1225 Trafalgar Road  
Oakville, ON  
L6H 0H3

Attention: Committee of Adjustment

**Re: Application for Minor Variance  
Wycroft Road Development - Sarana Tile  
3540 & 3560 Wycroft Road,  
Town of Oakville, Halton Region**

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Glen Schnarr & Associates Inc. ('GSAI') are the planning consultants representing Burloak-Wycroft Rd LP (the 'owner') of the property municipally known as 3540 & 3560 Wycroft Road, Oakville (the 'subject property' or 'site'). On behalf of the owner, we are pleased to provide this Minor Variance application to facilitate a reduction in the amount of required parking spaces within "Building A" of the recently approved Site Plan Application (Town File: SP.1635.030/01).

The owner has leased a unit within Building A to Sarana Tile. Sarana Tile is a business looking to expand and open a new location in the Town of Oakville. The primary purpose of their business operation is to facilitate the sale of flooring and related products to a diverse clientele, including interior designers, builders, architects, contractors, existing wholesale accounts, and the general public.

The Minor Variance being proposed is based on a requested parking reduction to Sarana Tile's unit. The parking standards being applied on the site exceed the expected maximum parking demand anticipated for Sarana Tile. GHD Ltd. undertook a parking assessment during the two peak days of the week at one of the user's existing locations and has determined that the maximum parking demand was 1 space per 175m<sup>2</sup> (which is equivalent to 8 parking spaces).

### Subject Lands & Surrounding Area

The subject property is located on the south side of Wyecroft Road, east of Burloak Drive. The subject property is currently being developed with two warehouse buildings. The subject property has a frontage of approximately 173.5 m (569.29 ft) along Wyecroft Road with an area of approximately 5.06 ha (12.50 ac). Sarana Tile will occupy a portion of Building A, which fronts onto Wyecroft Road, as shown on the included approved Site Plan. Building A has a total GFA of 6,273 sq. m (67,522 sq. ft).

### Official Plan and Zoning

The Town of Oakville Official Plan designates the subject property as ‘Business Commercial’ (Schedule F – South West Land Use) which permits various service commercial and convenience retail uses to support the surrounding Employment Area. Furthermore, the Town of Oakville Zoning By-law 2014-014 split zones the subject property ‘Business Commercial’ (E4-407) which permits **Warehousing** and **Retail store** uses and ‘Business Employment’ (E2-408) which permits **Warehousing**, among other employment uses. Building A is located in the Business Commercial (E4-407) zone.

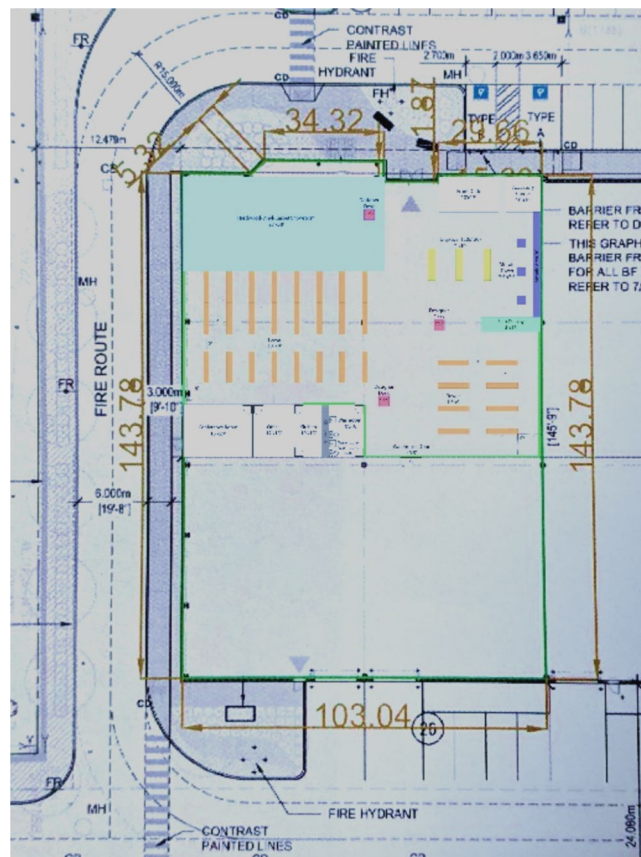
### Purpose of Application

Site Plan Application (SP.1635.090/01) was approved on December 14, 2023 for two (2) speculative employment buildings. This Site Plan provided 166 parking spaces which accommodated the **Warehousing** use parking standards on the entire site.

As mentioned, the owner of the subject property has secured a future tenant (Sarana Tile) for the unit within Building A identified on the enclosed Minor Variance Sketch. Through a review of an Occupancy Permit, it was identified by Town staff that there would be a parking deficiency on-site based on Sarana Tile being considered a **Retail store** use, rather than a **Warehousing** use. This interpretation requires a higher parking standard than what the approved Site Plan originally provided. In response to this, a revision to this Site Plan was approved on May 28, 2024, which added an additional 88 parking spaces to the site. There were no material changes to the building footprint arising from this minor Site Plan revision. While additional parking spaces were added

to the site through the revision to the Site Plan, a further reduction to the applicable parking standards is being pursued.

Sarana Tile will occupy one (1) unit within Building A which will include approximately 1,386 sq. m (14,920 sq. ft) of net floor area. The **Warehousing** portion of the unit (which will be used for the storage of material in the back for shipment to clients) will occupy approximately half of the unit, while the showroom (**Retail store**) portion of the unit will occupy the other half. Despite the unit being a mix of warehouse and retail, Town staff have advised us that the entire unit would be considered a **Retail store** use. This interpretation results in a much higher parking standard than what is required for Sarana Tile’s business operation, and unnecessarily over-allocates the amount of parking to this unit. Below is a rough sketch Sarana Tile’s proposed floor plan to be provided within Building A.



To apply a more accurate parking standard to Sarana Tile’s business operation, we are seeking the following variance:

Proposed Variance:

1. *To permit a minimum of 8 parking spaces (1 space per 175m<sup>2</sup>) associated with the identified unit on the Minor Variance Sketch within Building A, whereas the Town of Oakville Zoning By-law requires 77 parking spaces based on the **Retail store** use parking standards.*

Minor Variance Four (4) Tests:

Section 45(1) of the Planning Act, as amended, identifies four tests that must be satisfied in order for the Committee to approve this Minor Variance Application. Those tests are as follows:

1. The variance maintains the general intent and purpose of the Official Plan;
2. The variance maintains the general intent and purpose of the Zoning By-law;
3. The variance is desirable for the appropriate development or use of the land; and,
4. The variance is minor in nature.

The Variance Maintains the General Intent and Purpose of the Official Plan:

The subject property is designated as ‘Business Commercial’ (Schedule F – South West Land Use) in the Town of Oakville Official Plan which permits various service commercial and convenience retail uses to support the surrounding Employment Area. The subject property will be used for Sarana Tile’s new business location. This new location will include Sarana Tile’s warehouse and showroom operation. This operation has been identified by staff as a **Retail store** use, which conforms with the permissions outlined within the Official Plan. Future tenants on the site will also conform to the list of permitted uses in the Business Commercial designation. Therefore, we are of the opinion that the requested variance will maintain the vision and intent of the Official Plan.

