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Aurora, Ontario L4G 6W8

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February 23, 2023

Churchill Beecroft Developments I Inc.
35 Alvin Avenue
Toronto, ON
M4T 2A7

Attention: Josh Dennill

**Re: Transportation Reliance Letter
 Proposed Residential Development
 68-78 Churchill Avenue, City of Toronto
 Our Project No. NT-21-069**

– Confidential and Without Prejudice –

Nextrans Consulting Engineers (“Nextrans”), a Division of NexEng Consulting Group Inc., is pleased to present the enclosed Transportation Reliance Letter in support of a Zoning By-law Amendment Application for the property municipally known as 68-78 Churchill Avenue in the City of Toronto.

The subject lands are currently occupied by six (6) residential detached houses. The latest development proposal will demolish the existing buildings on the subject lands and introduce a total of 40 residential dwelling units, including 31 condominium townhouse dwelling units along a proposed publicly accessible private road and nine (9) single detached houses along Churchill Avenue. The private road is a crescent road that will connect to Churchill Avenue at both ends of the private road.

By way of background, a Transportation Impact Study was undertaken by Nextrans dated October 28, 2021 in support of the development application. This letter has been undertaken to further address the following:

- Site circulation of a municipal fire emergency truck and municipal rear-loading waste collection vehicle on the proposed publicly accessible private road; and
- Curbside waste collection for dwelling units along the proposed private road of the subject site.

Site Circulation

Based on the latest site plan (see **Attachment 1**), a vehicle swept path analysis was undertaken by Nextrans for a City of Toronto Aerial Fire Truck and a City of Toronto Rear-Loading Waste Collection Truck using AutoTURN software.

The enclosed vehicle movement diagrams (see **Attachment 2**) demonstrate that a City fire truck and City rear-loading waste collection vehicle can maneuver along the proposed publicly accessible private road without functional conflict.

Curbside Waste Collection

The nine (9) proposed detached dwelling units will front Churchill Avenue and will receive municipal curbside waste collection.

The proposed publicly accessible private road will provide access to the 31 townhouse dwelling units. Based on City of Toronto Zoning By-law 569-2013 Chapter 220.5.10.1, no loading space is required for 30 or fewer dwelling units, and one (1) Type “G” loading space is required if the number of dwelling units ranges between 31 and 399 units inclusive. Based on the zoning by-law requirement, one (1) Type “G” loading space is required for the 31 townhouse dwelling units.

Notwithstanding the aforementioned, the number of dwelling units on the proposed private road exceeds the zoning by-law dwelling unit threshold for no loading space by a minimal difference of one (1) dwelling unit. The exceedance of one dwelling unit from the maximum threshold of 30 dwelling units for no loading space is a marginal 3% deviation. This is within reasonable difference for strong consideration for the requirement of no loading space to be applied to the development proposal.

Curbside waste collection is practical for the proposed dwelling units and supportable from a functional site circulation perspective as the enclosed vehicle movement diagrams demonstrate that a City rear-loading garbage truck can circulate the proposed private road without functional conflict and service all proposed dwelling units along the private road.

Given the marginal exceedance of one dwelling unit over the threshold dwelling unit limit for no loading space within the City’s zoning by-law loading space requirements, it is Nextrans’ opinion that a loading space is not required for the proposed development and that curbside waste collection is recommended.

Recommendations

Nextrans recommends the following:

- No loading space to be provided given the marginal unit count threshold exceedance in zoning by-law loading space requirements for no loading space.
- Curbside waste collection to be provided for the dwelling units along the proposed private road given that curbside waste collection is practical and functional for the proposed development.

We trust the enclosed sufficiently addresses your needs. Should you have any questions, please do not hesitate to contact the undersigned.

