

PARKING JUSTIFICATION STUDY

PINE-ONTARIO DEVELOPMENT LTD.

70 PINE STREET

TOWN OF MILTON

PREPARED BY:

**C.F. CROZIER & ASSOCIATES INC.
2800 HIGH POINT DRIVE, SUITE 100
MILTON, ON L9T 6P4**

MARCH 2017

CFCA FILE NO. 1286-4485

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1.0 INTRODUCTION

C.F. Crozier & Associates Inc. (Crozier) was retained by Pine-Ontario Development Ltd. to undertake a Parking Justification Study for the proposed residential development located at 70 Pine Street, in the Town of Milton. The purpose of the study is to assess the parking requirements associated with the proposed use, and to determine the feasibility of a lower parking supply than required by the Zoning By-Law for the site.

The subject property (70 Pine Street) is located on the south side of Pine Street, in the south-west corner of the Pine Street at Ontario Street South intersection, in the Town of Milton. The subject lands are bounded by Ontario Street South to the east, Pine Street to the north and residential development to the south and west. The site location and surrounding area are illustrated in **Figure 1**.

2.0 EXISTING CONDITIONS

The subject lands currently contain a single-family detached house. The subject lands are categorized as a "Low Density Residential- RLD" zone by the Town of Milton Zoning By-Law. Relevant zoning excerpts are included in **Appendix A**.

Pine Street is an east-west roadway with a two-lane cross-section, one lane in each direction. Pine Street is under the jurisdiction of the Town of Milton and is defined as a collector roadway per the Town of Milton Official Plan Schedule F, with a posted speed limit of 40 km/h at the site frontage. Concrete sidewalks are located on both sides of the roadway, separated from the roadway by a boulevard strip.

3.0 DEVELOPMENT PROPOSAL

The project proposal is for a three-storey apartment building with a total of 19 dwelling units. A total of 30 parking spaces are proposed on-site, including 25 resident parking spaces and five visitor parking spaces. Two parking spaces out of the 30 proposed spaces are barrier-free parking spaces.

The proposed development has a full-moves access to Pine Street. Refer to **Figure 2** for the Site Plan Exterior Elevations prepared by GB Architect Inc. dated January, 2017.

4.0 PARKING REQUIREMENTS

4.1 Zoning By-Law Parking Requirements

Section 5.8.1 of the Town of Milton Zoning By-Law 016-2014 was used to calculate the number of parking spaces required for the proposed development. The "Apartment Building" parking rate of 1.5 resident parking spaces per unit plus 0.25 visitor parking spaces per unit was used to calculate the required parking for the proposed development. Relevant Zoning By-Law excerpts are provided in **Appendix A**.

Table 1 summarizes the Town of Milton Zoning By-Law parking requirements for the proposed development.

Table 1: Zoning By-Law Parking Requirement

Use	Number of Dwelling	Parking Requirements	Parking Required	Total Parking Required	Parking Deficiency
Apartment Building	19	1.5 Resident Parking Space per Unit	29 Resident Parking Spaces	34 Parking Spaces	4 Parking Spaces
		0.25 Visitor Parking Space per Unit	5 Visitor Parking Spaces		
		4% of the Total Required Parking needs to be Accessible Parking	2 Accessible Parking Spaces as part of the 34 Parking Spaces Required		

As outlined in **Table 1**, the proposed development does not meet the Zoning By-Law parking requirements. A total of 34 parking spaces are required for the apartment development which includes two designated barrier free accessible parking spaces. The Site Plan proposes a collective total of 30 parking spaces, resulting in a parking deficit of four parking spaces based on the Town of Milton Zoning By-law requirements.

4.2 ITE Parking Generation

The parking generation of the proposed apartment development was calculated using the Institute of Transportation Engineers (ITE) Parking Generation Manual 4th Edition, under Land Use Category 221 "Low/Mid-Rise Apartment".

An average peak period parking demand of 1.20 vehicles per dwelling unit (weekday) and 1.03 vehicles per dwelling unit (Saturday) is provided in the Parking Generation Manual for the proposed development. The urban rate was used to account for the location of the proposed development within the Town of Milton. **Table 2** summarizes the ITE parking generation for the proposed site.

Table 2: ITE Parking Generation

Use	Peak Period	Avg. Peak Period Parking Demand	Spaces Required During Peak Period
Low/Mid-Rise Apartment Code 221 (19 Dwelling Units)	Weekday	1.2 vehicles per Dwelling Unit	23
	Saturday	1.03 vehicles per Dwelling Unit	20

Based on the ITE Parking Generation, a peak parking supply of 23 parking spaces is required for the entire development. The Site Plan proposes 30 parking spaces in total for the development. Therefore, the proposed parking spaces has a surplus of seven spaces as per ITE standards.

4.3 Surrogate Site Parking Demand

To determine the future parking demand at the proposed residential development, a surrogate site was used. A surrogate site parking count was undertaken at 155 Ontario Street North, in the Town of Milton, in order to establish peak parking demand of the residential development. The surrogate site peak parking demand rate will be utilized for a comparative analysis.

The 155 Ontario Street North development was selected as a surrogate site as it has similar characteristics to the proposed development regarding its size, number of dwelling units and parking amenities. The 155 Ontario Street North development is a four-storey building with 23 dwelling units and surface parking with a total of 32 parking spaces.

The 155 Ontario Street North parking survey was undertaken by Ontario Traffic Inc. on Friday January 20th, 2017, between the hours of 12 a.m. and 4 a.m. Two counts were completed. Using the number of cars parked and the number occupied units of the surrogate site, the maximum peak parking demand rate for the 155 Ontario Street North surrogate site was found to be 1.17 parking spaces per dwelling unit. The parking survey results and rate calculation are provided in **Appendix B**.

