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Re: Parking Utilization Letter – 101 Kozlov Streets Proposed Residential Development

1.0 INTRODUCTION

LEA Consulting (LEA) was retained by Destaron Property Management to prepare a Transportation Impact Study for a proposed residential infill development located at 101 Kozlov Street in Barrie. This study was submitted in April 2015. Since the submission, comments have been received from Barrie Staff requesting further justification of the proposed parking rate. A parking letter was submitted in May 2016 however, an updated site plan with new parking rates was released in November 2016. This letter therefore justifies the new rate proposed with proxy survey observations. The location of the Subject Site is shown in **Figure 1-1** and the site plan is illustrated in **Figure 1-2**.



Figure 1-1: Site Location

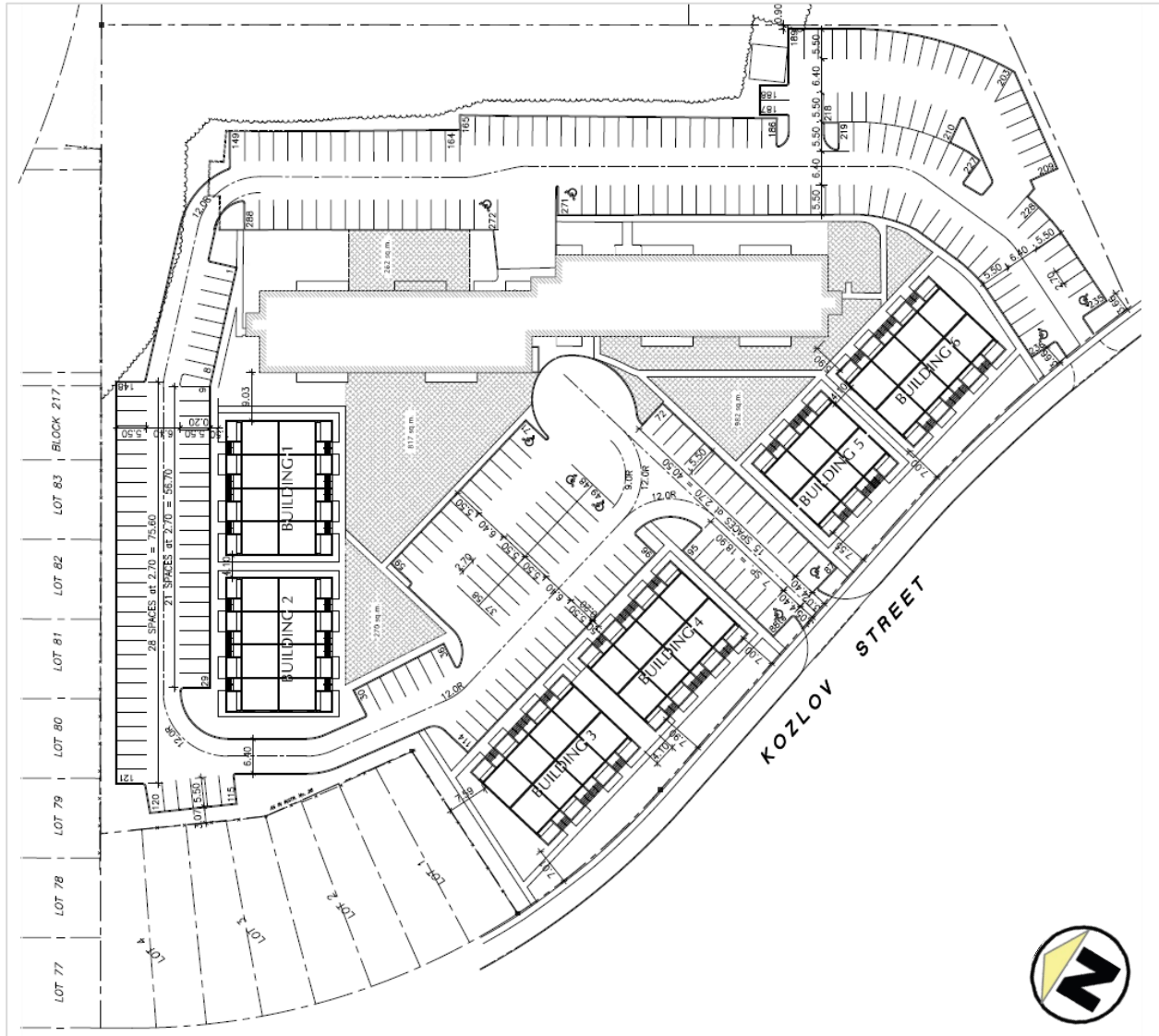


Figure 1-2: November 2016 Site Plan

The site plan indicates the provision of 288 parking spaces for 231 existing and proposed residential units for a total parking rate of 1.25 spaces per residential unit. The City of Barrie zoning By-Law 2009-141 indicates the proposed development shall provide parking at a minimum rate of 1.5 parking spaces per unit. The minimum requirements stipulated by the By-law for the July 2015 site plan will thus be 346 spaces, a reduction of 28 minimum required spaces from the July 2015 site plan. **Table 1-1** summarizes the minimum by-law parking spaces for the site.

Site Plan	Total Proposed Residential Units	Minimum Parking Rate (By-law 2009-141)	Minimum Spaces (By-law 2009-141)	Total Proposed Supply	Proposed Parking Supply v. Minimum Parking Standards
July, 2015	231	1.5 per unit	346	288	-58

Table 1-1: By-Law 2009-141 Required Parking Summaries by Site Plan

