



## MEMO

**TO:** Mark Liddy, P.Eng., 91 Eglinton Limited Partnership

**FROM:** Sharon Sterling, MCIP, RPP, Manager of Traffic Management and Parking, WSP  
David Lukezic, M.Eng., LEL, RPP, Project Manager, WSP

**SUBJECT:** 91 Eglinton Avenue and 5055 Hurontario Street Transportation Study - Updated Site Plan

**DATE:** January 16, 2019

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Dear Mr. Liddy,

WSP completed a Transportation Study, dated September 11<sup>th</sup>, 2018, for the proposed high-rise residential development located at 91 Eglinton Avenue and 5055 Hurontario Street, in the City of Mississauga.

Since the submission of the Transportation Study, an increase of 88-residential unit and an additional access to Thornwood Drive have been proposed for Phase 4 of the subject lands as a result of the addition of the 131 Eglinton Avenue lands to the subject property. This memorandum provides an overview of changes to the findings of the September 2018 Transportation Study as it relates to traffic impact and parking.

Please refer to **Figure 1** for the updated Site Plan dated January 10<sup>th</sup>, 2019. Please refer **Appendix A** to for the updated site statistics.

### UPDATED RESIDENTIAL UNIT BREAKDOWN

The updated site plan consists of 2,668 residential units, an increase of 88 units compared to the 2580 residential units assessed within the September 2018 study. Please refer to **Table 1** below for the updated residential unit distribution per phase.

*Table 1 Updated Site Statistics*

Development Phases	September 2018 Study Unit Count	Updated January 10 <sup>th</sup> , 2019 Unit Count
Phase 1 (Tower A & B)	921 units	921 units
Phase 2 (Tower D)	434 units	434 units
Phase 3 (Tower E & F)	740 units	740 units
Phase 4 (Tower G)	485 units	573 units
<b>Overall Development</b>	<b>2580 units</b>	<b>2668 units</b>

Based on the above residential unit breakdown, the increase in unit count occurred solely for the Phase 4 development. Please refer to the section below for an assessment of the residential unit increase with regards to the proposed development trip generation.

### **UPDATED TRIP GENERATION AND ASSOCIATED IMPACTS**

As per the 88-residential unit increase within Phase 4 of the proposed development, an updated trip generation assessment was completed. Please refer to **Table 2** below for the updated proposed development trip generation during the weekday AM and PM peak hours, derived as within the September 2018 study.

*Table 2 Updated Site Trip Generation*

Land Use	Basis/Parameter	Vehicle Trips			
		Weekday A.M. Peak Hour		Weekday P.M. Peak Hour	
		Inbound	Outbound	Inbound	Outbound
<b>Residential Phase 1 &amp; 2 (1,355 Units)</b>	ITE Land Use 222 (Multifamily Housing)	67	326	314	155
	Non-Auto Trip Reduction	(13)	(104)	(79)	(23)
<b>Phase 1 &amp; 2 Subtotal</b>		<b>53</b>	<b>221</b>	<b>236</b>	<b>132</b>
<b>Residential Phase 3 &amp; 4 (1,225 Units)</b>	ITE Land Use 222 (Multifamily Housing)	65	316	305	150
	Non-Auto Trip Reduction	(13)	(101)	(76)	(23)
<b>Phase 3 &amp; 4 Subtotal</b>		<b>52</b>	<b>215</b>	<b>229</b>	<b>128</b>
<b>Total (Updated January 10<sup>th</sup>, 2019 Plan)</b>		<b>105</b>	<b>436</b>	<b>465</b>	<b>260</b>
<b>Total (September 2018 Study)</b>		<b>101</b>	<b>422</b>	<b>450</b>	<b>251</b>
<b>Incremental Trip Generation Increase</b>		<b>4</b>	<b>14</b>	<b>15</b>	<b>9</b>

As per the above table, the proposed unit increase is projected to increase the overall development trip generation by 18 trips during the weekday AM peak hour (4 inbound trips and 14 outbound trips) and by 24 trips during the weekday PM peak hour (15 inbound trips and 9 outbound trips). Therefore, the proposed residential unit increase is projected to create a minor increase in site generate trips of approximately 3% during both the AM and PM peak hours.

