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TO3112TOT00

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Wit Lewandowski  
2341684 Ontario Inc.  
c/o Barclay Commercial Corporation Brokerage  
530 Industrial Avenue, Ground Floor  
Ottawa, ON  
K1G 0Y9

Attention: Allan Jackson

Dear Sir,

## **Re: 353 Friel Street Parking Study**

### **1.0 Background**

353 Friel Street is a 0.22ha lot located near the intersection of Laurier Avenue East and Friel Street that can be accessed from either Friel Street or through adjacent properties on Laurier Avenue East. Currently, the sole on-site use is a retirement home, the Sandy Hill Retirement Residence.

A proposal has been submitted to the City of Ottawa by the proponent to convert the retirement home into residential condominiums, and one of the issues is parking provision. At present, there are 22 parking spaces provided on-site. For the retirement home, we are advised that 31 spaces are required and that the City approved a cash-in-lieu for 10 spaces. For the proposed conversion we are advised that the By-law requirements are for 62 spaces. As such, a credit for another 30 spaces is required ( $62 - 10 - 30 = 22$ )

The City has identified the need to conduct a parking study to determine whether there is sufficient public parking in the vicinity of 353 Friel Street to assist in meeting the project's parking requirements.

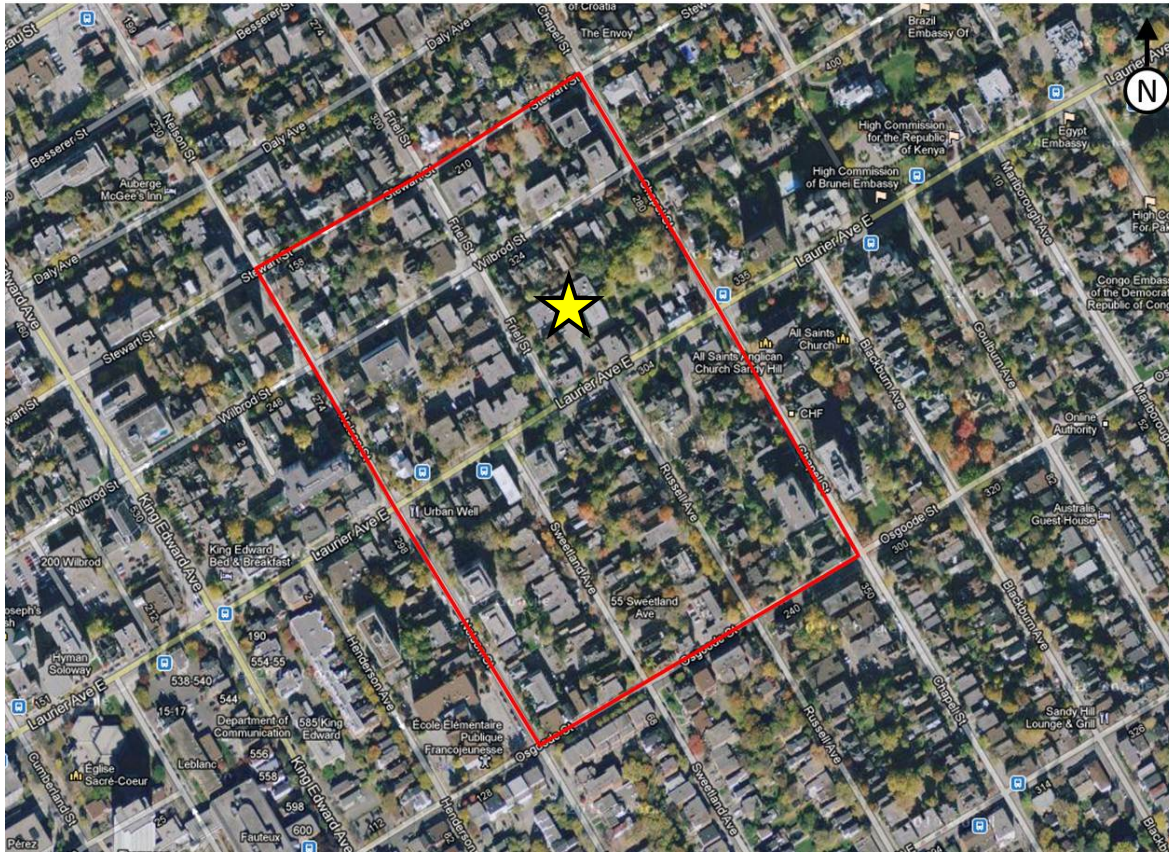
### **2.0 Study Area and Data Collection**

The Scope of Work and Study Area were agreed to with City staff (Wally Dubyk) at the study's commencement. The Study Area is depicted in Figure 1, and it represents an area from which on-street public parking can be comfortably accessed from 353 Friel Street. It is bounded by Stewart Street to the north, Nelson Street to the west, Chapel Street to the east, and Osgoode Street to the south. The supply of public parking available was estimated for both sides of each street, including those streets delineating the study boundary. In all, 187 on-street parking spaces were identified in the Study Area.