The site plan indicates a shortage of 58 spaces from the By-law minimum parking rate. To determine if the proposed parking supply can accommodate the parking demand a series of parking demand proxy surveys were conducted at the existing residential units at 101 Kozlov and at a proxy site at 119

D'Ambrosio. The existing site will provide insight towards the existing residential unit parking demand and the 119 D'Ambrosio site exhibits similar characteristics as the proposed stacked townhouses. Therefore, applying the respective rates to the respective units will provide the peak parking demand expected on site.

Existing Residential Units Parking Demand

Two parking utilization surveys were completed on Wednesday March 11th 2015 from 10:00pm - 2:00am and on Wednesday March 25th 2015 from 12:00am - 4:00am at the existing 101 Kozlov site. These survey times were chosen to capture the existing peak residential parking demand. The results indicate a peak residential parking demand of 82 parking spaces for 129 residential units (0.64 vehicles per unit) unit. More details on the survey are provided in **Appendix A**.

119 D'Ambrosio Parking Demand

After consultation with Barrie staff, it was determined that the residential development at 119 D'Ambrosio exhibits similar urban characteristics as the proposed development's stacked townhouses. Therefore, a proxy parking demand survey was conducted at this location from 11:00pm-2:00am on Thursday April 7th, 2016 (resident peak) and on Saturday April 9, 2016 from 6:00pm-10:00pm (visitor peak).

The results of the survey indicate a peak resident parking demand of 49 parking spaces for 85 residential units or a rate of 0.58 parking spaces per residential unit. A summary of the survey results for residents is provided in **Figure 1-3**. More details on the survey are provided in **Appendix A**.

