

**PROPOSED CONDOMINIUM  
233, 249, 261 COLDWATER ROAD WEST  
ORILLIA, ONTARIO**

**PARKING JUSTIFICATION STUDY**

PROJECT NO. n2123

*Prepared By:*



**n Engineering Inc**  
9120 Leslie Street, Suite-208  
Richmond Hill, Ontario L4B 3J9  
T: 905-597-5937  
<https://www.nengineering.com>

**September 23, 2022**

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## 1 Introduction

n Engineering Inc. is pleased to submit this parking justification study in regards to the parking reduction for the proposed development. This study reviews the following main aspects of the proposed residential development from a transportation engineering perspective:

- The City of Orillia minimum parking requirements for the proposed development;
- Parking Analysis of a Proxy Site to compare supply and demand;
- The suitable commercial uses that can be accommodated by the proposed parking supply.

The purpose of this study was to review several potential uses for the development and make recommendations for the most appropriate uses based on parking requirements, as well as frequency of visits. A Terms of Reference (TOR) was approved by the City to follow for the study as the guideline criteria. Refer to Appendix A for email correspondence.

## 2 Site Description and Assessments

The site is located at 233,249 and 261 Coldwater Road, Orillia, Ontario. Coldwater Road is the major arterial road that runs east to west and is located at north of the proposed site. There are existing residential and commercial properties in the east, west and north directions of the proposed development. The location is illustrated from Google Map in Figure 1.



Figure 1 - Site Location

The subject property is zoned as Residential Five (R5) as per Zoning By-Law (ZBL) No. 2014-44.

The existing subject property consists of a grass land. Figure 2 shows the existing street view conditions.



Figure 2 - Existing Conditions Street View via Google Maps

### 3 Proposed Development

As per the site plan prepared by n Architecture Inc., the proposed commercial development details are as follows:

- A proposed condominium building consists of 225 units with a gross floor area of 22008.67 m<sup>2</sup>
- Proposed total 265 parking spaces
- One full movement entrance from Coldwater Road West.

The proposed site plan dated August 09<sup>th</sup>, 2022 prepared by n Architecture Inc. is attached in Appendix E.

As per the site plan, proposed parking space calculations following City's Zoning By-Law are summarized in Table 1.

**Table 1 - Parking Space Calculations**

<b>Parking Calculation</b>		
	<b>Required</b>	<b>Proposed</b>
Residential Units - 225 Units 1.5 Spaces per Unit (2.7 m x 6.0 m)	338	265
Accessible Parking Space (Type A - 3.4 m x 6.0 m)	4	4
Accessible Parking Space (Type B - 2.4 m x 6.0 m)	5	5
<b>Total Parking Spaces</b>	<b>338 (inch 9 B/F)</b>	<b>265 (inch 9 B/F)</b>
Visitor Parking (25% of Parking Spaces)	85	23
Bicycle Parking 1/10 Parking Spaces	34	34

Table 1 show that a minimum 338 parking spaces are required and 265 are being provided. Therefore there is a deficiency of 73 parking spaces (21.5%). The following sections in this report will provide detailed explanations based on real parking survey data to justify the number of provided parking spaces will be sufficient to meet the demand for the proposed development.

## 4 Parking Survey Methodology

As per the approved Terms of Reference, this parking study included a proxy site parking survey at the existing Condominium building to determine the parking occupancy rate. This proxy site is 4 km away from the site area of the proposed development. It has similar building and site layout. This proxy site was confirmed with the staff at the parking review committee for the City of Orillia.

Further investigation was required to meet Zoning by-law requirements.

A qualified staff member from n Engineering Inc. conducted a two day parking survey. The member was on site at Panoramic Point - 354 Atherley Rd, Orillia, Ontario. The details of the parking surveys are described below:

### **Parking Survey for the Proxy Site: Condominium Building:**

- Address: Panoramic Point - 354 Atherley Road, Orillia, Ontario;
- An 8 storey Condominium building with 98 dwelling units;
- Available parking spaces: 152;
- Wednesday, September 14<sup>th</sup>, 2022 and Saturday, September 17<sup>th</sup>, 2022 from the times 6 AM to 11PM for both days. This will ensure the AM, PM and off-peak periods are analyzed;
- If the peak does not decrease within the specified hours, counts will be taken until the peak drops;
- Cars in parking spots will be counted every 30 minute interval;
- Observed parking data will be collected that includes legal, curbside and employee parking.

Comparing the proxy site location with the proposed development's location, the proxy site is anticipated to have very similar trips generation for the proposed development due to close proximity of both sites and same zoning.



Figure 3 - Proxy Site Location

## 5 Parking Survey Results

Parking survey was conducted on proxy site for the following days:

- Two days of surveying for site on the following days:
  1. Wednesday September 14, 2022 from 6:00 AM to 11:00 PM
  2. Saturday September 17, 2022 from 6:00 AM to 11:00 PM
- Survey data was observed and collected every 30-minute interval;
- The survey indicated maximum parking occupancy was 97 out of 152 (64%);
- Parking supply rate was 0.99 per unit ;
- Wednesday, September 14<sup>th</sup>, 2022 had the highest number of parking occupancy recorded at multiple time intervals and the number was 97;
- Saturday, September 17<sup>th</sup>, 2022 the highest number of parking occupancy recorded at multiple time intervals and the number was 93;
- The results of the on-site parking utilization is summarized and presented in Appendix B;
- Parking Survey summary table for the day with the highest occupancy is presented in Table 2.

**Table 2 - Parking Occupancy Survey Summary**

Proxy Site		Survey Date: 14 <sup>th</sup> September 2022
Time	Number of Parking Sports Occupied	Illegal Parked Cars
6:00	97	0
6:30	97	0
7:00	96	0
7:30	94	0
8:00	91	0
8:30	90	0
9:00	85	0
9:30	81	0
10:00	79	0
10:30	82	0
11:00	84	0
11:30	87	0
12:00	88	0
12:30	76	0
13:00	69	0
16:30	72	0
17:00	74	0
17:30	77	0
18:00	85	0
18:30	80	0
19:00	82	0
19:30	82	0
20:00	82	0
20:30	87	0
21:00	88	0
21:30	90	0
22:00	95	0
22:30	95	0
23:00	95	0
<b>MAX</b>	<b>64%</b>	<b>0%</b>

**Table 3 - Parking Occupancy Survey Summary**

Proxy Site		Survey Date: 17 <sup>th</sup> September 2022
Time	Number of Parking Sports Occupied	Illegal Parked Cars
6:00	91	0
6:30	91	0
7:00	91	0
7:30	91	0
8:00	91	0
8:30	90	0
9:00	90	0
9:30	85	0
10:00	84	0
10:30	81	0
11:00	79	0
11:30	79	0
12:00	78	0
12:30	77	0
13:00	74	0
16:00	80	0
16:30	81	0
17:00	80	0
17:30	82	0
18:00	84	0
18:30	85	0
19:00	87	0
19:30	87	0
20:00	88	0
20:30	90	0
21:00	91	0
21:30	91	0
22:00	92	0
22:30	93	0
23:00	93	0
<b>MAX</b>	<b>61%</b>	<b>0%</b>

Figure 4 below shows the trend line of the parking occupancy survey on the busiest day for the Condominium building.