The Variance Maintains the General Intent and Purpose of the Zoning By-law:

The intent of the parking standards outlined within the Town's Zoning By-law are to ensure that there is an adequate amount of parking spaces provided so that development can operate and function appropriately.

In response to Towns staff's determination of the use being considered a **Retail store**, the owner retained GHD Ltd., a traffic consultant, to undertake a Parking Assessment to determine how much parking is actually required for this business. As outlined in the enclosed Parking Assessment, the **Retail store** use parking standards being applied on the site far exceed the expected maximum parking demand anticipated for Sarana Tiles business operation.

When applying the **Retail store** use parking standard to Sarana Tile's unit, a total of 77 parking spaces are required. However, as outlined in the Parking Assessment, based on a proxy site analysis, it was determined that their operation is anticipated to generate a peak parking demand of 8 parking spaces. This results in a surplus of 69 parking spaces being required on site. While this may seem like a substantial delta between the Zoning By-law requirement and the requested reduction, it should be noted that the proxy site used in the Parking Assessment was one of Sarana Tile's existing locations in Vaughan. Considering this, the comparison of the parking demand should be a very accurate representation of the true parking demand expected on-site. Based on these findings, the proposed variance will satisfy the user demand without compromising the overall site's parking capacity.

For these reasons, we are of the opinion that the proposed variance will maintain the intent of the Zoning By-law by allowing for adequate parking on-site.

The Variance is Desirable for the Appropriate Development or use of the Land:

Approval of the requested variance will ensure that a surplus of parking is not being overallocated to this user and will reduce the barriers in the tenant procurement process. Without this variance, other potential future tenants will be restricted from occupying space due to an unnecessary restriction of parking. This will aid both the Town of Oakville and the owner in attracting future businesses which will contribute to the local economy. It also helps to ensure that employment and

retail units do not sit vacant because a generalized parking standards being applied to the site. For these reasons, we are of the opinion that the proposal is desirable for the subject property.

The Variance is Minor in Nature:

The requested variance will help the owner to secure future tenants into a newly constructed employment development and represent a minor departure from what is currently permitted by the Town of Oakville Zoning By-law. The variance requested does not represent an overdevelopment of the site as there are minimal impacts to the approved Site Plan layout and the overall development will still be able to function appropriately. The variances requested will not result in adverse impacts on adjoining properties or the surrounding area.

Collectively and individually, it is our opinion that the proposed variance is minor in nature.

Conclusion:

As described above, we are of the opinion that the requested variance satisfies the four tests of Section 45(1) of the Planning Act and represents good planning.

In support of this Application, please find attached the following:

- One (1) digital copy of the Cover Letter prepared by Glen Schnarr & Associates Inc., dated July 5, 2024;
- One (1) digital copy of the Parking Assessment prepared by GHD, dated June 2024;
- One (1) digital copy of the Minor Variance Sketch prepared by Glen Schnarr & Associates Inc., dated July 5, 2024;
- One (1) digital copy of the Completed Committee of Adjustment Application Form; and,
- One (1) digital copy of the Site Plan (Approved), prepared by Glenn Piotrowski Architect dated May 28, 2024.

We trust this is sufficient for staff's review. Please contact the undersigned at [patrickp@gsai.ca](mailto:patrickp@gsai.ca) or 416-648-2111 if you require additional information or wish to clarify anything contained in this application.

Yours very truly,

GLEN SCHNARR & ASSOCIATES INC.



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Patrick Pearson, MCIP RPP  
Associate

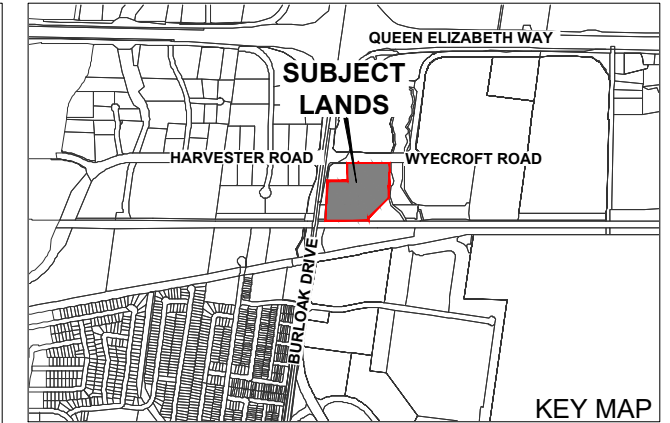
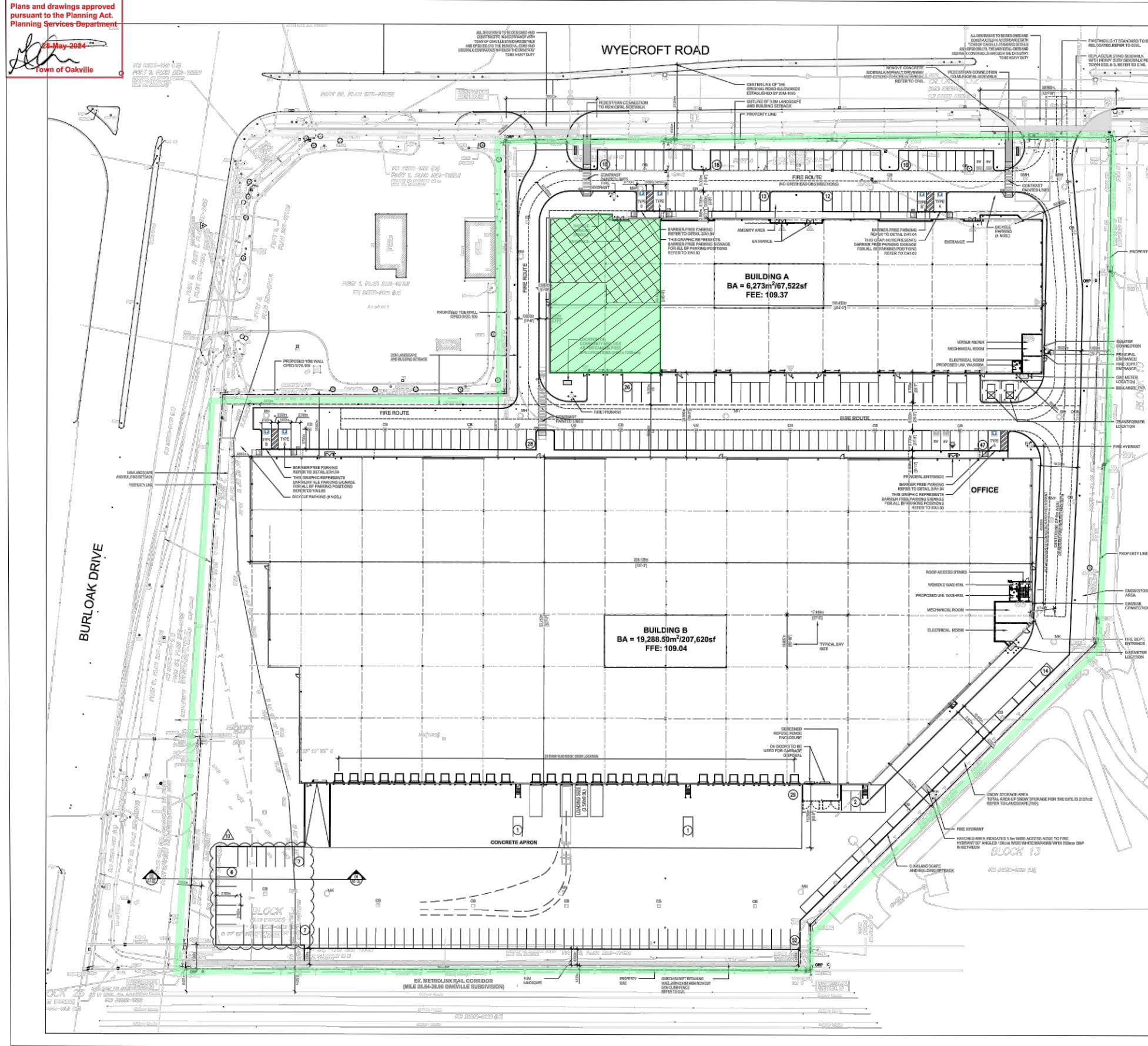


