

August 17, 2021

Mr. Frank Mazzotta

Elbay Developments Inc.
81 Zenway Boulevard, Unit 24
Vaughan, ON L4H 0S5

**Re: Opinion Letter
930 Elgin Mills Road East
Proposed Residential Development
Town of Richmond Hill
Our Project No. NT-16-132**

On behalf of Elbay Developments Inc., NextEng Consulting Group Inc. has completed a detailed review of the *Updated Transportation Study*, prepared by LEA Consulting Ltd., dated June 2021 (the Study), for the proposed residential development located on the north side of Elgin Mills Road East and east of Bayview Avenue, municipally known as 1000 Elgin Mills Road East, in the City of Richmond Hill.

My comments are provided below.

Traffic Capacity:

- As documented in the Synchro outputs (provided in Appendix A of the Study), regional intersections are projected to be over capacity. The Study did not provide any recommendations and mitigation measures to address the capacity constraints under future total traffic conditions; and,
- Synchro parameters utilized in the Study are not consistent with Region's Transportation Mobility Guidelines.

Parking Supply:

- The study recommends 1.25 spaces per unit for all 3-bedroom units and 0.25 spaces per unit (visitors) for all units, resulting in a total of 253 parking spaces. The remaining units will be accommodated by 647 spaces (900 proposed - 253 for 3-bedroom plus visitors), or 1.12 spaces per unit;
- The study indicates two (2) Major Transit Station Areas (MTSA) "in close proximity". However, it is my understanding the nearest MTSA is generally located along the Yonge Street corridor, which is more than 2.5 kilometres (or more than 30 minutes of walking) from the subject site. Clarification should be provided;
- The study uses the approved parking rates for the Yonge/Bernard Key Development Area (KDA). In my opinion, this is not a comparable location since the Yonge/Bernard KDA has convenient access to BRT on Yonge Street; and,
- The proxy surveys (28 Prince Regent Street and 9 & 15 Stollery Pond Crescent) were generally collected under the impact of COVID-19. Also, the study did not confirm the occupancy (at the time of the surveys) of the proxy sites and if on-street parking were considered.

Should you have any questions, please do not hesitate to contact the undersigned.

Yours truly,

NEXTRANS CONSULTING ENGINEERS

A handwritten signature in black ink, appearing to read 'R. Pernicky', with a stylized flourish extending to the right.

Richard Pernicky, MITE
Principal