

April 16, 2018

Town of St. Marys
Building and Planning Department
408 James Street South,
St. Marys, Ontario
N4X 1B6

Attention: Susan Luckhardt, Planning Coordinator

Re: **Site Plan Approval Application (SPA04-2018) – Parking Response**

Dear Susan,

Thank you for your email earlier today (April 16, 2018) regarding the parking requirements for the Application for a Site Plan Agreement – SPA04-2018 268 Maiden Lane, St. Marys, Ontario. We are pleased to respond to your inquiry.

Parking Calculation

On Wednesday June 29, 2016 architects Tillmann Ruth Robinson meet with Francesco Sabatini, Jason Silcox and yourself to review the proposed St. Marys Wellness Centre Expansion (Tradition Mutual Centre for Wellness). It was recommended by your department that we review the current zoning requirements, current and proposed building size and use, and provide a parking summary/proposal to the Town of St. Marys for review. The following was the result.

In reviewing the original Site Plan Approval Agreement dated August 28, 2001 there are no detailed parking calculations documented but there is the drawing prepared by aTRR (formerly aTRM) which lists 57 existing hospital spaces and 99 new spaces for a total of 156 spaces (actual count on site is 152). We speculate that the original parking lot design which was developed by aTRR and St. Marys Memorial Hospital personnel, simply extended the existing asphalt and east concrete curb line to just short of the north property line resulting in the current oversized parking capacity of 152 spaces and formed part of the SPA agreement. The following was the split between existing and new.

Original Hospital Parking (pre 2001)	53 spaces
Original Wellness Centre	99 spaces (includes 4 BF)
Total – 2001 Expansion	152 spaces

The following is our parking calculations for the new addition based on the current Town of St. Marys Zoning requirements:

Section 23 – Institutional Zone (I), amended by By-Law No. Z107-2014 23.1 Permitted Uses - **Hospital**, amended by By-Law No. Z28-2001 Permitted Uses – **Business + Professional Offices for Doctors and other Health Practitioners, and a Fitness Centre.**

Refer to 23.2.12 Parking. In accordance with provisions of Section 5.21, 5.21.1.1 Parking Requirements states the following:

L	Business or Professional Office	1 per 20 sm of gross floor area
M	Medical Clinic	5 per practitioner
R	Hospital	1 per 4 beds plus 1 per 3 employees
AA	Other permitted uses	1 per 40 sm of gross floor area

Therefore:

Medical Clinic	Existing HVFHT Physicians (4 pods x 2 physicians per pod x 5 spaces)	40 spaces
Medical Clinic	New HVFHT Physicians (2 pods x 2 physicians per pod x 5 spaces)	20 spaces
Medical Clinic	Existing 2 nd Floor Physicians + Practitioners (allow 5 phys. x 5 spaces)	25 spaces
Medical Clinic	New 2 nd Floor Physicians (allow for 2 phys. x 5 spaces)	10 spaces
Hospital	20 Beds (20 beds / 4)	5 spaces
Hospital Staff	*35 FTE (35 full time staff / 3)	18 spaces
Hospital Staff	*60 PT (60 part time staff / 2 PT = 30 FTE / 3)	10 spaces
*Info received from HPHA.		
Fitness Centre	704 sm (704sm / 40sm)	18 spaces
TOTAL SPACES REQUIRED		146 spaces
TOTAL SPACES PROVIDED		148 spaces

Please note that 4 existing parking spaces were lost due to the proposed expansion (152 – 4 = 148 spaces).
As you can see by the calculations and projections above we do not see the requirement to expand the existing parking lot facility to address the new expansion.

Please note hospital personnel monitored the parking availability at 9am, 11am and 3pm daily for several weeks during July 2016 and September 2016 to establish actual capacity. On average there were 45 to 55 spaces available on the East Lot. The Huron Perth Healthcare Alliance are quite comfortable with the parking capacity for the future development.

We trust the above meets your approval.

If any questions, please contact Steve Done – Project Manager –aTRR at 519-672-1440 or e-mail steve.done@attr.ca

Yours Truly,



Steve Done, MAATO
Senior Associate
SBD

Cc: Francesco Sabatini, HPHA
Nicola Easton, aTRR