

27 June 2022
Project: 210552

R. Scott Hannah
Reid's Heritage Homes
6783 Wellington Road 34
Cambridge, ON N3C 2V4

Dear Mr. Hannah:

**RE: MIXED-USE DEVELOPMENT, 1373-1389 GORDON STREET, GUELPH
TRAFFIC IMPACT STUDY UPDATE**

Paradigm Transportation Solutions Limited (Paradigm) completed the Transportation Impact Study (TIS) for the above development in December 2021. The TIS was based on a development proposal for a nine-storey, mixed-use building with 98 dwelling units, 525 sq.m. (5,651 sq.ft.) gross floor area (GFA) of ground floor retail space, and 650 sq.m. (6,993 sq.ft.) GFA of office space. The development included a parking supply of 162 surface parking spaces with access on Vaughan Street.

Figure 1 (attached) illustrates the Site Plan included in the December 2021 TIS.

The Site Plan has since been modified to include a seven-storey, mixed-use building with 99 dwelling units, 602.8 sq.m. (6,488 sq.ft.) GFA of ground floor retail space, and 540.3 sq.m. (5,816 sq.ft.) GFA of office space.

The proposed parking supply is 139 spaces, and the location of the access is also shifted westerly to align with the Townhouse development driveway on the south side of Vaughan Street, 110 metres west of Gordon Street.

Figure 2 (attached) illustrates the new Site Plan.

Traffic Impacts

As noted above, the new Site Plan provides for one more dwelling unit and reduced GFAs for retail and office uses, in comparison to the development statistics included in the December 2021 TIS. The changes in trip generation and potential impacts will be minimal. The findings and conclusions of the impact assessment undertaken in the earlier TIS are, therefore, valid for the new Site Plan as illustrated in **Figure 2**.

Parking

The updated site plan provides for 139 parking spaces, eight spaces more than the ZBL requirement of 131 spaces for the development.

Access Relocation

The new Site Plan also provides for the westerly relocation of the development access to align with the Townhouse development driveway on the south side of Vaughan Street. This is a preferred access arrangement for the new development and maintains the same separation distance of 110 metres from Gordon Street as the existing development access.

In summary, the findings and conclusions of Transportation Impact Study completed in December 2021, can be considered as valid for the new Site Plan involving minor changes in dwelling unit count and retail/office gross floor areas. The new Site Plan also provides for adequate parking exceeding ZBL requirements. The access relocation in the new Site Plan is also an improvement on the earlier proposal.

Based on the December 2021 TIS and the above review, we are pleased to recommend that the subject development be considered for approval as proposed.

Yours very truly,

PARADIGM TRANSPORTATION SOLUTIONS LIMITED



Rajan Philips

M.Sc. (PI), P.Eng.

Senior Transportation Consultant





Site Statistics	
Site Area	10,083 m ²
Building Footprint	1,303 m ²
Gross Floor Area	
Residential	6,984 m ²
Commercial	1,076 m ²
Amenity	202 m ²
Services Etc.	375 m ²
Total	10,637 m ²
Residential Suites	
Suite Count	98 Suites
14/floor x 7 floors	98 Suites
Suite Density	98 suites / 1,008 hectares
98 suites / 1,008 hectares	97.2/hect.
Residential Parking	
Required 1.17/unit	108 Spaces
Provided	113 Spaces
Commercial Parking	
Ground Floor Retail	425 m ²
Required 1 Space/18m ²	24 Spaces
Office Area	650 m ²
Required 1Space/33m ²	20 Spaces
Provided	49 Spaces
Barrier-Free Parking	
Type A	2 Spaces
Type B	2 Spaces

Site Plan (December 2021 TIS)

Figure 1