The actual utilization of these spaces was observed in terms of weekday and weekend utilization. Six survey periods were identified between November 15<sup>th</sup>, 2012 and November 25<sup>th</sup>, 2012, comprising weekday samples during 7AM-9AM, 11AM-1PM, and 7PM-9PM, and weekend samples of these same time periods. During each survey period, the number of

parked vehicles was recorded at the time of visit for each street and block face within the Study Area. This effectively results in a 'snapshot' of parking utilization within the six survey periods.

Figure 1: Study Area



### 3.0 Survey Results

Table 1 provides a summary of the on-street parking utilization observed in the six survey periods. During the weekday surveys, parking utilization during both the 7-9AM and 11AM-1PM time periods were relatively low, at 31.6% and 35.8%, respectively. However, utilization was very high during the 7-9PM time period, when 84.5% of parking supply was occupied. In contrast, the difference between the time periods was less pronounced over the weekend. The observed percentage of utilization was between 50.8% and 78.1%. Detailed utilization data by time period and street segment are provided in the attachments.

Table 1: Summary of Parking Utilization

	Weekday			Weekend		
	Utilized		Vacant	Utilized		Vacant
	# of Spaces	% of Total	# of Spaces	# of Spaces	% of Total	# of Spaces
7-9AM	59	31.6%	128	95	50.8%	92
11AM-1PM	67	35.8%	120	146	78.1%	41
7-9PM	158	84.5%	29	131	70.1%	56

Note: Available on-street parking supply is 187 spaces

A review of the data in Table 1 indicates that on-street parking within the Study Area is generally well utilized, with there being a varying amount of unused available parking spaces depending on the time of day. During the weekday survey periods, the unused available parking spaces were in the 30 to 130 space range. During the weekend survey period, they were in the 55 to 90 space range.

#### 4.0 Survey Results

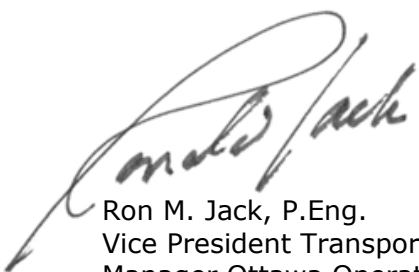
Based on the foregoing survey results, the findings and recommendations of this parking study are as follows:

- Converting the subject building from retirement residence to a residential condominium results in an on-site shortfall of 30 parking spaces according to the Zoning By-law requirements and accounting for the historic 10 space credit. This is not to suggest that the actual demand for parking will be 30 spaces more than what is presently available, only that the project is 30 spaces short according to the By-law.
- For all of the weekday and weekend time periods surveyed, the unused on-street parking supply within the Study Area ranged from a low of 29 spaces (84.5% utilization) to a high of 128 spaces (31.6% utilization). For 5 of the 6 survey periods, the available on-street parking was 41 spaces or more.
- The time period of greatest demand was 7:00PM to 9:00PM on a weekday evening, when the utilization was 84.5% and 29 spaces were available. Most of these parkers, however, were not overnight parkers, as the 7:00AM to 9:00AM weekday utilization was only 31.6%, with 128 spaces being available.

Based on the foregoing, it would appear that there is sufficient available on-street parking supply within the 1 to 1½ block radius Study Area to make up for the on-site parking space shortfall of 30 parking spaces for the significant majority of the time. During the critical weekday survey peak period, should the proposed residential condominium take up the majority of currently unused on-street parking supply in the Study Area, there will be some available on-street parking in the block adjacent to the Study Area that can provide the required supply cushion.

Please call if you have any questions of the foregoing.

