

MEMORANDUM

To: Luke Ramsay, Development Coordinator – Aragon Properties Ltd.
From: Daniel Casey, MCIP, RPP & Tim Shah, MA (Planning)
Date: December 6, 2017
RE: COOK ST / PENDERGAST ST PARKING STUDY

Watt Consulting Group was retained by Aragon Properties Ltd. to complete a parking study for the proposed rezoning of 324/328 Cook Street and 1044-1054 Pendergast Street. A total of 46 condominium units and 5,400 sq.ft. of commercial / retail space is proposed, accompanied by 74 off-street parking spaces (66 underground, 8 surface).

The study is underway and anticipated to be completed in late 2017. The preliminary findings conclude that the expected parking demand is approximately 61 vehicles, suggesting parking demand will be met by the proposed 74 parking spaces. A summary of the preliminary findings are in the table below:

Land Use		Units / Quantity	Expected Parking Demand		Recommended Parking Allocation
			Rate**	Total	
Residential	One-Bedroom	11	0.55 / unit	6	
	Two-Bedroom	25	0.80 / unit	20	
	Three-Bedroom	10	1.0 / unit	10	
	Expected Parking Demand, Residents			36	
Visitor		46	0.1 / unit	5	5
Commercial / Retail*	Café / Restaurant	334m ² (3,600 sq.ft.)	1 per 20m ²	17	20
	Office / Retail	167m ² (1,800 sq.ft.)	1 per 50m ²	3	
Total Expected Parking Demand				61	--
Total Parking Supply				--	74

* Expected parking demand for Commercial uses is based on the assumption that two of the units will be café / restaurant uses and one will be retail or office uses, which has been indicated is the most likely scenario. The specific Commercial uses have not been finalized and could change in future.

** Expected parking demand rates for residential uses are based on average vehicle ownership data provided by ICBC for nine representative sites in and around Cook Street Village, and factored to account for unit floor area. Expected parking demand rates for commercial / retail uses are based on observations of commercial / retail uses in representative locations within the City of Victoria.