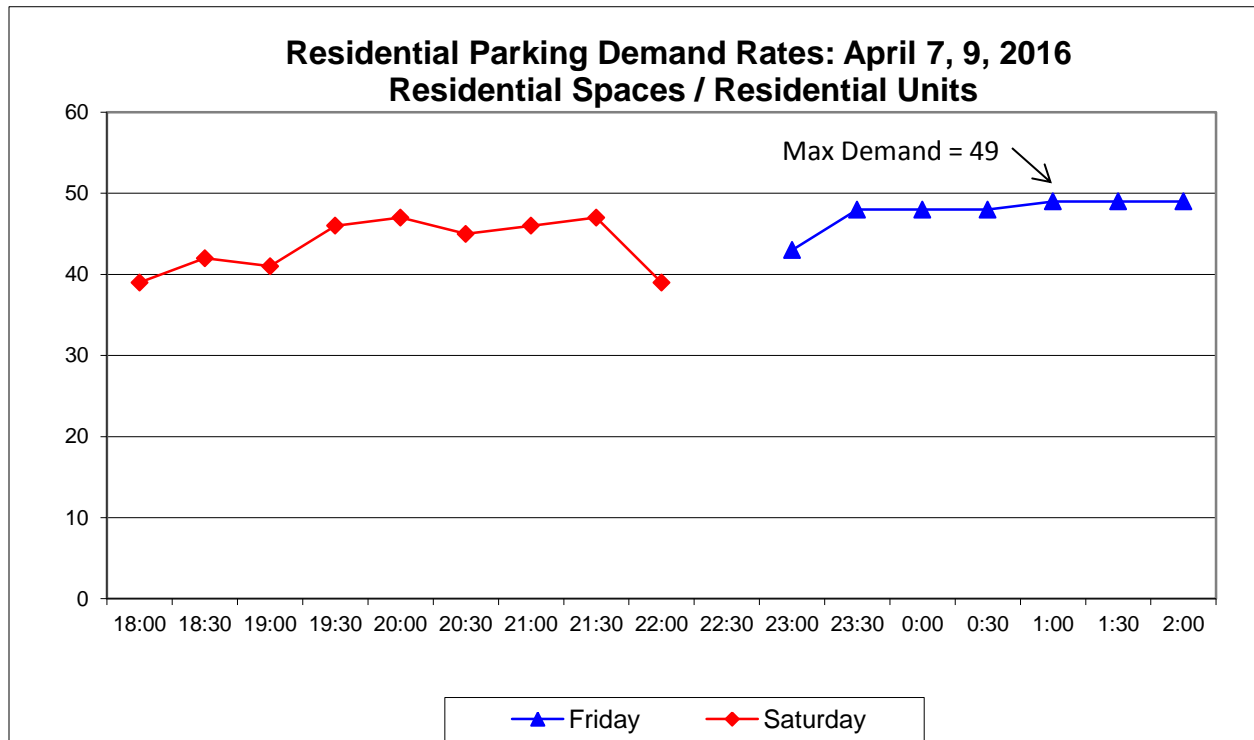


Figure 1-3: Resident Parking Demand – 119 D'Ambrosio

The survey results for residential visitors indicate a peak parking demand of 5 spaces for 85 residential units or a rate of 0.06 parking spaces per residential unit. A summary of the survey results for residents is provided in **Figure 1-4**.