Sincerely,



Ron M. Jack, P.Eng.  
Vice President Transportation  
Manager Ottawa Operations



Arthur Lo, M.Pl.  
Urban Planner  
Transportation Division

## Attachments: Parking Survey Data Collection Sheets

Date: Weekday - Tuesday, November 13th

Time: 7-9AM (Actual Survey from 8-9AM)

NORTH-SOUTH STREETS:		Supply	Utilization	Supply	Utilization
<b>Nelson Street</b>		West Side		East Side	
Stewart to Wilbrod		4	1	No Parking	N/A
Wilbrod to Laurier		10	4	No Parking	N/A
Laurier to Osgoode	8 (6x No Parking 2-4PM)		3	6	5
<b>Friel Street</b>		West Side		East Side	
Stewart to Wilbrod		8	1	No Parking	N/A
Wilbrod to Laurier		8	3	No Parking	N/A
<b>Chapel Street</b>		West Side		East Side	
Stewart to Wilbrod		4	1	No Parking	N/A
Wilbrod to Laurier	10 (2x No parking 7AM-7PM)		1	No Parking	N/A
Laurier to Osgoode		14	1	No Parking	N/A
<b>Sweetland Avenue</b>		West Side		East Side	
Laurier to Osgoode	No Parking		N/A	15	4
<b>Russell Avenue</b>		West Side		East Side	
Laurier to Osgoode		22	4	No Parking	N/A

EAST-WEST STREETS:		Supply	Utilization	Supply	Utilization
<b>Stewart Street</b>		North Side		South Side	
Nelson to Friel	No Parking		N/A	9	2
Friel to Chapel	No Parking		N/A	9	4
<b>Wilbrod Street</b>		North Side		South Side	
Nelson to Friel		8	3	No Parking	N/A
Friel to Chapel	7 (4x No Parking 8AM-6PM)		4	No Parking	N/A
<b>Laurier Avenue</b>		North Side		South Side	
Nelson to Friel		2	0		
Friel to Chapel		4	4		
Nelson to Sweetland				No Parking	N/A
Sweetland to Russell				7	7
Russell to Chapel				4	5
<b>Osgoode Street</b>		North Side		South Side	
Nelson to Sweetland	No Parking		N/A	10	1
Sweetland to Russell		8	0	No Parking	N/A
Russell to Chapel	No Parking		N/A	10	1

Supply:	187
Utilization:	59
Percentage Utilized:	31.6%

Date: Weekday - Thursday, November 22nd  
Time: 11AM-1PM (Actual Survey from 12PM-1PM)

<b>NORTH-SOUTH STREETS:</b>				
	<b>Supply</b>	<b>Utilization</b>	<b>Supply</b>	<b>Utilization</b>
<b>Nelson Street</b>				
	West Side		East Side	
Stewart to Wilbrod	4	0	No Parking	N/A
Wilbrod to Laurier	10	4	No Parking	N/A
Laurier to Osgoode	8 (6x No Parking 2-4PM)	7	6	2
<b>Friel Street</b>				
	West Side		East Side	
Stewart to Wilbrod	8	1	No Parking	N/A
Wilbrod to Laurier	8	3	No Parking	N/A
<b>Chapel Street</b>				
	West Side		East Side	
Stewart to Wilbrod	4	0	No Parking	N/A
Wilbrod to Laurier	10 (2x No parking 7AM-7PM)	1	No Parking	N/A
Laurier to Osgoode	14	0	No Parking	N/A
<b>Sweetland Avenue</b>				
	West Side		East Side	
Laurier to Osgoode	No Parking	N/A	15	8
<b>Russell Avenue</b>				
	West Side		East Side	
Laurier to Osgoode	22	8	No Parking	N/A

<b>EAST-WEST STREETS:</b>				
	<b>Supply</b>	<b>Utilization</b>	<b>Supply</b>	<b>Utilization</b>
<b>Stewart Street</b>				
	North Side		South Side	
Nelson to Friel	No Parking	N/A	9	3
Friel to Chapel	No Parking	N/A	9	4
<b>Wilbrod Street</b>				
	North Side		South Side	
Nelson to Friel	8	7	No Parking	N/A
Friel to Chapel	7 (4x No Parking 8AM-6PM)	1	No Parking	N/A
<b>Laurier Avenue</b>				
	North Side		South Side	
Nelson to Friel	2	1		
Friel to Chapel	4	4		
Nelson to Sweetland			No Parking	N/A
Sweetland to Russell			7	8
Russell to Chapel			4	3
<b>Osgoode Street</b>				
	North Side		South Side	
Nelson to Sweetland	No Parking	N/A	10	1
Sweetland to Russell	8	0	No Parking	N/A
Russell to Chapel	No Parking	N/A	10	1

Supply:	187
Utilization:	67
Percentage Utilized:	35.8%

Date: Weekday - Thursday, November 15th  
 Time: 7-9PM (Actual survey from 8-9PM)

