

520 Industrial Parkway South, Suite 201  
Aurora, Ontario L4G 6W8

Phone: 905-503-2563  
www.nexttrans.ca



NextEng Consulting Group Inc.

February 21, 2023

Southbound Developments (Oakville) Inc.  
75 Dufflaw Road, Suite 203  
Toronto, ON M6A 2W4

**Re: Transportation Impact Study – Reliance Letter  
Site Plan Application for Proposed Retirement Home Development  
2380 Lakeshore Road West, Town of Oakville  
Our Project No. NT-18-054**

---

## 1.0 INTRODUCTION

Nexttrans is pleased to present this Transportation Impact Study and Parking Justification – Reliance Letter in support of the Site Plan Application for the above noted property.

Nexttrans had completed a Traffic Study and Parking Justification Study Addendum for this application, dated January 31, 2019. The proposed development has since been updated. Based on the Site Plan dated December 15, 2022, the current development proposal is to construct a six (6)-storey retirement residence containing 156 dwelling units, and will provide 65 vehicle parking spaces. The proposed site plan is provided in **Appendix A**. This Traffic Reliance Letter summarizes and assesses the current development proposal and its expected traffic impact. The site statistics of the current development proposal are provided in **Table 1**.

**Table 1 – Site Statistics**

	January 22, 2019 Site Plan	December 15, 2022 Site Plan (Current)	Net Change
<b>No. of floors</b>	4	6	+2 floors
<b>No. of Dwelling Units</b>	113	156	+43 units
<b>Commercial GFA</b>	467 m <sup>2</sup>	467 m <sup>2</sup>	No change
<b>Vehicle Parking</b>	<b>51 Spaces</b> 39 for retirement residence 12 commercial	<b>65 Spaces</b> 52 for retirement residence 13 commercial	<b>+14 spaces</b> +13 resident +1 commercial
<b>Bicycle Parking</b>	29 spaces	4 spaces	

## 2.0 Parking Assessment

In comparison to the previous development proposal, the current site plan proposes an increase of 43 dwelling units, which will result in a change in site generated trips. The updated trip generation is summarized in **Table 2**.

**Table 2 – Site Trip Generation**

ITE Land Use <sup>1</sup>	Parameter	Morning Peak Hour			Afternoon Peak Hour		
		In	Out	Total	In	Out	Total
<b>Previous Development Proposal Jan 2019</b>							
Assisted Living (LUC 254) 113 Units	Gross New Trips	13	8	21	11	18	29
	Gross Trip Rate	0.12	0.07	0.19	0.10	0.16	0.26
Retail <sup>2</sup> 467 m <sup>2</sup> GFA	Gross New Trips	24	24	48	24	24	48
	Gross Trip Rate	2.00	2.00	4.00	2.00	2.00	4.00
<b>Total New Trips (A)</b>	<b>New Trips</b>	<b>37</b>	<b>32</b>	<b>69</b>	<b>35</b>	<b>42</b>	<b>77</b>
<b>Current Development Proposal</b>							
Assisted Living (LUC 221) 156 Units	Gross New Trips	19	10	30	16	25	41
	Gross Trip Rate	0.12	0.07	0.19	0.10	0.16	0.26
Retail <sup>2</sup> 467 m <sup>2</sup> GFA	Gross New Trips	24	24	48	24	24	48
	Gross Trip Rate	2.00	2.00	4.00	2.00	2.00	4.00
<b>Total New Trips (B)</b>		<b>43</b>	<b>34</b>	<b>78</b>	<b>40</b>	<b>49</b>	<b>89</b>
<b>Net Change in Trips (B-A)</b>		<b>+7</b>	<b>+2</b>	<b>+9</b>	<b>+5</b>	<b>+7</b>	<b>+12</b>

Notes:

1. The ITE Trip Generation Manual 10<sup>th</sup> Edition was used in accordance with the previous submission, for the purpose of consistency.
2. Retail Trips were estimated using first principles. Refer to 2019 TIS.