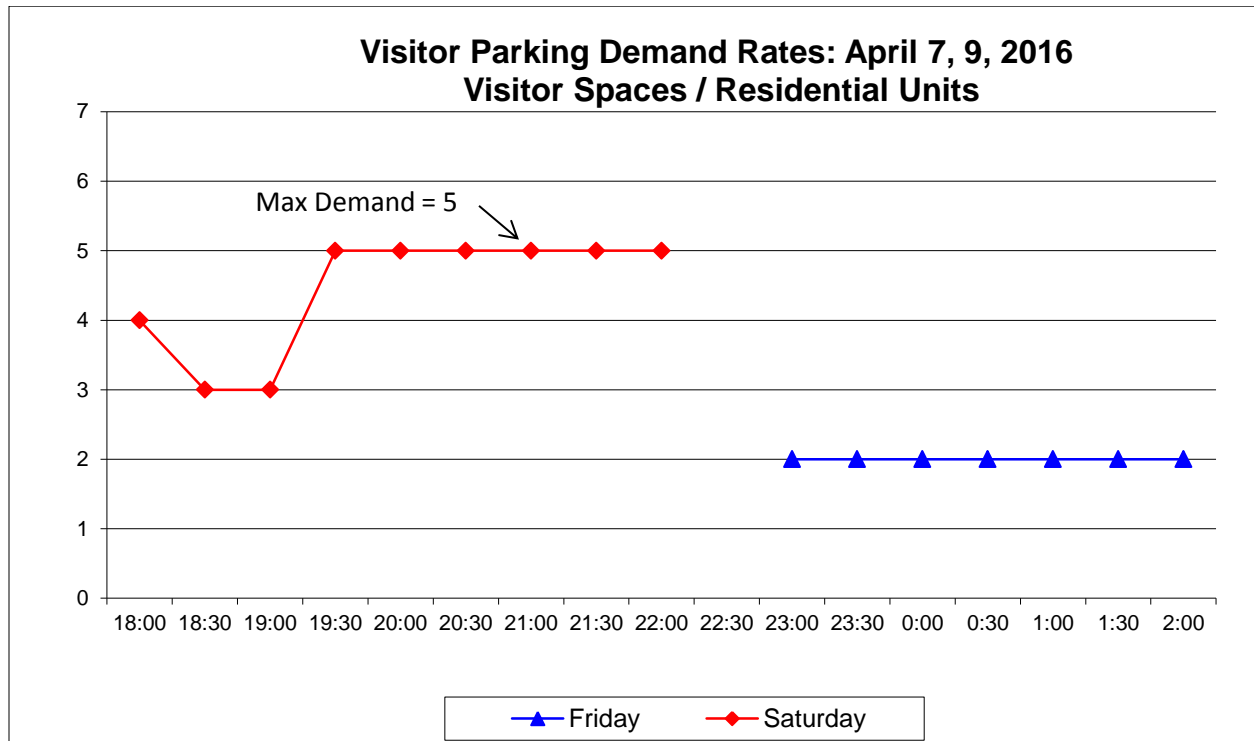


Figure 1-4: Visitor Parking Demand – 119 D'Ambrosio

Parking Conclusions

Therefore, the proposed development requires 0.64 parking spaces per residential unit for the existing site and 0.58 resident spaces/unit and 0.06 visitor spaces/unit for the proposed development. Applying the peak parking demand rates to the proposed site statistics indicates a parking demand of 148 spaces.

Development Units	Observed Peak Parking Rates	Proposed Peak Parking Demand	Proposed Parking Supply	Difference
92 Stacked Townhouse	0.58 (Resident) 0.06 (Visitor)	59	115	+56
139 Apartment	0.64 (Resident + Visitor)	89	173	+84
Total		148	288	+140

Table 1-2: Proposed Development Peak Parking Demand

The proxy surveys indicate that the proposed supply of 288 parking spaces is sufficient to accommodate the peak parking demand expected by the existing and proposed residential units. Of note, the original report is still of relevance as it had concluded that an overall ratio of 1 space per unit would be sufficient for the overall development. The revised concept proposed a ratio of 1.25 spaces per unit which will still be more than sufficient for the development, providing an increased parking supply than what was previously concluded.

It is further recommended that:

- 14 of the proposed 288 spaces are reserved for visitors. This is a rate of 0.06 spaces per unit as indicated in the parking survey. The provision of designated visitor parking spaces should mitigate street parking concerns from nearby residents.
- The permitted street parking along Kozlov should be moved from the west side to the east side of the street. This side of the street has less curb cuts providing additional parking supply and reduces street parking impacts on the existing residents along Kozlov.
- A policy should be put in place within the rental/purchasing agreement that no residents of 101 Kozlov Street may ask the City of Barrie for street parking permits.
- The final zoning of the development will provide a parking ratio between 1 to 1.25 spaces per unit

We trust that this update letter report addresses the transportation issues relating to the revised site plan at 101 Kozlov Street. Should you have any questions or comments regarding the information, please do not hesitate to contact Michael McConnell at (905) 470-0015 ext. 288 or via email at mmcconnell@lea.ca.

Yours very truly,

LEA Consulting Ltd.



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APPENDIX A

Parking Utilization Surveys

Zone 1: West Parking Lot

Zone 2: East Parking Lot

Survey- Wednesday March 11th

Zone	Aisle	Supply	Parking Demand							
			22:00	22:30	23:00	23:30	0:00	0:30	1:00	1:30
1	1	13	5	5	6	6	6	6	6	6
	2	9								
	3	9	9	9	9	9	9	9	9	9
	4	20	14	14	14	14	14	14	14	14
	5	15	5	5	5	5	5	5	5	5
	6	24	12	12	12	12	12	12	12	12
	7	5	1	1	1	1	2	2	2	2
	8	3	1	1	1	1	1	1	1	1
	9	7	4	4	4	4	4	4	4	4
	10	7	1	1	1	1	1	1	1	1
	Total	112	52	52	53	53	54	54	54	54
2	1	16								
	2	18								
	3	22	10	10	11	12	11	11	11	11
	4	33	16	16	17	17	17	17	17	17
	Total	89	26	26	28	29	28	28	28	28
Subject Site Total	201	78 39%	78 39%	81 40%	82 41%	82 41%	82 41%	82 41%	82 41%	

