



August 30, 2019

Via: Email

Jennifer Sieber
Vice President
1354 Gordon Street Inc.
#5 1018 Eglinton Avenue East
Mississauga ON L4W 1K3

Dear Jennifer:

**Re: 1354 Gordon Street Mixed-Use Development
Parking Review
Project No.: 300044184.0000**

1354 Gordon Street Inc. (the Client) is proposing to develop a mixed-use development at the southeast corner of the Gordon Street and Arkell Road intersection located in the City of Guelph (the City). The proposed development will consist of the following:

- 88 apartment dwelling units
- Gas station with 8 vehicle fueling positions and a 231 m² (2,486.43 ft²) convenience store
- 400 m² (4,305.56 ft²) Retail
- 400 m² (4,305.56 ft²) Restaurant

Access to the development will be provided via one full-movement driveway to Gordon Street aligned opposite the driveways of existing residential homes (1369 and 1373 Gordon Street) and one right-in right-out (RIRO) driveway on Arkell Road. The proposed Arkell Road access will operate with restricted movements enforced by no left turn signage at the proposed access. It is assumed that the development will be fully built-out by 2020. The site plan is provided in Attachment 1.

Proposed for the development are 212 parking spaces: 59 surface parking spaces and 153 below grade spaces in a parking garage.

The property is designated under the City's Official Plan (OP) as Neighbourhood Commercial Centre. The site is governed by City Zoning By-law (1995)-14864 (the By-law), which also provides the parking requirements. The site is currently zoned as Urban Reserve (UR) and a rezoning application is required for the proposed uses. R.J. Burnside & Associates Limited (Burnside) was retained to undertake a Transportation Study and Parking Brief, which would be part of this application. Note that the Transportation Study is provided under a separate cover.

Based on the vehicular requirements in the City's Zoning By-law (1995)-14864 (By-law), the proposed parking supply will meet the minimum requirement.

The following review provides a detail summary of our findings.

1.0 City Zoning By-law (1995) -14864

1.1 Vehicle Parking

The property is designated under the City's OP as Neighbourhood Commercial Centre. The proposed development will function similar to a Neighbourhood Commercial centre as described in the OP including:

- Establishes a local convenience and the proposed uses are within walking distance of residential areas.
- Will primarily serve the shopping needs of residents living and working in nearby neighbourhoods.
- Will connect to surrounding neighbourhoods through pedestrian trails, walkways and by transit.
- Does not provide more than 4,650 m² (50,000 ft²) of gross floor area

Both commercial and residential uses are proposed on the site, which provides for a mixed use site.

The resulting vehicular parking requirements are summarized in Table 1 based upon the Zoning By-law. Excerpts from the Zoning By-law are contained in Attachment 2.

Table 1: Zoning By-law Parking Requirements

Proposed Use	By-law Use	Size	Parking Rate (spaces/unit or spaces/X m ²)	Required Spaces ¹	Proposed Supply	Surplus / Deficit
Proposed Apartment	Apartments for the first 20 units	88 units	1.50	30	138	0
	Apartments for each unit that exceeds the first 20 units		1.25	85		
	Visitors	88 units	20% of Required Residents	23		
	<i>Residential Subtotal</i>			138		

Table 1: Zoning By-law Parking Requirements continued

Proposed Use	By-law Use	Size	Parking Rate (spaces/unit or spaces/X m ²)	Required Spaces ¹	Proposed Supply	Surplus / Deficit
Non-Residential Uses						
Gas Station	Vehicle Gas Bar	8 fueling positions	minimum of 2	2	2	0
Convenience Store	Convenience Store	231 m ²	16.5	14	14	0
Retail	Neighbourhood Commercial Shopping Centre	800 m ²	18	44	58 ²	+14
Restaurant						
Total Site				198	212	+14

Notes: 1. There are no rounding rules in the City's by-law. It is assumed that the required spaces are rounded up if the fraction of the parking space is greater than 0.50
 2. Note that 15 of the spaces are allocated in the garage.

Based on the City's Zoning By-law, the proposed development will meet the Zoning By-law requirements.