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Ethan Bohnert  
Planner

Plans and drawings approved pursuant to the Planning Act. Planning Services Department

24 May 2024  
Town of Oakville



### MINOR VARIANCE SKETCH

3540 & 3560 WYECROFT ROAD,  
TOWN OF OAKVILLE,  
REGIONAL MUNICIPALITY OF HALTON

- SARANA TILE - 1,386m<sup>2</sup> (14,918ft<sup>2</sup>)
- RETAIL AREA
- WAREHOUSE

### VARIANCE REQUESTED

1. To permit a minimum of 8 parking spaces (1 space per 175m<sup>2</sup>) associated with the identified unit on the Minor Variance sketch within Building A, whereas the Town of Oakville Zoning By-law requires 77 parking spaces based on the Retail store use parking standards.

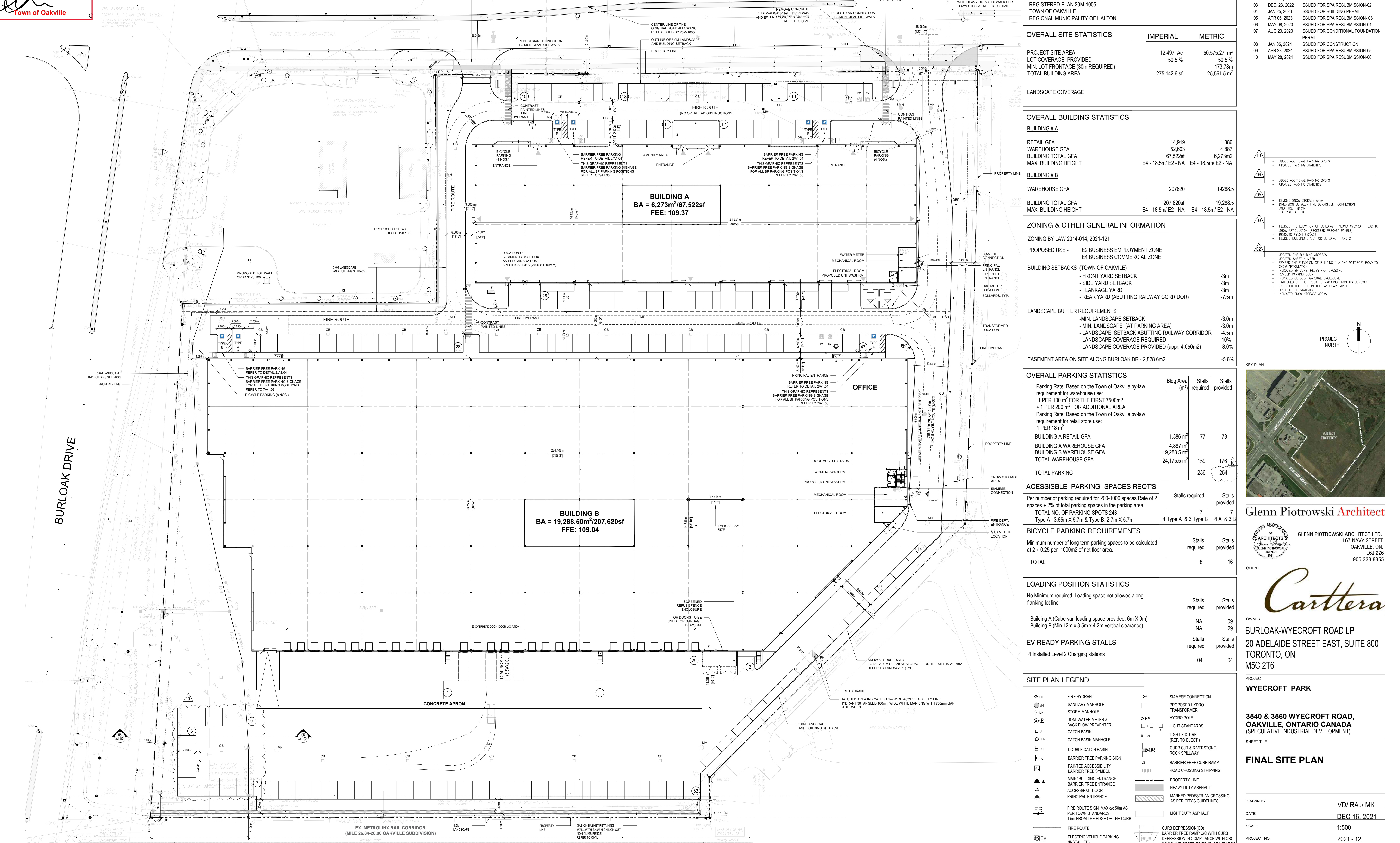


SCALE 1:1250  
JULY 3, 2024





# WYECROFT ROAD



**BUILDING A**  
 BA = 6,273m<sup>2</sup>/67,522sf  
 FEE: 109.37

**BUILDING B**  
 BA = 19,288.50m<sup>2</sup>/207,620sf  
 FEE: 109.04

LEGAL DESCRIPTION		
PART OF LOT 35 CONCESSION 3 BLOCK 4 AND 22 REGISTERED PLAN 20M-1005 TOWN OF OAKVILLE REGIONAL MUNICIPALITY OF HALTON		
OVERALL SITE STATISTICS		
	IMPERIAL	METRIC
PROJECT SITE AREA - LOT COVERAGE PROVIDED MIN. LOT FRONTAGE (30m REQUIRED) TOTAL BUILDING AREA	12.497 Ac 50.5 % 275,142.6 sf	50,575.27 m <sup>2</sup> 50.5 % 25,561.5 m <sup>2</sup>
LANDSCAPE COVERAGE		

OVERALL BUILDING STATISTICS		
BUILDING # A		
RETAIL GFA	14,919	1,386
WAREHOUSE GFA	52,603	4,887
BUILDING TOTAL GFA	67,522sf	6,273m <sup>2</sup>
MAX. BUILDING HEIGHT	E4 - 18.5m E2 - NA	E4 - 18.5m E2 - NA
BUILDING # B		
WAREHOUSE GFA	207620	19288.5
BUILDING TOTAL GFA	207,620sf	19,288.5
MAX. BUILDING HEIGHT	E4 - 18.5m E2 - NA	E4 - 18.5m E2 - NA