The current development proposal is expected to generate 78 new two-way trips (43 inbound and 34 outbound) in the AM peak hour and 89 new two-way trips (40 inbound and 49 outbound) in the PM peak hour. The Transportation Impact Study dated January 2019 determined that the study area intersections are expected to continue operating with acceptable Levels of Service (LOS) under future conditions with the proposed development built out. In addition, safety measures were recommended for the purpose of mitigating issues resulting from critical queue lengths at the eastbound and westbound through movements. While the increase in unit count is relatively large, it results in net increases of only nine (9) trips in the AM peak hour and 12 trips in the PM peak hour from the 2019 development proposal, due to the fact that retirement residences are not significant trip generators. As such, it is our opinion that the proposed changes to the site plan will have a manageable impact, and that the findings and conclusions of the traffic analysis presented in the 2019 Study are still applicable to the current development proposal.

## 3.0 Parking Assessment

The subject lands are governed under the Oakville Zoning By-law 2014-014. The parking requirements for the current development proposal are summarized in **Table 3**.

**Table 3 –Vehicle Parking Requirements (By-law 569-2013)**

Use	No. of Units / GFA	Parking rate	Parking Requirement	Proposed Parking	Difference
Retirement Home	156	0.33 spaces per dwelling unit	52	52	0
Retail	467 m <sup>2</sup>	1.0 spaces per 40 m <sup>2</sup>	12	13	+1
<b>Total</b>			<b>64</b>	<b>65</b>	<b>+1</b>

In accordance with By-law 2014-014, the proposed parking supply is adequate.

#### 4.0 CONCLUSION

The current development proposal presents an increase of 43 dwelling units from the 2019 plans, and the proposed parking supply was increased accordingly to meet the Zoning By-law requirements. The geometric design of the proposed driveway, pickup / drop-off area, parking ramp, and loading space are unchanged from the previous submission.

Based on the expected increase in site generated trips and the changes in parking supply, the findings and conclusions of the traffic analysis presented in the January 31, 2019 Transportation Impact Study are still valid and applicable to the current development proposal.

We trust the enclosed sufficiently addresses your needs. Should you have any questions, please do not hesitate to contact the undersigned.

Yours truly,

#### NEXTRANS CONSULTING ENGINEERS

Prepared by:



Janus Mora, B.Eng.  
Transportation Analyst

Reviewed and Approved by:



Richard Pernicky, MITE  
Principal

## **Appendix A - Proposed Site Plan**

# ZONING REGULATIONS

Zoning Summary	Required	Provided
Subject Site		MU1 - Mixed Use
Proposed Use		New Mixed Use Seniors Residence
Site Area		3,850.00sm - 0.95 acres
Front Yard	Min: 0.0 m / Max: 3.0 m	3.0 m
Side Yard	0.0 m	0.0 m / 5.5 m
Side Yard	0.0 m	0.0 m / 3.0 m
Rear Yard	3.0 m	3.0 m / 5.5 m
Maximum Height	Min 2 Storeys / Max 4 Storeys	4 Storeys
Min. 1st Storey Height	4.5 m	5.2 m
Building Height	7.5 m Min / 15.0 m Max	15.0 m
Landscape Buffer	3.0 m at Rear Yard	3.0 m at Rear Yard
Residential Uses	Max 15% of Street Wall Prohibited within first 9m of Street Wall	

DEVELOPMENT AREA	AREA	PERCENTAGE
O.B.C. BUILDING AREA (footprint):	2,388.00 sm	62.00%
PAVED AREA:	500.00 sm	13.00%
LANDSCAPED AREA:	962.00 sm	25.00%
		100%

# SITE STATISTICS

**APPLICANT:**  
GSAI - Glen Schnarr & Associates Inc. & Michael Spaziani Architect Inc.  
700 - 10 Kingsbridge Garden Circle & 6 Helene Street N, Suite 100  
Mississauga, ON L5R 3K6 & Mississauga, ON L5G 3B2  
TEL: 905-568-8888 ext.268 & TEL: 905 891 0691 FAX: 905 891 0514