1.2 Accessible Parking

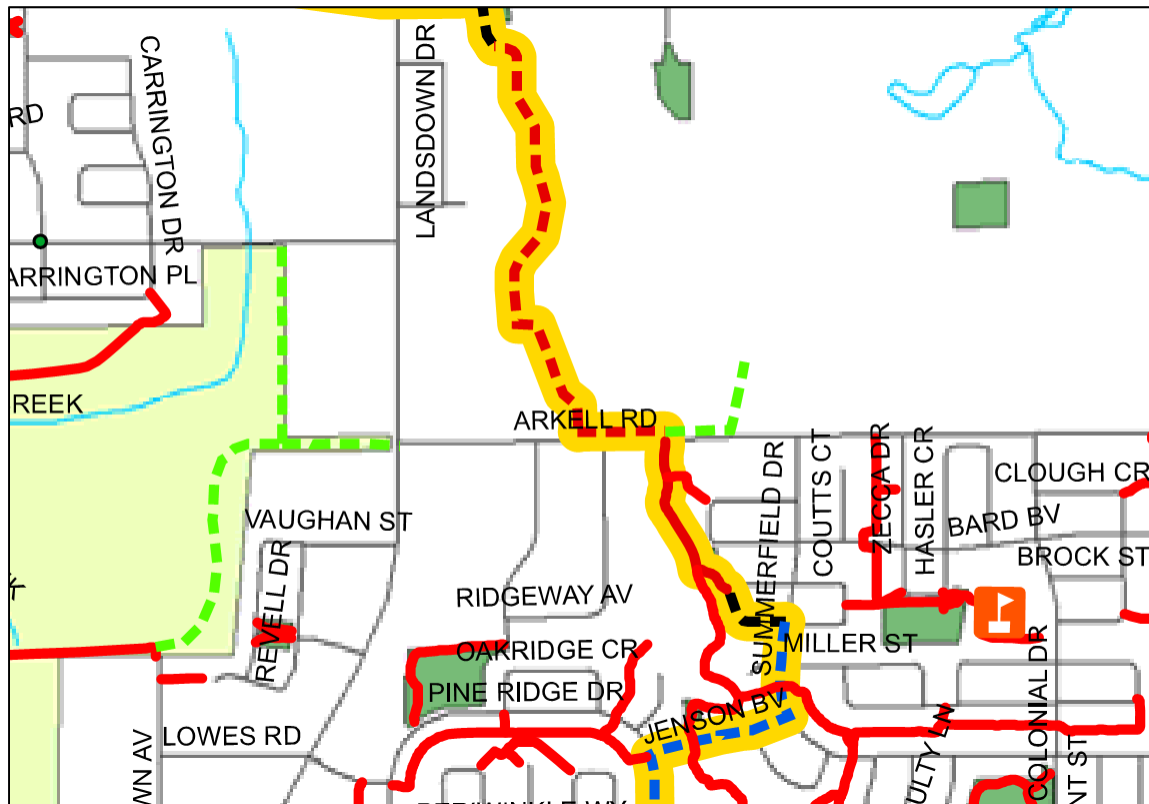
Based on visitors and non-residential required parking spaces, the By-law requires a minimum of 2 accessible spaces for required parking spaces that ranges from 51 to 200. The proposed accessible parking supply of 2 spaces in the surface parking lot will meet the by-law requirements.

2.0 Active Transportation Facilities

Currently, sidewalks and bicycle lanes are provided on both sides of Gordon Street. Arkell Road has bicycle lanes on both sides and a sidewalk on the south side of the street.

An existing off-road trail running parallel to Gordon Street intersects Arkell Road approximately 500 m east of the proposed development. Currently, the off-road trail runs to the south of Arkell Road and terminates at Arkell Road. However, based on a review of the City's "Recommended Active Transportation Network", the City proposes to extend this trail to the north of Arkell Road at a location approximately 320 m east of the proposed development. This existing and proposed trail is part of the City's recommended designated Active Transportation Network. Figure 1 depicts the location of the existing and proposed trail, with the solid red line representing the existing trail, the dashed red line representing the proposed trail, and the yellow highlighting representing the recommended Active Transportation Network.

Figure 1: Active Transportation Network



Based on consultation with City staff, the existing and proposed off-road trail intersecting Arkell Road is considered a commuter cycling network that is almost entirely off-road. Thus, this trail can accommodate for people of all ages and abilities. As such, it is believed that this trail will be particularly helpful in attracting residents, staff, and customers to select walking and/or cycling as the primary mode of transportation to get to/from the proposed development, thus alleviating parking demands and traffic volumes at the proposed development.

In addition, the site is well designed to accommodate pedestrians, cyclists and vehicles. There are proposed pedestrian connections to the existing external sidewalk on Gordon Street and Arkell Road.