ZONING & OTHER GENERAL INFORMATION		
ZONING BY LAW 2014-014; 2021-121		
PROPOSED USE -	E2 BUSINESS EMPLOYMENT ZONE E4 BUSINESS COMMERCIAL ZONE	
BUILDING SETBACKS (TOWN OF OAKVILLE)		
- FRONT YARD SETBACK		-3m
- SIDE YARD SETBACK		-3m
- FLANKAGE YARD		-3m
- REAR YARD (ABUTTING RAILWAY CORRIDOR)		-7.5m
LANDSCAPE BUFFER REQUIREMENTS		
- MIN. LANDSCAPE SETBACK		-3.0m
- MIN. LANDSCAPE (AT PARKING AREA)		-3.0m
- LANDSCAPE SETBACK ABUTTING RAILWAY CORRIDOR		-4.5m
- LANDSCAPE COVERAGE REQUIRED		-10%
- LANDSCAPE COVERAGE PROVIDED (appr. 4,050m <sup>2</sup> )		-8.0%
EASEMENT AREA ON SITE ALONG BURLOAK DR - 2,828.6m <sup>2</sup>		-5.6%

OVERALL PARKING STATISTICS			
Parking Rate: Based on the Town of Oakville by-law requirement for warehouse use: 1 PER 100 m <sup>2</sup> FOR THE FIRST 7500m <sup>2</sup> + 1 PER 200 m <sup>2</sup> FOR ADDITIONAL AREA	Bldg Area (m <sup>2</sup> )	Stalls required	Stalls provided
Parking Rate: Based on the Town of Oakville by-law requirement for retail store use: 1 PER 18 m <sup>2</sup>			
BUILDING A RETAIL GFA	1,386 m <sup>2</sup>	77	78
BUILDING A WAREHOUSE GFA	4,887 m <sup>2</sup>		
BUILDING B WAREHOUSE GFA	19,288.5 m <sup>2</sup>		
TOTAL WAREHOUSE GFA	24,175.5 m <sup>2</sup>	159	176
<b>TOTAL PARKING</b>		236	254

ACCESSIBLE PARKING SPACES REQTS		
Per number of parking required for 200-1000 spaces Rate of 2 spaces + 2% of total parking spaces in the parking area. TOTAL NO. OF PARKING SPOTS 243 Type A : 3.65m X 5.7m & Type B: 2.7m X 5.7m	Stalls required	Stalls provided
	7	7
	4 Type A & 3 Type B	4 A & 3 B
BICYCLE PARKING REQUIREMENTS		
Minimum number of long term parking spaces to be calculated at 2 + 0.25 per 1000m <sup>2</sup> of net floor area.	Stalls required	Stalls provided
TOTAL	8	16

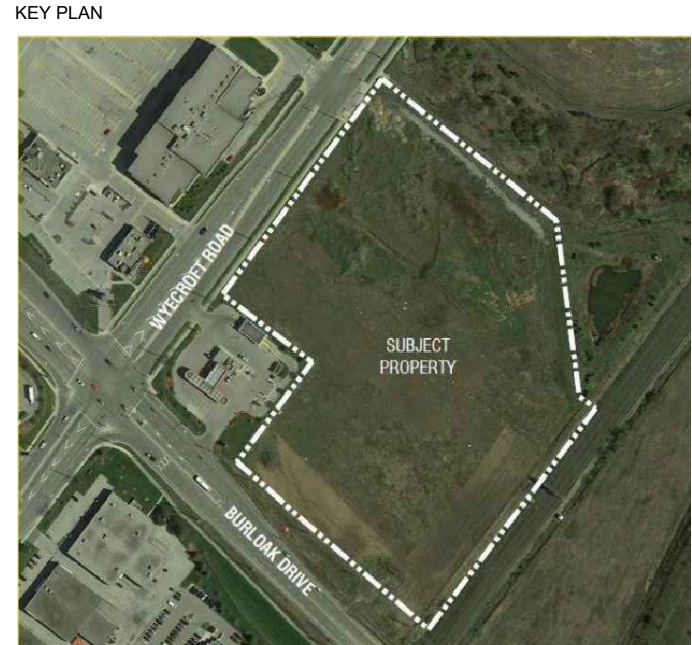
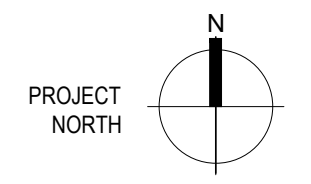
LOADING POSITION STATISTICS		
No Minimum required. Loading space not allowed along flanking lot line	Stalls required	Stalls provided
Building A (Cube van loading space provided: 6m X 9m) Building B (Min 12m x 3.5m x 4.2m vertical clearance)	NA NA	09 29
EV READY PARKING STALLS		
4 Installed Level 2 Charging stations	Stalls required	Stalls provided
	04	04

SITE PLAN LEGEND		
⊕ FH	FIRE HYDRANT	⊕+⊕
⊕ MH	SANITARY MANHOLE	⊕ HP
⊕ SM	STORM MANHOLE	⊕+⊕
⊕ DM	DOM. WATER METER & BACK FLOW PREVENTER	⊕
⊕ CB	CATCH BASIN	⊕
⊕ CBM	CATCH BASIN MANHOLE	⊕
⊕ DCB	DOUBLE CATCH BASIN	⊕
⊕ HC	BARRIER FREE PARKING SIGN	⊕
⊕	PAINTED ACCESSIBILITY BARRIER FREE SYMBOL	⊕
⊕	MAIN BUILDING ENTRANCE	⊕
⊕	BARRIER FREE ENTRANCE	⊕
⊕	ACCESS/EXIT DOOR	⊕
⊕	PRINCIPAL ENTRANCE	⊕
⊕	FIRE ROUTE SIGN MAX. 50m AS PER TOWN STANDARDS. 1.5m FROM THE EDGE OF THE CURB	⊕
⊕ EV	FIRE ROUTE VEHICLE PARKING (INSTALLED)	⊕
⊕	SIEMSE CONNECTION	⊕
⊕	PROPOSED HYDRO TRANSFORMER	⊕
⊕	HYDRO POLE	⊕
⊕	LIGHT STANDARDS	⊕
⊕	LIGHT FIXTURE (REF. TO ELECT.)	⊕
⊕	CURB CUT & RIVERSTONE ROCK SPILLWAY	⊕
⊕	BARRIER FREE CURB RAMP	⊕
⊕	ROAD CROSSING STRIPPING	⊕
⊕	PROPERTY LINE	⊕
⊕	HEAVY DUTY ASPHALT	⊕
⊕	MARKED PEDESTRIAN CROSSING, AS PER CITY'S GUIDELINES	⊕
⊕	LIGHT DUTY ASPHALT	⊕
⊕	CURB DEPRESSION (CD) BARRIER FREE RAMP (C) WITH CURB DEPRESSION IN COMPLIANCE WITH CBC 3.8.3.2 AND REFER TO TOWN STANDARDS	⊕