<b>NORTH-SOUTH STREETS:</b>				
	<b>Supply</b>	<b>Utilization</b>	<b>Supply</b>	<b>Utilization</b>
<b>Nelson Street</b>				
	West Side		East Side	
Stewart to Wilbrod	4	5	No Parking	N/A
Wilbrod to Laurier	10	9	No Parking	N/A
Laurier to Osgoode	8 (6x No Parking 2-4PM)	8	6	5
<b>Friel Street</b>				
	West Side		East Side	
Stewart to Wilbrod	8	8	No Parking	N/A
Wilbrod to Laurier	8	7	No Parking	N/A
<b>Chapel Street</b>				
	West Side		East Side	
Stewart to Wilbrod	4	3	No Parking	N/A
Wilbrod to Laurier	10 (2x No parking 7AM-7PM)	9	No Parking	N/A
Laurier to Osgoode	14	8	No Parking	N/A
<b>Sweetland Avenue</b>				
	West Side		East Side	
Laurier to Osgoode	No Parking	N/A	15	15
<b>Russell Avenue</b>				
	West Side		East Side	
Laurier to Osgoode	22	14	No Parking	N/A

<b>EAST-WEST STREETS:</b>				
	<b>Supply</b>	<b>Utilization</b>	<b>Supply</b>	<b>Utilization</b>
<b>Stewart Street</b>				
	North Side		South Side	
Nelson to Friel	No Parking	N/A	9	7
Friel to Chapel	No Parking	N/A	9	9
<b>Wilbrod Street</b>				
	North Side		South Side	
Nelson to Friel	8	8	No Parking	N/A
Friel to Chapel	7 (4x No Parking 8AM-6PM)	4	No Parking	N/A
<b>Laurier Avenue</b>				
	North Side		South Side	
Nelson to Friel	2	2		
Friel to Chapel	4	4		
Nelton to Sweetland			No Parking	N/A
Sweetland to Russell			7	7
Russell to Chapel			4	3
<b>Osgoode Street</b>				
	North Side		South Side	
Nelson to Sweetland	No Parking	N/A	10	9
Sweetland to Russell	8	8	No Parking	N/A
Russell to Chapel	No Parking	N/A	10	6

Supply:	187
Utilization:	158
Percentage Utilized:	84.5%

Date: Weekend - Sunday, November 18th  
 Time: 7-9AM (Actual survey from 8-9AM)

<b>NORTH-SOUTH STREETS:</b>				
	Supply	Utilization	Supply	Utilization
<b>Nelson Street</b>				
	West Side		East Side	
Stewart to Wilbrod	4	0	No Parking	N/A
Wilbrod to Laurier	10	4	No Parking	N/A
Laurier to Osgoode	8 (6x No Parking 2-4PM)	4	6	4
<b>Friel Street</b>				
	West Side		East Side	
Stewart to Wilbrod	8	5	No Parking	N/A
Wilbrod to Laurier	8	4	No Parking	(2 Illegal)
<b>Chapel Street</b>				
	West Side		East Side	
Stewart to Wilbrod	4	2	No Parking	N/A
Wilbrod to Laurier	10 (2x No parking 7AM-7PM)	2	No Parking	N/A
Laurier to Osgoode	14	1	No Parking	N/A
<b>Sweetland Avenue</b>				
	West Side		East Side	
Laurier to Osgoode	No Parking	N/A	15	6
<b>Russell Avenue</b>				
	West Side		East Side	
Laurier to Osgoode	22	13	No Parking	N/A

<b>EAST-WEST STREETS:</b>				
	Supply	Utilization	Supply	Utilization
<b>Stewart Street</b>				
	North Side		South Side	
Nelson to Friel	No Parking	N/A	9	5
Friel to Chapel	No Parking	N/A	9	10
<b>Wilbrod Street</b>				
	North Side		South Side	
Nelson to Friel	8	5	No Parking	N/A
Friel to Chapel	7 (4x No Parking 8AM-6PM)	6	No Parking	N/A
<b>Laurier Avenue</b>				
	North Side		South Side	
Nelson to Friel	2	1		
Friel to Chapel	4	0		
Nelton to Sweetland			No Parking	N/A
Sweetland to Russell			7	4
Russell to Chapel			4	2
<b>Osgoode Street</b>				
	North Side		South Side	
Nelson to Sweetland	No Parking	N/A	10	9
Sweetland to Russell	8	3	No Parking	N/A
Russell to Chapel	No Parking	N/A	10	3

Supply:	187	
Utilization:	95	(Including 2 Illegal)
Percentage Utilized:	50.8%	

Date: Weekend - Saturday, November 17th  
 Time: 11AM-1PM (Actual survey from 12-1PM)