Survey- Wednesday March 25th

Zone	Aisle	Supply	Parking Demand							
			0:00	0:30	1:00	1:30	2:00	2:30	3:00	3:30
1	1	13	10	10	10	10	10	10	10	10
	2	9	0	0	0	0	0	0	0	0
	3	9	0	0	0	0	0	0	0	0
	4	20	13	13	13	13	13	13	13	13
	5	15	1	1	1	1	1	1	1	1
	6	24	13	13	13	13	13	13	13	13
	7	5	4	5	4	4	4	4	4	4
	8	3	1	1	1	1	1	1	1	1
	9	7	3	3	3	3	3	3	3	3
	10	7	2	2	2	2	2	2	2	2
	Total	112	47	48	47	47	47	47	47	47
2	1	16								
	2	18								
	3	22	13	13	13	13	13	13	13	13
	4	33	15	14	14	15	15	15	15	15
	Total	89	28	27	27	28	28	28	28	28
Subject Site Total	201	75 37%	75 37%	74 37%	75 37%	75 37%	75 37%	75 37%	75 37%	

Snow covered spaces

9532 Proxy Residential Parking Summary (Visitor)

119 D'Ambrosio Drive, Barrie
Thursday, Saturday April 7, 9, 2016

of Residential Units
Max. Supply Ratio:
Max. Parking Supply:
Max. Demand Ratio:
Max. Parking Demand:
Survey Date(s):

# of Residential Units	85
Max. Supply Ratio:	0.13
Max. Parking Supply:	11
Max. Demand Ratio:	0.06
Max. Parking Demand:	5

Time Beginning	# of Occupied Spaces		% Occupancy		# of Occupied Spaces per Residential Units	
	Fri	Sat.	Fri	Sat.	Fri	Sat.
18:00		4		36.4%		0.05
18:30		3		27.3%		0.04
19:00		3		27.3%		0.04
19:30		5		45.5%		0.06
20:00		5		45.5%		0.06
20:30		5		45.5%		0.06
21:00		5		45.5%		0.06
21:30		5		45.5%		0.06
22:00		5		45.5%		0.06
22:30						
23:00	2		18.2%		0.02	
23:30	2		18.2%		0.02	
0:00	2		18.2%		0.02	
0:30	2		18.2%		0.02	
1:00	2		18.2%		0.02	
1:30	2		18.2%		0.02	
2:00	2		18.2%		0.02	

