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26 January 2018
Project: 170283

Reid's Heritage Homes Ltd.
c/o Sarah Code, MCIP, RPP
GSP Group Inc.
72 Victoria Street South, Suite 201
Kitchener ON N2G 4Y9

Dear Ms. Code:

**RE: PARKING AND TRAFFIC IMPACTS OPINION
PROPOSED RESIDENTIAL DEVELOPMENT, 98 FARLEY DRIVE, GUELPH, ON**

Further to the completion of our Transportation Impact Brief regarding the above site, we have been advised that the owner has reduced the number of on-site parking spaces from 150 to 127 spaces and the number apartment units from 93 to 92.

It is our opinion that the reduction of units (1) does not materially impact the conclusions or recommendations contained in our 19 December 2017 Traffic Impact Brief.

With respect to parking, our report identified that to support the City's long-term transportation objectives of a reduced reliance on private automobiles that the owner consider providing parking at a level less than the By-Law requirements owing to the other TDM measures planned for the site. It is important to note that this opinion was in part informed by studies we have completed in other municipalities across Ontario. We refer you to the comprehensive assessment we undertook in the City of Kitchener that supports the notion that no more than 1.0 space per unit for apartments is required for all areas and all types of apartments and further that outside areas well-served by transit that the maximum parking supplied be 1.2 spaces per unit:

- ▶ ([https://www.kitchener.ca/en/resourcesGeneral/Documents/CSD_PLAN_CROZBY Off-Street Parking Loading Study Report August 26 2015 MERGED.pdf](https://www.kitchener.ca/en/resourcesGeneral/Documents/CSD_PLAN_CROZBY_Off-Street_Parking>Loading Study Report August 26 2015 MERGED.pdf))

It is important to note that these recommendations considered the total parking need (residents and visitors).

The Transportation Tomorrow Survey which is a comprehensive survey of residents with the Greater Golden Horseshoe revealed that in 2011 the average number of vehicles owned by apartment dwellers in the City of Guelph in 2011 was 0.88 vehicles per unit. (**Table 1**) Further that of the municipalities studied, only York Region exceeded 1.0 vehicles owned per apartment.

Based on the revised site statistics reported, the resulting parking ratio at the site will be 1.38 spaces per unit. It is our initial opinion that this is consistent with parking practice in other communities and based on observed objective data and this level of parking is likely to exceed the needs for the site.

This letter does not replace a full parking demand assessment which could be undertaken to confirm further support our initial opinion.

Yours very truly,

PARADIGM TRANSPORTATION SOLUTIONS LIMITED



Jim Mallett
M.A.Sc., P.Eng., PTOE
President



TABLE 1: 2011 TRANSPORTATION TOMORROW SURVEY REPORTED AUTO OWNERSHIP AMONG APARTMENT DWELLERS BY MUNICIPALITY

Municipality	Number of Apartments by Vehicle Ownership						
	0	1	2	3	4+	Total	Average
Toronto	170782	231701	42446	3136	0	448065	0.73
Durham	6697	14080	2958	157	412	24304	0.92
York	7542	22438	6203	419	288	36890	1.01
Peel	18773	53160	14172	901	0	87006	0.97
Halton	5860	18380	5212	266	25	29743	1.00
Hamilton	19478	24847	4303	284	47	48959	0.71
Niagara	8870	15367	3143	80	0	27460	0.80
Waterloo	9062	19881	4498	340	39	33820	0.89
Guelph	2285	5577	1023	112	0	8997	0.88
Wellington	338	761	182	21	28	1330	0.99
Orangeville	509	937	188	0	0	1634	0.80
Barrie	2172	4959	885	42	0	8058	0.85
Simcoe	1908	4144	636	91	0	6779	0.84
Kawartha Lakes	545	1223	92	62	0	1922	0.83
Peterborough City	2570	3848	640	0	0	7058	0.73
Peterborough	64	179	12	0	0	255	0.80
Orillia	1082	1602	181	12	0	2877	0.70
Dufferin	132	335	125	0	0	592	0.99
Brantford	2461	3402	787	48	0	6698	0.76
Brant	156	441	15	47	0	659	0.93
Total	261286	427262	87701	6018	839	783106	0.80

