

2024-11-28  
Project: 240476

David Jones, President  
PennCapital Holdings Inc.  
342 Townline Road, Suite 201  
Niagara-on-the-Lake ON L0S 1J0

## **RE: 222 GATE STREET, NIAGARA ON THE LAKE – PARKING STUDY**

---

Paradigm Transportation Solutions Limited (Paradigm) has been retained to complete a Parking Study for the additional hotel and parking structure in the land municipally known as 222 Gate Street in the Town of Niagara-on-the-Lake. This development is proposed to be an extension to the existing hotel development at 118-126 Queen Street, for which Paradigm had previously prepared a study in 2018<sup>1</sup>.

This parking study intends to determine the parking required for the new hotel suites. **Figure 1** (attached) illustrates the site location.

### **Area Context**

#### **Roadway Characteristics**

The roadways adjacent to the subject site include:

- ▶ **Queen Street** is a north-south local roadway with a two-lane urban cross-section and a 50 km/h posted speed limit. Sidewalks are provided on both sides of the road, and on-street parking is permitted on certain roadway segments. There are no dedicated cycling facilities along this roadway within the study area.
- ▶ **Gate Street** is an east-west local road with a two-lane urban cross-section and an assumed speed limit of 50 km/h. Sidewalks are provided on both sides of the road, and on-street parking is permitted at certain lengths of the road. There are no dedicated cycling facilities along this roadway within the study area.
- ▶ **Victoria Street** is an east-west local road with a two-lane urban cross-section and an assumed speed limit of 50 km/h. Sidewalks are provided on both sides of the road, and on-street parking is permitted at certain lengths of the road. There are no dedicated cycling facilities along this roadway within the study area.

---

<sup>1</sup> "118-126 Queen Street, Niagara-on-the-lake Parking Rational", Niagara-on-the-Lake ON, Paradigm, April 2018.

- **Johnson Street** is a north-south local road with a two-lane cross-section and an assumed statutory speed limit of 50 km/h. Sidewalks are provided on both sides of the road east of Gate Street and the south side of the road west of Gate Street. On-street parking is permitted on certain segments of the road. There are no dedicated cycling facilities along this roadway within the study area.

## Transit Network

Niagara Region Transit offers OnDemand transit within Niagara-on-the-Lake. OnDemand Transit is a ridesharing service that allows residents to book a ride by selecting a pick-up and drop-off location within the service zone. Service is provided between 6:00 AM and 10:00 PM from Monday to Saturday.

There are no fixed-route bus stops close to the subject site.

## 222 Gate Street (Proposed)

The development plan proposes a two-story building with a total area of 456.38 m<sup>2</sup>, which will house 18 hotel units. An underground parking garage with 18 spaces (one space per unit) is planned beneath the building. This garage will be connected to the existing underground parking structure supporting the 118-126 Queen Street development and accessed via the existing ramp on Victoria Street.

There are no plans for dedicated surface parking on-site. Consequently, the Town has requested that the curb be reinstated where the current driveway exists, and on-street parking will be made available in front of the site. **Figure 2 (attached)** illustrates the concept plan.

## Zoning Requirements

The Town of Niagara on the Lake Zoning By-Law 4316-09<sup>2</sup> requires a minimum of 1.00 spaces per guest room for hotel and motel land uses. **Table 1** summarizes the site's mandated parking supply. As 18 parking spaces are mandated, the proposed number of spaces will not provide any space deficiencies compared to the Zoning By-Law and can adequately support the development.

**TABLE 1: ZONING BY-LAW REQUIREMENTS**

Zoning By-Law Rate	Number of Units	Zoning Calculation	Proposed Spaces	Surplus/Deficit
1.00 spaces per guest room	18 rooms	18 spaces	18 spaces	0 spaces

<sup>2</sup> Town of Niagara-on-the-Lake. *Comprehensive Zoning By-Law 4316-09 – Section 6 General Provisions*. (August 2016).



## 118-126 Queen Street (Existing)

The existing site has an overall parking supply of 78 spaces (68 underground and 10 ground-level spaces). The proposed expansion of the underground garage will remove 4 spaces to provide a drive aisle for the 18 parking spaces proposed for 222 Gate Street. With 18 parking spaces proposed, the overall parking supply will be 92.

$$(78 - 4) + 18 = 92$$

### Parking Demand

To determine the impact of removing 4 on-site parking spaces for the hotel operation at 118-126 Queen Street, parking demand surveys were completed to document the current parking trends. The existing hotel at 118-126 Queen Street contains 51 Hotel Rooms, restaurants, and a spa.