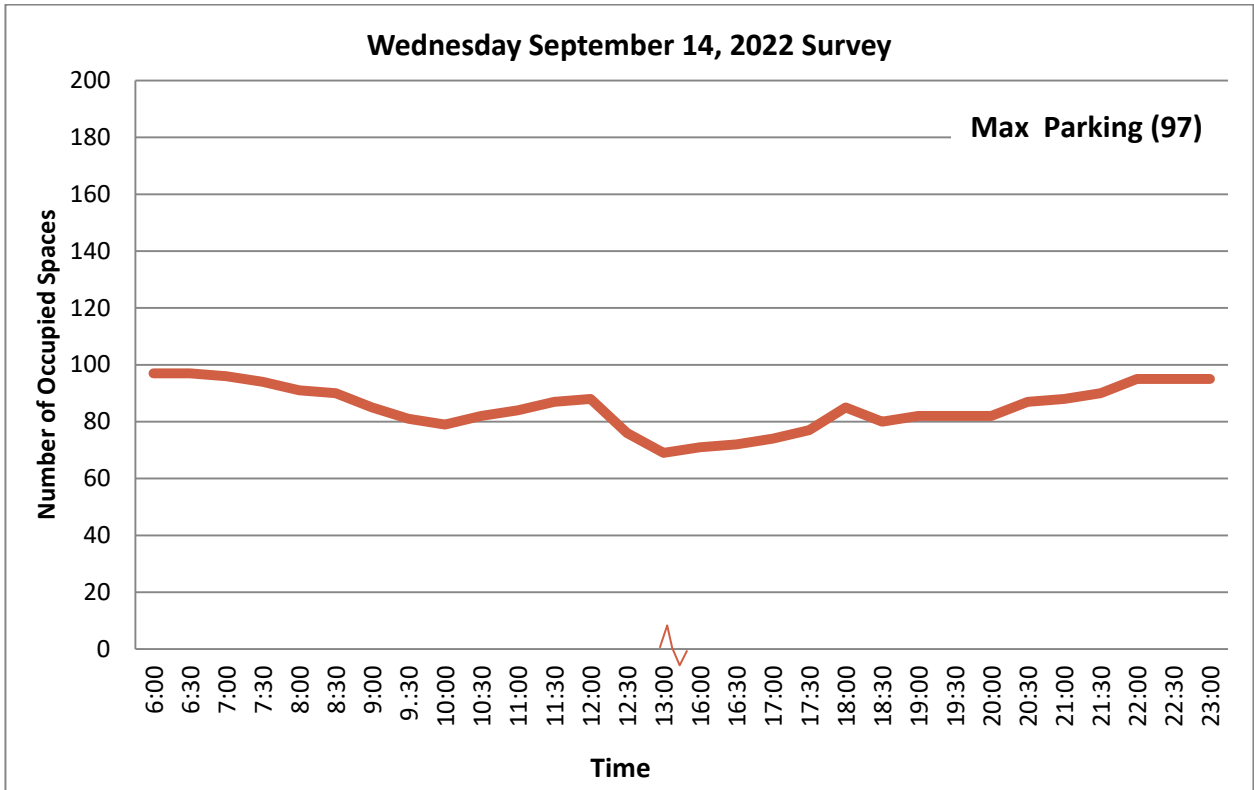


Figure 4 - Occupancy Graph for September 14, 2022

### 5.1 Site Parking Usage

#### Proxy Site Condominium Building Parking Usage:

The existing condominium building parking spaces users are residential and visitor. During the survey it was observed that residents would park their car on their own parking spaces and enters to the building with no time limit and visitor would park their car and enter to the building and return back for an average of 1 hour.

## 6 Analysis

The proxy site’s infrastructure and neighborhood is very similar to the subject site for the proposed development. Zoning Maps of the proxy site location and proposed development location are provided in Appendix C. Based on analysis of survey data, it can be concluded that the parking rate for the proxy site will be applicable for the proposed development site.

The proxy site survey results indicated that the highest percentage of parking occupancy for the condominium building is 64%.

Table 4 provides a parking summary with the specific justification reasons for the building.

Table 4 - Parking Requirements Summary

Building	Unit	City Zoning by-Law Rate	Required based on ZBL	Required based on Justification	Provided	Justification
8-Storey Apartment Building	22008.67 m <sup>2</sup> (225 Units)	1.5 paces per unit for residential	338	<b>216</b>	265	On-Site Survey, 64% Occupancy
		25% of Parking Spaces	85	<b>54</b>	23	On-Site Survey, 64% Occupancy
		Accessible parking TYPE A ( 3.4 m* 6m)	4	<b>3</b>	4	On-Site Survey, 64% Occupancy
		Accessible parking TYPE B (2.4m*6m)	5	<b>3</b>	5	On-Site Survey, 64% Occupancy
<b>Total</b>			338	<b>216</b>	<b>265</b>	
<b>Excess Parking</b>					<b>49</b>	

Based on the parking survey, the majority of parking spaces were used by the residents and visitors. The maximum parking space occupancy rate was found to be 64%. Using this parking occupancy rate means the required parking spaces for residents and visitors is 216 which is less than the proposed parking spaces of 265.

The proxy site parking rate creates a total of 216 required parking spaces when applied to the proposed development. As there are 265 parking spaces being provided for the proposed apartment building, the parking study showcases that there will be 49 excess parking spaces that can be used by visitors and residential users.

## 7 Policy Context

Section 6.2.7 of the City of Orillia's ZBL provides the minimum number of barrier free parking regulations. As there are 265 parking spaces provided, type A and type B barrier free parking must be provided. As per parking survey justification study 64% occupancy in proxy site based on that a minimum of 3 Type A and type B barriers free parking are required. In the site plan there are 4 types A and 5 type B barrier free parking spaces provided which meets the required accessible parking.

Vehicle maneuvering diagrams have been provided in Appendix D. The diagram of A-1.2 confirms that the requirements are met without compromising parking capacity in accordance to the ZBL.

## 8 Potential Parking Strategies

Additional parking strategies, such as unbundled residential parking may also be implemented to further reduce the required parking supply. By proposing unbundled parking, residents have the options of renting a parking space for an additional fee or rendering a parking space if not needed. Rather than providing each unit with a space, unbundled parking ensures that only those residents requiring a space have access to one; whereas residents who do not require a space save on their monthly rental costs.

Unbundled parking is considered a fair approach as only those requiring parking will pay for the space, rather than having the cost of parking shared to all residents regardless of use. This can reduce the total amount of parking required to support the needs of the development.

Furthermore, the site area has a separate bike lane present on Coldwater Road; this can also help in reduction of parking demand by providing cycling route maps and safety towards bikers. Resident bike parking racks have already been provided.

## 9 Summary & Conclusion

There is a deficit of 73 parking spaces for the proposed development calculated as per the City's Zoning By-law.

n Engineering Inc. conducted an investigation on the parking demand using a proxy site with similar conditions that was within a 4 km radius of the proposed development site area.

The parking survey was completed for a proxy site at Panoramic Point - 354 Atherley Road, Orillia, Ontario. The maximum parking occupancy seen at this condominium building was 64% of the minimum required parking based on the ZBL. The total parking spaces for the proposed apartment building will be 216 parking spaces based on the proxy site parking occupancy rate. This means there will be an excess of 49 parking spaces as 265 parking spaces are provided via the site plan.

Therefore, the proposed apartment building parking demand and proxy site parking survey justifies the proposed number of parking spaces as per site plan will satisfy the City of Orillia minimum requirements.

Furthermore, a separate bicycle parking is already provided on Coldwater Rd W, that helps in additional reduce of parking rates by encouraging residents and commuters to use the alternative mode of travel. Furthermore, based on the discussion above it can be concluded that the proposed parking spaces will be sufficient for the proposed development.

We trust that this study will provide appropriate information regarding parking demand for future development as proposed.

Respectfully Submitted,

## n Engineering Inc.

**Prepared by:**



Lekhnath Upadhyaya, EIT, M. Eng

MUNICIPAL PROJECT DESIGNER

**Reviewed by:**



Abu. S. Ziauddin M. Eng, P. Eng.

MUNICIPAL ENGINEER / PROJECT MANAGER

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# APPENDIX A

## Email Correspondence & Approved Terms of Reference

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**From:** [Steven Murphy](#)  
**To:** [Gurminder Jagjait | nEngineering Inc](#)  
**Cc:** ["Abu Ziauddin | NEngineering Inc"; "Natalie Gervasio"; Lisa Dobson](#)  
**Subject:** RE: n2123 | 233, 249, 261 Condo Coldwater Rd, Orillia  
**Date:** September 9, 2022 3:53:06 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)

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Hello Gurminder

Me and my colleague Lisa Dobson would like to see the count spread to a more of a middle week and weekend such as a Wednesday and Saturday

Thanks,



**Steven Murphy, P.Eng, P.M.P** | Project Engineer - Transportation  
Development Services and Engineering Department  
*Engineering Division*  
**T:** 705-418-3550  
[orillia.ca](http://orillia.ca)



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**From:** Gurminder Jagjait | nEngineering Inc <[gj@nengineering.com](mailto:gj@nengineering.com)>  
**Sent:** September 9, 2022 3:33 PM  
**To:** Steven Murphy <[smurphy@orillia.ca](mailto:smurphy@orillia.ca)>  
**Cc:** 'Abu Ziauddin | NEngineering Inc' <[az@nengineering.com](mailto:az@nengineering.com)>; 'Natalie Gervasio' <[ng@narchitecture.com](mailto:ng@narchitecture.com)>  
**Subject:** RE: n2123 | 233, 249, 261 Condo Coldwater Rd, Orillia

Hello Steven,

Thank you for the help. I will give them a call.

We are looking to complete the two day parking survey at 354 Atherley Rd on Friday September 16, 2022 and Saturday September 17, 2022. Please advise if this is suitable.