Yours truly,

NEXTRANS CONSULTING ENGINEERS

Prepared by:



John Nhan, B.Eng., EIT
Transportation Analyst

Reviewed and Approved by:



Richard Pernicky, MITE
Principal

Enclosed: Attachment 1: Proposed Site Plan dated February 22, 2023
 Attachment 2: Vehicle Movement Diagrams

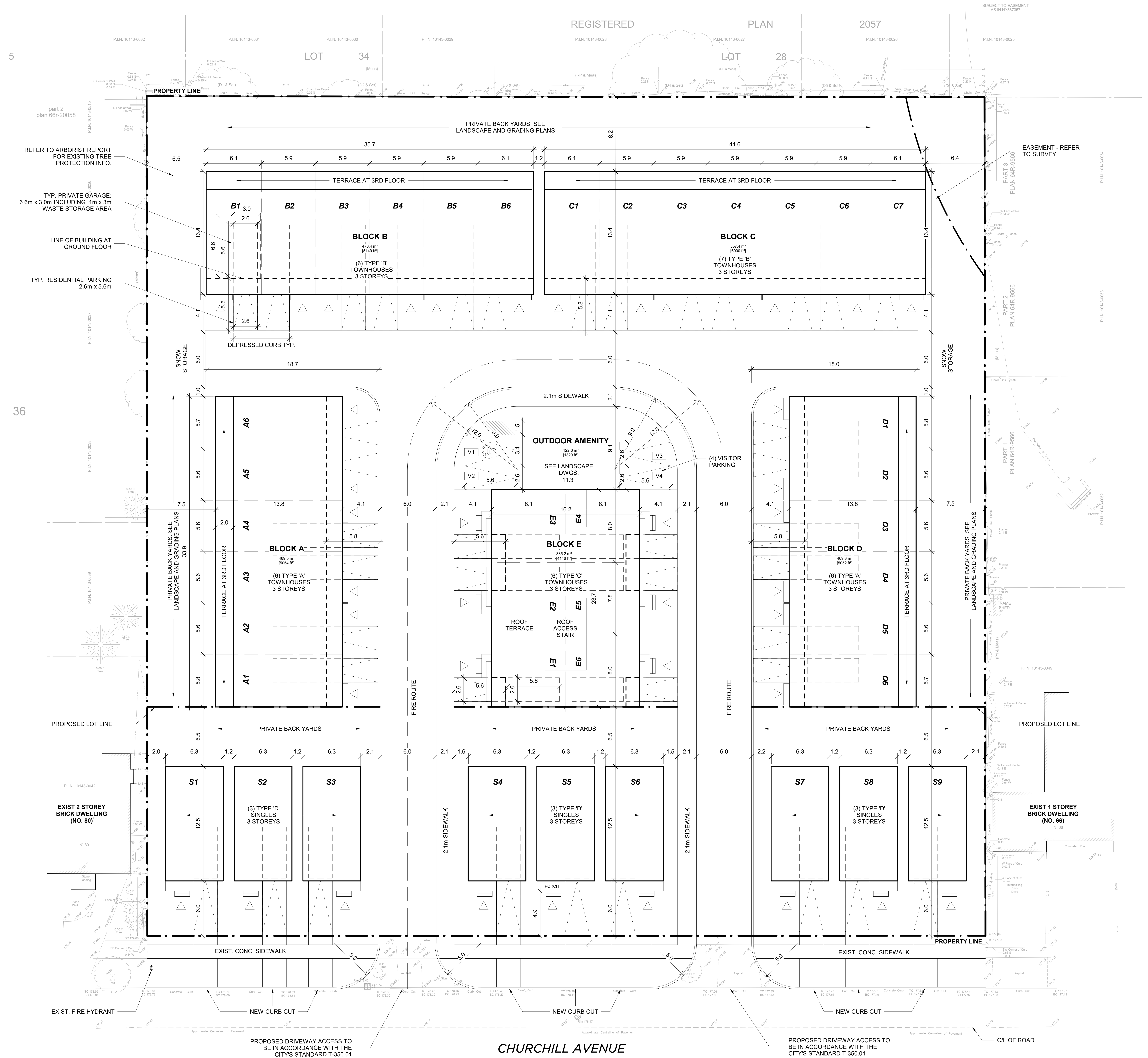
Attachment 1: Site Plan

SITE PLAN LEGEND

- NOTES:**
 REFER TO CONSULTANTS DRAWINGS FOR INFORMATION RELATING TO SITE SERVICING, GRADING AND LANDSCAPE. ALL ITEMS NEW CONSTRUCTION UNLESS NOTED OTHERWISE.
- Abbreviations:**
 AD AREA DRAIN
 CAFCF CENTRAL ALARM CONTROL FACILITY
 CB CATCH BASIN
 FH FIRE HYDRANT
 FD FLOOR DRAIN
 HB HOSE BIB
 HLP HYDRO LIGHT POLE
 MH MAN HOLE
 TLS TRAFFIC LIGHT STANDARD
- SITE PLAN INFORMATION TAKEN FROM:**
 TOPOGRAPHIC PLAN SURVEY OF LOTS 37 & 38 REGISTERED PLAN 3163
 CITY OF TORONTO
 PREPARED BY LAND SURVEY GROUP LAND SURVEYORS DATED FEBRUARY 16, 2021.
- XXXX.Xm = 000 ESTABLISHED GRADE
 XXXX.Xm = TOS GROUND FLOOR AVERAGE

SITE PLAN NOTES

- THE BUILDINGS ARE TO BE NOT SPRINKLERED
- COLLECTION OF WASTE MATERIALS FOR THIS DEVELOPMENT WILL TAKE PLACE AT CURBSIDE
- SIDEWALKS AND BOULEVARDS WITHIN THE RIGHT OF WAY TO HAVE A MINIMUM 2% AND MAXIMUM 4% SLOPE TOWARDS THE ROADWAY.
- REFER TO SITE SERVICING PLAN FOR SEWER AND WATER SERVICE INFORMATION.
