

Supportive Housing Vehicle Parking Demand Analysis

Currently, the plan for the 210 Gorge Road project is to include 24 parking stalls: 18 for the affordable housing units, two for staff, three for visitors, and one for the supportive housing units.

The following table is a summary of the current number of parking stalls available at all of Cool Aid's buildings in Greater Victoria, and the number of tenants in each building who have vehicles.

Building	Housing Type	# Units	# Stalls	# Tenants w. Cars
Cedar Grove 210 GORGE RD	Supportive	21	6	1
Cottage Grove 3207 QUADRA ST	Seniors (light support)	45	12	0
Desmond House 717 PANDORA AVE	Supportive	27	0	0
Fairway Woods 597 GOLDSTREAM AVE	Seniors Supportive	32	8	3
Hillside Terrace 1460 HILLSIDE AVE	Assisted Living	45	0	0
Johnson Manor 1153 JOHNSON ST	Forensics	20	4	0
Mike Gidora Place 749 PANDORA AVE	Supportive	45	0	0
Mount Edwards 1002 VANCOUVER ST	Transitional	38	16	0
Olympic Vista 3806 CAREY RD	Seniors Supportive	36	7	1
Pandora Housing 757 PANDORA AVE	Supportive	40	0	0
Queens Manor 710 QUEENS AVE	Supportive	36	6	0
Rock Bay Landing 535 ELLICE ST	Shelter/Transitional	23	6	0
Swift House 809 BURDETT AVE	Supportive	49	0	0
TOTAL		457	65	5

Based on these numbers, the parking demand/need for supportive housing residents is negligible, and has been allocated at one space (0.1).

The updated City's *Schedule C* contains a new designation for "affordable housing", the number of parking stalls for the affordable housing units meets these new requirements by supplying 18 parking stalls for the 50

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affordable rental units proposed. The guideline recommends 0.2 stalls per unit under 40 m², and 0.5 stalls per unit greater than 40 m² but less than 70 m². Given the proposed unit sizes for 210 Gorge, there are 24 units which are greater than 40 m² resulting in 12 stalls required and 26 units which are less than 40 m² which necessitate 5 stalls. Additionally, two spaces are reserved for the 24/7 on-site staff. The designated 24 spaces in the building provide ample parking for any fluctuations in tenant vehicle numbers, as well as spaces for visiting support services personnel.