Regards,



**gurminder jagjait** | EIT Transportation Analyst  
9120 Leslie Street, Suite-208, Richmond Hill, Ontario. L4B3J9 T: 905-597-5937  
<http://nengineering.com/> | <https://www.facebook.com/nArchitectureInc>

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---

**From:** Steven Murphy [<mailto:smurphy@orillia.ca>]  
**Sent:** September 9, 2022 3:26 PM  
**To:** Gurminder Jagjait | nEngineering Inc  
**Cc:** 'Abu Ziauddin | NEngineering Inc'; 'Natalie Gervasio'  
**Subject:** RE: n2123 | 233, 249, 261 Condo Coldwater Rd, Orillia

Hello Gurminder,

I spoke with some more people and we do not have a contact for this building. At one point we had a document with a fair amount of contacts but that seems to have been lost in our transition to SharePoint. I would suggest calling the property to find out who is the current Condominium Corporation President and arrange with them your site access.

Thanks,



**Steven Murphy, P.Eng, P.M.P** | Project Engineer - Transportation  
Development Services and Engineering Department  
*Engineering Division*  
**T:** 705-418-3550  
[orillia.ca](http://orillia.ca)



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**From:** Gurminder Jagjait | nEngineering Inc <[gj@nengineering.com](mailto:gj@nengineering.com)>  
**Sent:** September 9, 2022 1:32 PM  
**To:** Steven Murphy <[smurphy@orillia.ca](mailto:smurphy@orillia.ca)>  
**Cc:** 'Abu Ziauddin | NEngineering Inc' <[az@nengineering.com](mailto:az@nengineering.com)>; 'Natalie Gervasio' <[ng@narchitecture.com](mailto:ng@narchitecture.com)>  
**Subject:** RE: n2123 | 233, 249, 261 Condo Coldwater Rd, Orillia

Hello Steven,

I hope you are well.

This is just a follow up email. I was hoping you can provide the contact details of 354 Atherley Rd (Panoramic Point Condominium) so that they are aware we will be on-site for the parking study and so that we can access their underground parking without obstruction

Regards,



**gurminder jagjait** | EIT Transportation Analyst  
9120 Leslie Street, Suite-208, Richmond Hill, Ontario. L4B3J9 T: 905-597-5937  
<http://nengineering.com/> | <https://www.facebook.com/nArchitectureInc>

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**From:** Gurminder Jagjait | nEngineering Inc [<mailto:gj@nengineering.com>]  
**Sent:** September 6, 2022 10:50 AM  
**To:** 'Steven Murphy'

Cc: 'Abu Ziauddin | nEngineering Inc'; 'Natalie Gervasio'  
Subject: RE: n2123 | 233, 249, 261 Condo Coldwater Rd, Orillia

Good Morning Steven,

We have decided to complete the parking study at the proxy site of Panoramic Point Condominium Building at 354 Atherley Rd as it is the most similar to our proposed development.

Would you be able to provide the contact details of 354 Atherley Rd so that they are aware we will be on-site for the parking study and so that we can access their underground parking without obstruction.

I hope to hear from you soon. Thank you.

Regards,



**gurminder jagjait** | EIT Transportation Analyst  
9120 Leslie Street, Suite-208, Richmond Hill, Ontario. L4B3J9 T: 905-597-5937  
<http://nengineering.com/> | <https://www.facebook.com/nArchitectureInc>

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**From:** Steven Murphy [<mailto:smurphy@orillia.ca>]  
**Sent:** August 23, 2022 8:57 AM  
**To:** Gurminder Jagjait | nEngineering Inc  
**Subject:** RE: n2123 | 233, 249, 261 Condo Coldwater Rd, Orillia

Hello Gurminder,

I have spoken with our planning group and other transportation engineers. They do not know of any other buildings that could be used other than the ones suggested, however the thought of completing the study on both buildings might be the best way to get a more "average" count.

Thanks,



**Steven Murphy, P.Eng, P.M.P** | Project Engineer - Transportation  
Development Services and Engineering Department  
*Engineering Division*  
T: 705-418-3550  
[orillia.ca](http://orillia.ca)



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**From:** Gurminder Jagjait | nEngineering Inc <[gj@nengineering.com](mailto:gj@nengineering.com)>

**From:** [Steven Murphy](#)  
**To:** [Gurminder Jagjit | nEngineering Inc](#)  
**Cc:** ["Abu, Ziauddin | nEngineering Inc."](#)  
**Subject:** RE: n2123 | 233, 249, 261 Condo Coldwater Rd, Orillia  
**Date:** August 15, 2022 10:48:29 AM  
**Attachments:** [image004.png](#)  
[image006.png](#)  
[image007.png](#)  
[image008.png](#)  
[image009.png](#)

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Hello Gurminder,

Please see the comments below from our planning group

Phase 1 of Panoramic Point building has currently been constructed with 8 storeys and 98 dwelling unit. The property currently has 152 parking spaces, which have been designed and allocated for the primary use of the existing building.



Total GFA		13,644.93	146,878
<b>8.0 INDOOR AMENITY AREA</b>			
Additional GFA provided for Amenity Area		sq.m.	sq.ft.
Total Amenity Area Provided		717.08	7,719
<b>9.0 PARKING</b>			
<b>9.1 Parking Space Size</b>			
Required	Typical Parking Space	2.7m x 6.0m	
	Barrier-Free Parking Spaces	4.3m x 6.0m	
<b>9.2 Required Parking Ratio</b>			
	Number of Units x 1.5	98 Units x 1.5 =	cars 147
	Including 20% Visitor Spaces		
	98 Units x 1.5 x .20 = 30 Spaces		30
<b>9.3 Proposed Parking</b>			
	Residents		Spaces
	Surface		1
	P1 Level		121
	<b>Total</b>		<b>122</b>
	Visitors		
	Surface		30
	P1		0
	<b>Total</b>		<b>30</b>
	<b>Total</b>		<b>152</b>
	Note 2 Additional tandem non-complying parking spaces and 1 non-complying parking space		
<b>9.4 Barrier-Free Parking</b>			
Proposed	5 Spaces (including 3 visitors on surface)		



This Site Plan is hereby approved under  
Subsection 41(4)/(5) of the Planning Act  
on this 6<sup>th</sup> day of July, 2011.



Director of Planning and Development  
City of Orillia

All development shall be in accordance with the approved plans. No changes are permitted to the approved plans without written approval of the Director.

S.3.16.1.2 - # of parking spaces (total)	1.5 spaces per dwelling unit of which 20% shall be for visitor parking  Phase 1: 147 of which 30 visitor of which 2 disabled	152 spaces	* Meets ZBL * 98 units * 121 spaces proposed under P1 of Phase 1 (all for residents) plus 3 non-compliant parking spaces  * 31 surface parking space (of which 1 space is for a resident) = 30 surface visitor parking spaces
S. 3.16.1.1 - # of disabled parking spaces	1% of required parking = 2 disabled spaces	5 disabled spaces	* Meets ZBL * The spaces are required to be sized, signed and reserved for the disabled * 2 disabled spaces underground (for residents) plus 3 disabled parking spaces on

H:\D11 Site Plan Control\2007\D11-129 Panoramic Point\_354 Atherley Road\Site Plan Amendment\_Received June 18 2010\_Revised Site Works & Underground Parking\Zoning Compliance Check\_Site Plan Amendment\_October 2010.doc

36 Parking Spaces will be required to be constructed as per Zoning Exception R5-3i, for the Development of Phase 2 as an Apartment Dwelling with a proposed 24 units of those 36 parking spaces 20% will have to be devoted to visitor parking (8 Parking Spaces). – Phase 2 has not been constructed and the lands to which it was to be developed were sold, so its likely this design will change.

**From:** Gurminder Jagjait | nEngineering Inc <gj@nengineering.com>  
**Sent:** August 15, 2022 8:31 AM  
**To:** Steven Murphy <smurphy@orillia.ca>  
**Cc:** 'Abu Ziauddin | nEngineering Inc.' <az@nengineering.com>

**Subject:** FW: n2123 | 233, 249, 261 Condo Coldwater Rd, Orillia

Hello Steven,

This is a follow-up on the email sent by me last week. I hope to hear from you soon.

Regards,



**gurminder jagjait** | EIT Transportation Analyst

9120 Leslie Street, Suite-208, Richmond Hill, Ontario. L4B3J9 T: 905-597-5937

<http://nengineering.com/> | <https://www.facebook.com/nArchitectureInc>

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**From:** Gurminder Jagjait | nEngineering Inc [<mailto:gj@nengineering.com>]

**Sent:** August 11, 2022 10:19 AM

**To:** 'Steven Murphy'

**Cc:** 'Abu Ziauddin | nEngineering Inc.'; 'Wesley Cyr'; 'Lisa Dobson'

**Subject:** RE: n2123 | 233, 249, 261 Condo Coldwater Rd, Orillia

Hello Steven,

The previous proxy site chosen for a parking study for the proposed development at 233 Coldwater Rd, Orillia (8-storey, 225 units) was the apartment Noble Towers at 391 Barrie Rd, Orillia. This site has 84 parking spots and 82 units.

