



February 23, 2022

**Reference Number:** 9638

**Mr. Luka Kot**

Medallion Development Inc.  
 970 Lawrence Avenue West, Suite 304  
 Toronto, ON  
 M6A 3B6

**RE: Transportation Impact Study (TIS) Update  
 Proposed Residential Development  
 3400 Weston Road and 2405 Finch Avenue West, City of Toronto**

Dear Mr. Kot,

LEA Consulting Ltd. has prepared this update to the Transportation Impact Study (TIS) completed for the proposed development of 3400 Weston Road and 2405 Finch Avenue West in the City of Toronto (herein referred to as the “subject site”) dated August 2020. This update letter has been necessitated by a resubmission of the Rezoning and OPA application for the proposed development. It is understood that Engineering and Construction Services and Transportation Planning have accepted the TIS dated August 2020, and that the applicant is required to submit a detailed Transportation Demand Management (TDM) Plan during the site plan submission stage. Accordingly, this resubmission has been prepared to address refinements to the site plan and statistics.

**PROPOSED DEVELOPMENT**

A decrease in the proposed unit count has occurred from the TIS dated August 2020 and the current proposal. **Table 1** summarizes the comparison of the site statistics.

Land Use	Previous (August 2020)	Current (February 2022)	Difference
New Building	480 Units	403 Units	-77 Units
<b>Site Total</b>	<b>997 Units</b>	<b>920 Units</b>	<b>-77 Units</b>
Parking	1019 Spaces	948 Spaces	-71 Spaces

**Table 1: Proposed Development Statistics**

Given the decrease in units for the proposed building, no update to the technical finding has been performed, as the subject site is still expected to have an acceptable traffic impact on the surrounding road network.

**VEHICULAR PARKING REVIEW**

The subject site is governed by the City of Toronto’s Zoning By-Law 569-2013 and some portions of it falls within Parking Policy Area 4 (PA4). Therefore, the minimum vehicle requirements for the proposed residential development plus existing buildings within the subject site are evaluated using applicable parking standards from Section 200.5.10 of the By-Law for both PA4 and general areas. The parking requirements for the proposed development, are summarized in **Table 2**. Of note, considering the upcoming Finch LRT and proximity of the site to the future LRT station, it is our opinion that PA4 even PA3 parking requirements are appropriate for this site. As such, parking requirements as per PA3, PA4 and “other areas of the City” are summarized in this table.



Uses / Units	Residential Units				Non-Residential GFA sqm	Required Rates			Required Supply		
	New Building	3400 Weston	2405 Finch	Entire Site		PA3	PA4	Other Areas	PA3	PA4	Other Areas
BA	0	3	1	4	-	0.6	0.7	0.8	2	2	3
1BR	233	38	34	305	-	0.7	0.8	0.9	213	244	274
2BR	128	206	209	543	-	0.9	0.9	1	488	488	543
3BR	42	12	14	68	-	1	1.1	1.2	68	74	81
Visitor	403	259	258	920	-	0.1	0.15	0.2	92	138	184
Daycare	-	-	-	-	565	0.4 per 100 sqm GFA	0.4 per 100 sqm GFA	1 per 100 sqm of GFA	2	2	5
<b>Total</b>	<b>403</b>	<b>259</b>	<b>258</b>	<b>920</b>	<b>565</b>	-	-	-	<b>865</b>	<b>948</b>	<b>1090</b>

**Table 2: Vehicle Parking Requirements**

Consistent with rates and parking justification provided in the August 2020 TIS, the proposed parking provision is aligned with City of Toronto’s Zoning By-law PA4 parking requirements at 948 parking spaces. Considering the public transit, cycling, pedestrian networks, and easily accessible services and amenities available to future residents of the proposed development, it is clear that there are number of alternative modes of transportation available to support residents in this area who do not own, or do not want to own, a vehicle. Therefore, it is our opinion that the proposed parking supply is reasonable.

**BICYCLE PARKING REVIEW**

The bicycle parking requirements from the City of Toronto Zoning By-Law 569-2013 for Zone 2 are applied as required by the Toronto Green Standards (TGS) bicycle parking provisions. **Table 3** Error! Reference source not found. summarizes the bicycle requirements and provisions for the proposed development.

Uses	Unit / GFA	Required Rates			Required Spaces		
		Short Term	Long Term	Total	Short Term	Long Term	Total
Dwelling Units	403 units	0.07	0.68	0.75	28	274	302
Daycare	565 m <sup>2</sup>	Exempted, less than 2000 sqm			-	-	-
<b>Total</b>	<b>403</b>	-	-	-	<b>28</b>	<b>274</b>	<b>302</b>

**Table 3: Bicycle Parking Requirements**

A minimum of 274 long-term and 28 short-term bicycle parking spaces are required. The proposed development will provide 302 bicycle spaces, which meets the requirements by-law and is deemed adequate.



### LOADING REVIEW

The loading requirements for the subject site are governed by By-Law Zoning By-Law 569-2013 (220.5.10.1), and the loading requirements and loading provisions are presented in **Table 4**.

Building	Units	Loading Required (By-Law 569-2013)	Loading Provided
2405 Finch Avenue West	258	1 Type "G" Loading Space	1 "G"
3400 Weston Road	259	1 Type "G" Loading Space	1 "G"
New Building	403	1 Type "G" and 1 Type "C" Loading Space	1 "G"
Day Care	565 m <sup>2</sup>	None Required	None Provided
<b>Total</b>	<b>997</b>	<b>3 "G" + 1 "C" Loading Spaces</b>	<b>3 Type "G" Loading Spaces</b>

**Table 4: Loading Requirements**

The entire site is required to provide three (3) Type G loading spaces and one (1) Type C loading space for the new building. The proposal includes three (3) Type G spaces. Type C loading activities are proposed to be conducted within the proposed Type G loading space of the new building during the time periods that this space is not required for the City garbage collection. As such, this arrangement is acceptable. Moreover, this is consistent with the accepted loading supply in the August 2020 TIS.

### CONCLUSIONS

This update has been performed with respect to the resubmission of the Rezoning and OPA application for the proposed development located at 3400 Weston Road and 2405 Finch Avenue West in the City of Toronto. This update to the TIS completed in August 2020 finds that the unit count has decreased. Therefore, no update to the technical finding has been performed, as the subject site is still expected to have an acceptable traffic impact on the surrounding road network. Moreover, an update to the parking and loading sections have been provided and the proposed supply is deemed acceptable.

Please do not hesitate to contact Ken Chan should you have any additional questions or concerns at (905) 470-0015 ext. 292 (kchan@lea.ca).

Yours truly,

**LEA CONSULTING LTD.**

Kenneth Chan, P. Eng., PTOE, PMP  
VP, Transportation Engineering and Planning

Zara Georgis, M.Eng., P.Eng.  
Project Manager