This increase in trip generation is minor and is projected to have negligible impacts on the boundary road network intersection operations. Therefore, the traffic operations analysis findings and recommendations from the September 2018 study would not change.

## UPDATED PARKING SUPPLY

As per the September 2018 study, parking supply requirement rates were recommended based on residential unit size and phasing as follows:

- 0.8 spaces/unit for bachelor units
- 0.9 spaces/unit for one-bedroom units
- 1.0 spaces/unit for two-bedroom units
- 1.3 spaces/unit for three-bedroom units; and
- 0.15 spaces/unit for visitors for phases 1 and 2
- 0.10 spaces/unit for visitors for phases 3, and 4

Based on the updated residential unit count proposed, WSP completed a review of the proposed parking supply using on the recommended parking rates. The proposed supply of 3,246 spaces is acceptable and will accommodate the additional residential units.

## UPDATED BICYCLE PARKING SUPPLY

As per the increased residential unit count, please refer to **Table 3** below for the updated bicycle parking supply review. Bicycle parking requirements were provided by the City through DARC comments, as documented in the September 2018 study.

*Table 3 Updated Bicycle Parking Supply Review*

Bicycle Parking Requirement		Proposed Number of Bicycle Parking Spaces	Required Number of Bicycle Parking Spaces
Residential (Long-term)	0.8/unit	2,255	2,135
Residential (Short-term)	6 (total)		6
Total	-		2,141

As per the above table, the proposed bicycle parking supply exceeds the minimum requirements. The bicycle parking demand related to the additional 88-residential units will be accommodated within the subject lands.

## CONCLUSION

In conclusion, the proposed development Phase 4 unit increase of 88 dwelling unit is not projected to alter the findings and recommendations made as part of the September 2018 study. The dwelling unit increase is projected to have a negligible impact on traffic operations at the study intersections, and the associated increase in vehicular and bicycle parking demand are projected to be accommodated on-site.

Should you have any questions about the contents of this memorandum, please do not hesitate to contact us.