I believe a more suitable proxy site would be the condominium Panoramic Point at 354 Atherley Rd, Orillia which is an 8-storey, 98 unit condo.

Would you be able to help me obtain more information about the new possible proxy site including the number of parking spaces and confirming the number of units.

I hope to hear from you soon. Thank you.

Regards,



**gurminder jagjait** | EIT Transportation Analyst

9120 Leslie Street, Suite-208, Richmond Hill, Ontario. L4B3J9 T: 905-597-5937

<http://nengineering.com/> | <https://www.facebook.com/nArchitectureInc>

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---

**From:** Steven Murphy [<mailto:smurphy@orillia.ca>]  
**Sent:** August 2, 2022 4:13 PM  
**To:** Gurminder Jagjait | nEngineering Inc  
**Cc:** 'Abu Ziauddin | nEngineering Inc.'; Wesley Cyr; Lisa Dobson  
**Subject:** RE: n2123 | 233, 249, 261 Condo Coldwater Rd, Orillia

Thank you for the updates.

---

**From:** Gurminder Jagjait | nEngineering Inc <[gi@nengineering.com](mailto:gi@nengineering.com)>  
**Sent:** August 2, 2022 9:01 AM  
**To:** Steven Murphy <[smurphy@orillia.ca](mailto:smurphy@orillia.ca)>  
**Cc:** 'Abu Ziauddin | nEngineering Inc.' <[az@nengineering.com](mailto:az@nengineering.com)>; Wesley Cyr <[WCyr@orillia.ca](mailto:WCyr@orillia.ca)>; Lisa Dobson <[L.Dobson@orillia.ca](mailto:L.Dobson@orillia.ca)>  
**Subject:** RE: n2123 | 233, 249, 261 Condo Coldwater Rd, Orillia

Good Morning Steven,

I hope you enjoyed the long weekend. The comments to your questions are provided below in red.

If you any other questions, please do not hesitate to contact me. Thank you.

Regards,



**gurminder jagjait** | EIT Transportation Analyst  
9120 Leslie Street, Suite-208, Richmond Hill, Ontario. L4B3J9 T: 905-597-5937  
<http://nengineering.com/> | <https://www.facebook.com/nArchitectureInc>

**\*\*\*Office Hours for Summer of 2022 : Mon to Thursday : 8 am to 5:30 pm | Friday : 8am to 12 pm | We will be back to the Regular Office Hours from 6th September 2022. \*\*\***

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---

**From:** Steven Murphy [<mailto:smurphy@orillia.ca>]  
**Sent:** July 29, 2022 2:16 PM  
**To:** Gurminder Jagjait | nEngineering Inc  
**Cc:** 'Abu Ziauddin | nEngineering Inc.'; Wesley Cyr; Lisa Dobson  
**Subject:** RE: n2123 | 233, 249, 261 Condo Coldwater Rd, Orillia

Thank you for the response.

- To summarize you will be completing two counts, one weekday and one weekend.
  - Are there specific days of the week you suggest?

[n Eng] – There will be two counts completed, the days will be Friday and Saturday to ensure weekday and weekends are accounted for.

- The count will start at 6am
  - Weekday or Weekend?
    - If the weekend count starts and ends differently what are the suggested hours?
    - Will the weekend count be equal duration to the weekday?

[n Eng] – The weekday and weekend count timings will be the same.

- With the expected peak being around 9pm to 11pm, the 13hr window originally planned for will not include those hours

- Maybe a split day count 6am to 1pm and 4pm to 11pm or 12am?

[n Eng] – A split day count for both the weekday and weekend will be completed. The timings from 6am to 1pm and 4 pm to 11pm are agreed upon. (14 hrs of parking survey data for each day).

Thanks and have a good weekend.



**Steven Murphy, P.Eng, P.M.P | Project Engineer - Transportation**  
Development Services and Engineering Department  
*Engineering Division*  
**T:** 705-418-3550  
[orillia.ca](http://orillia.ca)



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---

**From:** Gurminder Jagjait | nEngineering Inc <[gj@nengineering.com](mailto:gj@nengineering.com)>  
**Sent:** July 28, 2022 8:52 AM  
**To:** Steven Murphy <[smurphy@orillia.ca](mailto:smurphy@orillia.ca)>  
**Cc:** 'Abu Ziauddin | nEngineering Inc.' <[az@nengineering.com](mailto:az@nengineering.com)>; Wesley Cyr <[WCyr@orillia.ca](mailto:WCyr@orillia.ca)>; Lisa Dobson <[Lobson@orillia.ca](mailto:Lobson@orillia.ca)>  
**Subject:** RE: n2123 | 233, 249, 261 Condo Coldwater Rd, Orillia

Hello Steven,

The response to your questions are provided in red below.

If you require any more information. Please do not hesitate to contact. Thank you.

Regards,



**gurminder jagjait** | EIT Transportation Analyst  
9120 Leslie Street, Suite-208, Richmond Hill, Ontario. L4B3J9 T: 905-597-5937  
<http://nengineering.com/> | <https://www.facebook.com/nArchitectureInc>

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---

**From:** Steven Murphy [<mailto:smurphy@orillia.ca>]  
**Sent:** July 26, 2022 4:31 PM  
**To:** Lisa Dobson; Gurminder Jagjait | nEngineering Inc  
**Cc:** 'Abu Ziauddin | nEngineering Inc.'; Wesley Cyr  
**Subject:** RE: n2123 | 233, 249, 261 Condo Coldwater Rd, Orillia

Hello Gurminder,

I have few questions for you regarding the parking survey.

Do you predict there will be a difference in parking volume/activity from weekday to weekend?

[n Eng] – We do predict there will be a difference in parking activity from the weekday to weekend. That being said, we will also include Saturday Midday for the parking survey.

Do you believe an 8 AM survey start time accounts for “morning parkers” or will the volume be reduced by people already leaving for work?

[n Eng] – We believe 8 AM may be too late for a start time. This will be changed to 6 AM to account for the early morning parkers.

Within the 13hr survey widow do you predict the peak to be around 5-6pm?

[n Eng] – 5-6pm will not be the peak time during the parking survey as residents may still be at work or away from home. We predict the later hours around 9 to 11 PM will be the peak occupancy hours as residents will return home.

Thanks,



**Steven Murphy, P.Eng, P.M.P** | Project Engineer - Transportation  
Development Services and Engineering Department  
*Engineering Division*  
T: 705-418-3550  
[orillia.ca](http://orillia.ca)



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---

**From:** Lisa Dobson <[LDobson@orillia.ca](mailto:LDobson@orillia.ca)>  
**Sent:** July 26, 2022 8:39 AM  
**To:** Gurminder Jagjait | nEngineering Inc <[gj@nengineering.com](mailto:gj@nengineering.com)>  
**Cc:** 'Abu Ziauddin | nEngineering Inc.' <[az@nengineering.com](mailto:az@nengineering.com)>; Wesley Cyr <[WCyr@orillia.ca](mailto:WCyr@orillia.ca)>; Steven Murphy <[smurphy@orillia.ca](mailto:smurphy@orillia.ca)>  
**Subject:** RE: n2123 | 233, 249, 261 Condo Coldwater Rd, Orillia

Good morning Gurminder,  
This project is now being managed by our Project Engineer – Transportation, Steven Murphy, copied on this email.  
Thank you,  
Lisa

---

**From:** Gurminder Jagjait | nEngineering Inc <[gj@nengineering.com](mailto:gj@nengineering.com)>  
**Sent:** 2022/07/25 5:04 PM  
**To:** Lisa Dobson <[LDobson@orillia.ca](mailto:LDobson@orillia.ca)>  
**Cc:** 'Abu Ziauddin | nEngineering Inc.' <[az@nengineering.com](mailto:az@nengineering.com)>; Wesley Cyr <[WCyr@orillia.ca](mailto:WCyr@orillia.ca)>  
**Subject:** RE: n2123 | 233, 249, 261 Condo Coldwater Rd, Orillia

Good afternoon Lisa,

This is a follow-up email for the Terms of Reference (ToR) to be reviewed for the Parking Justification Study for the proposed development at 233, 249, 261 Condo Coldwater Rd, Orillia.

Regards,



**gurminder jagjait** | EIT Transportation Analyst  
9120 Leslie Street, Suite-208, Richmond Hill, Ontario. L4B3J9 T: 905-597-5937  
<http://nengineering.com/> | <https://www.facebook.com/nArchitectureInc>

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---

**From:** Gurminder Jagjait | nEngineering Inc [<mailto:gj@nengineering.com>]  
**Sent:** July 18, 2022 3:00 PM  
**To:** 'Lisa Dobson'  
**Cc:** 'Abu Ziauddin | nEngineering Inc.'; 'Wesley Cyr'  
**Subject:** n2123 | 233, 249, 261 Condo Coldwater Rd, Orillia

Hello Lisa,

I hope you had a great weekend. I will be working on a Parking Justification Study for the proposed development at 233, 249, 261 Condo Coldwater Rd, Orillia.

