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December 22, 2023

1785 Bloor Holdings Inc, C/O Compten Management Inc.
181 Eglinton Avenue East, Suite 204
Toronto, ON M4P 1J4

Re: Proposed 14-Storey Residential Apartment Building, 1785 Bloor Street, Mississauga, ON – Traffic Addendum Letter – 3rd OPA/ZBA Submission

TRANS-PLAN is pleased to submit this Traffic Addendum Letter in support of the proposed 14-storey residential apartment located at 1785 Bloor Street in the City of Mississauga. Trans-Plan prepared a Traffic Impact Study and Parking Study report in September 2023, which had been submitted to the City and comments were received. This letter addendum provides an update to our previous study based on the latest site plan and City comments dated November 2023.

Comment: An TIS Addendum prepared by TransPlan Transportation Engineering dated Sep 2023 has been reviewed and staff provided the following comments: (i) Turning movement counts conducted on Wednesday August 30, 2023 are not acceptable as counts should not be done during the summer months or during holidays. Please revise the sensitivity analysis using updated counts.

Trans-Plan conducted turning movement counts on Tuesday December 5, 2023 at the site access to compare the traffic volumes along Bloor Street due to the pandemic and summer counts. Correspondence with the City was completed to confirm counts conducted in early December would be acceptable. The comparison is provided in Table 1, with the raw data for the counts provided in Attachment 1.

Table 1 – Comparison of Bloor Street Vehicular Traffic

Count Date	Bloor Street Peak Hour Vehicular Traffic					
	Eastbound		Westbound		Total	
	AM	PM	AM	PM	AM	PM
Thursday November 25, 2021	812	738	528	868	1,340	1,606
Wednesday August 30, 2023	570	770	403	699	973	1,469
Tuesday December 5, 2023	715	689	455	773	1,170	1,462

Based on our review, the overall traffic volumes from the 2021 traffic count are higher than the counts surveyed in 2023. Our conclusion from our September 2023 study remains the same, with the traffic analysis findings indicating that the proposed development can be accommodated by the surrounding road network with no improvements necessary.

Comment: Subject to the Applicant addressing the comments provided above, Municipal Parking staff can support the proposed application if it meets the minimum required Precinct 4 parking rates, in this instance, of:

- 1.0 parking spaces per residential apartment unit;

- 0.20 parking spaces per residential apartment unit for visitors.

A meeting with City staff on Tuesday December 5, 2023 occurred to further discuss the parking comments and the parking utilization results from the September 2023 study. It was concluded that the survey results demonstrating a peak resident parking rate of 0.92 spaces per unit, and a visitor parking rate of 0.05 spaces per unit would be acceptable for the proposed development.

The parking methodology was discussed with City staff, and the surveys were conducted for six days in two consecutive weeks. A surveyor was on-site to conduct spot counts every 30-minutes to record the residential and visitor parking demand. The following survey dates were conducted:

- Friday September 8 and September 15, 2023 – 6:00pm – 1:00am
- Saturday September 9 and September 16, 2023 – 2:00pm – 1:00am
- Sunday September 10 and September 17, 2023 – 2:00pm – 1:00am

The detailed parking survey results are provided in Attachment 2 and a summary of the peak parking demand results for the existing apartment building is shown in Table 2.

Table 2 – Parking Utilization Survey Results, Peak Demands

1785 Bloor Street (76 units)	Resident Parking	Visitor Parking
Peak Time	Sunday September 10, 2023 – 12:00am	Saturday September 9 and 16, 2023 – Various times
Peak Parking Demand (spaces)	70	4
Parking Utilization	0.92	0.05

As the proposed apartment is to operate similarly to the existing building on-site, the parking survey results are expected to reflect the parking needs for the residential development. Table 3 displays the proposed parking spaces for the proposed development consisting of 310 apartment units.

Table 3 – Proposed Parking Spaces

Parking Space	Resident	Visitor	Total
Rate	0.92 spaces / unit	0.05 spaces / unit	0.97 spaces / unit
Supply	286 spaces	16 spaces	302 spaces

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The overall parking supply is proposed to be 302 spaces, consisting of 286 resident spaces and 16 visitor spaces. 12 tandem parking spaces are also provided for additional spaces, which have not been included in the parking supply count. With the parking supply meeting the peak surveyed rates for the existing apartment on-site, the proposed supply is expected to be able to accommodate the parking demand for the proposed development.

TDM measures were also discussed in the September 2023 report in an effort to reduce single-occupant vehicle trips. Sidewalks are proposed to connect to the existing Bloor Street sidewalks, 186 long-term bicycle parking spaces and 52 short-term bicycle spaces, good connectivity to transit services, car share/ridesharing services, communication strategy and monitoring surveys.

Car share programs are an additional measure to consider to justify reductions in parking requirements. IBI prepared a Parking Standards Review report, March 2009, analyzing the impacts of car share programs (excerpts provided in Attachment 3). The report summarizes that for development sizes of around 315 units (proposed development is 310 units), a reduction of 21 required parking spaces can be achieved through the provision of 6 car share spaces.

Site Circulation

An on-site circulation study was conducted using AutoTurn vehicle turning template software to illustrate the manoeuvres for a typical 5.2m passenger vehicle at the pick-up/drop-off area for both buildings. The figures are provided in Attachment 4 and illustrate safe circulation.

I trust that this addendum letter adequately responds to the City comments. Should you have any questions, please do not hesitate to contact me.

Respectfully submitted,

Andre Lower, P.Eng.
Senior Engineer

Trans-Plan Transportation Inc.
Transportation Consultants

Charles Chung
Traffic Analyst

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Attachment 1 – Turning Movement Counts

Attachment 2 – Parking Utilization Survey Results

Attachment 3 – Car Share Analysis

Attachment 4 – Passenger Drop-Off Area Circulation

ATTACHMENT 1

Turning Movement Counts

Trans-Plan Transportation Inc.