The parking demand rate obtained from the surrogate site parking survey was applied to the proposed number of dwelling units. **Table 3** summarizes the future parking requirement for the proposed development based on the surrogate site.

Table 3: Future Parking Requirements Based on Surrogate Site Data

Building	Number of Dwelling Units	Peak Parking Demand Rate	Parking Required
Apartment Building	19	1.17 spaces per Dwelling Unit	23 spaces

As outlined in **Table 3**, the peak parking demand for the proposed development, as forecast by the surrogate site data, is 23 parking spaces. A total of 30 parking spaces are proposed on-site, resulting in a parking surplus of seven parking spaces based on the peak parking demand of the surrogate site.

4.4 Transportation Tomorrow Survey Data

In order to determine an accurate parking rate for the proposed development, Transportation Tomorrow Survey (TTS) Data was used. TTS data was used to determine the vehicle ownership rate per household based on the type of household and the location of the household.

The proposed development is located in Zone 4125 of the TTS 2006 Traffic Zones – Halton Region (Milton) map, which is bounded by Ontario Street South to the east, Main Street East to the north, Derry Road West to the south and the CN Railway to the west. The map has been included in **Appendix C**.

The TTS data and calculations of the vehicle ownership rate for Zone 4125 are included in **Appendix C**. **Table 4** below summarizes the vehicle ownership rate.

Table 4: TTS Parking Rate

Development	Number of Dwellings	Zone	Vehicle Ownership Rate	Parking Required
Proposed three storey Residential Development (Zone 4125)	19	Zone 4125	0.99 vehicles per apartment dwelling unit	19

TTS data shows that a vehicle ownership rate of 0.99 vehicles per apartment dwelling unit applies to the zone containing the proposed development. This rate translates to a total of 19 required parking spaces. The number of parking spaces proposed by the development is 30 spaces. Therefore, TTS data shows that the site has a parking supply surplus of 11 spaces.

5.0 TRAVEL DEMAND MANAGEMENT

5.1 Transit Proximity

Multiple Milton Transit Bus routes service the immediate surroundings of the site. Routes 1A and 1B – Industrial, Route 2 – Main, Route 5 – Yates, Route 6 – Scott and Route 8 – Willmott all have a stop near the intersection of Main Street at Ontario Street, located approximately 180 metres north of the site along Ontario Street South. Therefore, the site is accessible via transit facilities, which could reduce the car ownership rate of the development. Relevant maps are included in **Appendix D**.

5.2 Cycling Facilities

There are currently no cycling facilities at the site frontage. However, the Town of Milton Trails and Cycling MasterPlan Update Map 3.2 proposes a Multi-Use Trail along Ontario Street South and an On-Route Signed Route along Pine Street. Therefore the site will be accessible via cycling facilities in the future, which could reduce the car ownership rate of the development. Relevant maps are included in **Appendix D**.

6.0 CONCLUSIONS

The proposed residential development requires a total of 34 parking spaces as per Section 5.8.1 of the Town of Milton Zoning By-Law 016-2014, based on a total of 19 dwelling units and using the “Apartment Building” rate and visitor parking rate. This requirement exceeds the 30 parking spaces proposed at the 70 Pine Street development by four parking spaces.

The ITE parking generation method calculates a maximum peak period requirement of 23 parking spaces for the residential development, resulting in a surplus of seven parking spaces from the proposed parking spaces based on the ITE parking generation.

The surrogate site (155 Ontario Street North) peak parking demand rate calculates a peak period requirement of 23 parking spaces for the proposed residential development, resulting in a surplus of seven parking spaces from the proposed parking spaces based on the peak parking demand of the surrogate site.

Transportation Tomorrow Survey (TTS) Data was used to generate a vehicle ownership rate for apartment dwelling units for the zone in which the proposed development is located. The vehicle ownership rate yields a parking requirement of 19 spaces for the proposed development, resulting in a surplus of 11 parking spaces from the proposed parking spaces based on TTS Data.

Accordingly, based on the ITE parking generation, TTS Data and surrogate site survey, the proposed residential development at 70 Pine Street can be supported from a parking justification perspective. The forecasted peak parking demands can be accommodated by the proposed 30 parking space supply.

Respectfully submitted by,

C.F. CROZIER & ASSOCIATES INC.



Nawfal Kammah, B.Eng., E.I.T.
Transportation

C.F. CROZIER & ASSOCIATES INC.