**OVERALL SITE PLAN**  
 1:01=50

REV	DATE	DESCRIPTION
01	APR. 29, 2022	ISSUED FOR SPA
02	AUG. 24, 2022	ISSUED FOR SPA RESUBMISSION-01
03	DEC. 23, 2022	ISSUED FOR SPA RESUBMISSION-02
04	JAN. 25, 2023	ISSUED FOR BUILDING PERMIT
05	MAY 08, 2023	ISSUED FOR SPA RESUBMISSION-03
06	MAY 08, 2023	ISSUED FOR SPA RESUBMISSION-04
07	AUG 23, 2023	ISSUED FOR CONDITIONAL FOUNDATION PERMIT
08	JAN 05, 2024	ISSUED FOR CONSTRUCTION
09	APR 23, 2024	ISSUED FOR SPA RESUBMISSION-05
10	MAY 28, 2024	ISSUED FOR SPA RESUBMISSION-06

- 10 - ADDED ADDITIONAL PARKING SPOTS
- 11 - UPDATED PARKING STATISTICS
- 12 - ADDED ADDITIONAL PARKING SPOTS
- 13 - UPDATED PARKING STATISTICS
- 14 - REVISED SNOW STORAGE AREA
- 15 - DIMENSION BETWEEN FIRE DEPARTMENT CONNECTION AND FIRE HYDRANT
- 16 - TOE WALL ADDED
- 17 - REVISED THE ELEVATION OF BUILDING 1 ALONG WYECROFT ROAD TO SHOW ATTENUATION (ACCESS PRECAST PANELS)
- 18 - REMOVED Pylon SIGNAGE
- 19 - REVISED BUILDING SETBACKS FOR BUILDING 1 AND 2
- 20 - UPDATED THE BUILDING ADDRESS
- 21 - UPDATED SHEET NUMBER
- 22 - REVISED THE ELEVATION OF BUILDING 1 ALONG WYECROFT ROAD TO SHOW ATTENUATION
- 23 - INDICATED BY CURB, PEDESTRIAN CROSSING
- 24 - REVISED PARKING COAT
- 25 - INDICATED OUTDOOR GARAGE ENCLOSURE
- 26 - TIGHTENED UP THE BLOCK TURNING/ROAD FRONTING BURLOAK
- 27 - EXTENDED THE CURB IN THE LANDSCAPE AREA
- 28 - UPDATED THE STATISTICS
- 29 - INDICATED SNOW STORAGE AREAS



**Glenn Piotrowski Architect**  
 GLENN PIOTROWSKI ARCHITECT LTD.  
 167 NAVY STREET  
 OAKVILLE, ON.  
 L6J 2Z6  
 905.338.8855

**Carttera**  
 OWNER  
 BURLOAK-WYECROFT ROAD LP  
 20 ADELAIDE STREET EAST, SUITE 800  
 TORONTO, ON  
 M5C 2T6

PROJECT  
**WYECROFT PARK**  
 3540 & 3560 WYECROFT ROAD,  
 OAKVILLE, ONTARIO CANADA  
 (SPECULATIVE INDUSTRIAL DEVELOPMENT)

SHEET TITLE  
**FINAL SITE PLAN**

DRAWN BY: VD/RAJ/MK  
 DATE: DEC 16, 2021  
 SCALE: 1:500  
 PROJECT NO.: 2021 - 12  
 SHEET NO.:

**A1.02B1**

22 April 2023

Burloak-Wyecroft Road GP INC.  
20 Adelaide Street East  
Suite 800  
Toronto, ON  
M5C 2T6

Attention: Simon Bajt

RE: Minor Parking Variance  
3540 & 3560 Wyecroft Road  
Town of Oakville

## 1. Introduction

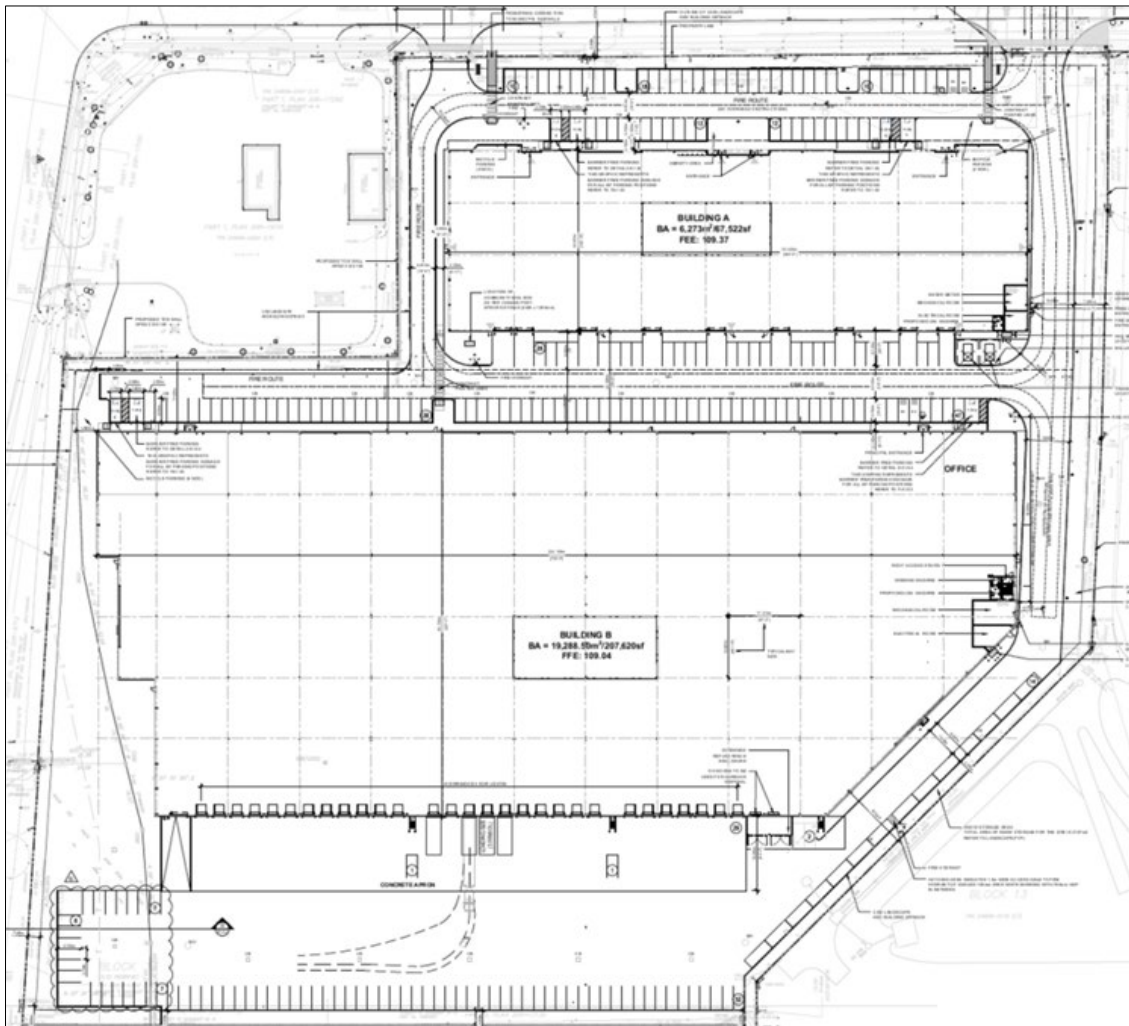
GHD is pleased to provide the following Parking Assessment in support of a Minor Variance application to reduce the parking required associated with the future Sarana Tile warehouse and retail sales centre within the new development located at 3540 & 3560 Wyecroft Road in the Town of Oakville. The subject site is located on the south side of Wyecroft Road and east of Burloak Drive, as illustrated in **Figure 1**.