**OWNERS:**  
Succession Development Corporation  
11 Grand River Street North  
Toronto, ON

**SITE PLAN APPLICATION NUMBER:** 24-08-0039

**ZONING:** MU1 - Mixed Use

**MUNICIPAL ADDRESS:** 2380 Lakeshore Road West

**LEGAL DESCRIPTION:** Plan of Survey showing Topographic features of Part of the Lot 27, 28, 29 and 30 Registered Plan M-8 Town of Oakville, Regional Municipality of Halton

**PROPOSED USE:** Mixed Use Seniors Residence

**SITE AREA:** 0.38 HA (3,850.00 sm)

**TOTAL PARKING REQUIRED:**

Spot Designation	Ratio (per unit)	No. of Units	No. of Spaces Req'd	No. of Spaces Prov
Dwelling Unit	0.33 per Unit	156	52 Spaces	52 Spaces Including Barrier Free
Non Residential	1 / 40sm per Non-Res.	467 sq m	12 Spaces	13 Spaces
<b>TOTAL PARKING PROVIDED:</b>				<b>65 Spaces</b>
Bike Parking Required			2 Spaces	4 Spaces

# BUILDING STATISTICS

**UNIT BREAK DOWN PER FLOOR**

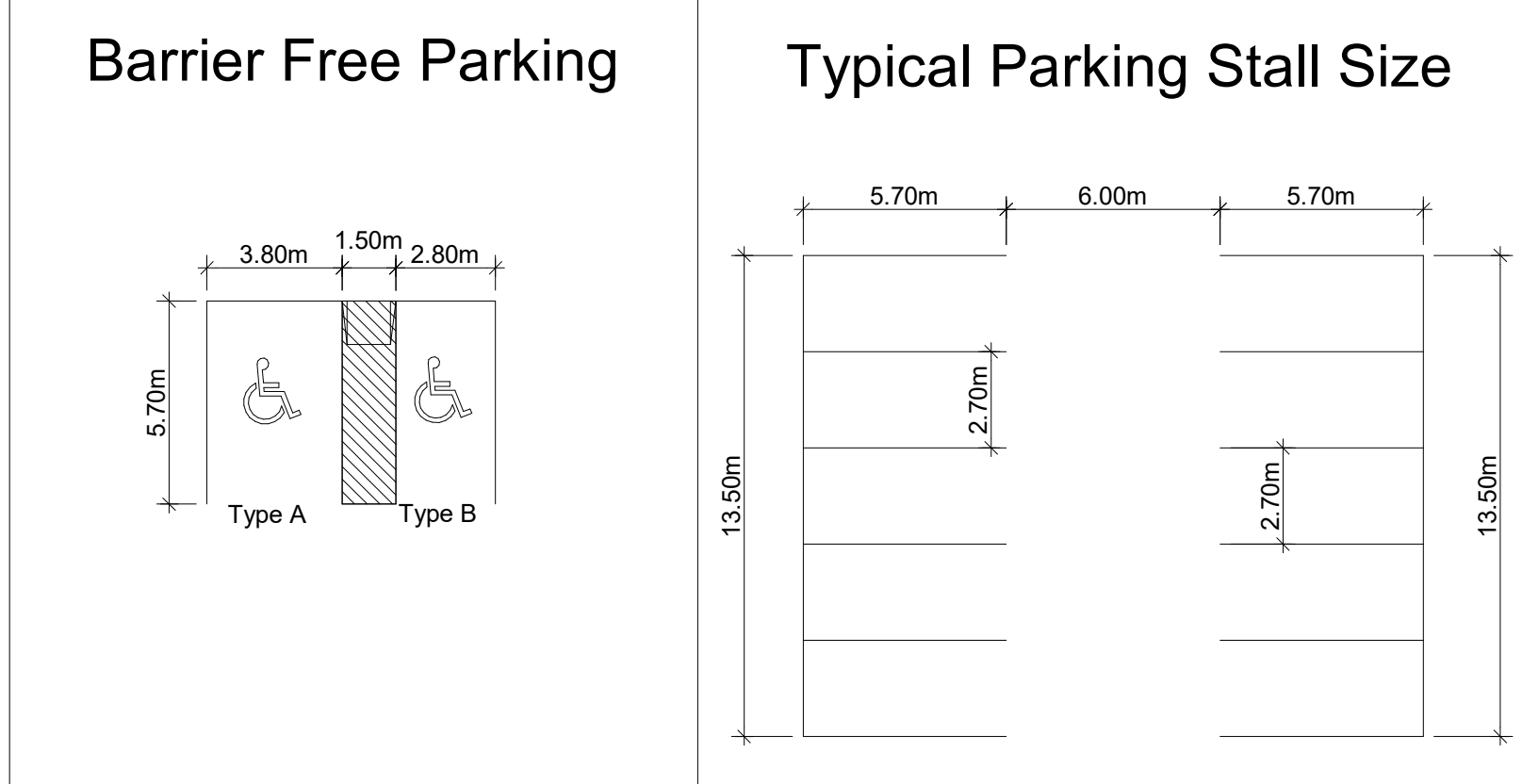
Floor	Studio	1 Bedroom / Den	2 Bedroom	Total
Ground Floor	-	-	-	-
Second Floor	28	6	0	34
Third Floor	23	10	-	33
Fourth Floor	3	21	4	28
Fifth Floor	4	20	4	28
Sub-Total:				<b>156</b>

