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May 13, 2016

City of Burlington
Transportation Services
City Hall
426 Brant Street
Burlington, ON L7R 3Z6

Attention: Ms. Linda Wu
Transportation Technologist

**RE: Chelten Developments 2012 Inc.
Mixed Use Development Proposal
92 Plains Road East, Burlington, Ontario
Parking Assessment**

Dear Ms. Wu,

Further to the Site Traffic Impact Statement that MMM Group prepared and submitted to the City of Burlington in support of the proposed mixed-use development at 92 Plains Road East in April of 2015, we are following up to address the parking requirements for this site. The proponent is seeking a reduction in the parking supply required as per Part 1, Subsection 2.25 “Off Street Parking and Loading Requirements” and Part 5, Subsection 4.6 “Parking” of Zoning By-Law 2020.

City of Burlington Zoning By-law 2020

Part 1, Subsection 2.25 “Off Street Parking and Loading Requirements” of the Zoning By-law specifies the parking requirements for a residential apartment building as 1.25 occupant parking spaces per one bedroom unit, 1.50 occupant parking spaces per two bedroom unit and 0.35 visitor parking spaces per unit. This same section of the By-law specifies the parking requirements for office uses (other than medical offices) as 3.5 parking spaces per 100 m² gross floor area.

Part 5, Subsection 4.6 “Parking” of the Zoning By-law specifies that parking shall be provided in accordance with Part 1, Subsection 2.25, “Off Street Parking and Loading Requirements”, except as amended by, amongst other provisions, the following. The minimum number of parking spaces required for non-residential uses in MXG, MXC and MXT zones (the proposed zoning designation

for 92 Plains Road East is MXG) is deemed to be the number generated by the standards outlined in Par1, Subsection 2.25, less a factor of 5%. Furthermore, where a development is comprised of a mix of residential and non-residential uses, non-residential parking located on the same property as the residential use may be counted toward the required visitor parking for the residential use, providing that the number of non-residential use parking spaces provided is not greater than 102% of the minimum standard outlined in Part 1.

The assessment of the required parking supply based on the application of the Zoning By-law and, specifically, the provisions outlined above is summarized below in **Exhibit 1** and reflects a requirement for 42 parking spaces.

Exhibit 1 Zoning By-Law 2020 Application to 92 Plains Road East

Mixed Use Component	Size	Parking Rate	Base No. Spaces	Reduction	Net No. Spaces
Residential apartment: 1 bedroom unit	15 units	1.25/unit	19	-	19
Residential apartment: 2 bedroom unit	9 units	1.50/unit	14	-	14
Residential visitor parking	24 units	0.35/unit	9	-	9
Office Land Use	238.3 m ²	3.5/100 m ²	9	5% ¹	8 ²
<i>Total Parking Requirement</i>			<i>51</i>		<i>42</i>

- Note: 1. As per Zoning By-law 2020, Part 5, Subsection 4.6(b)
 2. As per Zoning By-law 2020, Part 5, Subsection 4.6(d)

Residential Vehicle Ownership

The *Transportation Tomorrow Survey*¹ is a comprehensive travel survey conducted in the Greater Toronto and Hamilton Area once every five years. The survey is a cooperative effort by local and provincial government agencies to collect information about urban travel in southern Ontario. The Transportation Tomorrow Survey (TTS) project involves the Regional Municipalities of Durham, Halton, Niagara, Peel, Waterloo and York, the Counties of Brant Dufferin, Peterborough, Simcoe and Wellington, the Cities of Barrie, Brantford, Guelph, Hamilton, Kawartha Lakes, Orillia, Peterborough and Toronto, the Town of Orangeville, Metrolinx, the Toronto Transit Commission and the Ministry of Transportation.

¹ 2011 *Transportation Tomorrow Survey*, Data Management Group of the Department of Civil Engineering at the University of Toronto, 2011

The survey collects information about how and where people travel and includes questions regarding household information, including the type of residence, the number of people living in the residence and the number of vehicles available for personal use. The vehicle ownership for individual households provides meaningful insight into the parking requirements corresponding to various residential dwelling types. As a result, the TTS provides fundamental input to the development and application of a number of regional travel demand forecasting models used by the above agencies to estimate future travel demand and to determine requisite parking requirements.

The TTS was last conducted in 2011 and the average vehicle ownership per household corresponding to the residential dwelling type described as *apartment* was identified as 1.05 vehicles per apartment unit in Aldershot and 1.01 vehicles per apartment unit for all of the City of Burlington. These ownership levels reflect the average number of vehicles for apartments containing any number of bedrooms.

Proposed Parking Standard

Chelten Developments 2012 Inc. is seeking a reduction in the residential occupant parking standard for 92 Plains Road East, to 1.05 parking spaces per unit to be in line with the most recently assessed average vehicle ownership for apartment buildings in Aldershot. Chelten Developments 2012 Inc. is also proposing to accommodate the current residential visitor parking standard of 0.35 parking spaces per unit as well as the office parking standard of 3.5 parking spaces per unit. Application of the proposed residential occupant parking standard reflects a required parking supply of 26 occupant parking spaces in addition to the 9 visitor parking spaces. On the basis that the 8 parking spaces required for the office uses may be counted toward the required visitor parking for the residential use, the corresponding total requirement for the site is 35 parking spaces, which is satisfied by the current site plan. In addition to reflecting average vehicle ownership, the site is well served by Burlington and GO Transit buses along Plains Road East and GO Train service at the nearby Aldershot GO Station. This level of transit service provides additional support for reduced vehicle ownership and the proposed parking standards for this site.

Yours truly,

MMM Group



J. Scott Fortner

Senior Project Manager
Transportation - Planning