

MMM – Parking Study Comparison Chart: Consultant Recommendations and Existing Zoning Standards

Commercial/ Non-residential Land Use Category	Consultant Recommendation	Existing Zoning Standard ¹
Clinic	<ul style="list-style-type: none"> • 1 space per 17 m² of GFA (6 spaces per 100 m²) for clinic. 	<ul style="list-style-type: none"> • range from 1.0 space per 14 m² to 1.0 space per 28 m² GFA
Office, public building	<ul style="list-style-type: none"> • 1 space per 30 m² of GFA (3.3 spaces per 100 m²), inclusive of training facilities and cafeteria or restaurants that do not have any external signage and therefore intended only for employees of the building. • If the office building includes more extensive facilities (e.g. restaurants, retail uses), those uses would be calculated separately from these general office uses. This needs to be considered on a site specific basis, taking into consideration the location and mix of uses, particularly in areas that are being considered for intensification. 	<ul style="list-style-type: none"> • range from 1.0 space per 23.25 m² to 1.0 space per 37 m² GFA with 1.0 space per 47 m² GFA above the first storey for Downtown Whitby and Downtown Brooklin.
Bank/financial institution	<ul style="list-style-type: none"> • 1 space per 23 m² GFA for standalone banks without drive-thru ATM's. • 1 space per 30 m² for banks with drive-thru ATM's, including a stacking lane of at least 3 vehicles in length in total. • In either case, apply shopping centre rate if the bank is part of a plaza or a shopping centre. 	<ul style="list-style-type: none"> • 1.0 space per 23 m² GFA
Hotel/motel	<ul style="list-style-type: none"> • 1 space per guest room/suite, plus 1 space per 10 m² of GFA devoted to accessory uses such as lounges, taverns, meeting rooms, restaurants, banquet halls, etc. 	<ul style="list-style-type: none"> • 1.2 spaces per guest room
Private club	<ul style="list-style-type: none"> • 1 space per 4 persons of permitted capacity. 	<ul style="list-style-type: none"> • 1.0 space per 4 persons of permitted capacity
Bingo hall	<ul style="list-style-type: none"> • 1 space per 9 m² of GFA. 	<ul style="list-style-type: none"> • 1.0 space per 9 m² GLA

Prepared by: Whitby Planning Department 03/09/2009

¹ This column provides a brief explanation of the existing zoning standards as an aid for comparison against the consultant's recommendations. A more complete outline of existing standards is contained in the consultant's final report.

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Eating establishment	<ul style="list-style-type: none"> • For standard restaurant, 1 space per 19 m² of GFA as per observed. • For fast food restaurant including donut shop, 1 space per 11 m² of GFA as per current standards. • In either case, apply shopping centre rate if the restaurant is part of a plaza or a shopping centre. 	<ul style="list-style-type: none"> • 1.0 space per 11 m² GFA
Shopping centre/ plaza	<p>Shopping Centre:</p> <ul style="list-style-type: none"> • Modified shopping centre industry standards: < 3,000 m² of GLA (< 32,291 ft²): 1 space per 28 m² of GLA (3.6 spaces per 100 m²) provided that where restaurant uses occupy 20% or more of the GLA then the parking requirements for a restaurant use shall apply • 3,000 – 37,159 m² of GLA (100,000 – 399,999 ft²): 1 space per 23 m² of GLA (4.3 spaces per 100 m²) • 37,160 – 55,740 m² of GLA (400,000 – 599,999 ft²): 1 space per 22 m² of GLA (4.6 spaces per 100 m²) • > 55,740 m² of GLA (> 600,000 ft²): 1 space per 21 m² of GLA (4.8 spaces per 100 m²) 	<ul style="list-style-type: none"> • 1.0 space per 16.9 m² GLA (5.5 spaces per 93 m² GLA)
Launderette/coin-operated laundry	<ul style="list-style-type: none"> • 1 space per 2 washing machines. • Apply shopping centre rate if the launderette/coin-operated laundry is part of a shopping centre. 	<ul style="list-style-type: none"> • 1.0 space per 1 washing machine
Laundry, dry cleaning establishment	<ul style="list-style-type: none"> • 1 space per 100 m² of GFA, excluding customer deposit, pick-up, retail sales or waiting area, if any, 1 additional space per 9 m² of such area, as per existing By-law 1784. • Apply shopping centre rate if the laundry or dry cleaning establishment is part of a shopping centre. 	<ul style="list-style-type: none"> • 1.0 space per 93 m² GFA excluding customer deposit/pick up for which 1.0 additional space per 9 m² of such area
Residential sales office	<ul style="list-style-type: none"> • 1 space per 6.5 m² of sales office area, with a minimum of 10 spaces, plus minimum of 1 	<ul style="list-style-type: none"> • 1 space per 6.5 m² GFA, with a minimum of 10 spaces plus 1.0 additional accessible space