**TOTAL UNITS PROPOSED:** 156

**GROSS FLOOR AREA**

Floor	Residential (SM)	Non-Residential (SM)	Residential (SF)	Non-Residential (SF)
Ground Floor	1,821	467	20,677	5,026
Second Floor	2,305	-	25,919	-
Third Floor	2,353	-	25,326	-
Fourth Floor	2,353	-	25,326	-
Fifth Floor	2,353	-	25,326	-
Sixth Floor	2,353	-	25,326	-
Sub-Total:	<b>13,638</b>	<b>467</b>	<b>147,900</b>	<b>5,026</b>

# PARKING



# DRAWING LEGEND

	ENTRANCE / EXIT
	LOADING DOORS
	DIRECTION OF VEHICULAR TRAFFIC
	DENOTES SIAMESE CONNECTION
	EXISTING FIRE HYDRANT
	PRIVATE PROPOSED FIRE HYDRANT

# STANDARD MUNICIPAL NOTES

At all entrances to the site, the road curb and sidewalk will be continuous through the driveway, the driveway grade will be compatible with the existing sidewalk and curb depression will be provided for each entrance.

Sidewalk to be removed and replaced as per City of Oakville standards as directed by the Engineering Department.

All underground service materials and installations to be in accordance with the City of Oakville's latest standards and codes.

All surface drainage shall be self contained, collected and discharged at a location to be approved prior to the issuance of a Building Permit. Drainage of abutting properties shall not be adversely affected.

All storm sewer materials and construction methods must correspond to current municipal and provincial standards and specifications.