Cyclist can access the site via all driveways and connect with the existing bicycle lanes on Gordon Street and Arkell Road.

3.0 Transportation Demand Management (TDM) Plan

The proposed site plan incorporates pedestrian and cyclist friendly design elements to discourage dependency on the single-occupant motor vehicle. This compliments the City's overall transportation vision to achieve a greater sustainable transportation system by promoting and encouraging alternative modes of travel including walking, cycling and transit.

The following are proposed TDM measures for the development:

- Providing bicycle storage facilities for residents and visitors as outlined in the Site Plan Application Guidelines
- Provision of car share vehicle(s) on site, e.g. Vrtucar, Zipcar, Car2Go, etc. subject to being able to secure a service provider.
- Pedestrian connectivity from building entrances to external sidewalks on Gordon Street and Arkell Road.
- Real-time information on transportation options (transit screen, TDM "bulletin board" in the main lobby)
- Unbundled parking for the residential component
- EV charging stations underground as per Ontario Building Code (OBC) Consider including a Level 3 fast-charger as part of the gas station or commercial retail/restaurant development.

4.0 Conclusions and Recommendations

The development proposes to supply 212 parking spaces between surface and underground parking. Surface parking will be for the commercials with some commercial parking underground. The residential parking will be underground.


The proposed supply will meet the requirements in the Zoning By-law.


The proposed accessible parking supply of 2 spaces will meet the By-law requirements, based on the proposed visitor and non-residential parking supply.

Should you require clarification of any of the above please contact either of the undersigned.