Parking surveys were completed in November 2024 for three consecutive days (Thursday, Friday, and Saturday), from midnight on November 6<sup>th</sup> until midnight on November 9<sup>th</sup>, to provide a comprehensive data set of parking observations.

The parking survey reveals that the current hotel operates with a maximum utilization rate of 94%, with 73 of the 78 available spaces occupied, resulting in a surplus of 5 parking spaces. The peak demand of 94% occurred on Saturday at 4:45 PM; however, it quickly dissipated to 88% (69 of the 78 available spaces occupied) at 5:00 PM. The average utilization over a Saturday is 83% (64 of the 78 available spaces occupied).

With the removal of 4 spaces to accommodate access to the extension of the underground parking area, the current on-site parking demand will still be sufficient as demand will not exceed supply for 118-126 Queen Street.

**Table 2** summarizes this assessment. **Appendix A** contains the parking survey data.

**TABLE 2: PARKING UTILIZATION SUMMARY**

Day of the Week	118-126 Queen Street		
	Max Parking	Usage	Surplus
Thursday (November 7, 2024)	40	51%	38
Friday (November 8, 2024)	67	86%	11
Saturday (November 9, 2024)	73	94%	5
<b>Average</b>	<b>60</b>	<b>77%</b>	<b>18</b>



## Conclusion

The Town's Zoning By-Law 4316-09 mandates a parking supply of one space per guest room for hotel developments. Therefore, 18 parking spaces are required to satisfy the by-law, and 18 spaces are proposed for 222 Gate Street.

Concerning the overall parking supply for 118-126 Queen Street, 78 spaces currently serve 51 hotel suites, restaurants, and a spa. With the proposed expansion and construction of 18 parking spaces for 222 Gate Street, 4 existing underground spaces for 118-126 Queen Street will be removed to create a drive aisle for the additional parking spaces. The overall parking supply for the entire site (118-126 Queen Street and 222 Gate Street) will be 92 parking spaces.

Based on surveys completed in November 2024 over three consecutive days, 118-126 Queen Street has a parking utilization rate of 94%, resulting in a surplus of 5 parking spaces. The average utilization over a Saturday is 83%.

With the removal of 4 spaces to accommodate access to the extension of the underground parking area, the parking supply for 118-126 Queen Street is sufficient, as demand will not exceed supply. Based on the above, the overall parking supply of 92 spaces will be sufficient to accommodate the existing demand for 118-126 Queen Street and the future demand for 222 Gate Street.

