

861 St. Clair update April 2020

The following was provided **March 2, 2020** by Mitch Abrahams of Melan Capital Corp., the developer behind the Monza Condo to be built at 861 St. Clair Ave.

It is a response to questions from the RHRA about the development.

I reached out to our consultants to get you the following replies:

Will a street lane, either on St. Clair or Winona, be taken out during construction?

I do not believe that a street lane will be closed on either street. We are not yet at the permit application stage of the project, but will work with the Traffic Department to make sure that we develop a safe and acceptable construction impact mitigation plan, acceptable to both Traffic and the Councillor and respecting other works taking place along St. Clair W.

What is your estimate for the number of cars that will be added to neighbourhood traffic flows when these condos are completed and fully occupied?

From our Traffic Study:

"The proposed development is estimated to generate 29 two-way trips (8 inbound and 21 outbound) and 36 two-way trips (22 inbound and 14 outbound) during the weekday AM and PM peak hours, respectively.

Overall, the addition of site-generated traffic onto the surrounding road network has resulted in negligible impacts to the traffic operations in the study area."

Are you taking any measures to reduce the number of additional cars, such as a car share service in the building?

The building is designed with ample parking, required by the City, so that no on street parking permits will be provided to residents of the project. We will try to secure a car share vehicle on-site, but as this is a private garage, it is up to the service providers to approve the location, based on projected demand from the 76 suites in the project. I expect that many residents are drawn to the area because of the TTC service along St. Clair and will choose to leave their cars at home.

Will residents access the building by car from St. Clair, or from a side street?

City policy requires that parking access be provided on the lower order road. This is why our parking access is from Winona Dr., on our property, similar to other projects on the south side of St. Clair W.