- ALL EXISTING ACCESSES, CURB CUTS, TRAFFIC CONTROL SIGNS, ETC. ALONG THE DEVELOPMENT SITE FRONTAGE THAT ARE NO LONGER REQUIRED ARE TO BE REMOVED. THE BOULEVARD WITHIN THE PUBLIC RIGHT OF WAY, IN ACCORDANCE WITH CITY STANDARDS AND TO THE SATISFACTION OF THE EXECUTIVE DIRECTOR OF TECHNICAL SERVICES ARE TO BE REINSTATED.
- THE NEW RECONSTRUCTED SIDEWALKS ALONG THE DEVELOPMENT SITE FRONTAGES WILL BE BUILT TO THE SATISFACTION OF THE CITY AND AT NO COST TO THE MUNICIPALITY.
- NO SPEED BUMPS SHALL BE INSTALLED ON ANY MAIN DRIVEWAY AISLE OR DESIGNATED FIRE ROUTE.
- PROPOSED ACCESS TO THE DRIVEWAY FOR THIS PROJECT TO BE DESIGNED IN ACCORDANCE WITH CITY STANDARD NO. T-310-050-1 FOR COMBINED CURB AND SIDEWALK VEHICULAR ENTRANCES.
- SOLID WASTE MANAGEMENT TO BE NOTIFIED UPON COMPLETION OF THE DEVELOPMENT AND SHOULD PUBLIC WASTE COLLECTION BE USED, ALL NECESSARY APPLICATION AND WAIVER FORMS TO BE COMPLETED PRIOR TO COMMENCEMENT OF CITY REFUSE COLLECTION.
- RETAINING WALLS TO BE PROFESSIONALLY ENGINEERED.
- RESIDENTIAL VISITOR PARKING SPACES WILL BE INDIVIDUALLY SIGNED AT THE FRONT OF EACH SPACE FOR THE USE OF RESIDENTIAL VISITORS.
- FOR SITE SERVICING & GRADING INFO REFER TO DRAWINGS PREPARED BY POLITIS ENGINEERING LTD.
- FOR LANDSCAPE INFO, REFER TO DRAWINGS PREPARED BY ADESSO DESIGN INC.
- REFER TO DRAWING A001 FOR SITE STATISTICS