Site ID Code:
Intersection Location: Bloor Street and Bridgewood Drive
Municipality: Mississauga, Ontario
Count Date: Thursday, November 21, 2021
Weather and Temperature:
Surveyor: TP

AM	NORTH APPROACH Bridgewood Dr											EAST APPROACH Bloor St											SOUTH APPROACH Access											Total	WEST APPROACH Bloor St											Total	Grand Total
	CAR			TRUCKS			CYCLISTS			Peds		CAR			TRUCKS			CYCLISTS			Peds		CAR			TRUCKS			CYCLISTS			Peds			CAR			TRUCKS			CYCLISTS			Peds			
	L	T	R	L	T	R	L	T	R			L	T	R	L	T	R	L	T	R			L	T	R	L	T	R	L	T	R				L	T	R	L	T	R	L	T	R				
7:00	8	0	7	0	0	1	0	0	0	2	18	1	47	2	0	2	0	0	0	0	3	55	5	0	6	0	0	0	0	0	0	2	13	2	101	3	1	5	0	0	0	0	2	114	200
7:15	6	0	5	0	0	1	0	0	0	4	16	1	62	1	0	4	0	0	0	0	2	70	6	0	6	0	0	0	0	0	0	2	14	1	139	1	1	3	0	0	0	0	3	148	248
7:30	8	0	9	0	0	1	0	0	0	2	20	4	65	3	0	2	0	0	0	0	1	75	11	2	2	0	0	1	0	0	0	5	21	3	170	2	0	2	0	0	0	0	8	185	301
7:45	13	1	6	2	0	2	0	0	0	2	26	0	93	4	0	1	0	0	1	0	2	101	10	1	6	1	0	1	0	0	0	3	22	2	191	2	2	3	1	0	0	0	6	207	356
8:00	10	0	6	0	0	1	0	0	0	3	20	2	93	5	1	5	0	0	0	0	2	108	12	1	3	0	0	0	0	0	0	3	19	3	192	2	0	5	1	0	0	0	3	206	353
8:15	13	0	20	0	0	0	0	0	0	2	35	1	110	14	0	3	0	0	0	0	0	128	15	1	7	1	0	0	0	0	0	1	25	5	193	5	1	7	0	0	0	0	4	215	403
8:30	18	0	16	0	1	0	0	0	0	4	39	0	99	15	0	2	1	0	0	0	6	123	9	5	6	1	0	0	0	0	0	2	23	22	164	9	0	3	0	0	0	0	7	205	390
8:45	15	3	18	0	0	0	0	0	0	4	40	3	104	6	1	2	0	0	0	0	1	117	9	0	7	2	0	0	0	0	0	4	22	4	171	10	1	6	0	0	0	0	3	195	374
9:00	15	1	2	1	0	0	0	0	0	7	26	2	95	9	0	3	0	0	0	0	2	111	2	0	5	0	0	0	0	0	0	6	13	3	145	7	0	1	0	0	0	0	3	159	309
9:15	5	0	5	0	0	0	0	0	0	0	10	1	98	4	0	3	1	0	0	0	0	107	10	0	1	0	0	0	0	0	0	0	11	4	115	6	0	1	0	0	0	0	0	126	254
PM																																														
15:00	5	2	11	0	0	1	0	0	0	1	20	8	142	7	0	3	0	0	0	0	3	163	13	3	3	0	0	0	0	0	0	5	24	13	128	6	0	5	0	0	0	0	13	165	372
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17:45	7	1	6	0	0	0	0	0	0	0	14	9	171	8	0	3	0	0	0	0	1	192	1	0	8	0	0	0	0	0	0	2	11	7	145	10	0	2	0	0	0	0	1	165	382

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Turning Movement Count Diagram

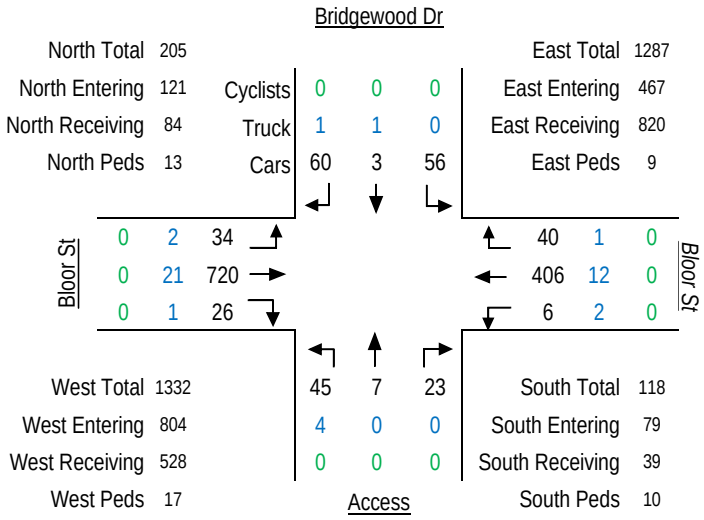
Intersection: Bloor Street and Bridgewood Drive

Intersection ID:

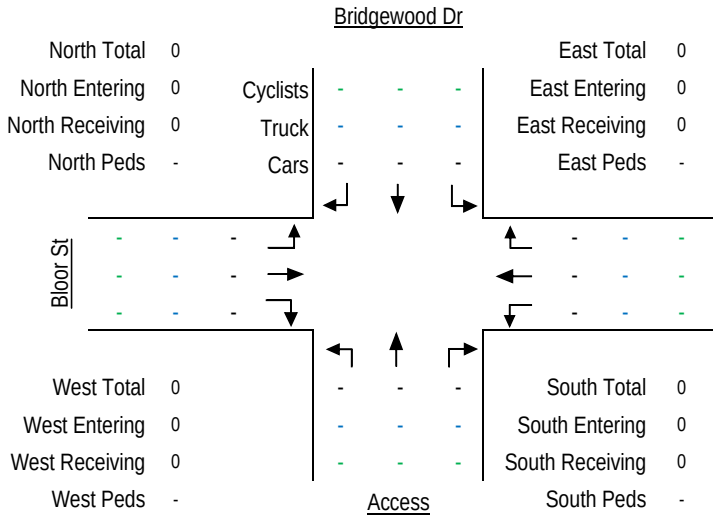
Municipality: Mississauga, Ontario

Date: Thursday, November 21, 2021

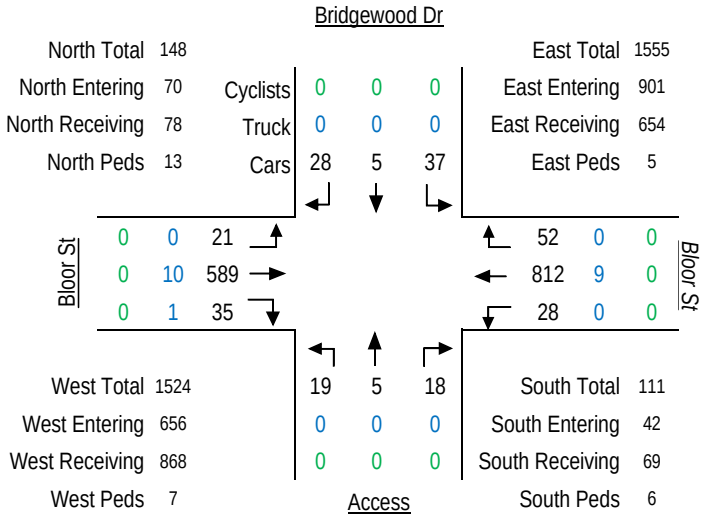
AM Peak Hour: 8:00 to 9:00



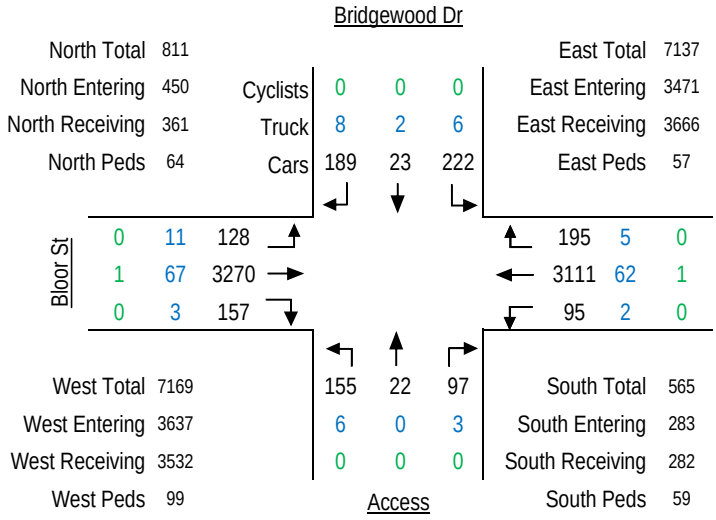
MD Peak Hour: - to -



PM Peak Hour: 16:45 to 17:45



Total Count



Trans-Plan Transportation Inc.

Site ID Code:
Intersection Location: 1785 Bloor Street
Municipality: Mississauga, Ontario
Count Date: Wednesday, August 30, 2023
Weather and Temperature: AM: Partly then mainly cloudy, dry, 16 to 17 degrees. PM: Partly then mainly cloudy, dry, 18 to 16 degrees.
Surveyor: TP

AM	NORTH APPROACH 1785 Bloor Access											EAST APPROACH Bloor St											SOUTH APPROACH 1780 Bloor Access											WEST APPROACH Bloor St											Grand Total
	CAR			TRUCKS			CYCLISTS			Peds		CAR			TRUCKS			CYCLISTS			Peds		CAR			TRUCKS			CYCLISTS			Peds	Total	CAR			TRUCKS			CYCLISTS			Peds	Total	
	L	T	R	L	T	R	L	T	R			L	T	R	L	T	R	L	T	R			L	T	R	L	T	R	L	T	R			L	T	R	L	T	R	L	T	R			
7:00	0	0	1	0	0	0	0	0	0	5	6	0	73	0	0	1	0	0	0	0	0	54	1	0	1	0	0	0	0	0	0	3	5	0	124	1	0	3	0	0	0	0	0	128	193
7:15	2	0	1	0	0	0	0	0	0	1	4	0	84	0	0	2	0	0	0	0	0	66	3	0	0	0	0	0	0	0	0	3	6	0	127	1	0	2	0	0	1	0	0	131	207
7:30	0	0	5	0	0	0	0	0	0	4	9	0	81	2	0	1	0	0	1	0	0	65	1	0	0	0	0	0	0	0	0	8	9	0	126	0	0	4	0	0	1	0	0	131	214
7:45	0	0	2	0	0	0	0	0	0	8	10	1	90	0	0	2	0	0	0	0	0	73	0	0	2	0	0	0	0	0	0	2	4	1	142	0	0	2	0	0	0	0	1	146	233
8:00	1	0	1	0	0	0	0	0	0	4	6	1	95	0	0	1	0	0	0	0	0	77	1	0	1	0	0	0	0	0	0	2	4	1	137	3	0	4	0	0	0	0	1	146	233
8:15	1	0	3	0	0	0	0	0	0	6	10	0	95	0	0	2	0	0	0	0	0	77	1	0	1	0	0	0	0	0	0	3	5	0	122	1	0	5	0	0	1	0	2	131	223
8:30	1	0	2	0	0	0	0	0	0	4	7	0	96	0	0	4	0	0	0	0	0	80	1	0	4	0	0	0	0	0	0	3	8	3	138	1	0	10	0	0	0	0	0	152	247
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9:00	1	0	1	0	0	0	0	0	0	0	2	0	106	0	0	2	0	0	0	0	0	88	1	0	0	0	0	0	0	0	0	3	4	0	129	2	0	4	0	0	0	0	0	135	229
9:15	2	0	1	0	0	0	0	0	0	7	10	0	89	1	0	1	0	0	0	0	0	71	1	0	1	0	0	0	0	0	0	1	3	1	104	0	0	3	0	0	0	0	0	108	192
PM																																													
16:00	1	0	1	0	0	0	0	0	0	5	7	1	153	1	0	4	0	0	0	0	0	149	0	0	0	0	0	0	0	0	0	2	2	1	136	2	0	3	0	0	0	0	0	142	300
16:15	0	0	0	0	0	0	0	0	0	10	10	0	148	1	0	3	0	0	0	0	1	143	0	0	0	0	0	0	0	0	0	5	5	1	116	0	0	2	0	0	0	0	0	119	277
16:30	0	0	4	0	0	0	0	0	0	8	12	0	173	0	0	2	0	0	0	0	0	165	0	0	0	0	0	0	0	0	0	12	12	4	121	4	0	2	0	0	0	0	0	131	320
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17:00	0	0	0	0	0	0	0	0	0	16	16	0	175	2	0	2	0	0	0	0	1	170	0	0	0	0	0	0	0	0	0	5	5	1	185	2	0	2	0	0	0	0	1	191	382
17:15	0	0	1	0	0	0	0	0	0	13	14	1	170	1	0	1	0	0	1	0	0	164	1	0	0	0	0	0	0	0	0	4	5	2	214	0	0	2	0	0	0	0	0	218	401
17:30	3	0	1	0	0	0	0	0	0	11	15	0	169	1	0	3	0	0	0	0	1	164	3	0	0	0	0	0	0	0	0	7	10	0	195	0	0	1	0	0	0	0	0	196	385
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18:00	0	0	1	0	0	0	0	0	0	7	8	2	169	2	0	2	0	0	2	0	0	167	1	0	0	0	0	0	0	0	0	10	11	0	155	0	0	3	0	0	0	0	1	159	345
18:15	0	0	1	0	0	0	0	0	0	22	23	0	150	0	0	2	0	0	0	0	0	142	2	0	0	0	0	0	0	0	0	17	19	2	161	0	0	2	0	0	1	0	1	167	351

