

Bram Bulger

From: Nissrine Bouslama
Sent: November 24, 2020 11:10 AM
To: Bram Bulger
Cc: TrafficPlanningEYD; Olivia Antonel
Subject: Revised Comments: COA - MV - A0296/20TEY - 908 ST CLAIR AVE W - 09

Hi Bram,

The following is Transportation Services' comments for above-noted application from a traffic planning perspective.

The subject site is located on the north side of St. Clair Avenue West and west of Alberta Avenue, in the former City of Toronto (Ward 9, formerly Ward 17). The property is currently occupied by two 1-storey commercial buildings and two 2-storey commercial building. The property is designated as Mixed Use Areas under the City of Toronto Official Plan. The property is subject to the former City of Toronto Zoning By-law No. 438-86, as well as City Council enacted By-law No. 1103-2009, as a result of the St. Clair Avenue Study.

Based on the submitted site plan, the applicant wishes to construct a 12-storey mixed-use building with a ground floor retail Gross Floor Area (GFA) of 709 m² and 157 residential condominium units. The site is also subject to active Site Plan Control Application No. 17 162972 WET 17.

The requested transportation-related variances are:

2. Section 4(6), By-law 438-86.

The by-law requires two (2) loading spaces: one (1) loading space - type B for the retail store(s) and one (1) loading space - type G for the dwelling units.

The proposed retail store and dwelling units has one (1) space for a loading space – type B and a loading space - type G simultaneously.

The proposed development will require a minimum of one Type G and one Type B loading spaces as per the requirements of Zoning By-law No. 438-86. As illustrated on the site plan, as well as Section 6.2 of the TIS from LEA Consulting, one Type G loading space with a dimensions of 4.0 metres in width, 13.0 metres in length and a vertical clearance of 6.1 metres is proposed for the development. The proposed loading space is located adjacent to the underground ramp. According to the traffic consultant, the loading space is proposed to be used as a shared Type G and Type B loading space. Given that the proposed loading space satisfies the dimensional requirements of both the Type G and Type B loading space, it is acceptable to the Transportation Services Division.

11. Section 11, By-law 1103-2009

The required minimum number of resident parking spaces for the portion of the mixed use building located in this by-law is 99 spaces.

The portion of the building in this by-law will have 58 spaces for residents.

The applicant proposes 58 resident parking spaces for the site, while a total of 99 residential parking spaces are required on-site under By-law No. 1103-2009. The proposed parking supply has a deficiency of 41 parking spaces when compared to the minimum by-law parking requirements. The building has a proposed effective residential parking supply rate of 0.37 parking spaces per unit, for the 157 residential units proposal.

As part of active Site Plan Control Application No. 17 162972 WET 17, the applicant's traffic consultant LEA Consulting referenced three proxy developments to justify the reduced parking supply rate; 747 St Clair Avenue West with a parking supply rate of 0.17 spaces per unit, 1603 Bathurst Street with a parking supply

rate of 0.41 spaces per unit, and 900 St Clair Avenue West with a parking supply rate of 0.45 spaces per unit. The Lea Consulting stated in their email dated May 5, 2020 that they did not undertake proxy parking surveys in support of the application. Rather, they depended on the traffic analysis already conducted for the approved development located at 898 St Clair Avenue West. This is acceptable. The proposed supply of 60 resident parking spaces at a rate of 0.37 parking spaces per unit is acceptable to this division.

Based on the foregoing, we have no objections to the above-noted application.

Sincerely,

Nissrine Bouslama

Development Planning and Review Area 2
Transportation Services
Etobicoke York District

Telephone: 416-394-8417

E-mail: nissrine.bouslama@toronto.ca