

S-4 Lands West of Bank Street

Parking Plan Calculations

2025-08-20

On-Street Parking Area	Total Number of On-Street Parking Spaces	Total Number of Dwelling Units	Ratio (number of on-street parking spaces divided by number of dwelling units)	Comments
P1	9	20	0.45	on-street parking ratio is above 0.4 threshold
P2	21.25	21	1.01	on-street parking ratio is above 0.4 threshold
P3	15	15	1.00	on-street parking ratio is above 0.4 threshold
P4	18	27	0.67	on-street parking ratio is above 0.4 threshold
P5	19	29	0.66	on-street parking ratio is above 0.4 threshold
P6	22	16	1.38	on-street parking ratio is above 0.4 threshold
P7	16	34	0.47	on-street parking ratio is above 0.4 threshold
P8	16	34	0.47	on-street parking ratio is above 0.4 threshold
P9	20	12	1.67	on-street parking ratio is above 0.4 threshold
Total (P1 to P9)	156.25	208	0.75	includes all street townhome and single-family detached units but not stacked townhomes which have their own dedicated off-street on-street parking to unit ratio is above 0.4 threshold
Total (All Dwelling Units)	156.25	304	0.51	includes all dwelling units within the subject site on-street parking ratio is above 0.4 threshold

Notes:

¹ Double Driveways equivalent to 0.5 on-street parking spaces. Assume half of single-family homes have a double driveway within the proposed development.

² Parking is currently overduplicated. There will be some minor reductions due to fire hydrant locations which will be forthcoming during the later design stages.

Stacked townhomes have their own dedicated off-street parking which exceeds the Zoning By-law (2008-250) requirements of 1.0 resident spaces per unit and 0.2 visitor spaces per unit.