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**File:** 80145.033

LPA Development and Marketing Consultants Ltd.  
228 West 21<sup>st</sup> Avenue  
Vancouver, BC V5Y 2E5

**Attention:** Mr. Doug Purdy

Dear Sir:

**Reference:** Parking Review (Draft)  
Turning Point Recovery Society Development – Richmond, BC

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Turning Point Recovery Society is proposing an addiction recovery & transitional housing development at 8180 Ash Street in Richmond, BC. The project includes two 10-bed group homes and one 18-unit transitional house. A total of 10 parking stalls are currently proposed.

MMM Group was retained by LPA Development and Marketing Consultants Ltd. to summarize the parking requirement (demand) for the proposed development. The approach is to apply parking use observed at several existing facilities in Richmond or Vancouver. Parking rates consider staff, resident and visitor needs.

### **City of Richmond Parking Requirements**

The City's Zoning & Development Bylaw 5300 off-street parking requirements do not specifically include addiction recovery & transitional housing land uses. The "closest" uses listed within the bylaw are as follows:

- ✓ 1 space for each 3 patient beds for a care facility; and
- ✓ 0.65 space for each sleeping unit for congregate housing.

Applying the City's "care facility" parking requirement to the addiction recovery component and the "congregate housing" parking requirement to the transitional housing component would result in a requirement of 19 parking spaces for the development.

### Existing Facility Parking Requirements

A telephone survey was conducted to obtain information on three addiction recovery & transitional housing facilities and their current parking requirements. A summary of the survey results is provided in **Table 1**. The current average parking demand at these facilities is 0.29 parking stalls per bed.

The following additional comments were received during the survey:

- ✓ The number of staff at Turning Point Recovery Society’s existing Richmond facility per bed is higher than the Vancouver facility given that administration is located at the Richmond location.
- ✓ The current number of residents with vehicles at the Richmond facility (currently four) is unusually high.
- ✓ The need for visitor parking is minimal.
- ✓ Pacifica Treatment (E 11<sup>th</sup> Avenue facility) noted that visitors sometimes park on the street.

**Table 1: Parking Demand**

Location	Parking Supply (stalls)	Typical No. Staff On-Site	# Beds at Facility	Parking Demand (stalls)	Staff Parking (stalls)	Resident Parking (stalls)	Visitor Parking (stalls)
W 13th Ave, Vancouver	12	3	22	6	3	3	0
Odlin Road, Richmond	2	4	10	6	2	4	0
E 11th Ave, Vancouver	11	10	35	9	8	0	1
Average demand:					0.77	0.18	0.01
8180 Ash Street	---	4	38	11	3.08	6.84	0.38

### Ash Street Parking Requirements

The typical number of on-site staff anticipated for the Ash Street facility is 3 to 4. Using the average parking demand summarized in Table 1, the anticipated parking demand for the proposed facility is 11 parking stalls.

**Summary & Recommendation**

An addiction recovery & transitional housing facility is proposed at 8180 Ash Street which includes 20 beds in two group home buildings and an 18 unit transitional housing building. For the development, the City's bylaw would likely require approximately 19 parking spaces.

A survey of several addiction recovery & transitional housing facilities in Richmond / Vancouver was used to estimate peak parking demand.

Based upon the survey and given the low parking utilization rate at the Vancouver facilities, it is recommended that 11 parking stalls be provided for the proposed facility.

If you have any questions about our methodology or findings, please contact me at (604) 685 9381.

Yours truly,

**MMM Group**

Brian Wallace, P.Eng.  
Senior Transportation Engineer

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