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Turning Movement Count Diagram

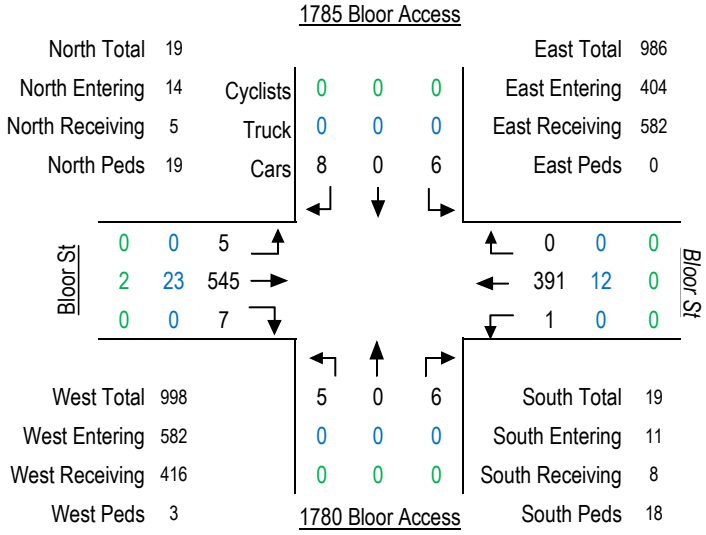
Intersection: 1785 Bloor Street

Municipality: Mississauga, Ontario

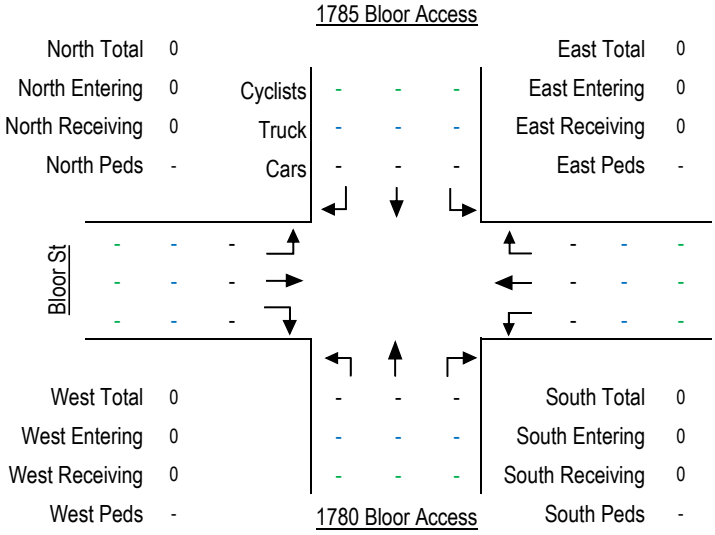
Intersection ID:

Date: Wednesday, August 30, 2023

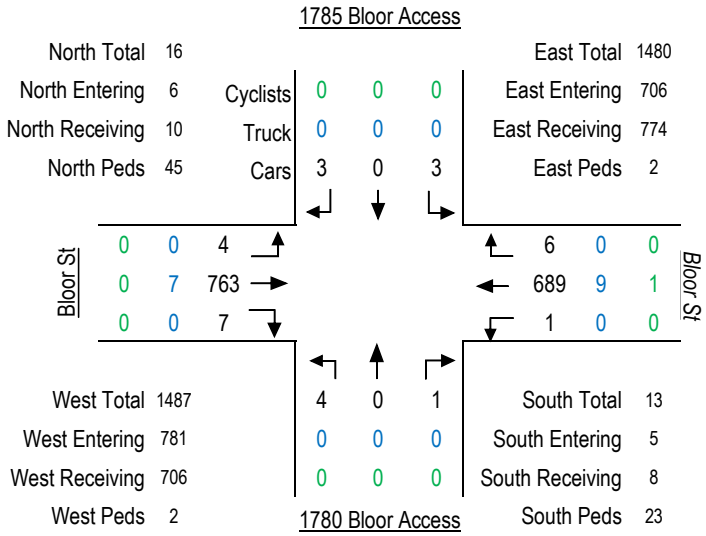
AM Peak Hour: 8:00 to 9:00



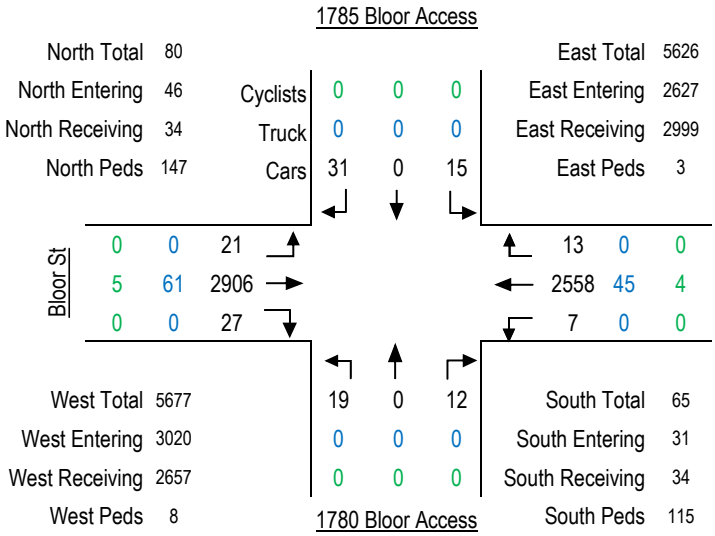
MD Peak Hour: - to -



PM Peak Hour: 17:00 to 18:00



Total 8-Hour Count



Trans-Plan Transportation Inc.