WSP

Attachments

*Figure 1*

*Appendix A*

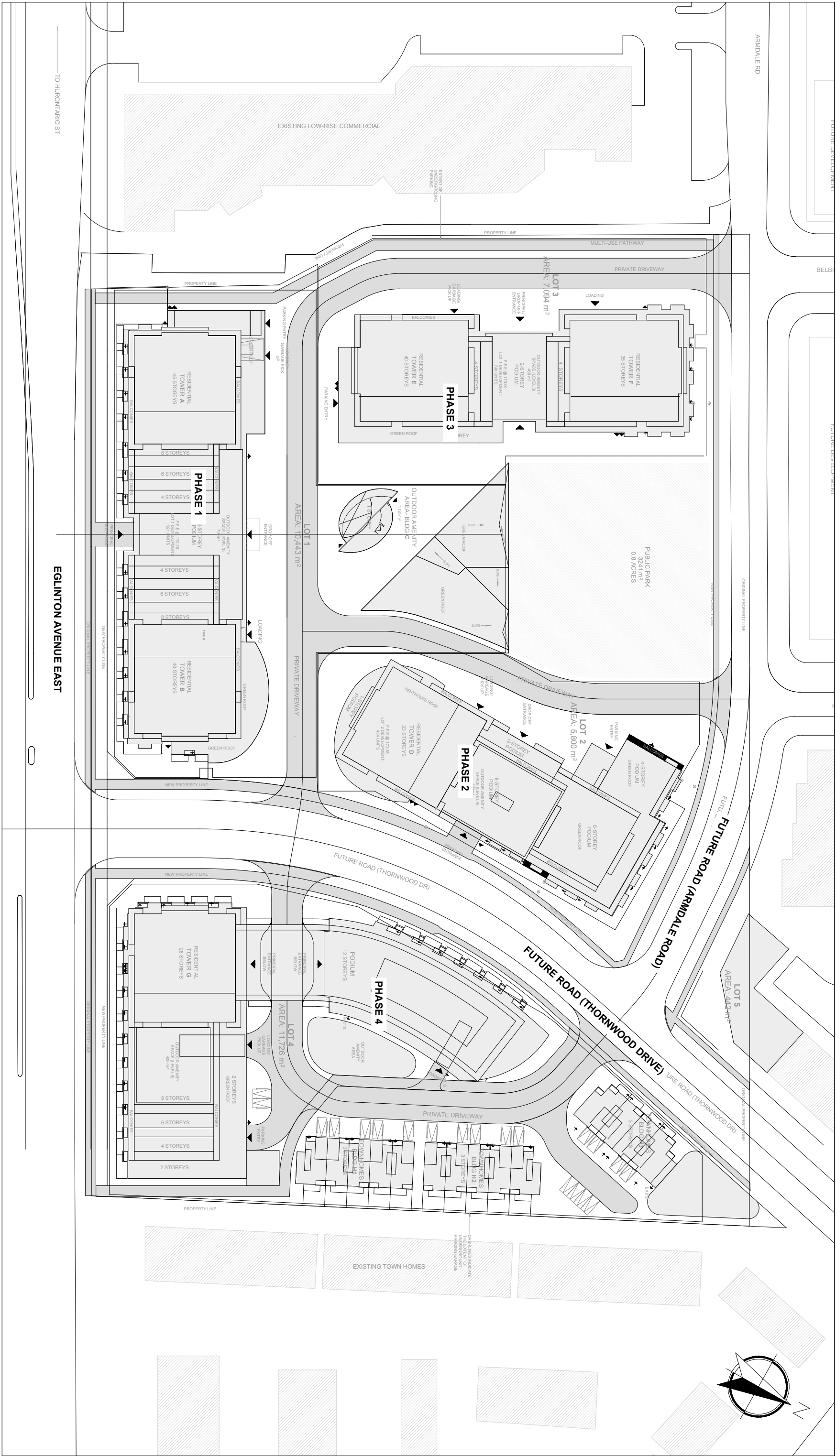
*Updated Site Plan*

*Updated Site Statistics*

# FIGURES







Source: RZ-01b.dwg, from DIALOG, received January 10, 2019

Scale: 1:1000

Figure 1  
Updated Site Plan  
91 Eglinton Avenue East - Technical Memorandum





# APPENDIX

**A**

SITE

STATISTICS



# PROJECT STATISTICS

91 EGLINTON Ave E  
Proposed Residential Development  
Mississauga Ontario

January 10, 2019

Revision 1

Project No. 11153T0100

1.1 Site Areas

	acres	sq.m.	sq.ft.
Existing Total Site Area	11.93	48,298.70	519,883
Proposed Public Conveyances	3.16	12,794.77	137,722
Net Consolidated Site Area	8.77	35,503.93	382,161.15

Based on Total Site Area - Land to be Given to City Parks - Land to be Given for New Road and Road Widening

1.2 Floor Space Index (FSI)

	FSI
	5.96

public roads and Public park excluded from site area for fsi calculation

2.0 Gross Floor Area (GFA)

City of Mississauga Zoning By-law Revised: 2013 December 31 defines GFA the sum of the areas of each storey of a building above or below established grade, measured from the exterior of outside walls of the building including floor area occupied by interior walls but excluding any part of the building used for mechanical floor area, stairwells, elevators, motor vehicle parking, bicycle parking, storage lockers, below-grade storage, any enclosed area used for the collection or storage of disposable or recyclable waste generated within the building, common facilities for the use of the residents of the building, a day care and amenity area.

overall GFA

	Levels	sq.m.	sq.m.	sq.ft.
			211,707.29	2,278,798

2.1 Proposed Residential GFA- LOT 1: TOWER A, B, and C

		Levels	sq.m.	sq.m.	sq.ft.
Level	1	1 x	1,906.77	1,906.77	20,524
Level	2	1 x	2,092.27	2,092.27	22,521
Tower A					
Levels	3	1 x	980.59	980.59	10,555
Levels	4	1 x	1,128.77	1,128.77	12,150
Levels	5 to 6	2 x	984.65	1,969.29	21,197
Levels	7 to 8	2 x	866.19	1,732.38	18,647
Levels	9 to 45	37 x	795.00	29,415.00	316,620
Tower B					
Levels	3	1 x	980.59	980.59	10,555
Levels	4	1 x	1,128.77	1,128.77	12,150
Levels	5 to 6	2 x	984.65	1,969.29	21,197
Levels	7 to 8	2 x	866.19	1,732.38	18,647
Levels	9 to 40	32 x	795.00	25,440.00	273,834
Below Grade					
Levels	P1	1 x	160.00	160.00	1,722
Levels	P2 to P5	4 x	110.00	440.00	4,736
Total		45		71,076.10	765,057

