

17 February 2022
Project: 190085

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195 Dufferin Avenue, Suite 800
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**RE: ERINVIEW RETIREMENT RESIDENCE 2132 DUNDAS STREET WEST, CITY OF
MISSISSAUGA – PROPOSED PARKING SUPPLY ASSIGNMENT**

The site plan application proposes to redevelop the site to include two buildings containing 136 units; 61 units will be retirement dwelling units and 75 will be seniors independent living units.

The site's parking demand was forecast using parking utilization surveys at an existing retirement home and seniors independent living site operated by the subject site's operator. Four days of weekday data and two days of weekend data was collected indicating the following parking demand ratios:

- ▶ Occupant parking demand – 0.32 spaces per unit; and
- ▶ Visitors and employee parking demand – 0.14 spaces per unit.

The proposed parking supply consists of 69 spaces. Only 65 spaces can be counted towards the site's parking supply under the Zoning By-law as the site's loading zone impacts four spaces. These spaces will be assigned to employees and may be temporarily blocked when the loading zone is in use. The proposed parking supply assignment is noted as follows

- ▶ Total parking supply – 65 spaces
 - Retirement Dwelling Unit – 9 spaces (0.15 per unit);
 - Senior Independent Units – 41 spaces (0.55 per unit); and
 - Visitor – 15 spaces (0.11 per unit).

The parking supply ratios are noted to exceed or be inline with the measured demand. When the four spaces near the site's loading zone are considered the parking supply ratio for visitors and employees is increased to 0.15 spaces per unit, which exceeds the measured demand.

We trust that the foregoing information will meet your requirements. Please do not hesitate to contact us if we can be of further assistance.

PARADIGM TRANSPORTATION SOLUTIONS LIMITED



Scott Catton, C.E.T.
Senior Project Manager



Stew Elkins, BES
Vice President and Chief Resource Officer