Figure 1 Site Location

The proposed parking supply approved through the Site Plan Application submission was based on the Industrial Land Use rate, which required a total of 166 parking spaces (1 space per 153.19 m<sup>2</sup>) to accommodate the warehouse uses. The plan was subsequently updated via a Note to File, in which an additional 88 parking stalls were added to the site, bringing the total parking supply to 254 stalls (1 space per 100.11 m<sup>2</sup>). The applicant is seeking a minor variance for the number of stalls required to be provided for Sarana Tile, as it has been determined that the demand they generate for parking is not reflective of the parking required by the Zoning By-Law for a Retail Store use. This minor variance will provide Sarana Tile with a parking allocation that more than meets their needs, while providing flexibility for other retail users to lease space as well.

The site plan that was approved via the note to file is shown in **Figure 2**.



**Figure 2** Approved Industrial Development Site Plan

## 2. Proposed Tenant

Sarana Tile is a distributor of ceramic, porcelain, glass tiles, and hardwood, and currently operates three locations in Ontario including Hamilton, Toronto and Ottawa. Sarana Tile is looking to open a fourth location by using a total of 14,920.22 ft<sup>2</sup> or 1,386 m<sup>2</sup> GFA within Building A of the subject site. While it was initially believed that this tenant would be categorized as a warehouse user, the Town advised that they will be categorized as a Retail Store. The area Sarana Tile intends to occupy is shown in **Figure 3**, and their proposed floor plan is shown in **Figure 4**.

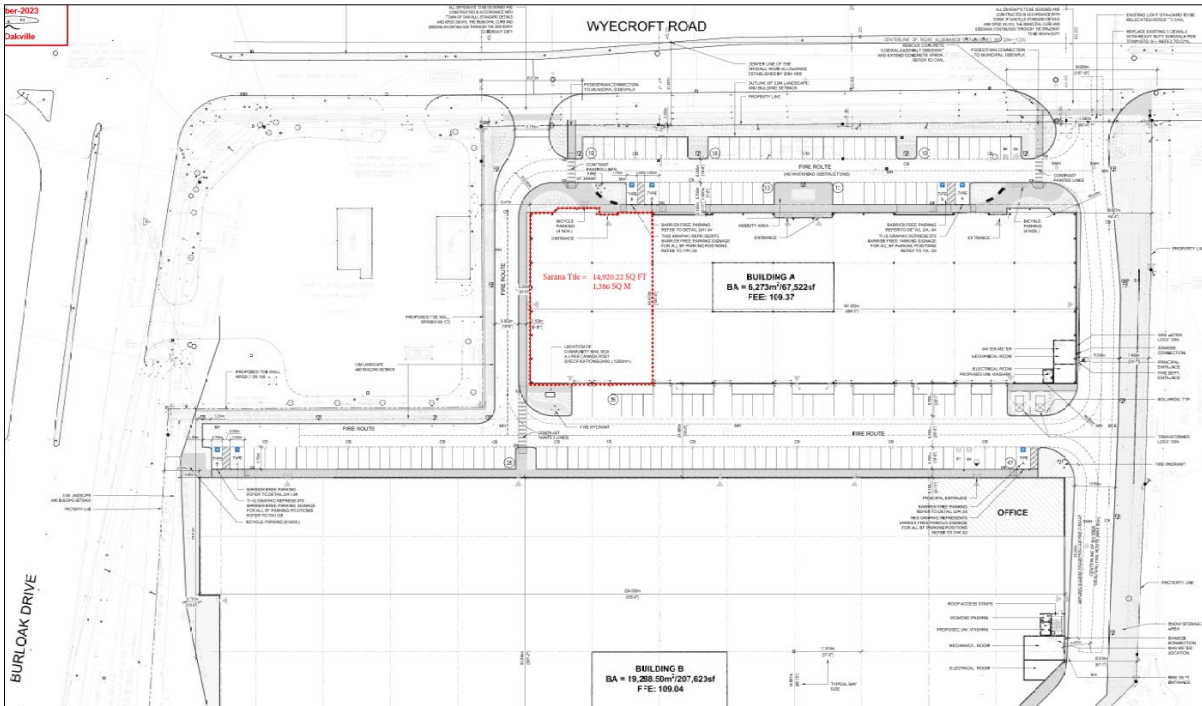


Figure 3 Proposed future location of Sarana Tile

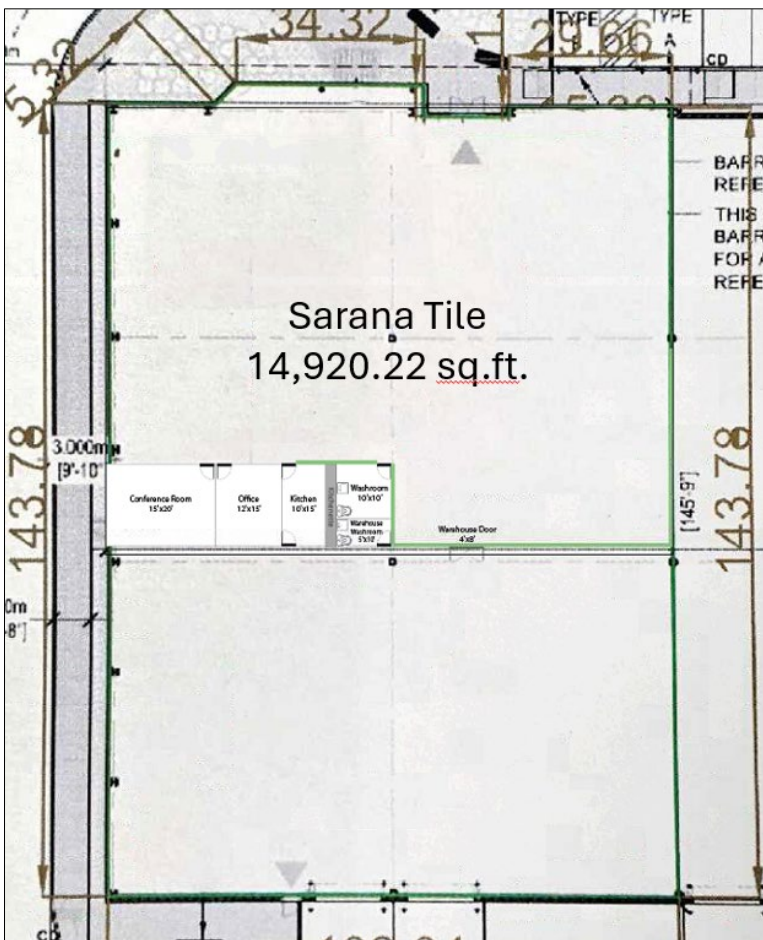


Figure 4 Proposed Site Plan of Sarana Tile

The proposed GFA will be roughly split 50/50 between the future tenant's retail and warehouse uses.