2.2 Proposed Residential GFA- LOT 2: TOWER D

		Levels	sq.m.	sq.m.	sq.ft.
Level	1	1 x	1,230.51	1,230.51	13,245
Level	2	1 x	2,095.88	2,095.88	22,560
Levels	3 to 4	2 x	2,326.91	4,653.83	50,093
Levels	5 to 6	2 x	1,870.25	3,740.50	40,262
Levels	7 to 8	2 x	1,403.73	2,807.45	30,219
Levels	9	1 x	629.18	629.18	6,772
Levels	10 to 33	24 x	795.00	19,080.00	205,375
Below Grade					
Levels	P1	1 x	110.00	110.00	1,184
Levels	P2 to P4	3 x	60.00	180.00	1,938
Total		33		34,527.35	371,649

2.3 Proposed Residential GFA- LOT 3: TOWER E AND F

		Levels	sq.m.	sq.m.	sq.ft.
Level	1	1 x	944.58	944.58	10,167
Level	2	1 x	2,192.70	2,192.70	23,602
Tower E					
Levels	3	1 x	626.95	626.95	6,748
Levels	4	1 x	866.33	866.33	9,325
Levels	5 to 40	36 x	795.00	28,620.00	308,063
Tower F					
Levels	3	1 x	626.95	626.95	6,748
Levels	4	1 x	866.33	866.33	9,325
Levels	5 to 35	31 x	795.00	24,645.00	265,277
Below Grade					
Levels	P1	1 x	160.00	160.00	1,722
Levels	P2 to P5	4 x	110.00	440.00	4,736
Total		40		59,988.84	645,715

2.4 Proposed Residential GFA- LOT 4: TOWER G

		Levels	sq.m.	sq.m.	sq.ft.
Tower G					
Level	1	1 x	2,225.00	2,225.00	23,950
Level	2	1 x	2,529.00	2,529.00	27,222
Levels	3	1 x	2,482.00	2,482.00	26,716
Levels	4	1 x	2,541.00	2,541.00	27,351
Levels	5	1 x	2,398.00	2,398.00	25,812
Levels	6	1 x	3,057.00	3,057.00	32,905
Levels	7 to 8	2 x	2,914.00	5,828.00	62,732
Levels	9	1 x	2,317.00	2,317.00	24,940
Levels	10	1 x	2,427.00	2,427.00	26,124
Levels	11 to 12	2 x	2,150.00	4,300.00	46,285
Levels	13 to 28	16 x	795.00	12,720.00	136,917
Town homes H					
Level	1	1 x	803.00	803.00	8,643
Levels	2 to 3	2 x	1,079.00	2,158.00	23,229
Below Grade					
Levels	P1 to P3	3 x	110.00	330.00	3,552
Total		28		46,115.00	496,378

2.5 Proposed GFA

	sq.m.	sq.ft.
Total Residential GFA	211,707.29	2,278,798
Total	211,707.29	2,278,798

3.0 Amenity Area

3.1 Total Amenity Area PROPOSED (Indoor & Outdoor)

	Total Units	Ratio (sq.m.) (Overall Average Ratio)	sq.m.	sq.ft.
Total Total Amenity Area PROPOSED (Indoor & Outdoor)	2668 x	5.01 m²/unit	13,356.00	143,763

3.2 Lot 1- Tower A&B- Amenity Area Provided		Outdoor Amenity Area		Indoor Amenity Area		Total Amenity Area	
		sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.
Level	1	0.00	0	1,466.00	15,780	1,466.00	15,780
Level	2	0.00	0	822.00	8,848	822.00	8,848
Level	3	706.00	7,599	316.00	3,401	1,022.00	11,001
Total		706.00	7,599	2,604.00	28,029	3,310.00	35,629

3.3 Lot 1- BLDG C- Amenity Area Provided		Outdoor Amenity Area		Indoor Amenity Area		Total Amenity Area	
		sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.
Level	1	1,125.00	12,109	150.00	1,615	1,275.00	13,724
Level	P1	244.00	2,626	2,471.00	26,598	2,715.00	29,224
Total		1,369.00	14,736	2,621.00	28,212	3,990.00	42,948
Lot 1 Provided Ratio Per Unit		7.93 Includes Lot 1 Tower A, and B and Building C (3.2&3.3)					