Note: Numbered Parking + Reserved Parking

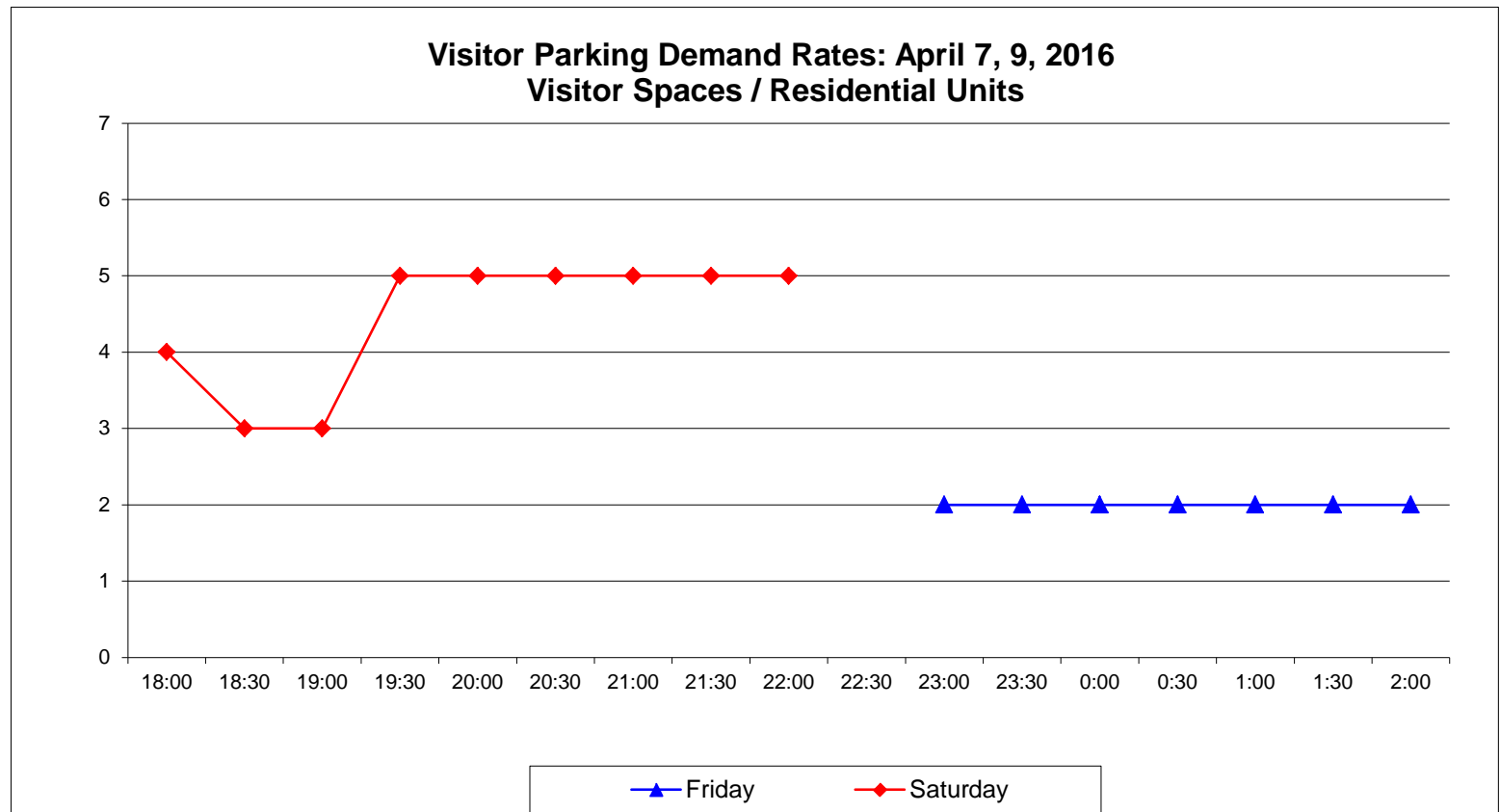


EXHIBIT 1



9532 Proxy Residential Parking Summary

119 D'Ambrosio Drive, Barrie
Thursday, Saturday April 7, 9, 2016

of Residential Units
Max. Supply Ratio:
Max. Parking Supply:
Max. Demand Ratio:
Max. Parking Demand:
Survey Date(s):

# of Residential Units	85
Max. Supply Ratio:	0.87
Max. Parking Supply:	74
Max. Demand Ratio:	0.58
Max. Parking Demand:	49

Time Beginning	# of Occupied Spaces		% Occupancy		# of Occupied Spaces per Residential Units	
	Fri	Sat.	Fri	Sat.	Fri	Sat.
18:00		39		52.7%		0.46
18:30		42		56.8%		0.49
19:00		41		55.4%		0.48
19:30		46		62.2%		0.54
20:00		47		63.5%		0.55
20:30		45		60.8%		0.53
21:00		46		62.2%		0.54
21:30		47		63.5%		0.55
22:00		39		52.7%		0.46
22:30						
23:00	43		58.1%		0.51	
23:30	48		64.9%		0.56	
0:00	48		64.9%		0.56	
0:30	48		64.9%		0.56	
1:00	49		66.2%		0.58	
1:30	49		66.2%		0.58	
2:00	49		66.2%		0.58	