Site ID Code:
Intersection Location: Bloor Street at 1785 Bloor Street
Municipality: Mississauga, Ontario
Count Date: Tuesday, December 5, 2023
Weather and Temperature: Overcast, dry, 1 degree.
Surveyor: TP

AM	NORTH APPROACH 1785 Bloor St											EAST APPROACH Bloor St											SOUTH APPROACH n/a											WEST APPROACH Bloor St											Grand Total
	CAR			TRUCKS			CYCLISTS			Peds		CAR			TRUCKS			CYCLISTS			Peds		CAR			TRUCKS			CYCLISTS			Peds	Total	CAR			TRUCKS			CYCLISTS			Peds	Total	
	L	T	R	L	T	R	L	T	R			L	T	R	L	T	R	L	T	R			L	T	R	L	T	R	L	T	R			L	T	R	L	T	R	L	T	R			
7:00	0		3	0		0	0		0	3	6		59	0		3	0		0	0	0	62									1	1	0	137		0	4		0	0		4	145	214
7:15	0		1	0		0	0		0	6	7		65	0		4	0		0	0	0	69									3	3	0	143		0	6		0	0		3	152	231
7:30	1		1	0		0	0		0	2	4		93	0		4	0		0	0	0	97									6	6	0	152		0	6		0	1		2	161	268
7:45	0		2	0		0	0		0	5	7		100	0		3	0		1	0	0	104									3	3	1	168		0	4		0	0		3	176	290
8:00	0		4	0		0	0		0	6	10		111	0		3	0		1	0	0	115									8	8	0	176		0	3		0	0		12	191	324
8:15	1		4	0		0	0		0	21	26		110	1		3	0		0	0	0	114									6	6	2	169		0	5		0	0		8	184	330
8:30	1		2	0		0	0		0	39	42		106	1		7	0		0	0	0	114									9	9	0	179		0	2		0	0		11	192	357
8:45	0		1	0		0	0		0	10	11		112	0		3	0		1	0	0	116									5	5	1	175		0	6		0	0		6	188	320
9:00	1		1	0		0	0		0	18	20		99	0		4	0		0	0	0	103									4	4	2	132		0	6		0	0		7	147	274
9:15	1		2	0		0	0		0	4	7		87	0		4	0		0	0	0	91									8	8	2	129		0	5		0	0		7	143	249
PM																																													
16:00	0		2	0		0	0		0	8	10		141	1		2	0		0	0	0	144									7	7	2	127		0	3		0	0		10	142	303
16:15	0		1	0		0	0		0	11	12		174	2		3	0		0	0	0	179									10	10	3	178		1	4		0	0		9	195	396
16:30	2		2	0		0	0		0	14	18		143	2		1	0		0	0	2	148									13	13	3	137		0	1		0	0		13	154	333
16:45	0		1	0		0	0		0	12	13		178	3		4	0		0	0	1	186									12	12	1	141		0	3		0	0		14	159	370
17:00	0		3	0		0	0		0	13	16		162	2		3	0		0	0	0	167									8	8	2	154		0	4		0	0		6	166	357
17:15	0		2	0		0	0		0	8	10		208	1		2	0		0	0	0	211									10	10	2	164		0	6		0	0		8	180	411
17:30	2		2	0		0	0		0	8	12		212	1		1	0		0	0	0	214									6	6	3	171		0	1		0	0		11	186	418
17:45	0		2	0		0	0		0	5	7		181	4		4	0		0	0	0	189									14	14	2	186		0	3		0	1		8	200	410
18:00	0		0	0		0	0		0	4	4		169	1		2	0		0	0	0	172									15	15	2	122		0	2		0	0		12	138	329
18:15	1		2	0		0	0		0	9	12		147	1		2	0		0	0	0	150									9	9	2	130		0	1		0	0		9	142	313

TRANS-PLAN
transportation engineering

Turning Movement Count Diagram

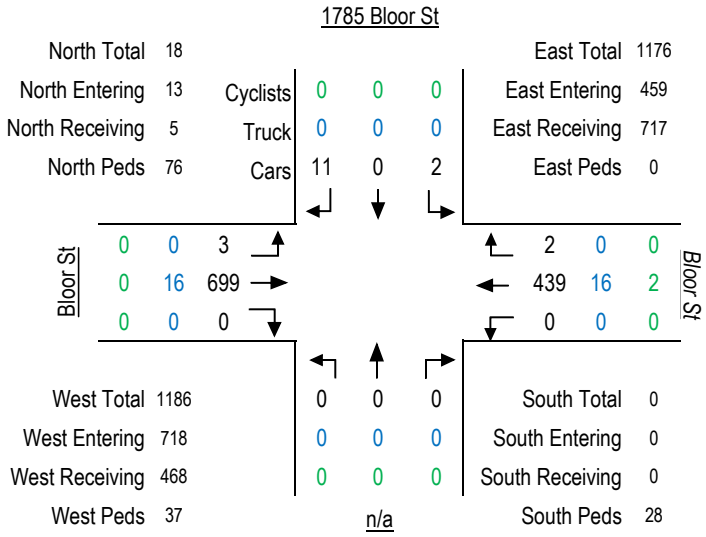
Intersection: Bloor Street at 1785 Bloor Street

Intersection ID:

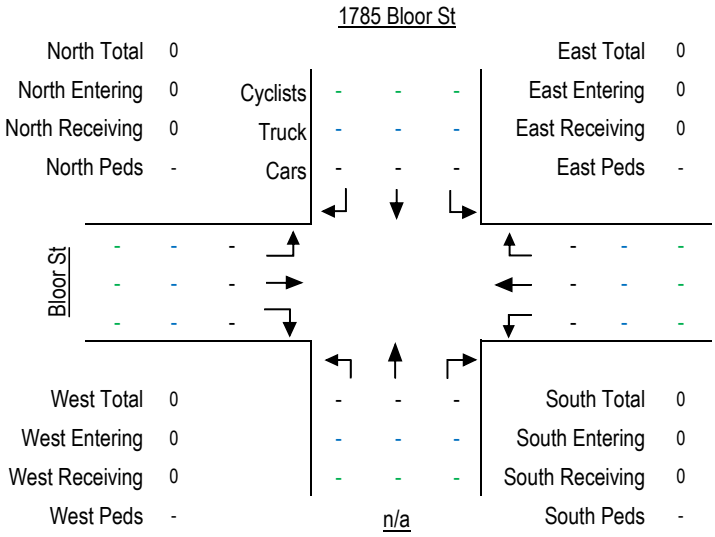
Municipality: Mississauga, Ontario

Date: 12/5/2023

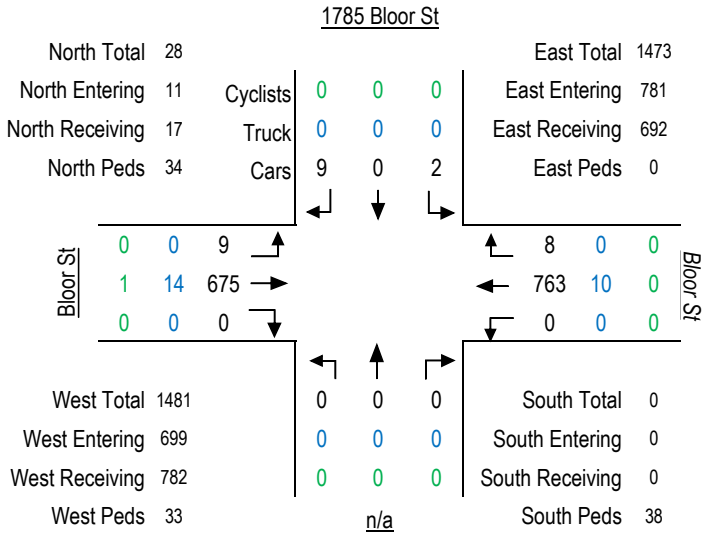
AM Peak Hour: 8:00 to 9:00



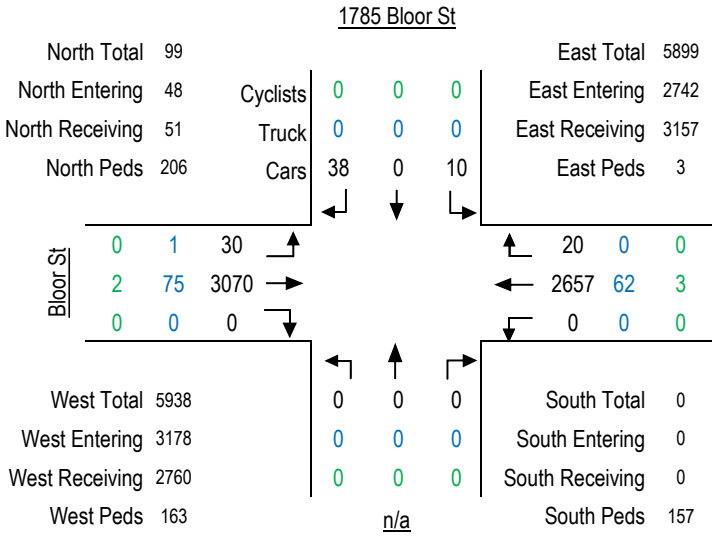
MD Peak Hour: - to -



PM Peak Hour: 17:00 to 18:00



Total 8-Hour Count



ATTACHMENT 2

Parking Utilization Survey Results

Parking Survey at 1785 Bloor Street, Mississauga
Friday, September 8, 2023
6:00 pm until 1:00 am

Time	Visitors	Residents	
6:00 pm	2	51	53
6:30	3	48	51
7:00	3	47	50
7:30	3	46	49
8:00	2	47	49
8:30	1	51	52
9:00	2	52	54
9:30	2	53	55
10:00	1	59	60
10:30	1	58	59
11:00	1	60	61
11:30	1	64	65
12:00	0	66	66
12:30	1	67	68
1:00 am	0	69	69

Parking Survey at 1785 Bloor Street, Mississauga
Saturday, September 9, 2023
2:00 pm until 1:00 am

Time	Visitors	Residents	
2:00 pm	1	46	47
2:30	1	47	48
3:00	2	47	49
3:30	2	47	49
4:00	3	48	51
4:30	3	45	48
5:00	4	46	50
5:30	4	51	55
6:00	4	53	57
6:30	3	51	54
7:00	1	49	50
7:30	1	53	54
8:00	1	52	53
8:30	2	51	53
9:00	2	53	55
9:30	2	53	55
10:00	2	54	56
10:30	1	57	58
11:00	0	60	60
11:30	1	61	62
12:00	1	67	68
12:30	1	67	68
1:00 am	1	67	68

Parking Survey at 1785 Bloor Street, Mississauga
Sunday, September 10, 2023
2:00 pm until 1:00 am

Time	Visitors	Residents	
2:00 pm	2	52	54
2:30	1	59	60
3:00	1	50	51
3:30	2	50	52
4:00	2	53	55
4:30	1	54	55
5:00	1	58	59
5:30	1	60	61
6:00	2	54	56
6:30	2	54	56
7:00	3	53	56
7:30	2	55	57
8:00	2	57	59
8:30	2	60	62
9:00	2	61	63
9:30	2	66	68
10:00	1	68	69
10:30	3	68	71
11:00	1	67	68
11:30	1	69	70
12:00	1	70	71
12:30	1	70	71
1:00 am	1	70	71

Parking Survey at 1785 Bloor Street, Mississauga
Friday, September 15, 2023
6:00 pm until 1:00 am

Time	Visitors	Residents	
6:00 pm	2	47	49
6:30	2	50	52
7:00	1	49	50
7:30	1	47	48
8:00	2	51	53
8:30	2	54	56
9:00	2	57	59
9:30	1	57	58
10:00	1	61	62
10:30	1	62	63
11:00	1	61	62
11:30	1	63	64
12:00	1	63	64
12:30	1	63	64
1:00 am	1	63	64

Parking Survey at 1785 Bloor Street, Mississauga
Saturday, September 16, 2023
2:00 pm until 1:00 am

Time	Visitors	Residents	
2:00 pm	0	50	50
2:30	1	48	49
3:00	1	46	47
3:30	1	44	45
4:00	0	49	49
4:30	0	46	46
5:00	0	44	44
5:30	0	44	44
6:00	2	49	51
6:30	2	53	55
7:00	3	52	55
7:30	3	51	54
8:00	3	47	50
8:30	3	49	52
9:00	4	48	52
9:30	4	51	55
10:00	1	53	54
10:30	1	58	59
11:00	1	58	59
11:30	1	59	60
12:00	0	60	60
12:30	0	61	61
1:00 am	0	62	62

Parking Survey at 1785 Bloor Street, Mississauga
Sunday, September 17, 2023
2:00 pm until 1:00 am