### 3. Existing Town of Oakville By-law and Required Variance

The approved development is subject to Town of Oakville Zoning By-Law 2014-014 which requires the subject site to provide a minimum parking rate as summarized in **Table 1** below.

*Table 1 Town of Oakville Parking Rates*

Land Use	Minimum Parking Rate
Warehouse <sup>1</sup>	1.0 space / 100 m <sup>2</sup> GFA for the first 7,500 m <sup>2</sup> + 1 space / 200 m <sup>2</sup> thereafter
Retail Store	1.0 space / 18 m <sup>2</sup> GFA

Note 1: Town of Oakville Zoning By-Law does not provide minimum parking requirements for general light industrial use. However, the same minimum parking requirements may be applied to Manufacturing and Repair Shops.

Under the warehouse land use rate, the subject site as a whole including the proposed Sarana Tile unit is required to provide a minimum of 166 parking spaces or a rate of 1 space per 153.19 m<sup>2</sup>.

Town of Oakville Zoning staff have confirmed that Sarana Tile is considered a Retail Store (rather than a Warehouse use) and as such, is subject to the higher Retail Store parking rate as per the Town of Oakville Zoning By-Law 2014-014. The minimum required parking for Sarana Tile, based on a Retail Store use classification, is summarized in the table below.

*Table 2 Parking Required by Sarana Tile Based on the Town of Oakville Retail Parking Rate*

Land Use	GFA	Minimum Parking Rate	Parking Required
Sarana Tile	Sarana Tile 1,386 m <sup>2</sup>	1.0 space / 18 m <sup>2</sup> GFA	77

Under the Retail Store land use the subject site is required to provide a minimum of 77 parking spaces. This requirement is 70 spaces more than the same unit is required to provide using the Warehouse land use parking rate.

### 4. Proxy Site Parking Demand Surveys

In support of the proposed minor variance, GHD conducted a parking demand survey of the Sarana Tile location in Concord, Ontario.

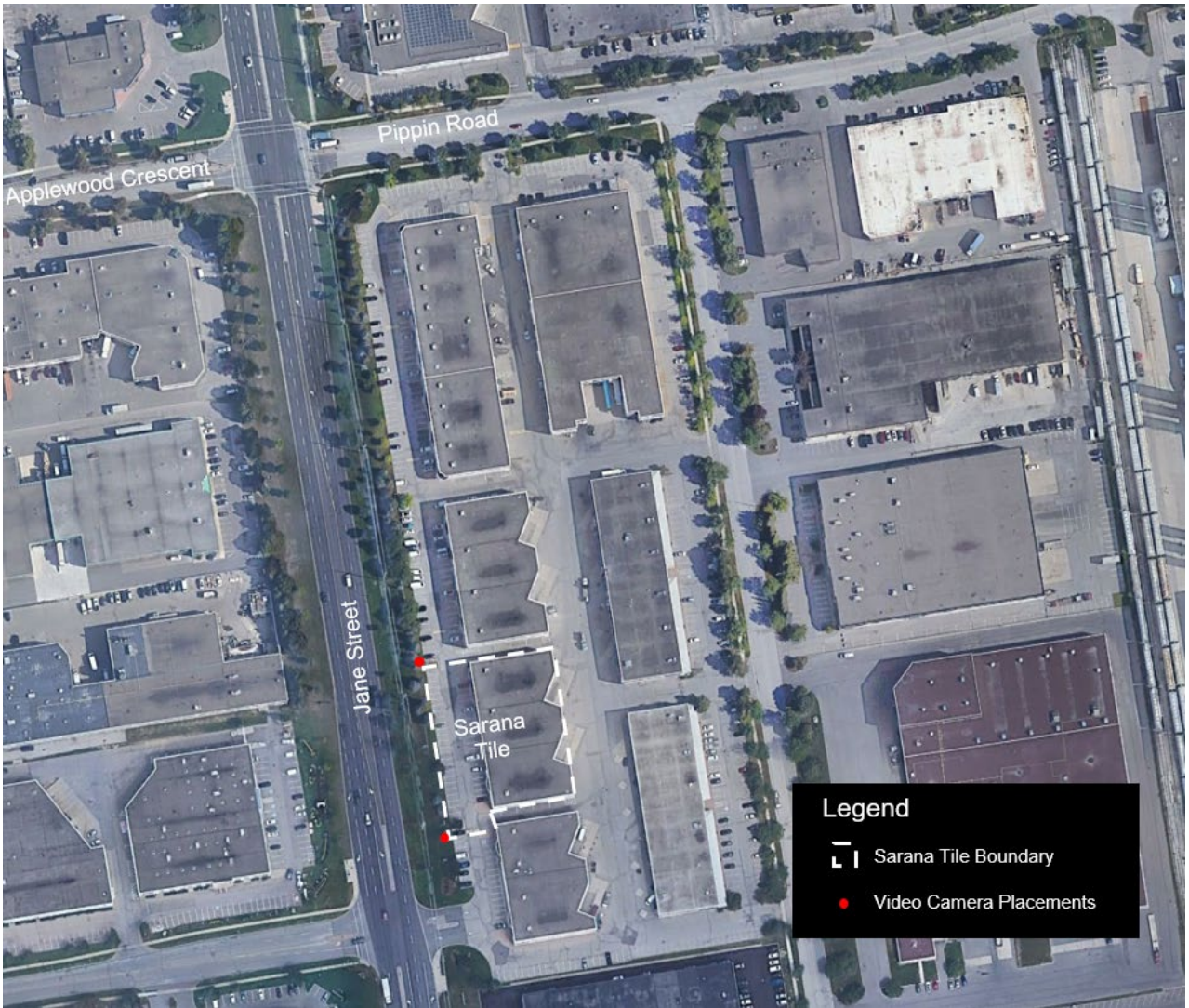
The proxy site is situated in 8191 Jane Street, Unit #2, Concord, Ontario and was surveyed during the following days and time:

- Friday April 12, 2024, from 8:00 to 6:00 p.m.
- Saturday April 13, 2024, from 9:00 to 4:00 p.m.

The proxy site location has a GFA of approximately 2,787.1 m<sup>2</sup> or 30,000 ft<sup>2</sup>. The hours of operation are from 8:00 a.m. to 5:30 p.m. on Monday to Thursday; 8:00 a.m. to 6:00 p.m. on Fridays; and 9:00 a.m. to 4:00 p.m. on Saturdays.