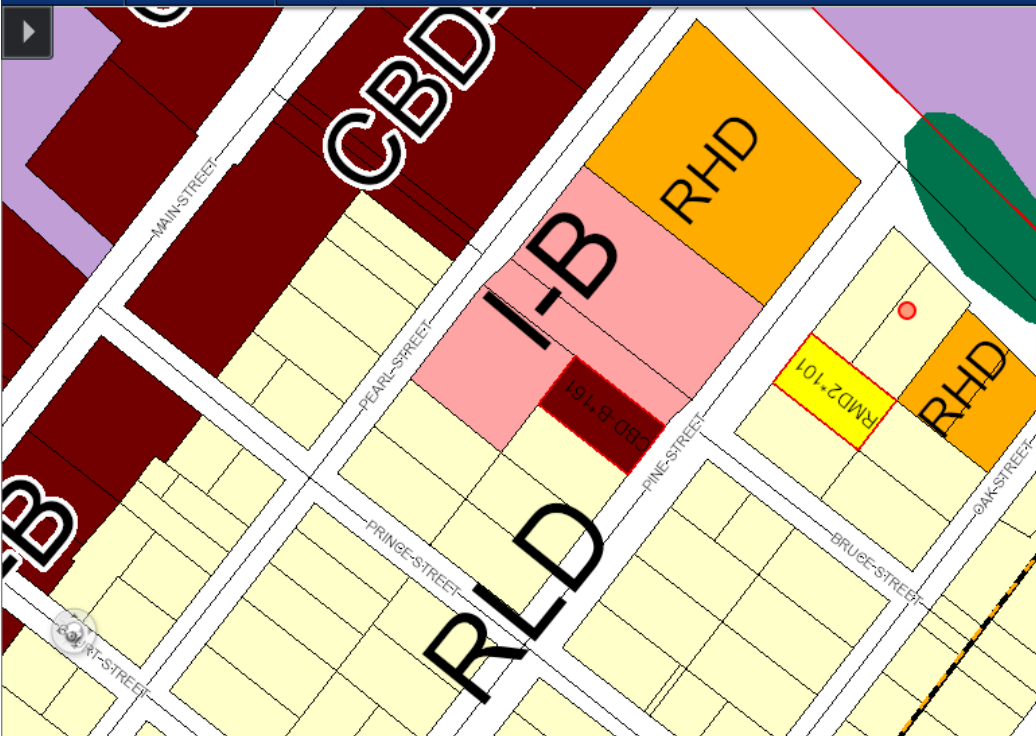


R. Aaron Wignall
Senior Transportation Technologist

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APPENDIX A

Relevant Zoning By-Law Excerpts



More Information

Attribute Details For Zoning

2 features found. Displaying 1 to 2

Attribute	Value
Zonecode	RLD
Zoning	Low Density Residential Zone
Propzone	RLD
Oldzone	
Amendate	
Website	http://www.milton.ca/plandev/zoningcodes.pdf
Disclaimer	This is not an official schedule. These maps are for informational purposes only. Please refer to the Zoning Bylaw document for details.
Sp Pro 1	NO
By Law No	
Appdate	

Zonecode	RLD
Zoning	Low Density Residential Zone
Propzone	RLD
Oldzone	
Amendate	
Website	http://www.milton.ca/plandev/zoningcodes.pdf
Disclaimer	This is not an official schedule. These maps are for informational purposes only. Please refer to the Zoning Bylaw document for details.

TABLE 5C

TYPE	AISLE WIDTH	
	Minimum	Maximum
One-way Aisle	6.0 m (*1)	N / A
Two-way Aisle	6.0m	N / A

Footnote(s) to TABLE 5C

(*1) The minimum width of the adjacent aisle providing access to a *parking space* within a *parking area* shall be 6.0 m, except in the case of angled off-street parking accessed by a one-way aisle, which shall be a minimum width of 4.5 m.

5.8 SIZE REQUIREMENTS OF OFF-STREET *PARKING*, *LOADING* OR *QUEUING SPACES* AND *BICYCLE PARKING*

- i) The minimum size requirements of off-street *parking*, *loading* or *queuing spaces* and *bicycle parking* shall be provided in accordance with the following:

TABLE 5D

Type	REQUIRED DIMENSIONS		
	Minimum Length	Minimum Width	Minimum Vertical Clearance
Angle - <i>Parking Space</i>	6.5m	2.75m	N/A
Parallel - <i>Parking Space</i>	6.5m	2.75m	N/A
Perpendicular - <i>Parking Space</i>	5.8m	2.75m	N/A
Accessible- <i>Parking Space</i> Type A Type B	5.8m 5.8m	3.4m (*2) 2.75m (*2)	N/A
<i>Loading Space (*1)</i>	12.0m	3.5m	4.2m
<i>Loading Area</i>	6.0m	3.5m	3.0m
<i>Queuing Space</i>	6.0 m	3.0	N/A
<i>Bicycle - Parking Space</i>	1.8m	0.6m	1.9 m

Footnote(s) to TABLE 5D

(*1) Where only one (1) *loading space* is required, that *loading space* may be reduced to the minimum size requirements of a *loading area*.

(*2) An accessible aisle must be provided adjacent to an *accessible parking space* with a minimum width of 1.5m and length of 5.8m. Adjacent *accessible parking spaces* may share one access aisle.

5.8.1 Residential *Parking* Requirements

- i) The minimum required off-street *parking* for residential *uses* are as follows:

TABLE 5E

Type or Nature of Use	Minimum Off-Street Parking Requirements
<i>Dwellings with individual driveway access from a public street</i>	<ul style="list-style-type: none"> 2 parking spaces per dwelling unit
<i>Apartment Buildings</i>	<ul style="list-style-type: none"> 1.5 parking spaces per unit <u>PLUS</u> 0.25 parking spaces for visitor parking in a designated visitor parking area.
<i>Upper-Floor Dwelling Units</i>	<ul style="list-style-type: none"> 1 parking space per dwelling unit
<i>Accessory Dwelling Units</i>	<ul style="list-style-type: none"> 1 parking space per accessory dwelling unit
<i>All other dwellings units</i>	<ul style="list-style-type: none"> 2 parking spaces per dwelling unit <u>PLUS</u> 0.25 parking spaces per unit for visitors on a lot with four or more dwelling units
<i>Bed and Breakfast Establishments</i>	<ul style="list-style-type: none"> 1 parking space for each room or suite used for the purposes of lodging for the traveling public, in addition to the required parking for the dwelling unit
<i>Group Homes</i>	<ul style="list-style-type: none"> 1 parking space for every staff member in addition to the required parking for the dwelling
<i>Home occupation</i>	<ul style="list-style-type: none"> Parking spaces in addition to the required parking for the residential use shall be provided in accordance with the following: <ul style="list-style-type: none"> 0-10m² = no additional parking spaces >10-20m² = 1 parking space >20-30m² = 2 parking spaces
<i>Cottage Industry / Home Industry</i>	<ul style="list-style-type: none"> 1 parking space for each employee in addition to the parking requirements for the residential or other principal use.
<i>Private Home Daycare</i>	<ul style="list-style-type: none"> No requirement
<i>Long-Term Care Facility</i>	<ul style="list-style-type: none"> 0.33 parking spaces per bed
<i>Dwelling, Retirement</i>	<ul style="list-style-type: none"> 0.5 parking spaces per bed