Yours very truly,

**PARADIGM TRANSPORTATION SOLUTIONS LIMITED**



**Adam J. Makarewicz**  
Dipl. T., C.E.T. MITE  
Senior Project Manager



## Attachments



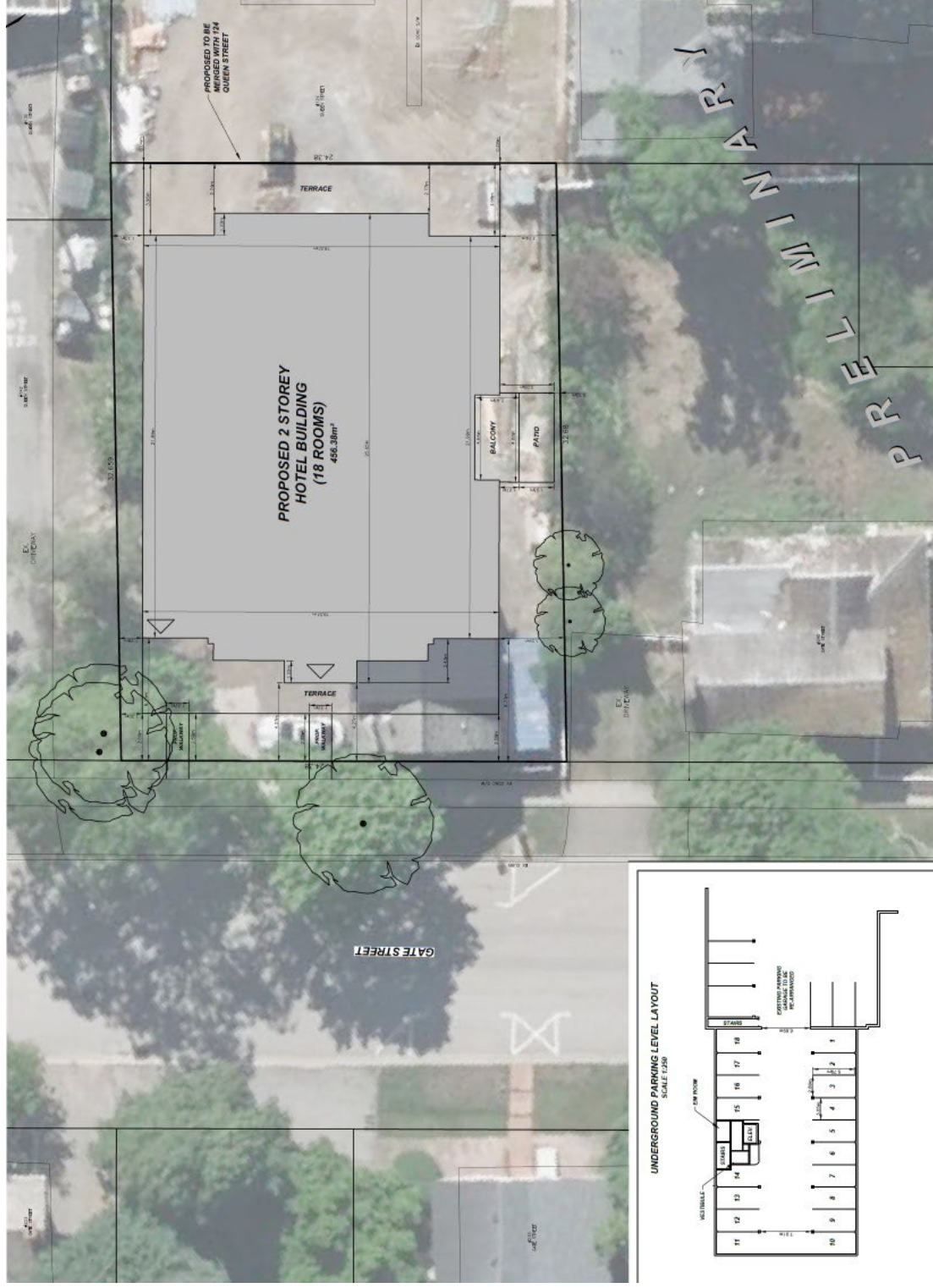


## Location of Subject Site

222 Gate Street, Niagara-on-the-Lake  
 240476

Figure 1





NTS



## Site Concept Plan

Figure 2

## Appendix A

### PARKING SURVEY DATA

---







118-126 Queen Street (NOTL) - Parking Utilization Surveys

51 Room Hotel + SPA (12,000 B2) + Two Restaurants														
Project Number: 230488														
Hotel Rooms: 51														
Hotel Rooms Occupied: 51														
Total Number of Spaces: 78														
Walk Score: 62														
Transit Score: 0														
Bike Score: 66														
Utilization														
2024-11-07														
Occupied														
Unoccupied														
0:00	31	40%	47	60%	0:00	40	51%	38	49%	0:00	66	85%	12	15%
0:15	31	40%	47	60%	0:15	40	51%	38	49%	0:15	66	85%	12	15%
0:30	31	40%	47	60%	0:30	40	51%	38	49%	0:30	67	86%	11	14%
0:45	31	40%	47	60%	0:45	40	51%	38	49%	0:45	67	86%	11	14%
1:00	31	40%	47	60%	1:00	40	51%	38	49%	1:00	67	86%	11	14%
1:15	31	40%	47	60%	1:15	40	51%	38	49%	1:15	67	86%	11	14%
1:30	31	40%	47	60%	1:30	40	51%	38	49%	1:30	67	86%	11	14%
1:45	31	40%	47	60%	1:45	40	51%	38	49%	1:45	67	86%	11	14%
2:00	31	40%	47	60%	2:00	40	51%	38	49%	2:00	67	86%	11	14%
2:15	31	40%	47	60%	2:15	40	51%	38	49%	2:15	67	86%	11	14%
2:30	31	40%	47	60%	2:30	40	51%	38	49%	2:30	67	86%	11	14%
2:45	31	40%	47	60%	2:45	40	51%	38	49%	2:45	67	86%	11	14%
3:00	32	41%	46	59%	3:00	40	51%	38	49%	3:00	67	86%	11	14%
3:15	32	41%	46	59%	3:15	40	51%	38	49%	3:15	67	86%	11	14%
3:30	32	41%	46	59%	3:30	40	51%	38	49%	3:30	67	86%	11	14%
3:45	32	41%	46	59%	3:45	40	51%	38	49%	3:45	67	86%	11	14%
4:00	32	41%	46	59%	4:00	40	51%	38	49%	4:00	67	86%	11	14%
4:15	32	41%	46	59%	4:15	40	51%	38	49%	4:15	67	86%	11	14%
4:30	32	41%	46	59%	4:30	40	51%	38	49%	4:30	67	86%	11	14%
4:45	32	41%	46	59%	4:45	40	51%	38	49%	4:45	67	86%	11	14%
5:00	32	41%	46	59%	5:00	40	51%	38	49%	5:00	67	86%	11	14%
5:15	32	41%	46	59%	5:15	40	51%	38	49%	5:15	67	86%	11	14%
5:30	32	41%	46	59%	5:30	40	51%	38	49%	5:30	66	85%	12	15%