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	additional handicapped space.	
Undertaking establishment (funeral home)	<ul style="list-style-type: none"> • 1 space per 18.5 m² of GFA, with a minimum of 10 spaces. 	<ul style="list-style-type: none"> • 1.0 space per 18.5 m² GFA, with a minimum of 10 spaces
Bowling alley	<ul style="list-style-type: none"> • 4 spaces per lane, plus parking requirements for accessory uses in accordance with those uses (i.e. restaurants). 	<ul style="list-style-type: none"> • 4.0 spaces per bowling lane
Curling rink	<ul style="list-style-type: none"> • 4 spaces per sheet, plus parking requirements for accessory uses in accordance with those uses (i.e. restaurants). 	<ul style="list-style-type: none"> • 4.0 spaces per ice sheet
Day nursery	<ul style="list-style-type: none"> • 1 space per 28 m² of GFA of playroom spaces. 	<ul style="list-style-type: none"> • 1.0 space per 28 m² GFA of playroom space
Community centre, theatre, assembly hall and cinema	<ul style="list-style-type: none"> • 1 space per 4 persons of designed capacity. 	<ul style="list-style-type: none"> • range from 1.0 space per 4 persons of permitted capacity to 1.0 space per 5.5 m² GFA or 1 space per 6 fixed seats, whichever is greater
Place of worship	<ul style="list-style-type: none"> • 1 space per 4 persons of designed capacity. 	<ul style="list-style-type: none"> • range from 1.0 space per 5 persons of permitted capacity to 1.0 space per 5.5 m² GFA in the nave and the adjacent assembly area for the congregation or 1 space per 6 fixed seats, whichever is greater
Library, museum, art gallery	<ul style="list-style-type: none"> • 1 space per 28 m² of GFA. 	<ul style="list-style-type: none"> • 1.0 space per 28 m² GFA
School	<ul style="list-style-type: none"> • For elementary schools, parking requirement of 0.075 spaces per student based on the planned maximum sustained enrolment. Also, a drop-off/pick-up requirement (in lay-by or additional parking spaces) of 0.09 spaces per student based on the planned maximum sustained enrolment. • For secondary schools, parking requirement of 2.2 spaces per classroom based on the planned maximum number of classrooms. • For private schools, parking requirement of 0.22 spaces per student based on the planned maximum sustained enrolment. In addition, a minimum of 30 metres of lay-by for drop-off and pick-up activity. 	<ul style="list-style-type: none"> • 1.5 spaces per classroom for elementary school • 2.5 spaces per classroom for secondary school • Downtown Whitby and Brooklin require the greater of 3.0 spaces + 1.0 space per teaching station or 1.0 space per 4 persons of permitted capacity of the place of assembly which has the greatest capacity within the school

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Hospital	<ul style="list-style-type: none"> • Not specifying a requirement for hospitals in this Zoning By-law. • Require that a parking study be undertaken for any hospital expansion or new hospital, detailing the requirements and basis (to the satisfaction of the Director of Planning and/or Council). • Parking demands related to a hospital should be identified through a site specific study on basis of floor space. 	<ul style="list-style-type: none"> • 1.0 space per 1.7 beds
Retirement home/long term care facility	<ul style="list-style-type: none"> • 1 space per 3 beds (0.33 spaces per person or bed). 	<ul style="list-style-type: none"> • 1.0 space per 3 beds
Nursing home	<ul style="list-style-type: none"> • 1 space per 3 beds (0.33 spaces per person or bed). • Group with retirement home. 	<ul style="list-style-type: none"> • range from 1.0 space per 3 beds to 1.0 space per 4 beds
Business or commercial uses other than those listed above/non-residential uses not specified herein	<ul style="list-style-type: none"> • Eliminate this category. • Require site specific studies to be undertaken to assess the requirements. 	<ul style="list-style-type: none"> • 1.0 space per 23 m² GFA with 1.0 space per 47 m² GFA above the first storey for Downtown Whitby and Downtown Brooklin,
Industrial or manufacturing establishment	<ul style="list-style-type: none"> • 1 space per 100 m² of manufacturing floor area. • For an industrial or manufacturing establishment containing two or more units and having a gross floor area of 2,787 m² or less, 1 parking space per 46 m² of GFA. • For an industrial or manufacturing establishment containing two or more units and having a gross floor area in excess of 2,787 m², 1 parking space per 46 m² of GFA up to 2,787 m², plus 1 additional space per 100 m² of GFA of the building in excess of 2,787 m². 	<ul style="list-style-type: none"> • range from 1.0 space per 46 m² GFA to 1.0 space per 93 m² manufacturing floor area
Retail store	<ul style="list-style-type: none"> • 1 space per 24 m² of GFA in Downtown Whitby and Downtown Brooklin. • 1 space per 18.5 m² of GFA in all other areas. 	<ul style="list-style-type: none"> • range from 1.0 space per 18.5 m² to 1.0 space per 23.25 m² GFA

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Drive-thru queuing	<ul style="list-style-type: none"> • Do not include stacking/queuing requirements in the zoning by-law. Rather address them at the site plan approval stage through discussions/negotiations with the applicant, and possible requests for site specific studies to be undertaken by the applicant at that time. 	<ul style="list-style-type: none"> • no general standard in the By-laws • manual car wash requires a minimum of 3.0 spaces per bay • mechanical automatic car wash requires a minimum of 5.0 spaces at the place of ingress of each bay • automatic tunnel car wash requires a waiting line of a minimum of 25.0 spaces per bay with a minimum of 5.0 spaces at the ingress of the unit