5.8.2 Non-Residential *Parking Requirements*

- i) The minimum off-street parking requirements for the following non-residential *zones* shall be provided as follows:

TABLE 5F (102-2015)

Zones	Minimum Off-Street <i>Parking Requirements</i>
C2, C3, C6, MC	<ul style="list-style-type: none"> 1 <i>parking space</i> per 20m² of <i>gross floor area</i>
<p>UGC-MU and UGC-MU-2</p> <p>(applicable to buildings and the gross floor area contained therein as they legally existed on December 14, 2015 only)</p>	<ul style="list-style-type: none"> 1 <i>parking space</i> per 40 m² of gross floor area, except for the following uses and circumstances: <ul style="list-style-type: none"> - Banquet Facility; - Hotel; - Night Club; - Place of Entertainment; - Place of Worship; - Theatre; and, - Buildings for which site specific parking provisions are already contained in this By-law

- ii) For all other *zones*, the minimum off-street parking requirements for any non-residential *use* shall be provided as follows:

TABLE 5G

Type or Nature of <i>Use</i>	Minimum Off-Street <i>Parking Requirements</i>
<i>Adult Entertainment Parlour</i>	<ul style="list-style-type: none"> 1 <i>parking space</i> per 5m² of <i>gross floor area</i>
<i>Adult Video Store, Adult Specialty Store, Body Rub Parlour</i>	<ul style="list-style-type: none"> 1 <i>parking space</i> per 20m² of <i>gross floor area</i>
Agricultural Use, Boarding Kennel	<ul style="list-style-type: none"> No minimum requirement
Ambulance Station, Fire Station	<ul style="list-style-type: none"> 4 <i>parking spaces</i> per Bay or Emergency Vehicle, whichever is greater, in addition to the required parking for the <i>office use</i>
<i>Bank</i>	<ul style="list-style-type: none"> 1 <i>parking space</i> per 20m² of <i>gross floor area</i>
<i>Banquet Facility</i>	<ul style="list-style-type: none"> 1 <i>parking space</i> per 5m² of <i>gross floor area</i> <u>PLUS</u> 1 <i>parking space</i> per 18m² of <i>patio area</i>

Type or Nature of Use	Minimum Off-Street <i>Parking</i> Requirements
Commercial Storage Facilities	<ul style="list-style-type: none"> 1 <i>parking space</i> per 5m² of gross floor area within the office; <p><u>PLUS</u></p> <ul style="list-style-type: none"> 1 <i>parking space</i> per 100m² of gross floor area of the building except where the driveway accessing the storage units has a minimum width of 7.0m in which case no additional parking shall be required
Day Nurseries	<ul style="list-style-type: none"> 1.5 <i>parking spaces</i> per classroom; <p><u>PLUS</u></p> <ul style="list-style-type: none"> 1 space per 30m² of gross floor area <p>Notwithstanding the requirements above, where a before and/or after school Day Nursery program is located within an Elementary school, no additional parking shall be required.</p>
Food Bank	<ul style="list-style-type: none"> 1 <i>parking space</i> per 30m² of gross floor area for the office use <p>Any additional gross floor area shall be calculated in addition to the above provision and provided in accordance with the following rates:</p> <ul style="list-style-type: none"> 0 to 5000m² shall provide 1 <i>parking space</i> per 100m² of gross floor area. For gross floor areas in excess of 5000m² shall provide 1 <i>parking space</i> per 200m² of gross floor area.
Funeral home	<ul style="list-style-type: none"> 30 <i>parking spaces</i> for the first 93m² of gross floor area; <p><u>PLUS</u></p> <ul style="list-style-type: none"> 1 additional <i>parking space</i> for each additional 20m² of gross floor area
Hospital, Private or Public	<ul style="list-style-type: none"> 1 <i>parking spaces</i> per 40m² gross floor area
Hotel, Motel	<ul style="list-style-type: none"> 1 <i>parking space</i> per guest room; <p><u>PLUS</u></p> <ul style="list-style-type: none"> 1 <i>parking space</i> per 10m² of gross floor area for accessory services devoted to public use, excluding hallways and washrooms

Type or Nature of Use	Minimum Off-Street <i>Parking</i> Requirements
Industrial	<p>Parking is calculated for each individual industrial premises as follows:</p> <ul style="list-style-type: none"> 1 <i>parking space</i> per 30m² of <i>gross floor area</i> for the <i>office use</i> <p>Any additional <i>gross floor area</i> shall be calculated in addition to the above provision and provided in accordance with the following rates:</p> <ul style="list-style-type: none"> 0 to 5000m² shall provide 1 <i>parking space</i> per 100m² of <i>gross floor area</i>. For <i>gross floor areas</i> in excess of 5000m² shall provide 1 <i>parking space</i> per 200m² of <i>gross floor area</i>.
Library	<ul style="list-style-type: none"> 1 <i>parking spaces</i> per 35m² of <i>gross floor area</i>
Medical clinic	<ul style="list-style-type: none"> 1 <i>parking spaces</i> per 17m² <i>gross floor area</i>
Motor vehicle body shop, Motor vehicle repair garage	<ul style="list-style-type: none"> 3 <i>parking spaces</i> per service bay
Motor vehicle gas bar or Motor vehicle service station	<ul style="list-style-type: none"> 1 <i>parking space</i> for every 45m² of <i>floor space</i> dedicated to <i>accessory retail sales</i>
Night Club	<ul style="list-style-type: none"> 1 <i>parking space</i> per 5 m² of <i>gross floor area</i> <u>PLUS</u> 1 <i>parking space</i> per 18 m² of <i>patio area</i>
Offices	<ul style="list-style-type: none"> 1 <i>parking space</i> per 30 m² of <i>gross floor area</i>
Place of assembly	<ul style="list-style-type: none"> 1 <i>parking space</i> per 9 m² of <i>gross floor area</i>
Place of entertainment Indoor Playgrounds All Other Entertainment Uses	<ul style="list-style-type: none"> 1 <i>parking space</i> per 20 m² of <i>gross floor area</i> 1 <i>parking space</i> per 9 m² of <i>gross floor area</i>
Place of worship	<ul style="list-style-type: none"> 1 <i>parking space</i> per 5.5m² of <i>gross floor area</i> in the nave <u>PLUS</u> 1 <i>spaces</i> per 11m² of <i>gross floor area</i> for a public hall, <i>banquet hall</i> or community/multi-use hall if permitted and associated with or on the same site as the <i>Place of Worship</i>.
Police Station	<ul style="list-style-type: none"> 1 <i>parking space</i> per 20 m²,

