

LEA Consulting Ltd. 625 Cochrane Drive, 9th Floor Markham, ON, L3R 9R9 Canada T | 905 470 0015 F | 905 470 0030 W W W.LEA.CA

June 3rd, 2019

Reference Number: 20021/200

Mr. Babak Akbari Balder Corporation 5140 Yonge Street, Unit 1530 Toronto, ON M2N 6L7

Dear Mr. Akbari:

RE: Traffic Impact Study Update Addendum Proposed Residential Development 325 University Avenue West, Town of Cobourg

LEA Consulting Ltd. has been retained by Balder Corporation as the Transportation Consultant for the proposed residential development at 315-325 University Ave W in the Town of Cobourg (herein referred to as the subject site). A Transportation Impact Study (TIS), dated April 2019, and a Parking Addendum letter dated May 23, 2019 were previously submitted in support of the proposed development.

As discussed in the Parking Addendum letter, according to the latest site plan, the number of units proposed for the subject site remains unchanged as 71 units and parking at the subject site is supplied at a rate of 1.13 spaces/unit. Of note it is assumed that number of required parking spaces will be rounded to the nearest whole number resulting in 80 parking spaces. It should be mentioned that 20% of the dwelling units will be in form of affordable housing. The parking supply rate for the affordable units is 0.65 spaces per unit according to the parking addendum letter recommendations. The parking supply rate for the rest of the units is proposed to be consistent to the Zoning By-law requirements. As a result, it was concluded in the parking addendum letter that considering the 20% share of affordable units, easily accessible services and amenities available to future residents of the proposed development using active modes of transport, future improvements of public transit, relief from the Town of Cobourg's current zoning by-law would be reasonable. This conclusion was further confirmed by TTS data and proxy survey results.

The potential traffic impacts are still consistent to the Transportation Impact Study, dated April 2019 which indicated that the proposed development will generate less than 30 trips during the studied peak hours. Delay experienced by the intersection movements is not expected to increase significantly from the future background traffic condition. As such, the proposed development is expected to have minimal impact on the studied network.

As for the Site Plan Application submission, a functional design review was conducted on the proposed loading space for garbage collection and delivery trucks, and underground parking ramp to ascertain the functionality of the transportation elements of the site and site circulation as provided in Appendix A.





Of note, A loading space is not required for residential uses according to the Town's Zoning By-law. One loading space is provided at the subject site which meets the minimum requirements.

Yours truly, LEA CONSULTING LTD.

Pirooz Davoodnia, M.A.Sc.,

Senior Transportation Planner/Modeller

Encl. Appendix A: Functional Design Review Drawings



APPENDIX A

Functional Design Review Drawings



CANADA | INDIA | AFRICA | ASIA | MIDDLE EAST













DRAWING NAME: C:\Users\DTat\appdata\local\temp\AcPublish_13552\20021WF003.dwg