RAW 405-317 ADELAIDE STREET WEST
 TORONTO CANADA M5V 1P9
 +1 416 599 9729 WWW.RAWDESIGN.CA

20046
 68 Churchill Ave
 North York, ON
 15/02/2023

PRELIMINARY SITE STATISTICS

GENERAL STATISTICS		
Site Area (Overall)	8,372.3 m ²	0.84 Ha
No. of Storeys Above Grade	3	
No. of Storeys Below Grade	1	
Gross Building Area	3,050 m ²	32,830 sf
Gross Floor Area	7,815 m ²	84,125 sf
Average Unit Size (gross)	195.4 m ²	2,103 sf
Lot Coverage	36%	
Total Units	40 Units	
Site Density	48 Units/Ha	

PARKING				
Required	(1 / Unit)	(0.2/unit)	Total	
	Resident	Visitor	48	
Provided	Resident	Visitor	84	*Inc 1 BF

Floor Areas	Floor	GFA (m ²)		GFA (SF)	
		GFA (m ²)	GFA (SF)	GFA (m ²)	GFA (SF)
Block A	1	282.8	3,044		
	2	469.5	5,054		
	3	406.2	4,372		
Total		1,158.5	12,470		
Block B	1	288.8	3,109		
	2	478.4	5,149		
	3	403.8	4,400		
Total		1,171.0	12,658		
Block C	1	337.3	3,631		
	2	557.4	6,000		
	3	476.3	5,127		
Total		1,371.0	14,757		
Block D	1	282.8	3,044		
	2	469.5	5,054		
	3	402.6	4,334		
Total		1,154.9	12,431		
Block E	1	228.1	2,455		
	2	365.0	3,940		
	3	382.8	4,120		
Total		975.9	10,515		
Singles	1	56.2	605		
	2	78.8	848		
	3	78.8	848		
Total		213.8	2,301		
Total (9 Units)		1,924.2	20,712		

This drawing is the property of the Architect and may not be reproduced or used without the express consent of the Architect. The Contractor is responsible for checking and verifying all levels and dimensions and shall obtain all clearances from the Architect and work.