Type or Nature of Use	Minimum Off-Street <i>Parking</i> Requirements
<p><i>Recreation & Athletic Facilities, Public Parks</i></p>	<ul style="list-style-type: none"> 15 <i>parking spaces</i> for general park visitors; <u>PLUS</u> 1 <i>parking space</i> per 30m² <i>gross floor area</i> for all buildings, structures and pavilions; <ul style="list-style-type: none"> 30 <i>parking spaces</i> per baseball field; 30 <i>parking spaces</i> per soccer field; 4 <i>parking spaces</i> per tennis court <p>Notwithstanding the requirements above, where a <i>Public Park</i> is 2.0ha or less in area no off-street parking is required</p> <p>Notwithstanding the requirements above, where any sports field or tennis court located within a <i>Public Park</i> having an area greater than 2.0ha and at least one lot line abutting a school property, no additional parking is required within the <i>Public Park</i> provided that the required <i>parking</i> for the school has direct access to the sports field or tennis court.</p>
<i>Restaurant and Restaurant, Take Out</i>	<ul style="list-style-type: none"> 1 <i>parking space</i> per 9m² of <i>gross floor area</i> <u>PLUS</u> 1 <i>parking space</i> per 18m² of patio area
<i>Retail store</i>	<ul style="list-style-type: none"> 1 <i>parking space</i> per 20m² of <i>gross floor area</i>
<p><i>School</i></p> <p>Elementary School Secondary School All Other Schools</p> <p>Before and After School Programs</p>	<ul style="list-style-type: none"> 2 <i>parking spaces</i> per class room; 4 <i>parking spaces</i> per class room; 5 <i>parking spaces</i> per class room <p>For Before and After School Daycare programs, refer to the parking requirements under "Day Nursery".</p>
<i>Service and repair shop</i>	<ul style="list-style-type: none"> 1 <i>parking space</i> per 20m² of <i>gross floor area</i>
<i>Social Services Establishment</i>	<ul style="list-style-type: none"> 1 <i>parking space</i> per 30m² of <i>gross floor area</i>
<i>Uses permitted by this By-law other than those listed in this Table</i>	<ul style="list-style-type: none"> 1 <i>parking space</i> per 30m² of <i>gross floor area</i>

5.9 ACCESSIBLE PARKING REQUIREMENTS

Designated accessible *parking spaces* for persons with a disability shall be provided in accordance with the provisions of this By-law and the Highway Traffic Act.

- i) The minimum required accessible *parking spaces* for persons with a disability shall be provided in accordance with the following:

TABLE 5H

No. of Required <i>Parking Spaces</i>	No. of Designated Accessible Spaces
1 to 12	1 Type A (*2)
13 to 100	4% (*1)
101 to 200	1 accessible parking space <u>PLUS</u> 3% (*1)
201 to 1000	2 accessible parking spaces <u>PLUS</u> 2% (*1)
More than 1000 spaces	11 accessible parking spaces <u>PLUS</u> 1% (*1)

Footnotes to Table 5H

- (*1) Where the minimum number of accessible *parking spaces* required is even, an equal number of Type A and Type B accessible *parking spaces* shall be provided. Where the minimum number of accessible *parking spaces* is odd, an equal number of Type A and Type B accessible *parking spaces* shall be provided but the last accessible *parking space* may be a Type B.
- (*2) Whenever only one (1) Type A designated accessible *parking space* is required for a non-residential use, the minimum width of the one required accessible *parking space* shall be 4.6 m.

- ii) The total number of accessible *parking spaces* shall be included within the total required *parking* calculation for the *lot* or *use* and shall be rounded up to the nearest whole number;
- iii) Accessible parking spaces shall be signed in accordance with the Town of Milton's Accessible Parking By-law and/or Highway Traffic Act; and,
- iv) Accessible *parking spaces* shall be located in proximity to the primary entrance(s) to a *building* and shall have direct access to the entrance(s) by a minimum 2.2m wide unobstructed sidewalk or access route.

5.10 BICYCLE PARKING SPACE REQUIREMENTS

- i) The minimum *parking* requirements for bicycle *parking* shall be provided in accordance with the following:

TABLE 5I

Type of Nature of Use	Minimum Bicycle <i>Parking Spaces</i>
<i>Dwelling, Apartment</i>	0.2 space/ unit
<i>Dwelling, Retirement</i>	0.1 spaces/ unit
Elementary and Secondary Schools	5% of the required <i>parking spaces</i> for the <i>use</i> or <i>lot</i>
All other Commercial, Employment and Institutional Uses	3% of the required <i>parking spaces</i> for the <i>use</i> or <i>lot</i>

- ii) Notwithstanding the above, a maximum of 30 bicycle *parking spaces* shall be required on any *lot*;