Note: Numbered Parking + Reserved Parking

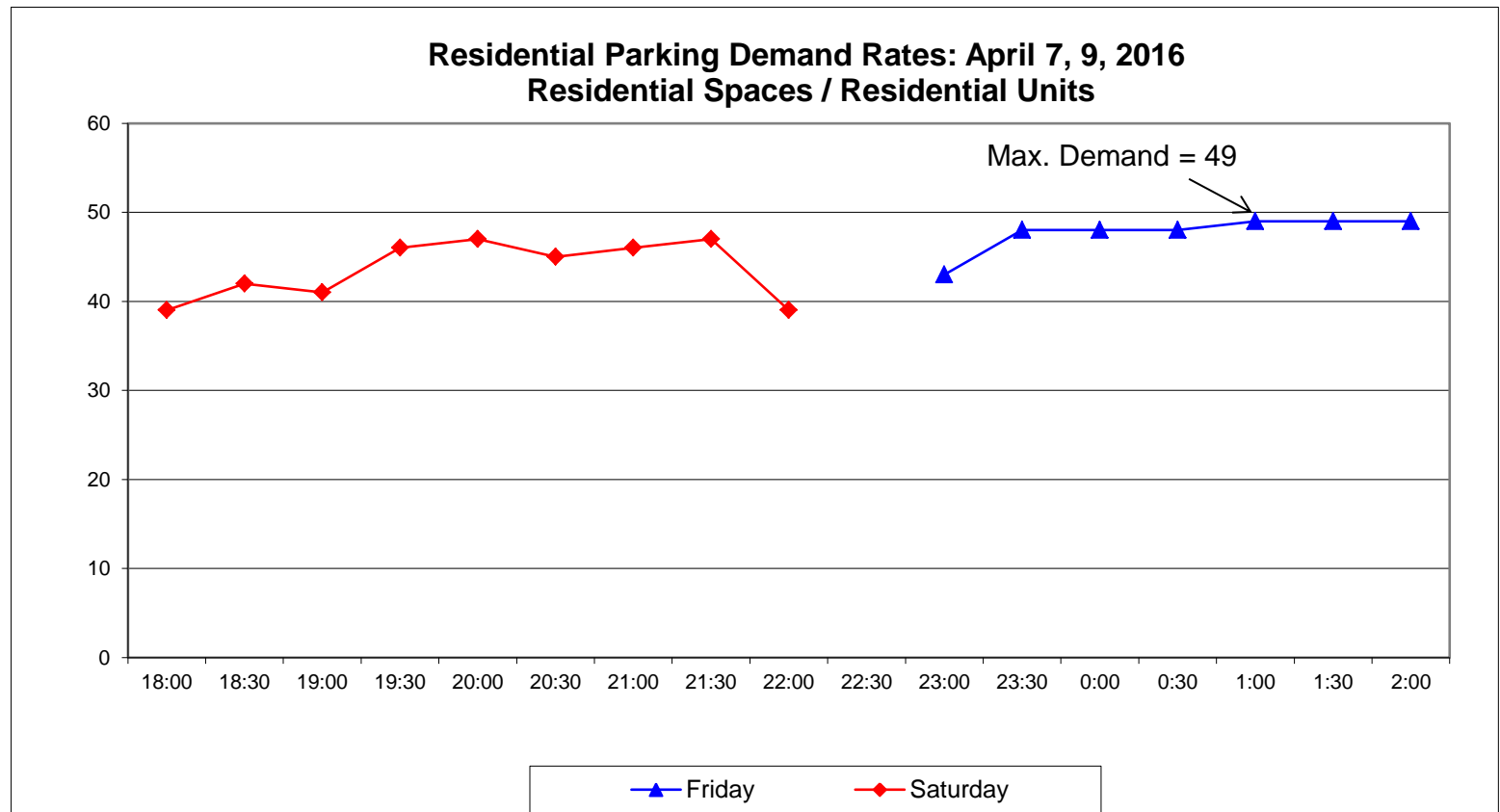


EXHIBIT 1