Time	Visitors	Residents	
2:00 pm	2	49	51
2:30	1	51	52
3:00	2	49	51
3:30	2	45	47
4:00	2	46	48
4:30	2	44	46
5:00	2	44	46
5:30	2	50	52
6:00	2	55	57
6:30	3	53	56
7:00	2	55	57
7:30	2	55	57
8:00	3	55	58
8:30	2	57	59
9:00	2	60	62
9:30	3	61	64
10:00	2	61	63
10:30	1	63	64
11:00	1	68	69
11:30	1	68	69
12:00	1	67	68
12:30	1	68	69
1:00 am	1	69	70

ATTACHMENT 3

Car Share Analysis

IBI GROUP

TORONTO

FINAL REPORT

Parking Standards Review: Examination of Potential Options and Impacts of Car Share Programs on Parking Standards

Submitted to the City of Toronto

by IBI Group

March, 2009

Analysis and Recommendations

Studies conducted on car sharing systems across North America show that each car share vehicle typically allows three to four members to get rid of a vehicle they currently own, and helps approximately twice as many members to avoid purchasing a vehicle in the first place. A web-based survey of car share members across Canada and the United States found a much larger impact, estimating that each car share vehicle allows members to sell nearly 15 vehicles (1.5 primary vehicles and 13.4 secondary vehicles). The mail-out survey conducted as part of this study elaborated on these results.

The survey showed that dedicated car share vehicles were an incentive for membership among building residents. Nearly 65% of the surveyed car share members indicated that having a car share vehicle in their building was somewhat or very important in their decision to become a member. After controlling for other factors influencing auto ownership, such as average unit value and neighbourhood walkability, the presence of dedicated car share vehicles was shown to have a significant negative influence on the average auto ownership and parking demand of building residents. Based on all of these results, there is a strong technical justification to provide a reduction in parking requirements for multi-unit residential buildings providing dedicated car share vehicles.

Parking Reduction Ratio

Determining the most appropriate parking reduction ratio (PRR) involves a number of considerations including current parking requirements, empirical findings, consultation findings and the ease of implementation. Based on these factors, the following PRR is proposed:

- For any apartment or condominium development, the minimum parking requirement should be reduced by up to 4 parking spaces for each dedicated car share stall. The limit on this parking reduction is calculated as the greater of:
  - 4 * (Total number of units / 60), rounded down to the nearest whole number; or
  - 1 space.
- Where a maximum parking ratio is specified, dedicated car share parking spaces should not count towards the maximum allowable parking supply, up to 10% of the maximum number of parking spaces.

Aside from the specific numbers in the formula, this specification is unique in that the maximum reduction in required parking spaces due to car sharing is tied to the number of dwelling units. One four-space reduction is allowed for every 60 units calculated on a sliding scale. In other words, a 40-unit development would receive a parking requirement reduction of 2 spaces if it provided one (or more) dedicated car share parking spaces (40/60 x 4 = 2.67, rounded to 2). A few other development scenarios are summarized in Exhibit 19.

Exhibit 21: ***Scenarios for Proposed Parking Reduction Ratio***

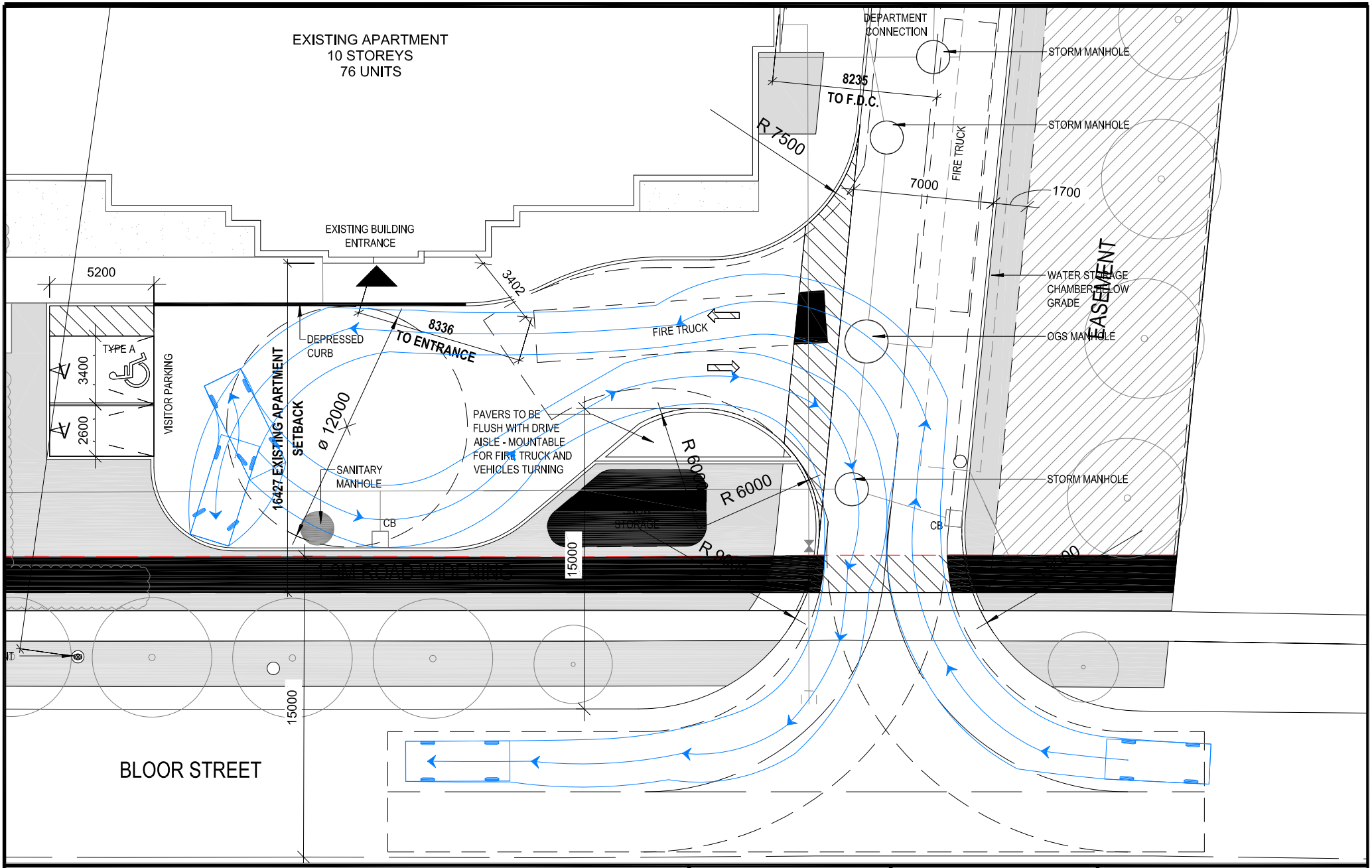
SIZE OF DEVELOPMENT (# OF UNITS)	MAXIMUM ALLOWABLE REDUCTION IN THE MINIMUM REQUIRED PARKING	CAR SHARE SPACES REQUIRED TO ACHIEVE THIS REDUCTION
Less than 30	1	1
30 – 44	2	1
45 – 59	3	1
60 – 74	4	1
75 – 89	5	2
90 – 104	6	2
105 – 119	7	2
120 – 134	8	2
135	9	3
195	13	4
255	17	5
315	21	6
375	25	7

Why this Parking Reduction Ratio?