Yours truly,

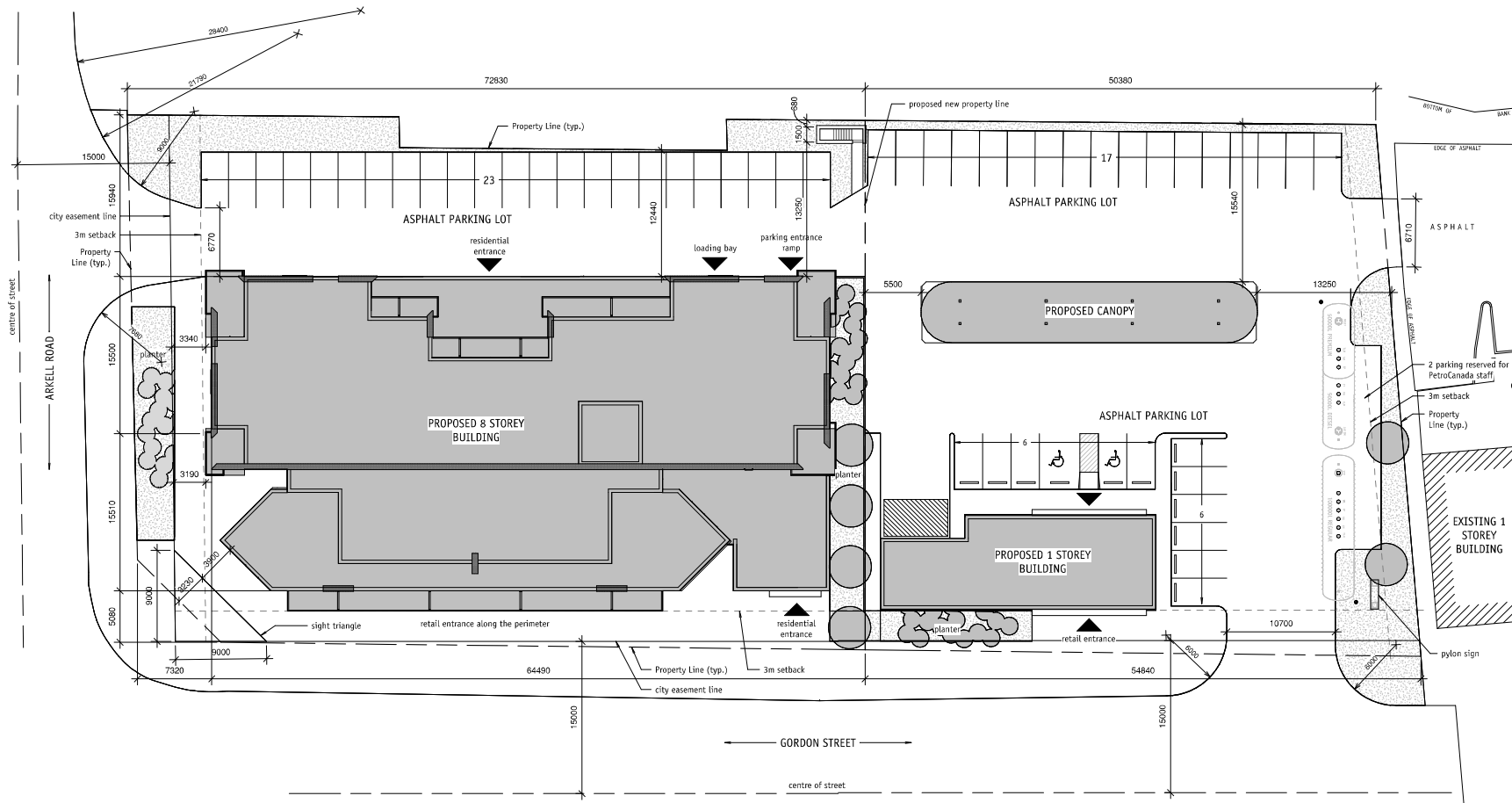
R.J. Burnside & Associates Limited


Cindy Chung, EIT
Transportation Planner
CC:


David Argue, P.Eng., PTOE
Vice President - Transportation

Enclosure(s) Attachment 1: Site Plan
 Attachment 2: Excerpts from City Zoning By-law

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Rev	Date	By	Description
1	18/08/16	DJA	Issued for Review
2	18/08/19	DJA	Site Plan Revision
3	18/08/27	DJA	Issued for Review
4			
5			

This drawing is protected by copyright. Contractors must check all dimensions on site. Only figured dimensions are to be used. Discrepancies must be reported immediately to the Architect before proceeding.

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project
1354 Gordon St.

1354 Gordon St.
Guelph, ON N1L 1C8

drawing title
Conceptual Site Plan

drawn IV
checked DJ

Scale: As Shown below each drawing title

project no 19-056

drawing no **A-100**

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1 Conceptual Site Plan
1 : 200

4.13.4.1 Parking Ratios for *Malls*

	<u>Type of <i>Use</i> or <i>Building</i></u>	<u>Minimum Required <i>Parking Spaces</i></u>
	Neighbourhood Commercial Shopping Centre (NC Zone)	1 per 18 m ² Gross Floor Area (G.F.A.)
	Community Commercial Shopping Centre (CC Zone)	1 per 18 m ² G.F.A.
15006	Regional Commercial Shopping Centre (RC Zone)	1 per 20 m ² G.F.A.
	Service Commercial Mall (SC.1 and SC.2 Zones)	1 per 16.5 m ² G.F.A.
19063	Industrial Mall	<ul style="list-style-type: none"> - 1 Parking Space per 50 square metres up to 1,000 square metres of Gross Floor Area. - 1 Parking Space per 100 square metres between 1,000 square metres and 5,000 square metres of Gross Floor Area, and - 1 Parking Space per 150 square metres over 5,000 square metres of Gross Floor Area.
4.13.4.1	a) In a NC, CC, B.3, B.4, SC.1, or SC.2 Zone where a Restaurant or Tavern occupies more than 30% of the Gross Floor Area of a Mall , the specific parking ratio requirement for the Restaurant or Tavern shall be required in addition to the Mall requirement for the remaining Gross Floor Area of the Mall ; and	
	b) Where an upper Storey of a Mall has been declared for Office Use only, then the parking requirement for that section of the Mall shall be in accordance with the Office parking ratio listed in Section 4.13.4.2.	

4.13.4.2 Standard Commercial *Use* Ratios

<u>Type of <i>Use</i> or <i>Building</i></u>	<u>Minimum Required <i>Parking Spaces</i></u>
Office	1 per 33 m ² G.F.A.
Retail Establishment	1 per 16.5 m ² G.F.A.

15378

Restaurant, Tavern 1 per 7.5 m² G.F.A.

Restaurant (Take-out) 1 per 9 m² G.F.A.