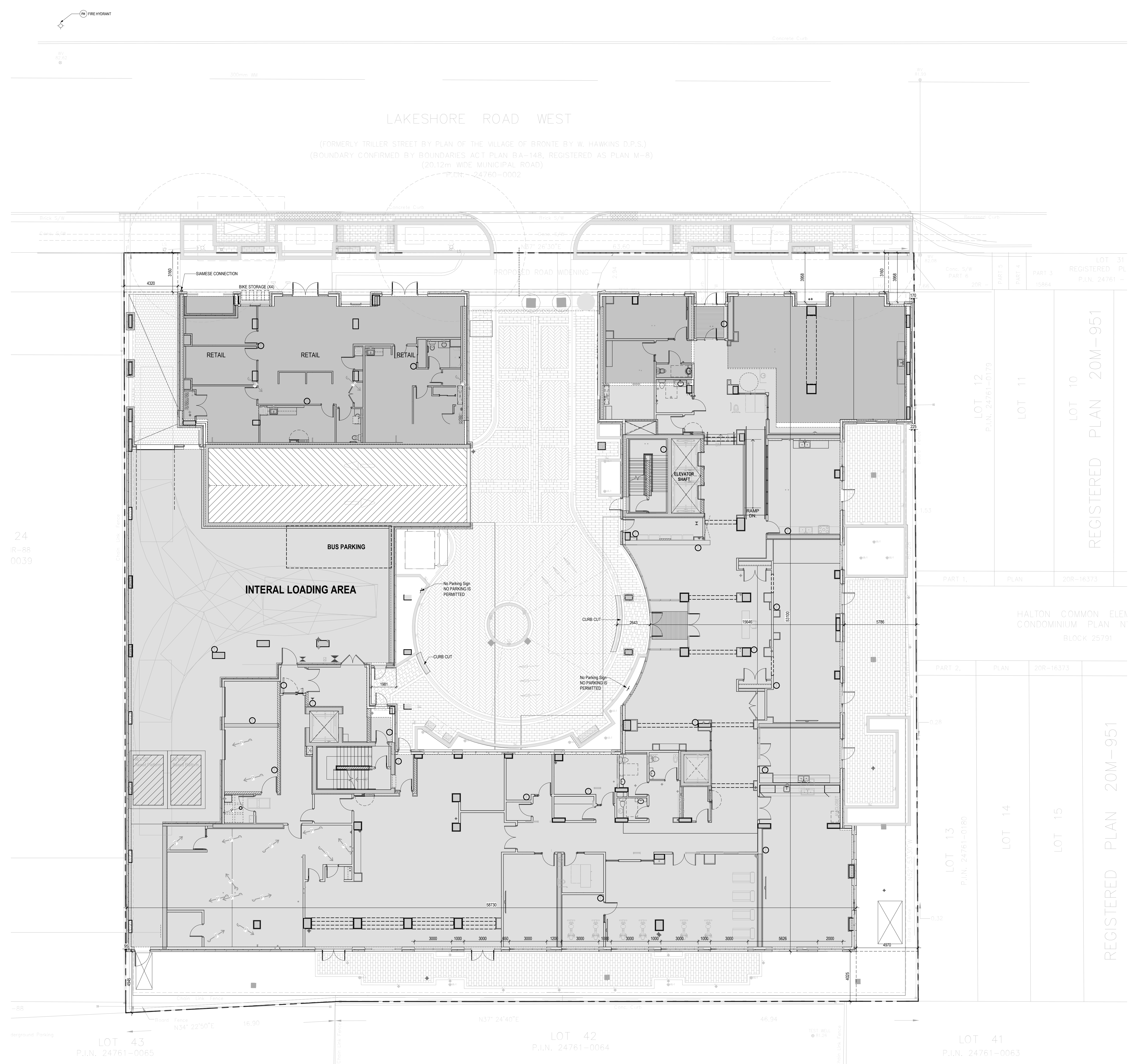
Storm sewer (and/or private sewers within right-of-way) and connections 250mm diameter and larger are to be concrete CK,ES or concrete CLII with type "B" bedding throughout except as risers, unless otherwise noted.

All catchbasin manholes are to be as OPSD Standard drawing 700.03.

Light standard is to be relocated to a location approved by the Town of Oakville.

# STANDARD DRAWING NOTES

See Landscape Drawings for coordinating details of all landscape features including fencing, snow storage, and site furniture.  
See Civil Drawings for all Grading and Serving Items  
See Site Electrical Plan for Lighting Details and Photometrics



**MSAI**  
MICHAEL SPAZIANI ARCHITECT INC.  
6 Helene Street N, Suite 100  
Mississauga, ON L5G 3B2  
T 905 891 0691 F 905 891 0514

**NORTH**

NO.	REVISIONS:	ISSUED:
6	REISSUED FOR COORD.	APR 13, 22
5	REISSUED FOR PERMIT	NOV 19, 21
4	REISSUED FOR PERMIT	JULY 26, 21
3	REISSUED FOR PERMIT	MAY 13, 21
2	ISSUED FOR PERMIT	DEC 14, 20

CLIENT:

**AMICA**  
SENIOR LIFESTYLES

PROJECT NAME:  
**BRONTE VILLAGE RETIREMENT RESIDENCE**

2368-2380 LAKESHORE RD. W.  
OAKVILLE ONT  
L6L 1H5

SHEET TITLE:  
**SITE PLAN AND STATS**

PROJECT NO. C7009	DATE: Dec. 15th, 2022
SCALE: As Indicated	SHEET NO.:
DRAWN: Author	
CHECKED: Checker	<b>A070</b>
FILE NO. C7009	