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January 11, 2021

Allan Wong, CPA, CGA
Director of Finance & Operations
Thresholds Homes and Supports
236 Victoria Street North, Unit 2A
Kitchener, ON · N2H 5C8

Re: Parking Assessment – 222 Speedvale Avenue East, Guelph

Dear Allan,

This Parking Assessment has been prepared in support of the conversion of an existing office building at 222 Speedvale Avenue East in Guelph to a Group Home use. A Site Location Plan and Site Plan are attached for context. There is a site-specific Zoning By-law requirement for 42 parking spaces for the two lots at 222 and 218 Speedvale Avenue East and the proposal includes a reduction in the number of parking spaces on the sites in order to provide the required amenity space for the Group Home use. The proposal includes 40 parking spaces.

The group home will be owned and managed by Thresholds Homes and Supports. Thresholds Homes and Supports Inc., is a recovery-oriented, community-integrated agency that focuses on improved quality of life and enhanced independence for people experiencing mental health issues by providing access to affordable housing and flexible, individualized supports.

Most of the residents who live in the housing provided by Thresholds Homes and Supports do not drive. Predominantly the parking provided on their sites is for staff and visitors, in particular in a group home setting.

The required 42 parking spaces are based on the combined existing medical clinic uses at 218 Speedvale Avenue East and the former office uses at 222 Speedvale Avenue East.

The City's Zoning By-law requires parking at a rate of one (1) space for every six (6) practitioners for medical clinic uses or one (1) space for every 15.5 s.m. of gross floor area, whichever is greater. The medical clinic has four practitioners – three dentists and one podiatrist – and a gross floor area (GFA) of 504.2 s.m. The required parking would be 24 spaces (6 spaces x 4 practitioners) based on the number of practitioners or 32 spaces (504.2 s.m. / 15.5) based on GFA. The governing requirement would be 32 parking spaces.

The City's Zoning By-law requires parking at a rate of one (1) space for every 33 s.m. of GFA for office uses. The building at 222 Speedvale Avenue East, which was an office use, has a GFA of 324.6 s.m. and would require 10 spaces ($324.6 \text{ s.m.} / 33$). The combined requirement of the two uses is 42 spaces (32 for 218 Speedvale Avenue East and 10 for 22 Speedvale Avenue East).

The Group Home use has a Zoning By-law requirement of one (1) space per building plus one (1) space per staff. There will be three staff in the new group home, so the required number of parking spaces would be four (1 for the building + 3 staff). The total requirement for the two sites at 218 and 222 Speedvale Avenue East would be 36 spaces (32 for the existing medical clinic plus four for the group home) in accordance with the City's general Zoning By-law requirements.

The proposed provision of 40 spaces is appropriate given that the City's general Zoning By-law requirements would be provided for the proposed uses and the proposed group home requires less parking than the previous office use.

If you have any questions about the information in this letter, please contact me to discuss.

Sincerely,



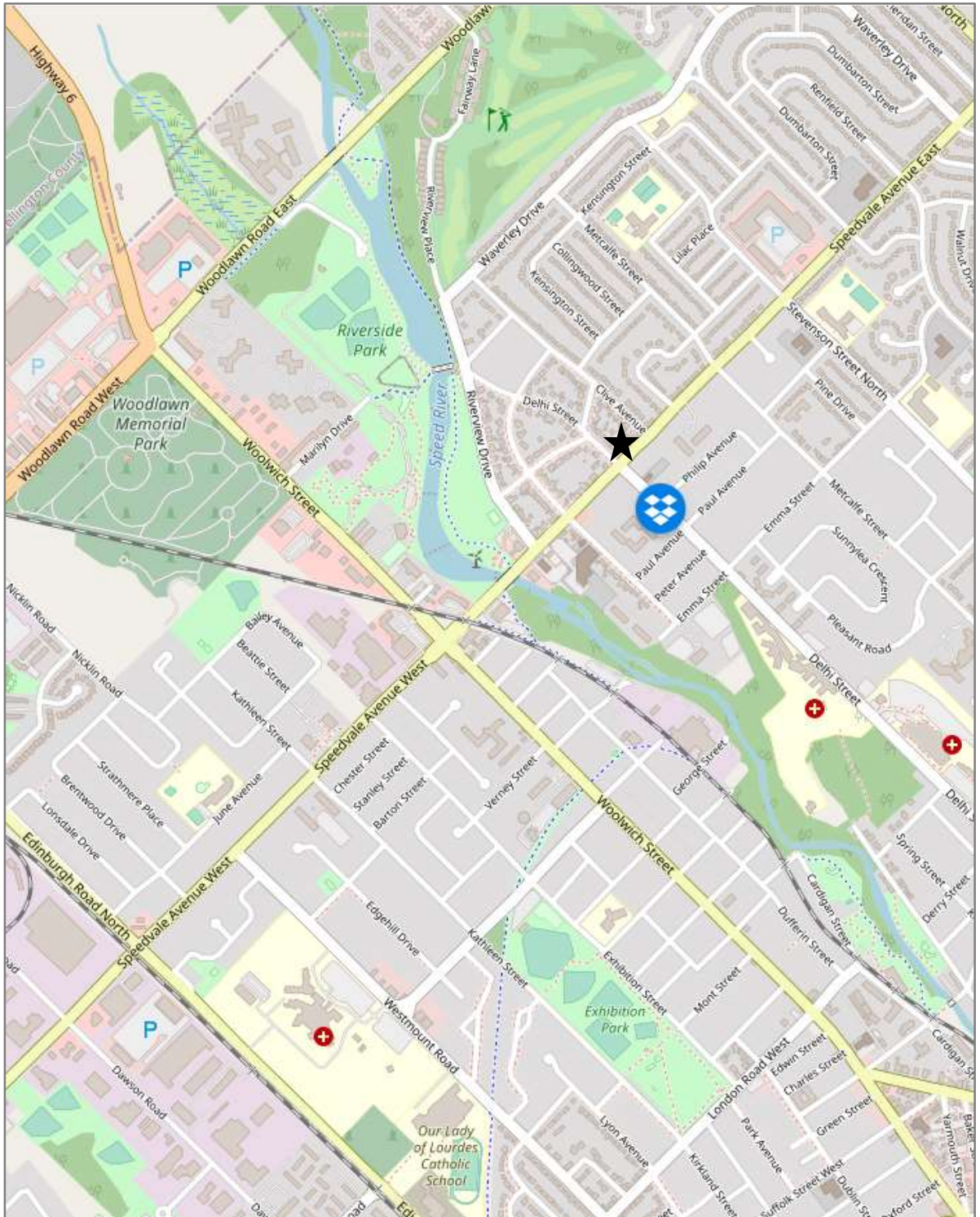
Julia Salvini, MEng, PEng
President

Attach: Site Location Plan
 Site Plan



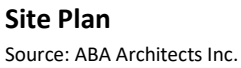
Attachments





Site Location Plan

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Source: ABA Architects Inc.