3.4 Lot 2- Tower D- Amenity Area Provided		Outdoor Amenity Area		Indoor Amenity Area		Total Amenity Area	
		sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.
Level	1	0.00	0	1,159.00	12,475	1,159.00	12,475
Level	9	500.00	5,382	166.00	1,787	666.00	7,169
Total		500.00	5,382	1,325.00	14,262	1,825.00	19,644
Lot 2 Provided Ratio Per Unit		4.21					

3.5 Lot 3- Tower E&F- Amenity Area Provided		Outdoor Amenity Area		Indoor Amenity Area		Total Amenity Area	
		sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.
Level	1	0.00	0	1,218.00	13,110	1,218.00	13,110
Level	3	469.00	5,048	478.00	5,145	947.00	10,193
Total		469.00	5,048	1,696.00	18,256	2,165.00	23,304
Lot 3 Provided Ratio Per Unit		2.93					

3.6 Lot 4- Tower G- Amenity Area Provided		Outdoor Amenity Area		Indoor Amenity Area		Total Amenity Area	
		sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.
Level	1	435.00	4,682	1,101.00	11,851	1,536.00	16,533
Level	9	420.00	4,521	110.00	1,184	530.00	5,705
Total		855.00	9,203	1,211.00	13,035	2,066.00	22,238
Lot 4 Provided Ratio Per Unit		3.61					

3.7 Total Amenity Area Provided

	sq.m.	sq.ft.
Indoor	9,457.00	101,794
Outdoor	3,899.00	41,968
Total	13,356.00	143,763

4.0 Unit Count

4.1 Estimated Unit count- LOT 1: TOWER A AND B

		Levels	Unit/ Level	Units
Level	1	1 x	16	16
Level	2	1 x	23	23
Tower A				
Level	3	1 x	12	12
Level	4	1 x	15	15
Levels	5 to 6	2 x	14	28
Levels	7 to 8	2 x	12	24
Levels	9 to 18	10 x	12	120
Levels	19 to 45	27 x	10	270
Tower B				
Level	3	1 x	12	12
Level	4	1 x	15	15
Levels	5 to 6	2 x	14	28
Levels	7 to 8	2 x	12	24
Levels	9 to 15	7 x	12	84
Levels	16 to 40	25 x	10	250
Total		45		921

4.2 Estimated Unit count- LOT 2: TOWER D

		Levels	Unit/ Level	Units
Level	1	1 x	9	9
Level	2	1 x	25	25
Levels	3 to 4	2 x	28	56
Levels	5 to 6	2 x	24	48
Levels	7 to 8	2 x	18	36
Level	9	1 x	8	8
Levels	10 to 15	6 x	12	72
Levels	16 to 33	18 x	10	180
Total		33		434

4.3 Estimated Unit count- LOT 3: TOWER E AND F

		Levels	Unit/ Level	Units
Level	1	1 x	5	5
Level	2	1 x	23	23
Tower E				
Levels	3	1 x	9	9
Levels	4	1 x	12	12
Levels	5 to 40	36 x	10	360
Tower F				
Levels	3	1 x	9	9
Levels	4	1 x	12	12
Levels	5 to 35	31 x	10	310
Total		40		740

4.4 Estimated Unit count- LOT 4: TOWER G

		Levels	Unit/ Level	Units
Tower G				
Level	1	1 x	17	17
Level	2	1 x	27	27
Levels	3	1 x	35	35
Levels	4	1 x	33	33
Levels	5	1 x	31	31
Levels	6	1 x	40	40
Levels	7 to 8	2 x	38	76
Levels	9	1 x	30	30
Levels	10	1 x	32	32
Levels	11 to 12	2 x	31	62
Levels	13 to 20	8 x	12	96
Levels	21 to 28	8 x	10	80
Town homes H		1 x	14	14
Total		28		573