I have attached a Terms of Reference (ToR) and site plan for review and approval for the parking study.

Would you please be able to have this TOR reviewed and provide recommendations for us to move forward with the study. Thank you.

Regards,



**gurminder jagjait** | EIT Transportation Analyst  
9120 Leslie Street, Suite-208, Richmond Hill, Ontario. L4B3J9 T: 905-597-5937  
<http://nengineering.com/> | <https://www.facebook.com/nArchitectureInc>

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**CAUTION: This email originated from outside of the City of Orillia email system. Do not open attachments or click links you were not specifically expecting, even from known**

**From:** [Lisa Johnston](#)  
**To:** [Gurminder Jagjait | nEngineering Inc](#)  
**Cc:** [panoramicpoint@hotmail.com](mailto:panoramicpoint@hotmail.com); "[Abu Ziauddin | NEngineering Inc](#)"  
**Subject:** RE: n2123 | Permission to Access Panoramic Point Parking  
**Date:** September 12, 2022 11:36:58 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)

---

You may proceed. You can visit the concierge desk after 8 a.m. who can provide a set of keys to access the building. Unfortunately no one is available until 8 a.m. on Wednesday but you will have unfettered access on Thursday. Once you're finished with the keys they can be left at the concierge desk. Angela, the onsite admin will give you further direction.

Thank you,  
Lisa

---

**From:** Gurminder Jagjait | nEngineering Inc [mailto:[gj@nengineering.com](mailto:gj@nengineering.com)]  
**Sent:** Monday, September 12, 2022 11:13 AM  
**To:** Lisa Johnston  
**Cc:** [panoramicpoint@hotmail.com](mailto:panoramicpoint@hotmail.com); 'Abu Ziauddin | NEngineering Inc'  
**Subject:** RE: n2123 | Permission to Access Panoramic Point Parking

Hello Lisa,

With your permission, we will be on site for Wednesday September 14, 2022 and Saturday September 17, 2022. On both days the times will be from 6am to 1pm and 4 pm to 11pm (14 hrs of parking survey data for each day).

Regards,



n Engineering Inc



**[gurminder jagjait](#)** | EIT Transportation Analyst  
9120 Leslie Street, Suite-208, Richmond Hill, Ontario. L4B3J9 T: 905-597-5937  
<http://nengineering.com/> | <https://www.facebook.com/nArchitectureInc>

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---

**From:** Lisa Johnston [mailto:ljohnston@bpmgmt.ca]  
**Sent:** September 12, 2022 11:03 AM  
**To:** Gurminder Jagjait | nEngineering Inc  
**Cc:** panoramicpoint@hotmail.com; 'Abu Ziauddin | NEngineering Inc'  
**Subject:** RE: n2123 | Permission to Access Panoramic Point Parking

Hi Gurminder,  
What time and for how long will you be onsite?

---

**From:** Gurminder Jagjait | nEngineering Inc [mailto:gj@nengineering.com]  
**Sent:** Monday, September 12, 2022 9:47 AM  
**To:** Lisa Johnston  
**Cc:** panoramicpoint@hotmail.com; 'Abu Ziauddin | NEngineering Inc'  
**Subject:** RE: n2123 | Permission to Access Panoramic Point Parking

Hello,

This is for a developer, the City of Orillia is aware and approve of the parking study. However, I require permission and access from you.

Regards,



n Engineering Inc



**gurminder jagjait** | EIT Transportation Analyst  
9120 Leslie Street, Suite-208, Richmond Hill, Ontario. L4B3J9 T: 905-597-5937  
<http://nengineering.com/> | <https://www.facebook.com/nArchitectureInc>

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---

**From:** Lisa Johnston [mailto:ljohnston@bpmgmt.ca]  
**Sent:** September 12, 2022 9:42 AM  
**To:** Gurminder Jagjait | nEngineering Inc

**Cc:** [panoramicpoint@hotmail.com](mailto:panoramicpoint@hotmail.com); 'Abu Ziauddin | NEngineering Inc'  
**Subject:** RE: n2123 | Permission to Access Panoramic Point Parking

Gurminder,  
Is this for the City of Orillia or a developer?

---

**From:** Gurminder Jagjait | nEngineering Inc [<mailto:gj@nengineering.com>]  
**Sent:** Monday, September 12, 2022 9:36 AM  
**To:** Lisa Johnston  
**Cc:** [panoramicpoint@hotmail.com](mailto:panoramicpoint@hotmail.com); 'Abu Ziauddin | NEngineering Inc'  
**Subject:** RE: n2123 | Permission to Access Panoramic Point Parking

Good Morning,

The parking study includes counting cars parked at surface and underground parking at every 30 minute interval . to compare the parking rates with the zoning by law.

Would a personnel from n Engineering Inc be able to access underground parking at 354 Atherley Rd to count cars parked.

Regards,



n Engineering Inc



**gurminder jagjait** | EIT Transportation Analyst

9120 Leslie Street, Suite-208, Richmond Hill, Ontario. L4B3J9 T: 905-597-5937

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---

**From:** Lisa Johnston [<mailto:ljohnston@bpmgmt.ca>]  
**Sent:** September 12, 2022 9:29 AM  
**To:** [gj@nengineering.com](mailto:gj@nengineering.com)  
**Cc:** [panoramicpoint@hotmail.com](mailto:panoramicpoint@hotmail.com)  
**Subject:** FW: n2123 | Permission to Access Panoramic Point Parking  
**Importance:** High

Good morning,

Any new development has no access to the underground or surface parking at 354 Atherley Road so access would not be required. To complete the parking study you can access the 354 Atherley property for the purpose of accessing the Phase 2 property.

Kind regards,

Lisa

---

**From:** Gurminder Jagjait | nEngineering Inc [<mailto:gj@nengineering.com>]

**Sent:** Monday, September 12, 2022 9:09 AM

**To:** Admin

**Cc:** 'Abu Ziauddin | NEngineering Inc'; 'Lekh Upadhyaya'

**Subject:** n2123 | Permission to Access Panoramic Point Parking

**Importance:** High

Hello,

We are looking to complete a parking study at 354 Atherley Rd, (Panoramic Point) for similar development.

We would require access to you underground parking and surface parking for counts.

I am asking for permission from the building owner to allow us to complete the parking study on site on Wed Sept 14 and Sat Sept 17.

If you have any questions, please do not hesitate to contact me. Thank you.

Regards,



n Engineering Inc



**gurminder jagjait** | EIT Transportation Analyst

9120 Leslie Street, Suite-208, Richmond Hill, Ontario. L4B3J9 T: 905-597-5937

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# APPENDIX B

## Parking Occupancy Survey Data

---

Project: n2123 Condominium 233,249, 261 Cold Water Road, West Orillia, ON

Parking Study

Data Collector: Lekhnath Upadhyaya

Date: 14th September 2022

Proxy Site : 354 Atherley Rd, Orillia, ON

Available Parking Sports:	152	
Panoramic Point Condominium, Parking		
Time	Number of Parking Sports Occupied	Illegal Parked Cars
6:00	97	-
6:30	97	-
7:00	96	-
7:30	94	-
8:00	91	-
8:30	90	-
9:00	85	-
9:30	81	-
10:00	79	-
10:30	82	-
11:00	84	-
11:30	87	-
12:00	88	-
12:30	76	-
13:00	69	-
13:30	-	-
14:00	-	-
14:30	-	-
15:00	-	-
15:30	-	-
16:00	71	-
16:30	72	-
17:00	74	-
17:30	77	-
18:00	85	-
18:30	80	-
19:00	82	-
19:30	82	-
20:00	82	-
20:30	87	-
21:00	88	-
22:30	90	-
22:00	95	-
22:30	95	-
23:00	95	-

Signature:

*[Handwritten Signature]*

Date:

14/09/2022

Project: n2123 Condominium 233,249, 261 Cold Water Road, West Orillia, ON  
 Parking Study  
 Data Collector: Lekhnath Upadhyaya  
 Date: 17th September 2022  
 Proxy Site : 354 Atherley Rd, Orillia, ON

Available Parking Sports:	152	
Panoramic Point Condominium, Parking		
Time	Number of Parking Sports Occupied	Illegal Parked Cars
6:00	91	
6:30	91	
7:00	91	
7:30	91	
8:00	91	
8:30	90	
9:00	90	
9:30	85	
10:00	84	
10:30	81	
11:00	79	
11:30	79	
12:00	78	
12:30	77	
13:00	74	
13:30	-	
14:00	-	
14:30	-	
15:00	-	
15:30	-	
16:00	80	
16:30	81	
17:00	80	
17:30	82	
18:00	84	
18:30	85	
19:00	87	
19:30	87	
20:00	88	
20:30	90	
21:00	91	
21:30	91	
22:00	92	
22:30	93	
23:00	93	