5:45	32	41%	46	59%	5:45	40	51%	38	49%	5:45	67	86%	11	14%
6:00	33	42%	45	58%	6:00	40	51%	38	49%	6:00	66	85%	12	15%
6:15	33	42%	45	58%	6:15	40	51%	38	49%	6:15	65	83%	13	17%
6:30	33	42%	45	58%	6:30	39	50%	39	50%	6:30	65	83%	13	17%
6:45	32	41%	46	59%	6:45	36	46%	42	54%	6:45	65	83%	13	17%
7:00	31	40%	47	60%	7:00	36	46%	42	54%	7:00	65	83%	13	17%
7:15	31	40%	47	60%	7:15	35	45%	43	55%	7:15	65	83%	13	17%
7:30	31	40%	47	60%	7:30	35	45%	43	55%	7:30	65	83%	13	17%
7:45	31	40%	47	60%	7:45	35	45%	43	55%	7:45	65	83%	13	17%
8:00	31	40%	47	60%	8:00	36	46%	42	54%	8:00	64	82%	14	18%
8:15	31	40%	47	60%	8:15	34	44%	44	56%	8:15	63	81%	15	19%
8:30	32	41%	46	59%	8:30	35	45%	43	55%	8:30	61	78%	17	22%
8:45	33	42%	45	58%	8:45	35	45%	43	55%	8:45	63	81%	15	19%
9:00	33	42%	45	58%	9:00	36	46%	42	54%	9:00	63	81%	15	19%
9:15	34	44%	44	56%	9:15	35	45%	43	55%	9:15	61	78%	17	22%
9:30	34	44%	44	56%	9:30	34	44%	44	56%	9:30	61	78%	17	22%
9:45	34	44%	44	56%	9:45	36	46%	42	54%	9:45	60	77%	18	23%
10:00	34	44%	44	56%	10:00	34	44%	44	56%	10:00	58	74%	20	26%
10:15	34	44%	44	56%	10:15	34	44%	44	56%	10:15	56	72%	22	28%
10:30	38	49%	40	51%	10:30	36	46%	42	54%	10:30	56	72%	22	28%
10:45	38	49%	40	51%	10:45	36	46%	42	54%	10:45	58	74%	20	26%
11:00	35	45%	43	55%	11:00	34	44%	44	56%	11:00	58	74%	20	26%
11:15	33	42%	45	58%	11:15	32	41%	46	59%	11:15	58	74%	20	26%
11:30	33	42%	45	58%	11:30	33	42%	45	58%	11:30	60	77%	18	23%
11:45	36	46%	42	54%	11:45	32	41%	46	59%	11:45	60	77%	18	23%
12:00	34	44%	44	56%	12:00	33	42%	45	58%	12:00	55	71%	23	29%
12:15	34	44%	44	56%	12:15	32	41%	46	59%	12:15	50	64%	28	36%
12:30	34	44%	44	56%	12:30	31	40%	47	60%	12:30	44	56%	34	44%
12:45	35	45%	43	55%	12:45	29	37%	49	63%	12:45	43	54%	36	46%
13:00	33	42%	45	58%	13:00	28	36%	50	64%	13:00	43	55%	36	46%
13:15	25	32%	53	68%	13:15	28	36%	50	64%	13:15	45	58%	33	42%
13:30	22	28%	56	72%	13:30	27	35%	51	65%	13:30	45	58%	33	42%
13:45	20	26%	58	74%	13:45	28	36%	50	64%	13:45	48	62%	30	38%
14:00	17	22%	61	78%	14:00	27	35%	51	65%	14:00	52	67%	26	33%
14:15	20	26%	58	74%	14:15	29	37%	49	63%	14:15	54	69%	24	31%
14:30	20	26%	58	74%	14:30	32	41%	46	59%	14:30	59	76%	19	24%
14:45	25	32%	53	68%	14:45	35	45%	43	55%	14:45	59	76%	19	24%