The four space reduction per car share vehicle is within the range of expected impacts of car sharing on auto ownership from the literature as shown earlier in Exhibit 2-2. The proposed reduction is

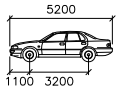
ATTACHMENT 4

Passenger Drop-Off Area Circulation



Passenger Vehicle Pick-up/Drop-off Area
Existing Building

PROPOSED EXPANSION TO EXISTING RESIDENTIAL BUILDING,
1785 Bloor Street,
MISSISSAUGA, ON



Passenger, 5.2m

	mm
Width	: 2000
Track	: 2000
Lock to Lock Time	: 6.0
Steering Angle	: 36.2

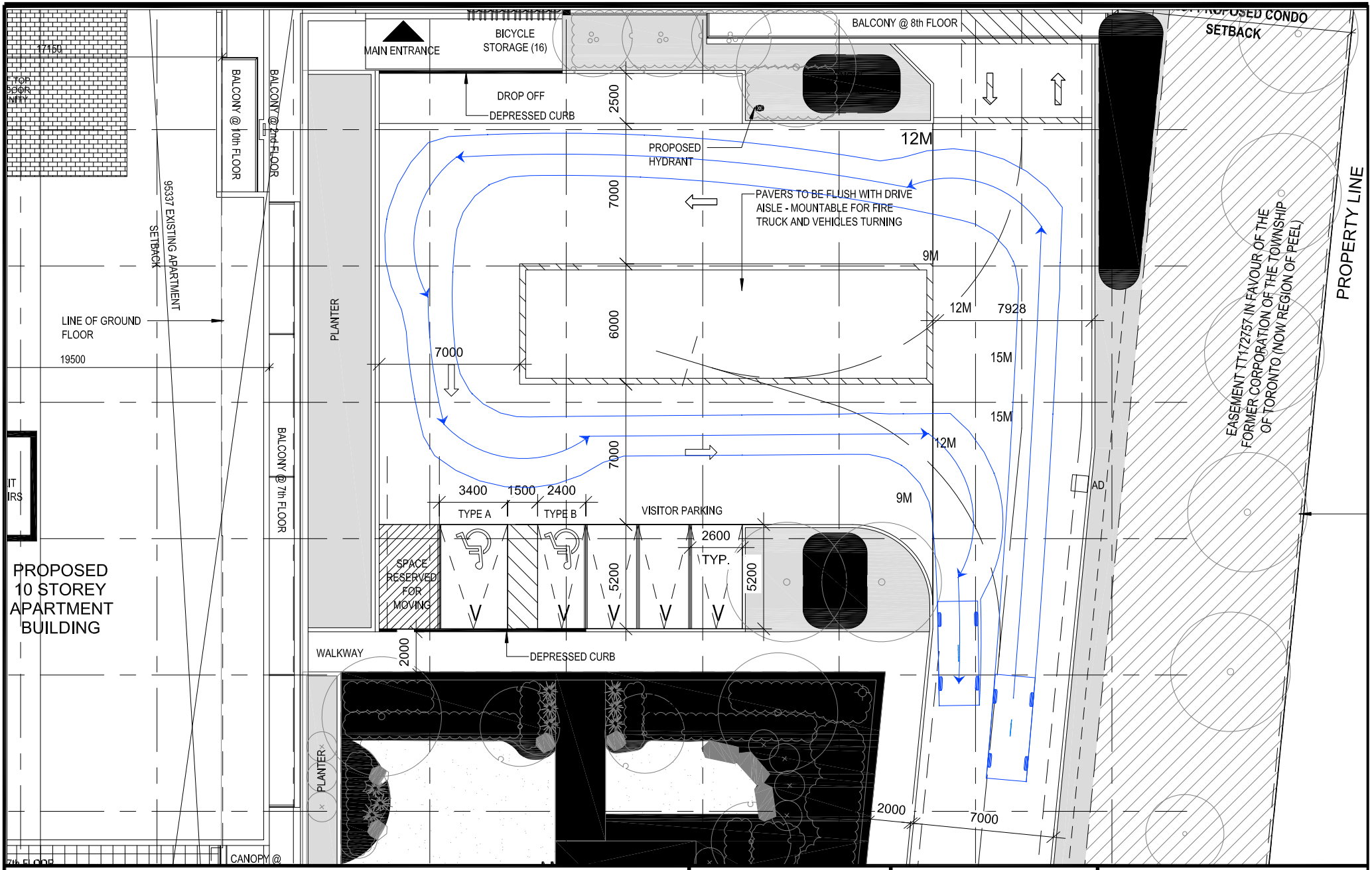
CONSTRUCTION NORTH

TRUE NORTH

Source: onespace unlimited inc.

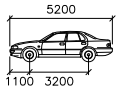
SCALE: 1:250 UNITS: mm

TRANS-PLAN™
transportation engineering consultants
67 MOWAT AVENUE, SUITE 331
TORONTO, ONTARIO, M6K 3E3
tel: (647) 931-7383
website: www.trans-plan.com



Passenger Vehicle Pick-up/Drop-off Area
Proposed Building

PROPOSED EXPANSION TO EXISTING RESIDENTIAL BUILDING,
1785 Bloor Street,
MISSISSAUGA, ON



Passenger, 5.2m

	mm
Width	: 2000
Track	: 2000
Lock to Lock Time	: 6.0
Steering Angle	: 36.2

CONSTRUCTION NORTH

TRUE NORTH

SCALE: 1:250 UNITS: mm

Source: onespace unlimited inc.

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