Signature:   
 Date: 17th Sep 2022

# APPENDIX C

## Zoning By-Law Maps

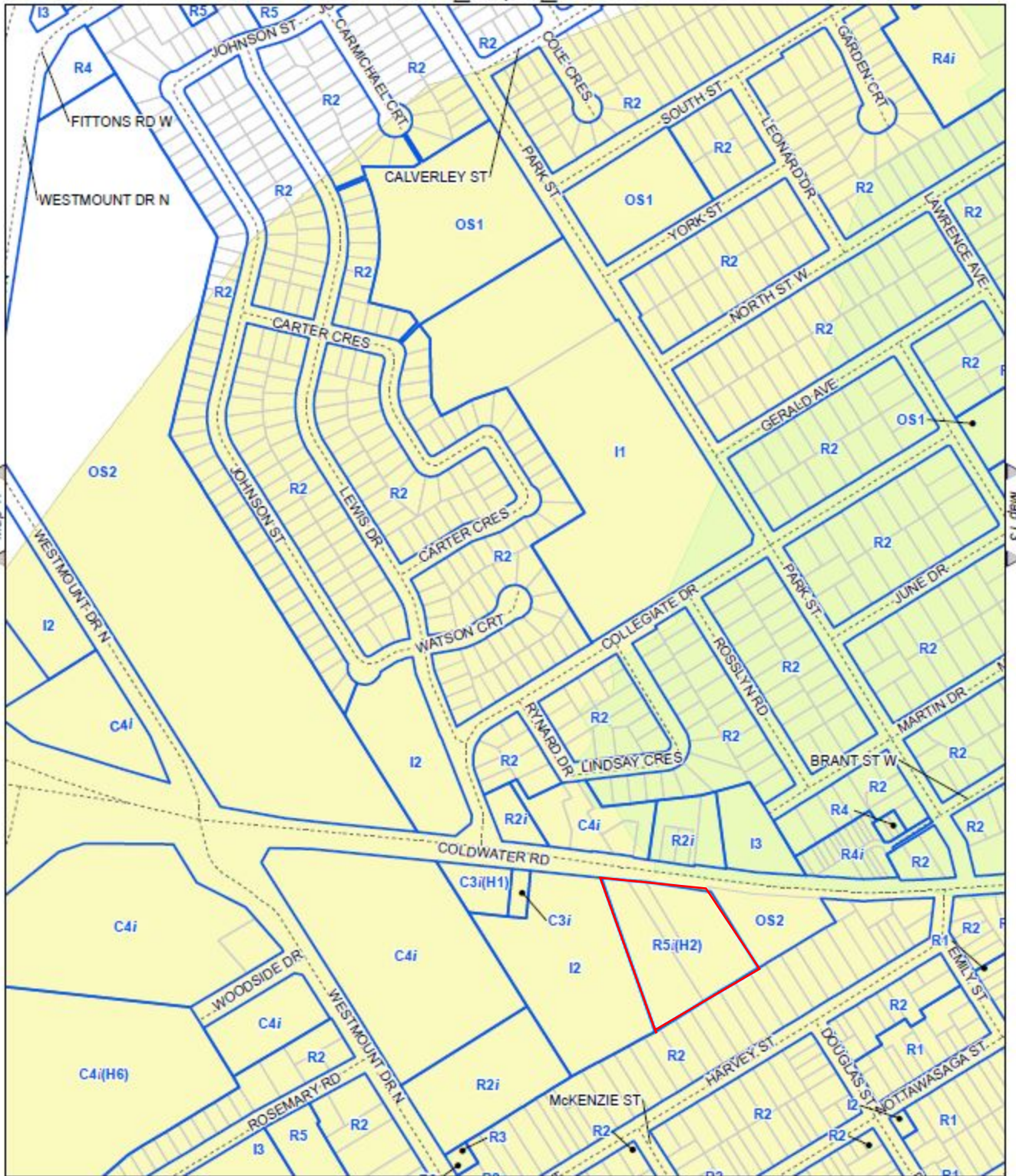
---

- Legend**
- Road
  - Municipal Boundary
  - Zone Boundary
  - Parcel
  - Waterbody
  - Flood Hazard One (FH1)
  - Flood Hazard Two (FH2)

- Wellhead Protection Zone
- Intake Protection Zone 1
- Intake Protection Zone 2
- Shoreline Buffer Overlay Zone
- Waste Disposal Assessment Overlay Holding Zone
- Dougall Canal Overlay Zone
- Waterfront Redevelopment Area Overlay Zone



**BACK**



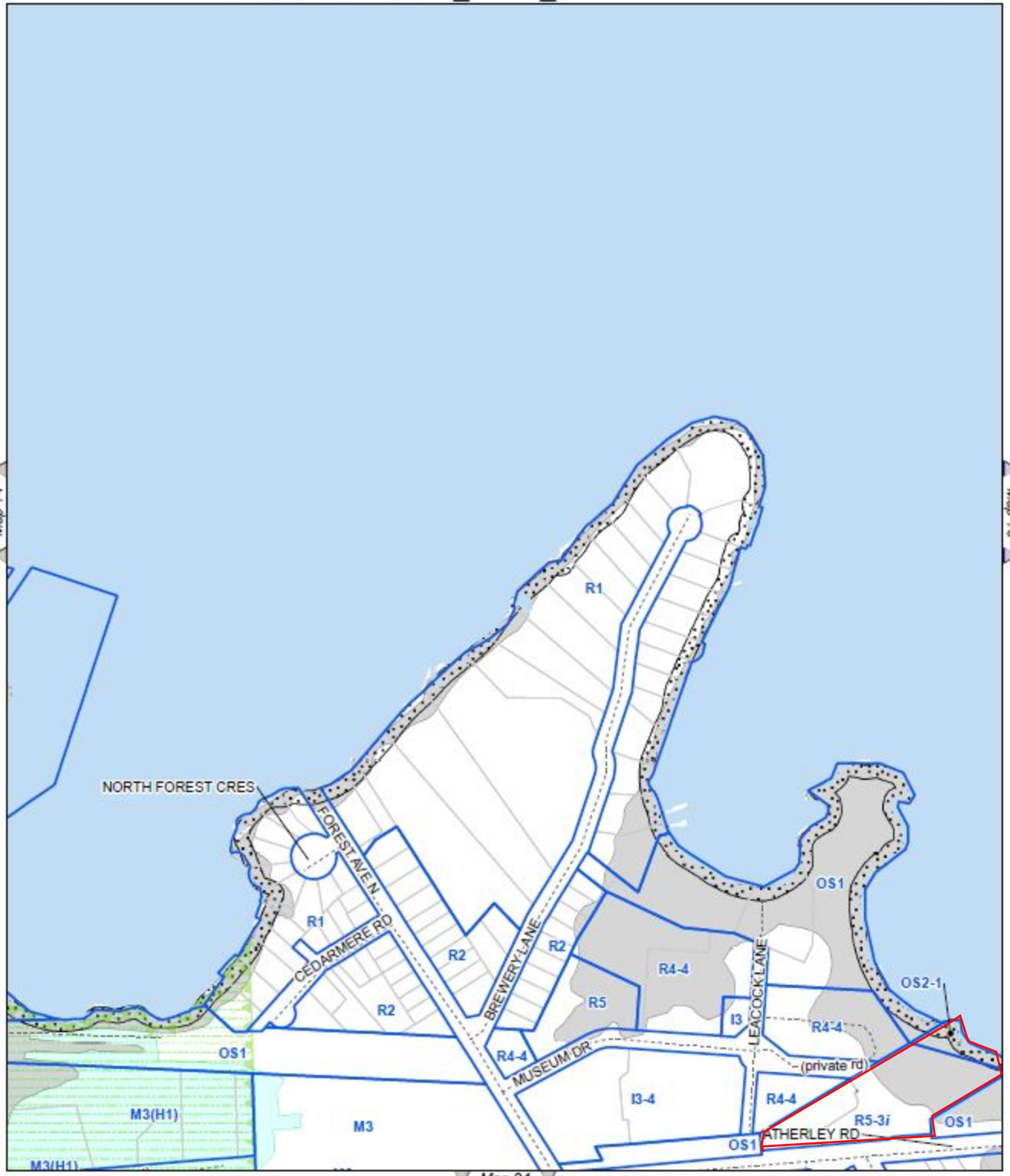
**Legend**

- Road
- Municipal Boundary
- Zone Boundary
- Parcel
- Waterbody
- Flood Hazard One (FH1)
- Flood Hazard Two (FH2)