APPENDIX B

Parking Data

ONTARIO TRAFFIC INC - PARKING COUNT

Location: 155 Ontario Street North, Milton

Date: Friday, January 20, 2017

Time	Reading
12:00	25
04:00	27

Total Available Spaces =	32
--------------------------	----

Total occupied dwelling units =	23
---------------------------------	----

Maximum vehicles per dwelling unit:	1.173913
-------------------------------------	----------

APPENDIX C

TTS Data and Map

USER : Alexander Fleming - CF Crozier and Associates
 DATE : Jan 11 2017 (15:37:27)
 DATA : 2011 TTS V1.0 Households
 TABLE : gta06_hhld (4125)
 FILTER 1 : gta06_hhld => 4125
 ROW : n_vehicle
 COLUMN : dwell_type

Number of Vehicle/Dwelling type

	House	Apartment	Townhouse
0	15	76	41
1	447	363	219
2	744	31	88
3	279	20	23
4	68	0	0

Total number of vehicles in apartments:

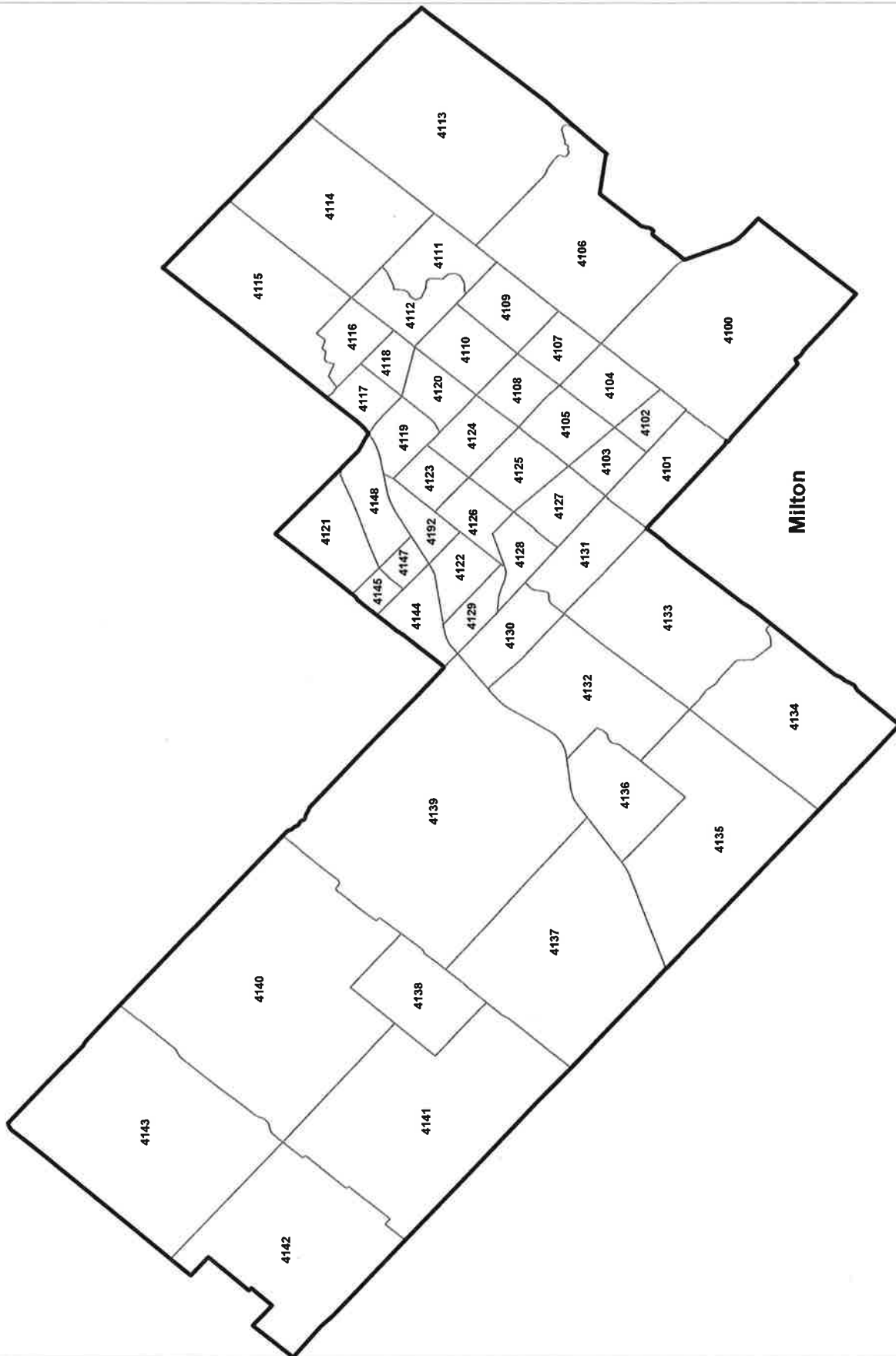
485

Totoal number of apartments:

490

Average number of vehicles/apartment:

0.99



APPENDIX D

Transit and Cycling Map

System Map

Transit Routes

1A

Industrial Special (west to east)

1B

Industrial Special (east to west)

