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01 October 2021
Project: 210136

Arthur Grabowski
The Planning Partnership
1255 Bay Street, Suite 500
Toronto ON M5R 2A9

Dear Mr. Grabowski:

**RE: 36-42 ERB STREET EAST AND 39 DUPONT STREET EAST, WATERLOO –
PARKING SUPPLY REVIEW**

Paradigm Transportation Solutions Limited (Paradigm) has previously completed a Transportation Impact Study (TIS), and an assessment of parking space dimensions in the parking garage, for the proposed development at 36 and 42 Erb Street East and 39 Dupont Street.

Recent design changes have led to a reduction in the proposed parking supply from 178 spaces to 163 spaces, 11 spaces fewer than the current ZBL requirement of 174 spaces. The purpose of this letter is to review the new parking supply, the current ZBL requirements, and potential modifications to applicable parking rates.

Background

The development is proposed to include 234 dwelling units in multiple storeys, and 617 m² (6636 ft²) ground floor commercial space. The original design of the building accommodated parking at one level below grade, at grade, and two levels above grade.

Subsequent Design changes undertaken to address safe access requirements, in consultation with the City of Waterloo, the Region of Waterloo and GRCA, have resulted in the removal of access from Pepler Street and the ramp access to underground parking. Through further discussions with the City of Waterloo, it was decided that the preferred approach to satisfy safe access requirements would be to remove below-grade parking and provide an additional third level of structured parking.

However, not all of the parking accommodated below grade can be accommodated at the new third level of structured parking. The parking supply changes before and after design modifications to address safe access requirements are tabulated in **Table 1**. The new supply

of 163 spaces is 15 spaces fewer than what was originally provided for, and 11 spaces fewer than the ZBL requirements of 174 spaces.

TABLE 1: PARKING SUPPLY CHANGES

Parking Level	Before Design Changes	After Design Changes
Below Grade	44	0
At Grade	34	34
Above Grade	100	129
Total Supply	178	163

Parking Review

The current ZBL parking requirements are 141 spaces for 234 dwelling units (@ 0.6 per unit), 24 visitor parking spaces (@ 0.1 per unit), and 9 commercial parking spaces for 617 m² (@1.5/100 m²), totalling 174 spaces.

Based on the breakdown of parking supply (**Table 1**), all above grade parking (129 spaces) and 12 of the 34 at-grade spaces could be allocated for residential parking, to fully meet the ZBL requirement of 141 spaces.

The balance 22 surface parking spaces could be distributed between residential visitor parking and commercial parking based on alternative rates for the two uses. Two potential alternatives include:

- ▶ Alternative 1: Allocate nine spaces for commercial use at the current ZBL rate of 1.5/100 m², and 13 spaces for visitor parking corresponding to a modified rate of 0.06 spaces per unit for visitor parking.
- ▶ Alternative 2: Allocate 19 spaces for visitor parking at 0.08 spaces per unit, and three spaces for commercial use at 0.5/100 m².

The above modified parking rates are justifiable based on the following considerations:

- ▶ The modified visitor parking spaces are reasonable in that they range between 10% and 13% of the tenant parking supply.
- ▶ The GFA and the internal location of the commercial use in a significantly large residential building is not likely to generate the same parking demand as a stand-alone commercial development. The development is also located in Uptown Waterloo with maximum opportunities for reducing auto-use and the demand for vehicular parking especially for retail uses. Providing one third of the ZBL requirement for commercial use in this development is reasonable.

Of the two alternatives, Alternative #2 is more appropriate given the location of the development and its relatively minor commercial component.



Recommendations

Based on the foregoing review, the reduction in parking supply that was necessitated by safe access considerations, is also justifiable for development purposes, with the following recommendations for parking rates:

- ▶ The current ZBL rate for residential parking rate of 0.6 spaces per unit should apply to the subject development, and 141 (129 above grade and 12 at-grade) spaces should be allocated as proposed for 234 apartment units.
- ▶ The balance 22 surface parking spaces could be distributed between visitor parking and commercial parking, at the rate of 0.08 spaces per unit for visitor parking (19 spaces), and at the rate of 0.5 spaces per 100 square metres for commercial parking (3 spaces).

We trust the foregoing addresses your requirements. Please do not hesitate to contact us if you need additional information.

Yours very truly,

PARADIGM TRANSPORTATION SOLUTIONS LIMITED



Rajan Philips

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Senior Transportation Consultant