4.5 Estimated Total Unit count

		Units
Total Units		2,668

5.0 **Parking**

5.0.1 **proposed parking requirement**

Unit Type	Proposed Unit mix	Proposed Parking Requirement Ratio
Bachelor or suite	5%	0.80 /unit
1BD	60%	0.90 /unit
2BD	25%	1.00 /unit
3BD	10%	1.30 /unit
4BD	0%	NA
Visitors	NA	0.15 /unit
Total	100%	1.11

5.1 **Parking Required- Lot 1- Tower A&B** (Based on proposed parking ratio 1.11)

	Parking Ratio	Parking Spaces
Residents	921 x 0.96 /unit	885
Visitors	921 x 0.15 /unit	139
Total	921.00 1.11	1,023

5.2 **Parking Required- Lot 2- Tower D** (Based on proposed parking ratio 1.11)

	Parking Ratio	Parking Spaces
Residents	434 x 0.96 /unit	417
Visitors	434 x 0.15 /unit	66
Total	434.00 1.11	482

5.3 **Parking Required- Lot 3- Tower E&F** (Based on proposed parking ratio 1.11)

	Parking Ratio	Parking Spaces
Residents	740 x 0.96 /unit	711
Visitors	740 x 0.15 /unit	111
Total	740.00 1.11	822

5.4 **Parking Required- Lot 4- Tower G** (Based on proposed parking ratio 1.11)

	Parking Ratio	Parking Spaces
Residents	573 x 0.96 /unit	551
Visitors	573 x 0.15 /unit	86
Total	573.00 1.11	637

5.5 **Parking Provided - lot 1 Tower A&B**

	Residents	Visitors	BF Type A*	BF Type B*	Parking Spaces
Surface	0	0			0
Level P1	12	139	7	10	151
Level P2	245		6	9	245
Level P3	253				253
Level P4	253				253
Level P5	253				253
Total	1,016	139	13	19	1,155

5.6 **Parking Provided - lot 2 Tower D**

	Residents	Visitors	BF Type A*	BF Type B*	Parking Spaces
Surface	0	0	0	0	0
Level P1	34	66	3	3	100
Level P2	107		3	3	107
Level P3	107		0	0	107
Level P4	107		0	0	107
Level P5	107		0	0	107
Total	462	66	6	6	528

5.7 **Parking Provided - lot 3 Tower E&F**

	Residents	Visitors	BF Type A*	BF Type B*	Parking Spaces
Surface	0	0	0		0
Level P1	0	133	6	5	133
Level P2	168		4	5	168
Level P3	168				168
Level P4	168				168
Level P5	168				168
Level P6	134				134
Total	806	133	10	10	939

\* Included in Resident and Visitor parking spaces

5.8 **Parking Provided - lot 4 Tower G**

	Residents	Visitors	BF Type A*	BF Type B*	Parking Spaces
Surface	28	6	0		34
Level P1	153	80	5	8	246
Level P2	239		5	8	252
Level P3	118				118
Total	538	86	10	16	650

6.0 **Bicycle Parking**

6.1 **Total Bicycle Parking Required**

	No. of Units	Ratio	Bicycle Parking Spaces
Residents	2668 x	0.68 /unit	1,814
Visitors	2668 x	0.07 /unit	187
Total Total Bicycle Parking Required			2,001

6.2 **Bicycle Parking Provided - lot 1**

			Bicycle Parking Spaces
Level	1	Outdoor	0
Level	1	Indoor	0
Level	P1	indoor	722
Total Bicycle Parking Provided - lot 1			722

6.3 **Bicycle Parking Provided - lot 2**

			Bicycle Parking Spaces
Level	1	Outdoor	0
Level	1	Indoor	0
Level	P1	indoor	389
Total Bicycle Parking Provided - lot 2			389

6.4 **Bicycle Parking Provided - lot 3**

			Bicycle Parking Spaces
Level	1	Outdoor	0
Level	1	Indoor	0
Level	P1	indoor	779
Total Bicycle Parking Provided - lot 3			779

6.5 **Bicycle Parking Provided - lot 4**

			Bicycle Parking Spaces
Level	1	Outdoor	0
Level	1	Indoor	0
Level	P1	indoor	365
Total Bicycle Parking Provided - lot 4			365

6.6 **Total Bicycle Parking Provided**

	No. of Units	Total Ratio Provided	Bicycle Parking Spaces
Total Total Bicycle Parking Provided	2668 x	0.80 /unit	2,255