2

Main

3

Trudeau

4

Thompson/Clark

5

Yates

6

Scott

7

Harrison

8

Willmott



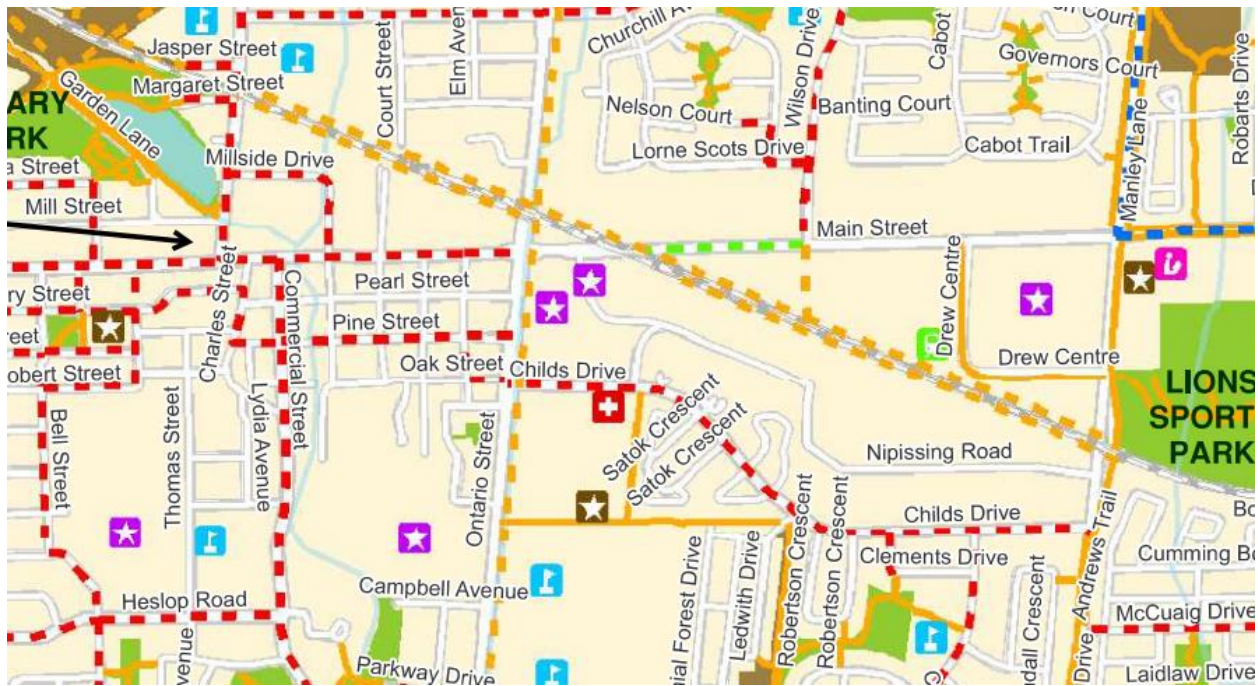
GO Transit Terminal (bus & train)



Click on the route numbers to open individual route maps!



Cycling Map and Legend



Legend

Existing Routes

- Existing Off-Road Trail
- Existing On-Road Bike Lane¹
- Existing On-Road Paved Shoulder
- Existing On-Road Signed Route
- Bruce Trail²
- Conservation Halton Trail²

Proposed Routes

- - - Proposed Multi-Use Trail³
- - - Proposed On-Road Bike Lane
- - - Proposed On-Road Bike Lane with In-Boulevard Multi-Use Trail on both sides of the road
- - - Proposed On-Road Paved Shoulder
- - - Proposed On-Road Signed Route⁴
- S Potential Staging Area
- { } Trail Bridge
- ▶ Potential Connection to Surrounding Municipality
- ➔ Conceptual Off-Road Route Alignment⁵