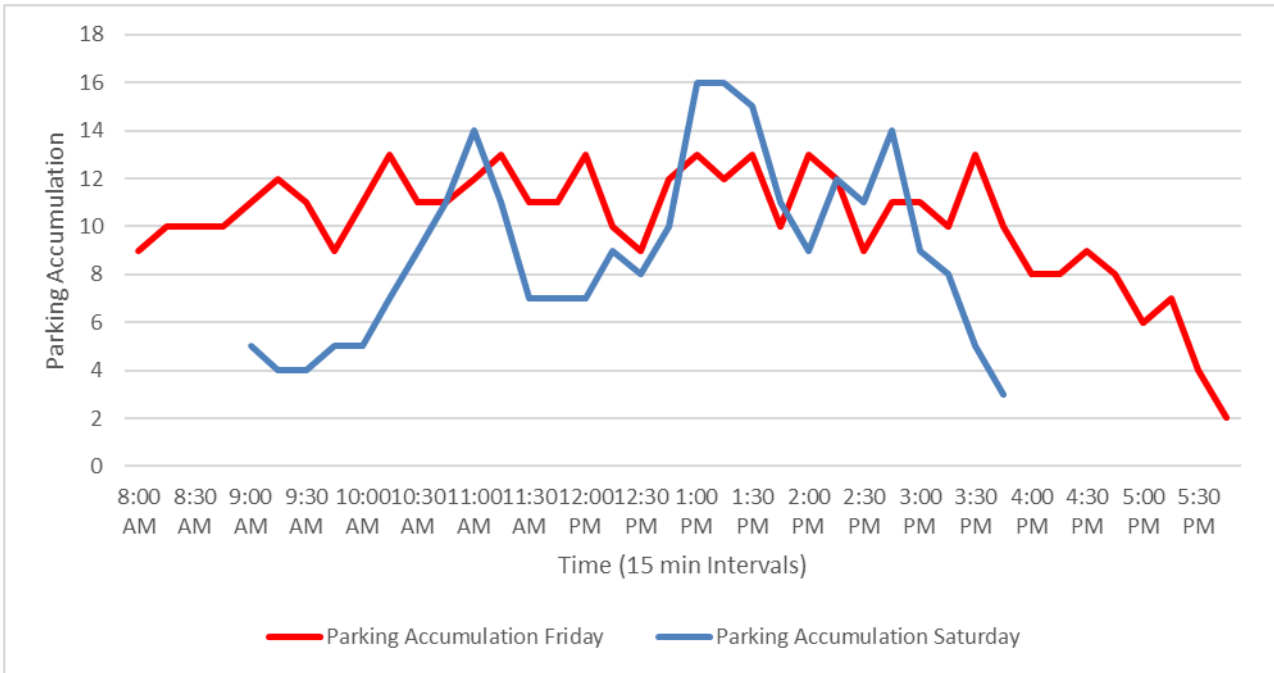
To determine the peak parking demand, the parking accumulation was observed at 15-minute intervals. The detailed survey records and calculations are provided in the **Appendix**.

**Figure 5** illustrates the location of the proxy store.



**Figure 5** Proxy Site Location

The following figure illustrates the peak parking accumulation for the proxy site for the Friday and Saturday during business hours.



**Figure 6 Parking Accumulation During Surveyed Hours**

**Table 3** summarizes the maximum number of occupied parking spaces for each day.

**Table 3 Maximum Observed Peak 15 Minute Parking Demand**

Peak Parking Accumulation (No. of Occupied stalls)	
8191 Jane Street	
Friday April 12, 2024	Saturday April 13, 2024
<b>13</b>	<b>16</b>

The observed peak parking demand includes staff working at the proxy site which based on information provided by Sarana Tile included a maximum of 4 employees at any given time.

**Table 4** outlines the demand per 100 m<sup>2</sup> of GFA for each of the survey days using the peak observed parking demand.

**Table 4 Peak Parking Demand**

Survey Date	Maximum Demand
Friday April 12, 2024	1 parking space 213 m <sup>2</sup>
Saturday April 13, 2024	1 parking space per 175 m <sup>2</sup>

The proxy site is generating a peak parking demand of 1 space per 175 m<sup>2</sup>.

## 5. Parking Assessment

A required parking supply for Sarana Tile of 1 space per 18 m<sup>2</sup> using the Retail Store land use far exceeds the maximum observed peak parking demand from the proxy site of 1 space per 175 m<sup>2</sup>. Utilizing the proxy site parking ratio, the subject site is expected to generate a peak parking demand of 8 parking spaces for the proposed 1,386 m<sup>2</sup> Retail Store. The expected parking demand of 8 spaces is consistent with the currently approved parking supply for the subject site based on the Warehouse Land Use rate and as per these findings, will be able to support Sarana Tile’s business operation.

## 6. Parking Recommendations

A reduction in the total parking requirements for proposed Sarana Tile unit consisting of 1,386 m<sup>2</sup> of GFA is supported by the demand observed during the parking survey of another Sarana Tile store location. The parking demand survey results confirmed that a much reduced rate is expected to adequately service the anticipated future needs of the subject site.

Based on the parking surveys conducted at the existing Sarana Tile store in Toronto, the proposed parking supply proposed for the subject site of 254 (1 space per 100.11 m<sup>2</sup>) parking spaces shared between all units on the site far exceeds the expected maximum peak parking demand for the proposed Sarana Tile of 1 space per 175 m<sup>2</sup>.

In our opinion the requested parking variance to reduce the parking requirement for the proposed Sarana Tile is not expected to cause any negative impacts and is supported based on the data provided in this report.

We trust that this satisfies your requirements, but do not hesitate to contact the undersigned if you have any questions.

Sincerely,

GHD



**William Maria, P. Eng.**  
Transportation Planning Lead



# Appendices

**Appendix**

Time		Parking Accumulation Friday	Parking Accumulation Saturday
From	To		
8:00 AM	8:15 AM	9	
8:15 AM	8:30 AM	10	
8:30 AM	8:45 AM	10	
8:45 AM	9:00 AM	10	
9:00 AM	9:15 AM	11	5
9:15 AM	9:30 AM	12	4
9:30 AM	9:45 AM	11	4
9:45 AM	10:00 AM	9	5
10:00 AM	10:15 AM	11	5
10:15 AM	10:30 AM	13	7
10:30 AM	10:45 AM	11	9
10:45 AM	11:00 AM	11	11
11:00 AM	11:15 AM	12	14
11:15 AM	11:30 AM	13	11
11:30 AM	11:45 AM	11	7
11:45 AM	12:00 PM	11	7
12:00 PM	12:15 PM	13	7
12:15 PM	12:30 PM	10	9
12:30 PM	12:45 PM	9	8
12:45 PM	1:00 PM	12	10
1:00 PM	1:15 PM	13	16
1:15 PM	1:30 PM	12	16
1:30 PM	1:45 PM	13	15
1:45 PM	2:00 PM	10	11
2:00 PM	2:15 PM	13	9
2:15 PM	2:30 PM	12	12
2:30 PM	2:45 PM	9	11
2:45 PM	3:00 PM	11	14
3:00 PM	3:15 PM	11	9
3:15 PM	3:30 PM	10	8
3:30 PM	3:45 PM	13	5
3:45 PM	4:00 PM	10	3
4:00 PM	4:15 PM	8	
4:15 PM	4:30 PM	8	
4:30 PM	4:45 PM	9	
4:45 PM	5:00 PM	8	
5:00 PM	5:15 PM	6	
5:15 PM	5:30 PM	7	
5:30 PM	5:45 PM	4	
5:45 PM	6:00 PM	2	