<b>NORTH-SOUTH STREETS:</b>				
	<b>Supply</b>	<b>Utilization</b>	<b>Supply</b>	<b>Utilization</b>
<b>Nelson Street</b>	West Side		East Side	
Stewart to Wilbrod		4	5 (1 Illegal)	No Parking
Wilbrod to Laurier		10	8	No Parking
Laurier to Osgoode	8 (6x No Parking 2-4PM)		8	6
				5
<b>Friel Street</b>	West Side		East Side	
Stewart to Wilbrod		8	5	No Parking
Wilbrod to Laurier		8	7	No Parking
<b>Chapel Street</b>	West Side		East Side	
Stewart to Wilbrod		4	0	No Parking
Wilbrod to Laurier	10 (2x No parking 7AM-7PM)		5	No Parking
Laurier to Osgoode		14	10	No Parking
<b>Sweetland Avenue</b>	West Side		East Side	
Laurier to Osgoode	No Parking	N/A	15	14
<b>Russell Avenue</b>	West Side		East Side	
Laurier to Osgoode		22	16	No Parking

<b>EAST-WEST STREETS:</b>				
	<b>Supply</b>	<b>Utilization</b>	<b>Supply</b>	<b>Utilization</b>
<b>Stewart Street</b>	North Side		South Side	
Nelson to Friel	No Parking	N/A	9	8
Friel to Chapel	No Parking	N/A	9	6
<b>Wilbrod Street</b>	North Side		South Side	
Nelson to Friel		8	7	No Parking
Friel to Chapel	7 (4x No Parking 8AM-6PM)		7	No Parking
<b>Laurier Avenue</b>	North Side		South Side	
Nelson to Friel		2	1	
Friel to Chapel		4	2	
Nelson to Sweetland			No Parking	N/A
Sweetland to Russell			7	6
Russell to Chapel			4	4
<b>Osgoode Street</b>	North Side		South Side	
Nelson to Sweetland	No Parking	N/A	10	10
Sweetland to Russell		8	6	No Parking
Russell to Chapel	No Parking	N/A	10	6

Supply:	187
Utilization:	146
Percentage Utilized:	78.1%



Date: Weekend - Sunday, November 25th  
 Time: 7-9PM (Actual survey from 7-8PM)

<b>NORTH-SOUTH STREETS:</b>				
	<b>Supply</b>	<b>Utilization</b>	<b>Supply</b>	<b>Utilization</b>
<b>Nelson Street</b>				
	West Side		East Side	
Stewart to Wilbrod		4	No Parking	N/A
Wilbrod to Laurier		10	No Parking	N/A
Laurier to Osgoode	8 (6x No Parking 2-4PM)		9	6
				5
<b>Friel Street</b>				
	West Side		East Side	
Stewart to Wilbrod		8	No Parking	N/A
Wilbrod to Laurier		8	No Parking	N/A
<b>Chapel Street</b>				
	West Side		East Side	
Stewart to Wilbrod		4	No Parking	N/A
Wilbrod to Laurier	10 (2x No parking 7AM-7PM)		3	No Parking
Laurier to Osgoode		14	No Parking	N/A
<b>Sweetland Avenue</b>				
	West Side		East Side	
Laurier to Osgoode	No Parking	N/A	15	14
<b>Russell Avenue</b>				
	West Side		East Side	
Laurier to Osgoode		22	No Parking	N/A

<b>EAST-WEST STREETS:</b>				
	<b>Supply</b>	<b>Utilization</b>	<b>Supply</b>	<b>Utilization</b>
<b>Stewart Street</b>				
	North Side		South Side	
Nelson to Friel	No Parking	N/A	9	6
Friel to Chapel	No Parking	N/A	9	7
<b>Wilbrod Street</b>				
	North Side		South Side	
Nelson to Friel		8	No Parking	N/A
Friel to Chapel	7 (4x No Parking 8AM-6PM)		5	No Parking
<b>Laurier Avenue</b>				
	North Side		South Side	
Nelson to Friel		2		
Friel to Chapel		4		
Nelson to Sweetland			No Parking	N/A
Sweetland to Russell			7	4
Russell to Chapel			4	3
<b>Osgoode Street</b>				
	North Side		South Side	
Nelson to Sweetland	No Parking	N/A	10	10
Sweetland to Russell		8	No Parking	N/A
Russell to Chapel	No Parking	N/A	10	4

Supply:	187
Utilization:	131
Percentage Utilized:	70.1%