- Wellhead Protection Zone
- Intake Protection Zone 1
- Intake Protection Zone 2
- Shoreline Buffer Overlay Zone
- Waste Disposal Assessment Overlay Holding Zone
- Dougall Canal Overlay Zone
- Waterfront Redevelopment Area Overlay Zone



**BACK**



Map 14

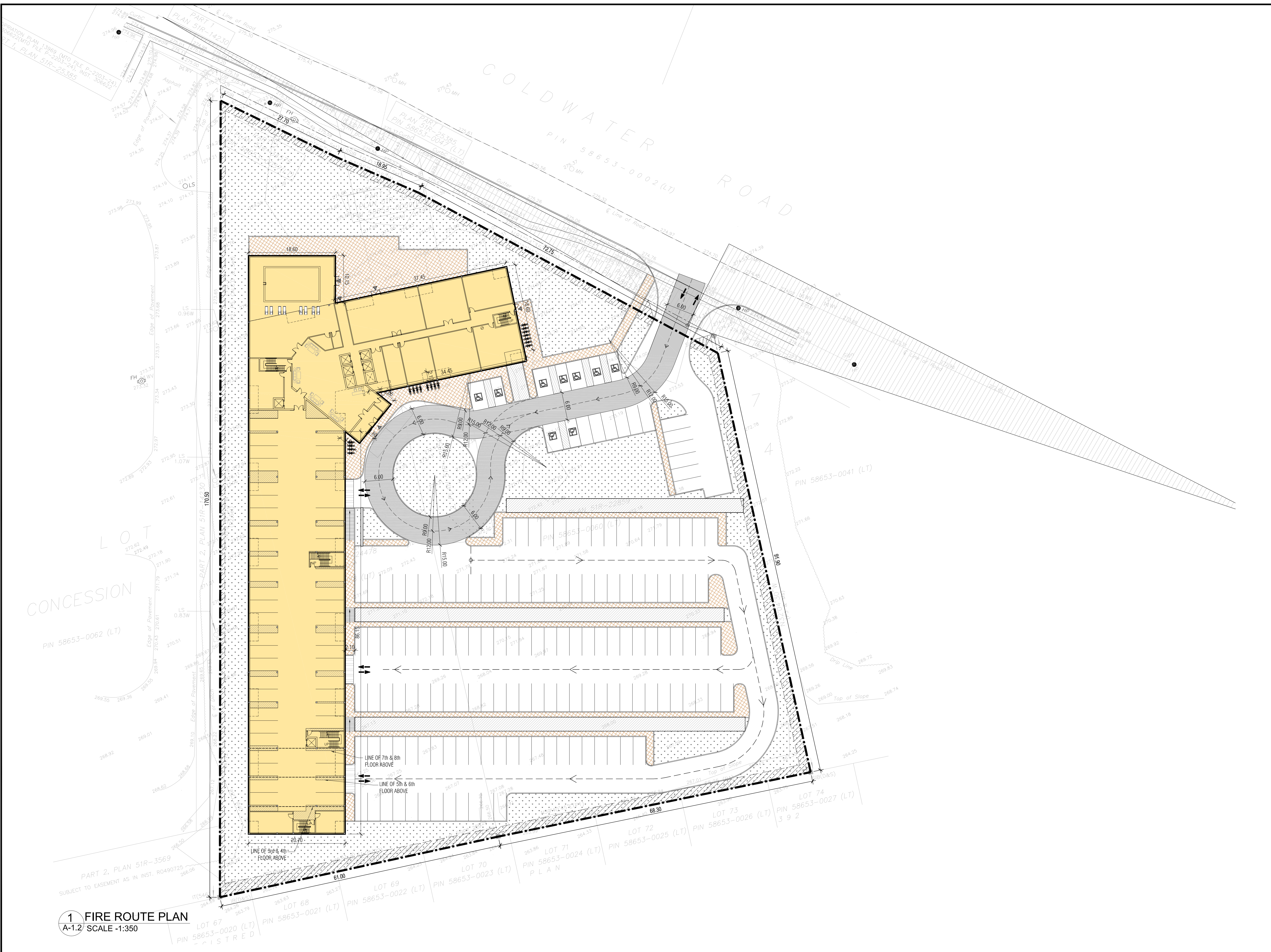
Map 16

Map 24

# APPENDIX D

## Vehicle Manoeuvring Diagrams

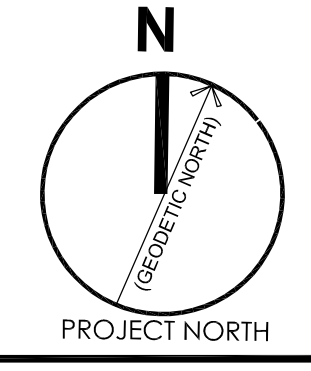
---



1 FIRE ROUTE PLAN  
A-1.2 SCALE -1:350



**n Architecture Inc**  
 PRINCIPAL: NITIN MALHOTRA, ARCHITECT.  
 9120 Leslie Street, Suite-208  
 Richmond Hill, Ontario. L4B 3J9  
 T : 4 1 6 . 2 5 6 . 9 7 4 1  
 E: info@narchitecture.com  
 www.narchitecture.com



9th AUGUST 2022  
 ISSUED FOR SPA 1

No.	Date	Version	Dwn.
1.	2022-05-13	ISSUED FOR SPA 1	NG.

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PROJECT:  
**CONDOMINIUM  
 233,249,261  
 COLDWATER ROAD,  
 WEST, ORILIA**