ISSUED RECORD
 2023-03 Revising & SPA

REVISION RECORD
 No. Date Description

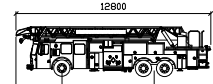
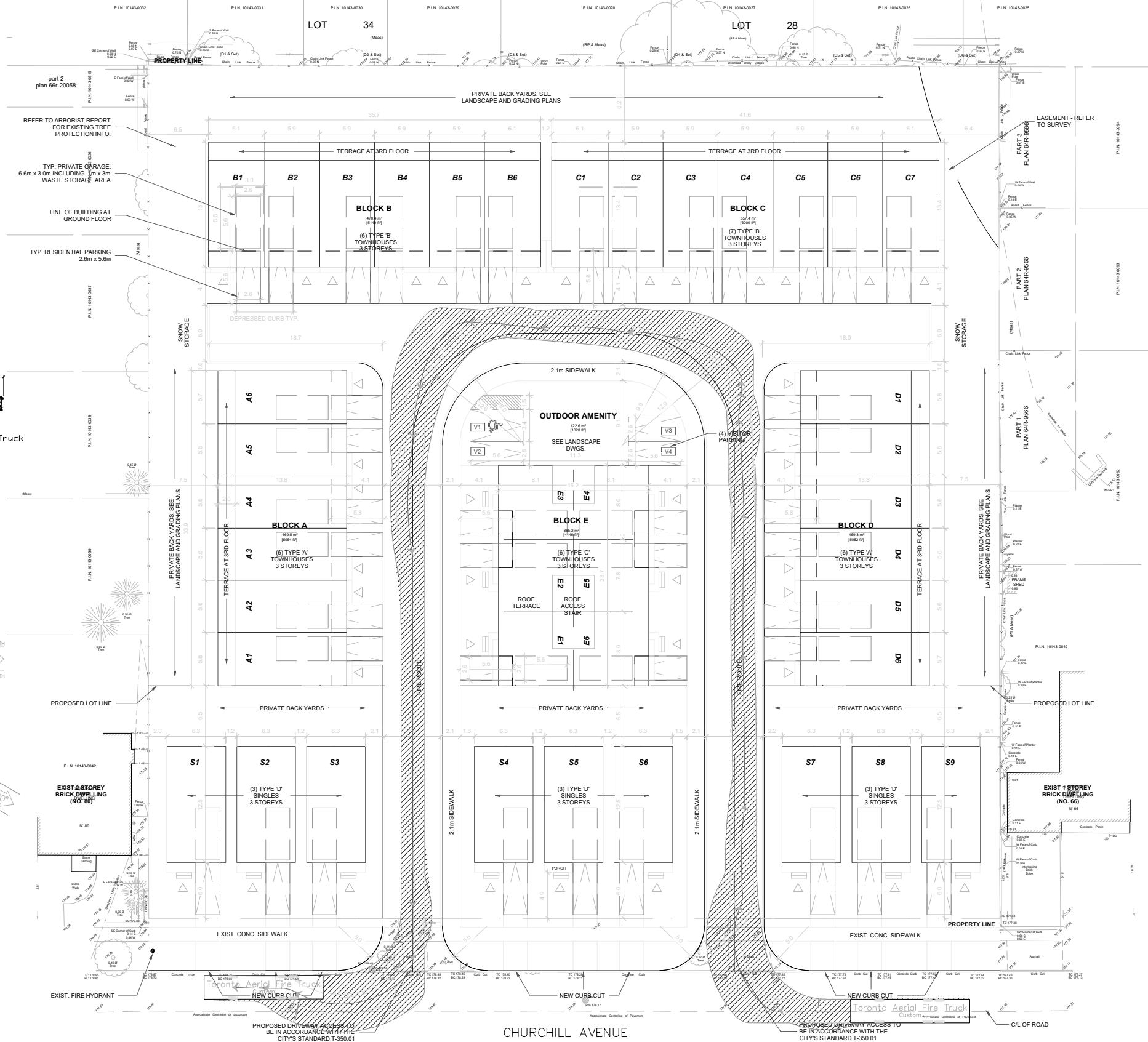
RAW 405-317 ADELAIDE STREET WEST
 TORONTO CANADA M5V 1P9
 +1 416 599 9729 WWW.RAWDESIGN.CA

20046
 68-78 CHURCHILL AVE.
 Churchill Beecroft Developments I Inc.