FIGURES



PINE-ONTARIO DEVELOPMENT LTD.
70 PINE STREET
TOWN OF MILTON

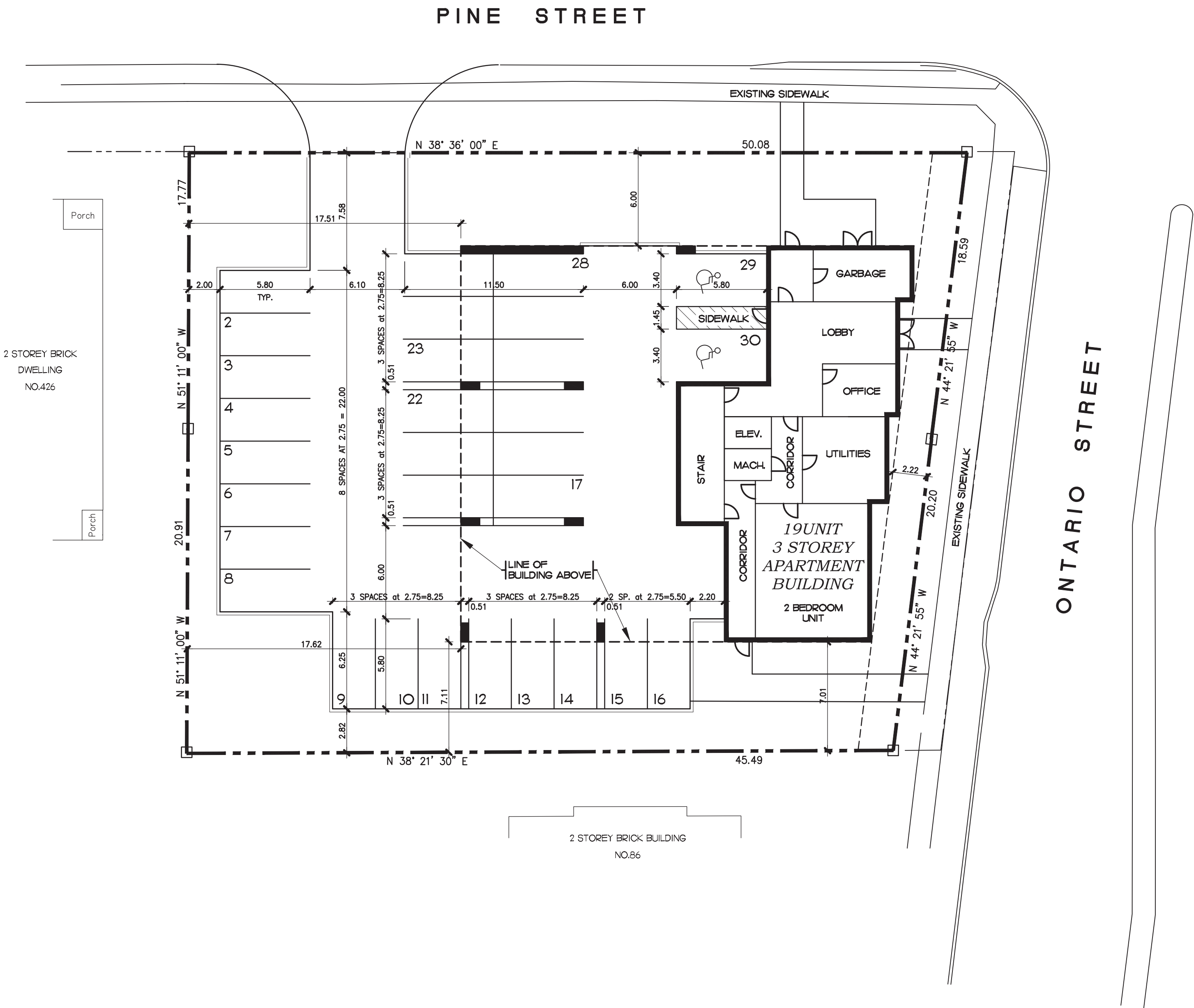
SITE LOCATION



**CROZIER
& ASSOCIATES**
Consulting Engineers

2800 High Point Drive
Suite 100
Milton, ON L9T 6P4
905 875-0026 T
905 875-4915 F
www.cfcrozier.ca

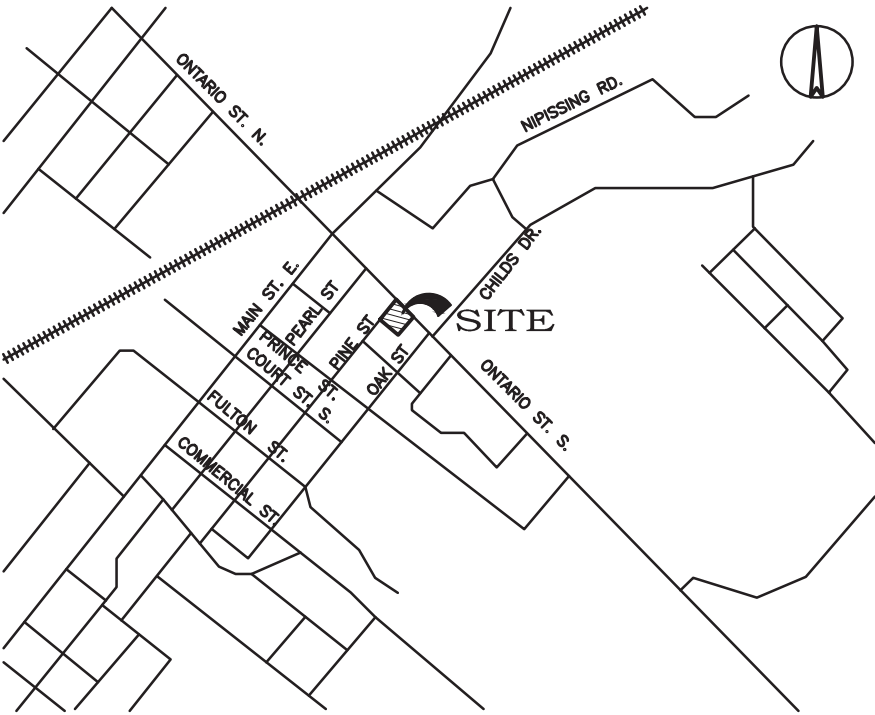
Drawn	N.K.	Design	N.K.	Project No.	1286-4485
Check	R.A.W.	Check	R.A.W.	Scale	N.T.S.
				Dwg.	FIG. 01



ZONING RLD TO RMD-II (19 APARTMENT UNITS)		
REGULATION	REQUIRED	PROPOSED
LOT AREA	---	1,843.82 sq.m./0.184 ha
LOT FRONTAGE (MINIMUM)	30.0 m	38.79 m
LOT DEPTH (MINIMUM)	35.0 m	47.785 m
*FRONT YARD (MINIMUM)	6.0 m	*2.22 m
EXTERIOR SIDE YARD (MINIMUM)	6.0 m	6.00 m
INTERIOR SIDE YARD (MINIMUM)	6.0 m	7.01 m
*REAR YARD (MINIMUM)	22.50 m	*17.5 m
BUILDING HEIGHT (MAXIMUM)	12.50 m	10.50 m
LANDSCAPE OPEN SPACE (MIN.)	30%	643.33 sq.m (34.89%)
*PARKING SPACES (MINIMUM)	PRIVATE 19x1.5=29 SP VISITOR (0.25 PER UNIT)	*PRIVATE - 25 SPACES VISITOR (0.25 PER UNIT)
	- 5 SPACES	- 5 SPACES
	TOTAL - 34 SPACES	TOTAL - 30 SPACES
* MINOR VARIANCE REQUIRED		

FIGURE 2

LOCATION MAP



430 ONTARIO STREET
STRATFORD, ONTARIO, N5A 3P7
PHONE (519) 272-0073 FAX (519) 272-1433

Principal Architect of GB ARCHITECT INC. is the designer for this project with respect to all architectural work identified on this drawing sheet. The Ontario Association of Architects has assigned Guy R. Bellemare as the architect for this project.

07/31/17 2 ISSUED FOR ZONING AMENDMENT

08/09/16 1 SPA PRECONSULT SUBMISSION

STATUS

PROJECT

FILE

SCALE

DRAWN BY

DATE

REVISED

JOB No.

PINE STREET APARTMENT

70 PINE STREET

MILTON, ONTARIO

SITE PLAN

EXTERIOR ELEVATIONS

A1.1