15:00	28	36%	50	64%	15:00	36	46%	42	54%	15:00	66	85%	12	15%
15:15	28	36%	50	64%	15:15	41	53%	37	47%	15:15	69	88%	9	12%
15:30	34	44%	44	56%	15:30	42	54%	36	46%	15:30	70	90%	8	10%
15:45	36	46%	42	54%	15:45	45	58%	33	42%	15:45	68	87%	10	13%
16:00	36	46%	42	54%	16:00	46	59%	32	41%	16:00	70	90%	8	10%
16:15	35	45%	43	55%	16:15	49	63%	29	37%	16:15	70	90%	8	10%
16:30	40	51%	38	49%	16:30	52	67%	26	33%	16:30	71	91%	7	9%
16:45	39	50%	39	50%	16:45	54	69%	24	31%	16:45	73	94%	5	6%
17:00	40	51%	38	49%	17:00	55	71%	23	29%	17:00	69	88%	9	12%
17:15	39	50%	39	50%	17:15	57	73%	21	27%	17:15	69	88%	9	12%
17:30	39	50%	39	50%	17:30	58	74%	20	26%	17:30	66	85%	12	15%
17:45	38	49%	40	51%	17:45	59	76%	19	24%	17:45	63	81%	15	19%
18:00	38	49%	40	51%	18:00	57	73%	21	27%	18:00	63	81%	15	19%
18:15	37	47%	41	53%	18:15	59	76%	19	24%	18:15	65	83%	13	17%
18:30	36	46%	42	54%	18:30	61	78%	17	22%	18:30	65	83%	13	17%
18:45	37	47%	41	53%	18:45	60	77%	18	23%	18:45	65	83%	13	17%
19:00	37	47%	41	53%	19:00	62	79%	16	21%	19:00	64	82%	14	18%
19:15	37	47%	41	53%	19:15	63	81%	15	19%	19:15	65	83%	13	17%
19:30	36	46%	42	54%	19:30	62	79%	16	21%	19:30	65	83%	13	17%
19:45	36	46%	42	54%	19:45	63	81%	15	19%	19:45	67	86%	11	14%
20:00	36	46%	42	54%	20:00	63	81%	15	19%	20:00	68	87%	10	13%
20:15	36	46%	42	54%	20:15	63	81%	15	19%	20:15	67	86%	11	14%
20:30	37	47%	41	53%	20:30	64	82%	14	18%	20:30	67	86%	11	14%
20:45	36	46%	42	54%	20:45	64	82%	14	18%	20:45	67	86%	11	14%
21:00	37	47%	41	53%	21:00	64	82%	14	18%	21:00	67	86%	11	14%
21:15	36	46%	42	54%	21:15	64	82%	14	18%	21:15	69	88%	9	12%
21:30	38	49%	40	51%	21:30	64	82%	14	18%	21:30	70	90%	8	10%
21:45	38	49%	40	51%	21:45	64	82%	14	18%	21:45	70	90%	8	10%
22:00	38	49%	40	51%	22:00	66	85%	12	15%	22:00	69	88%	9	12%
22:15	39	50%	39	50%	22:15	67	86%	11	14%	22:15	69	88%	9	12%
22:30	39	50%	39	50%	22:30	66	85%	12	15%	22:30	68	87%	10	13%
22:45	39	50%	39	50%	22:45	66	85%	12	15%	22:45	68	87%	10	13%
23:00	39	50%	39	50%	23:00	66	85%	12	15%	23:00	68	87%	10	13%
23:15	39	50%	39	50%	23:15	66	85%	12	15%	23:15	68	87%	10	13%
23:30	40	51%	38	49%	23:30	66	85%	12	15%	23:30	68	87%	10	13%
23:45	40	51%	38	49%	23:45	66	85%	12	15%	23:45	69	88%	9	12%