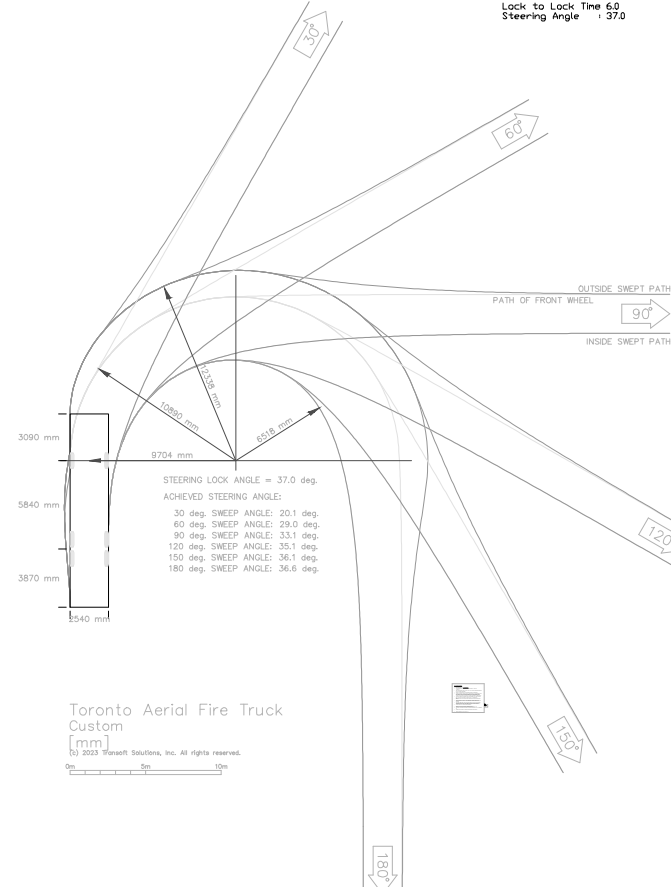
Attachment 2: Vehicle Movement Diagrams

CONFIDENTIAL AND WITHOUT PREJUDICE

REGISTERED PLAN 2057



Toronto Aerial Fire Truck
 Width 3090
 Track 5840
 Lock to Lock Time 2540
 Steering Angle 97.0



KEY PLAN

BENCHMARK

REVISIONS

NO.	REVISION	DATE	BY

STAMP

nextrans
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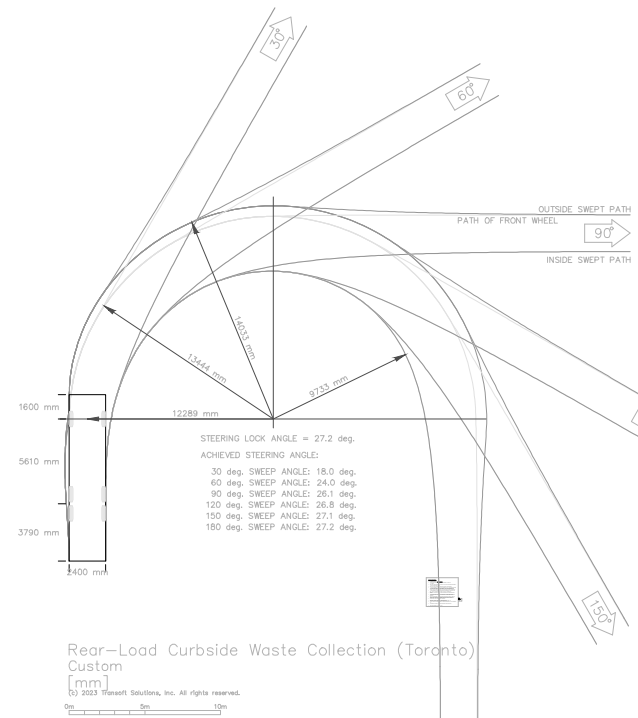
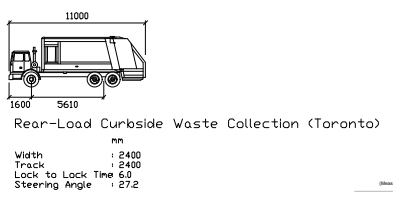
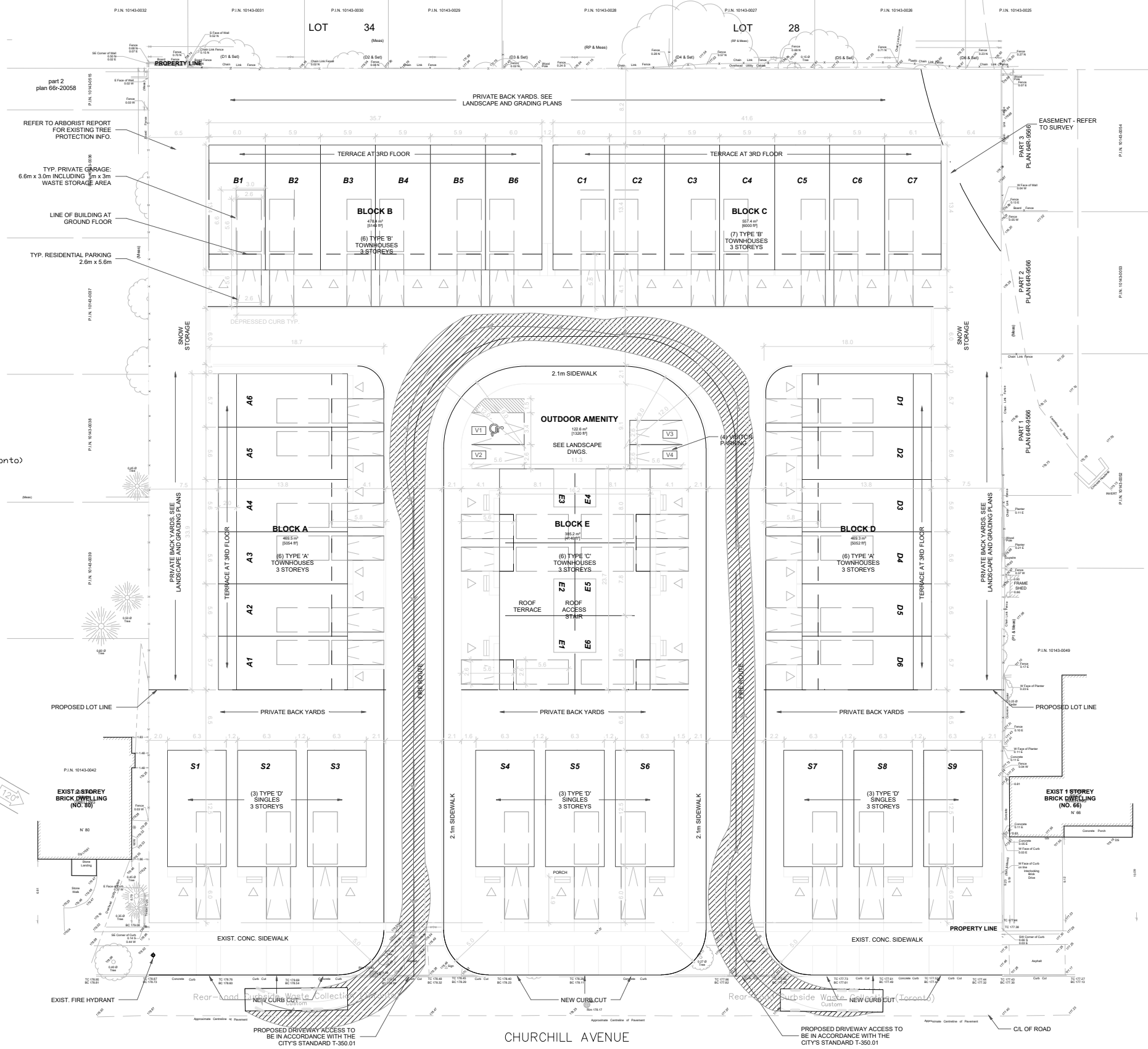
PROJECT NAME:
RESIDENTIAL DEVELOPMENT
 68-78 Churchill Avenue
 (CITY OF TORONTO)

DRAWING TITLE:
AutoTURN Analysis
 (City Aerial Fire Truck)

DESIGN BY: J.N.	DATE: February 22, 2023
CHECKED BY: R.P.	PROJECT NO. NT-21-069
DRAWN BY: J.N.	SCALE: NTS
SCALE: NTS	DRAWING NO. Figure 1

CONFIDENTIAL AND WITHOUT PREJUDICE

REGISTERED PLAN 2057



KEY PLAN

BENCHMARK

NO.	REVISION	DATE	BY

STAMP

nextrans
CONSULTING ENGINEERS
Suite 201, 520 Industrial Parkway South
Aurora ON L4G 6W8
Tel: 905-503-2563
Web: www.nextrans.ca

PROJECT NAME:
RESIDENTIAL DEVELOPMENT
68-78 Churchill Avenue
(CITY OF TORONTO)

DRAWING TITLE:
AutoTURN Analysis
(City Garbage Truck
Rear Loading)

DESIGN BY: J.N.	DATE: February 22, 2023
CHECKED BY: R.P.	PROJECT NO. NT-21-069
DRAWN BY: J.N.	SCALE: NTS
DRAWING NO. Figure 2	