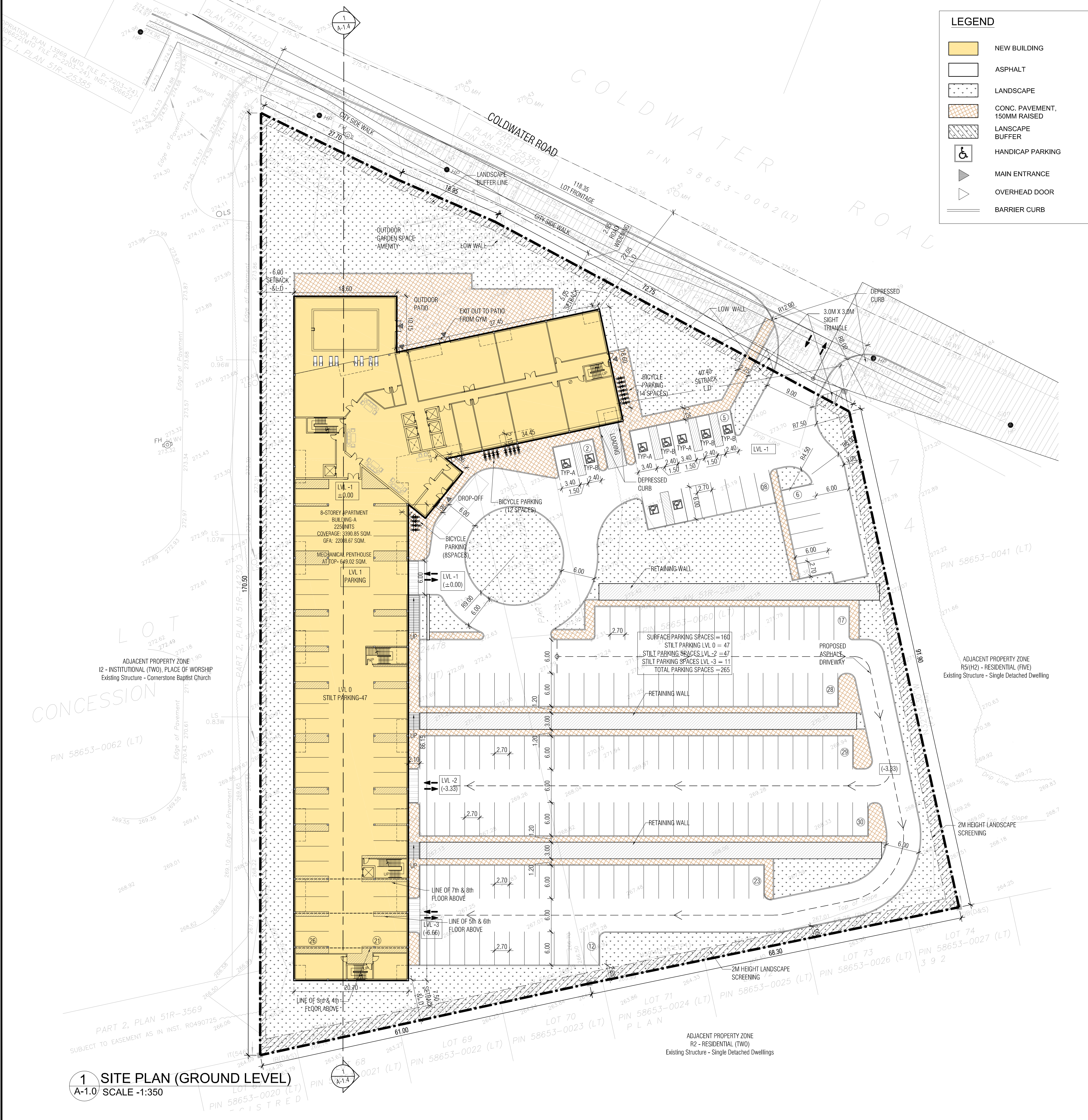
DRAWING TITLE:  
**FIRE ROUTE  
 PLAN**

DRAWN BY: NG	DATE: 15 FEBRUARY 2021
CHECKED BY: NM	SCALE: AS NOTED
PROJECT NO.:	DRAWING NO.:
<b>21-23</b>	<b>A-1.2</b>

# APPENDIX E

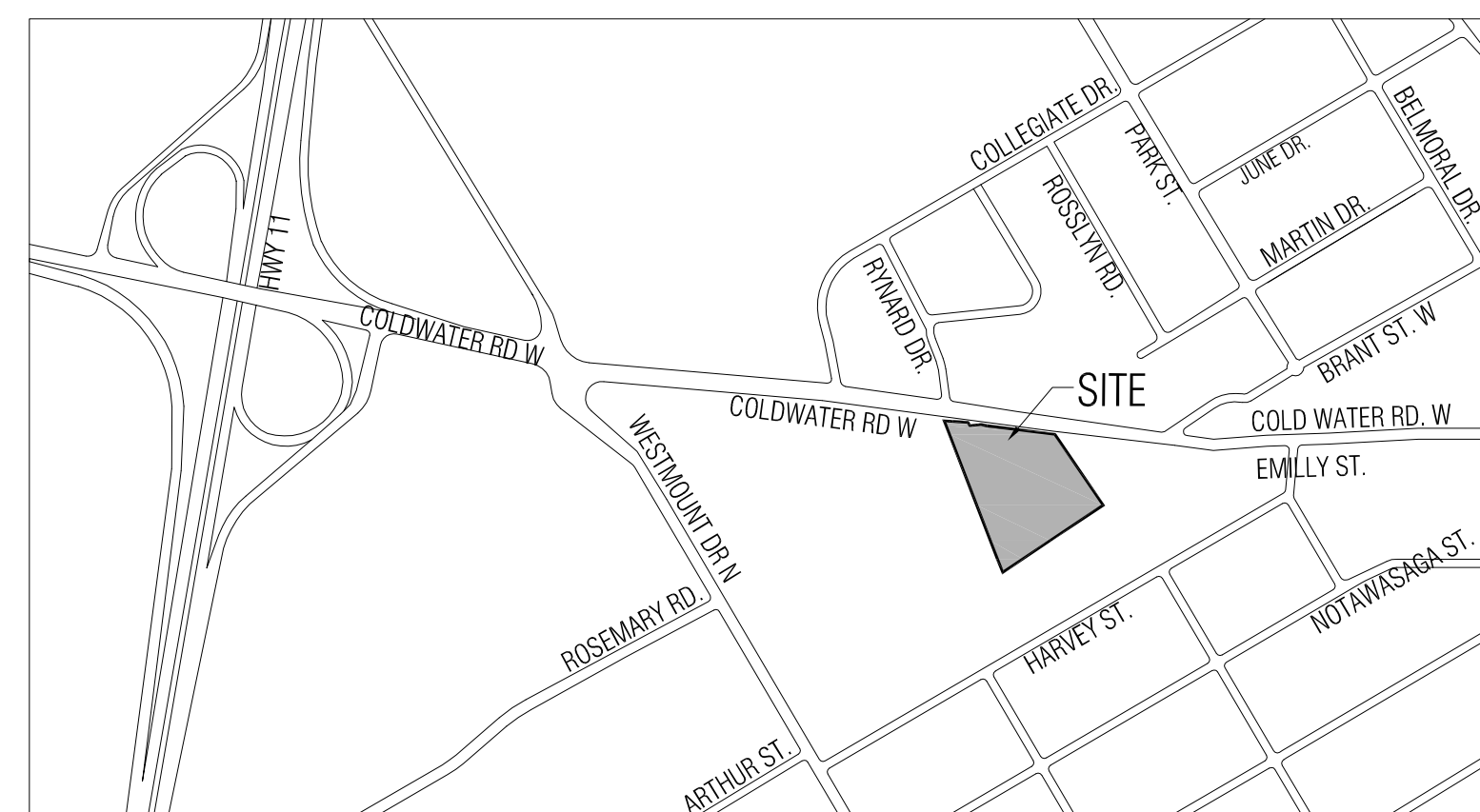
## Site Plan

---



**LEGEND**

- NEW BUILDING
- ASPHALT
- LANDSCAPE
- CONC. PAVEMENT, 150MM RAISED
- LANDSCAPE BUFFER
- HANDICAP PARKING
- MAIN ENTRANCE
- OVERHEAD DOOR
- BARRIER CURB



**2 KEY PLAN**  
A-1.0 SCALE -NTS

**PROJECT STATISTICS-**

ADDRESS: 233, 249, 261 COLDWATER ROAD, ORILLIA, ON.

ZONING : R5i (H2)

	REQUIRED	PROVIDED
LOT(SITE) AREA (m <sup>2</sup> )	1000 SQM.	15426.96 (3.81 ACRE)
ROAD WIDENING		350.78 SQM.
NET LOT AREA		15076.18 SQM. (3.72 ACRE)
LOT FRONTAGE MIN.	30.0 M.	118.35 M.
LOT DEPTH MIN.		93.80 M.
GROUND FLOOR AREA (m <sup>2</sup> )		3390.85 SQM.
GROSS FLOOR AREA (m <sup>2</sup> )	300.00 SQM.	22008.67 SQM.
BLDG. COVERAGE	60.0%	22.49%
BUILDING HT.	12.5 M. (MAX)	28.35 M.
PAVED AREA		1205.72 SQM
LANDSCAPE (MIN.)	40.0%	4142.87 SQM (35.7%)

**BUILDING SETBACKS**

	REQUIRED	PROVIDED
FRONT SETBACK (NORTH) (COLDWATER ROAD)	5.0 M.	5.05 M.
REAR SETBACK (SOUTH)	7.5 M.	7.50 M.
INT. SIDE SETBACK (WEST)	6.0 M.	6.0 M.
INT. SIDE SETBACK (EAST)	6.0 M.	40.40 M.

**PARKING CALCULATION**

	REQUIRED	PROVIDED
RESIDENTIAL UNITS - 225 UNITS 1.5 SPACES PER UNIT (2.7 M. X 6.0 M.)	338	265
ACCESSIBLE PARKING SPACE (TYPE A - 3.4 M X 6.0 M)	4	4
ACCESSIBLE PARKING SPACE (TYPE B - 2.4 M X 6.0 M)	5	5
TOTAL PARKING SPACES	338(INCL. 9 B/F)	265 (INCL. 9 B/F)
VISITOR PARKING (25% OF PARKING SPACES)	85	23
BICYCLE PARKING 1/10 PARKING SPACES	34	34

**LOADING PROVISIONS**

	REQUIRED	PROPOSED
LOADING SPACE (7.95 M X 3.4 M)	0	1

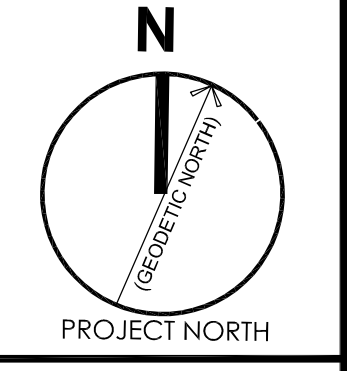
**MUNICIPAL ADDRESS AND LEGAL DESCRIPTION**  
233, 249, 261 COLDWATER ROAD, ORILLIA, ONTARIO  
PART OF LOT 7, CONCESSION 4  
CITY OF ORILLIA  
COUNTY OF SIMCOE

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9th AUGUST 2022  
ISSUED FOR SPA 1

No.	Date	Version	Dwn.
1.	2022-05-13	ISSUED FOR SPA 1	NG.

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**PROJECT:**  
**CONDOMINIUM**  
**233,249,261**  
**COLDWATER ROAD,**  
**WEST, ORILIA**

DRAWING TITLE:  
**SITE PLAN**  
**(GROUND LEVEL)**

DRAWN BY: NG	DATE: 15 FEBRUARY 2021
CHECKED BY: NM	SCALE: AS NOTED
PROJECT NO.:	DRAWING NO.:
<b>21-23</b>	<b>A-1.0</b>

**1 SITE PLAN (GROUND LEVEL)**  
A-1.0 SCALE -1:350