

Memo



To: Samantha Gatchene, MCIP, RPP
From: Angela Mariani
cc: Peter Gregor
Date: June 20, 2023
Re: Parking spaces Wellings of Stittsville Phases 2 and 3

Samantha

In response to the comment regarding the excess of parking spaces provided for Wellings of Stittsville Phases 2 and 3, the required parking spaces for residents in the zoning by-law is calculated at a rate of 0.25 spaces/dwelling unit for seniors residential. The Wellings is an independent senior's residential development. This is a 55+ community with a number of residents still owning cars, some residents continue to work, and others drive to friends and family and to and from appointments.

In review of the actual car ownership in Wellings of Stittsville Phase 1, 65-70% of the residents own cars. With 238 parking spaces being provided (201 below grade and 37 above grade), this number would serve to meet the needs of the residents.

The proposed parking spaces were well thought out and with consideration to the actual parking needs of the Phase 1 building. Also provided are spaces for commercial, though the principal usage of the services will be by the residents. Visitor parking has also been included as well as some spaces for the staff parking needs.

If you require any further clarification, please feel free to contact me at angela@nlgc.com or 416-898-5270.

Regards,

Angela Mariani, Development Planner NLGC