Despite the ratios listed in Section 4.13.4.2, the parking ratios for the following **Uses** shall apply:

<u>Type of Use or Building</u>	<u>Minimum Required Parking Spaces</u>
Building Supply	
Interior Retail	1 per 20 m ² G.F.A. for Building
Outdoor Retail	1 per 50 m ² G.F.A. for Outdoor Sales and Display Area
Interior Warehouse –	1 per 50 m ² G.F.A. for Warehouse area
Car wash - Manual Automatic	2 per bay plus 5 waiting spaces per bay 5 per bay plus 15 waiting spaces per bay
Catering Service	1 per 50 m ² G.F.A.
Cleaning Establishment	1 per 50 m ² G.F.A.
Commercial Entertainment	1 per 5 seats or 1 per 5 m ² G.F.A., whichever is greater.
Commercial School	1 per 2 staff members plus 1 per 28 m ² classroom floor space
Computer Establishment	1 per 33 m ² G.F.A.
Construction and Farm Equipment Sales	1 per 33 m ² G.F.A.
Contractor's Yard	greater a minimum of 4 per yard or 1 per 50 m ² G.F.A. whichever is greater
Convenience Store	1 per 16.5 m ² G.F.A.
Day Care Centre	1 per 10 children plus 1 for the facility
Dry Cleaning Outlet	1 per 33 m ² G.F.A.
Factory Sales Outlet	1 per 33 m ² G.F.A. of sales area
Financial Establishment	1 per 16.5 m ² G.F.A.

- ii) a miniature golf course or driving range which shall provide 1 per tee or hole.
- iii) A bowling alley which shall provide 1 per 6 lanes plus 1 for each 23 m² of **Gross Floor Area Used** for an **Accessory Use**.

Repair Service 1 per 33 m² G.F.A.

Research Establishment 1 per 33 m² G.F.A.

Retail Sales/service/Rental of

- Furniture and Appliances 1 per 33 m² G.F.A.
- Electronic and Audio Visual Equipment 1 per 20 m² G.F.A.

Tradesperson’s Shop 1 per 40 m² G.F.A

Trucking Operation 1 per 50 m² G.F.A.

Vehicle Gas Bar a minimum of 2

Vehicle Service Station and
Vehicle Repair Shop and
Vehicle Speciality Repair Shop 1 per 14 m² G.F.A.

Vehicle Sales Establishment/
Recreation **Vehicles** and
Equipment Sales 1 per 25 m² G.F.A. or a minimum of 2,
whichever is greater (parking is exclusive
of display and storage areas)

Veterinary Service 1 per 25 m² G.F.A.

Warehouse 1 per 200 m² G.F.A.

18116 4.13.4.3 Residential Land Use Ratios

Type of Use or Building Minimum Required Parking Spaces

Apartment Building for the first 20 units: 1.5 per unit, and for
each unit in excess of 20: 1.25 per unit

Bed and Breakfast establishment 1 per guest room and 1 for the proprietor

Group Home 1 per **Building** plus 1 for staff

School – Secondary

3 per classroom plus any required parking for a **Public Hall** if such exists.

4.13.4.5 Despite Section 4.13.4, a **Designated Structure** is permitted to have a reduction of 20% of the number of required **Parking Spaces** for the **Uses** listed in Section 4.13.4.2, however in no case shall the reduction be greater than 5 **Parking Spaces**.

4.13.4.6 In addition to the requirements specified in Section 4.13.4, the following shall apply:

4.13.4.6.1 If the calculation of the required **Parking Spaces** results in a fraction, the required **Parking Spaces** shall be the next higher whole number; and

4.13.4.6.2 Where a specific type of retail **Use** is specified in Section 4.13.4, as having a different parking requirement from the generic “**Retail Establishment**” requirement, the parking requirement for the specific type of retail **Use** shall apply.

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4.13.5 **Designated Accessible Parking Spaces**
In any commercial, institutional, industrial, park or residential R.3A and R.4 **Zones**, where more than 25 **Parking Spaces** are required by Section 4.13.4, the required number of **Parking Spaces** shall include the provision of designated accessible **Parking Spaces** for the **Use** of physically disabled persons in the minimum quantity specified in Section 4.13.5.1:

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4.13.5.1	<u>Total Required Parking Spaces</u>	<u>Number of Required Designated Accessible Parking Spaces</u>
	2 – 50	1
	51 – 200	2
	201 – 300	3
	301 – 400	4
	more than 400	1 additional space per 100 required spaces

4.13.5.2 Every required special **Vehicle Parking Space** shall be a minimum of 4.0 metres wide by 5.5 metres long.

4.13.6 **Visitor Parking**
In a R.3A or R.4 **Zone**, in addition to the requirements of Section 4.13.4.3, a minimum of 20% of the calculated total required number of **Parking Spaces** shall be provided for the **Use** of visitors to a residential **Building** and such **Parking Spaces** shall be located above grade and clearly identified as being reserved for the exclusive **Use** of visitors.