



May 2, 2025

Via: Email

Scotsman Hotel Inc.
c/o White Owl Family Office Group
180 Renfrew Drive
Markham, Ontario L3R 9Z2

Attention: Christine Yee
Senior Director, Development

Dear Christine:

**Re: The Scotsman Hotel Parking Review Letter
95 Johnson Street, Niagara-on-the-Lake, ON
Project No.: 300059422.0000**

Scotsman Hotel Inc. is looking at obtaining a liquor license for their country inn known as The Scotsman Hotel, which is located at 95 Johnson Street in Niagara-on-the-Lake. The liquor license would enhance the experience offered to patrons and guests of patrons as currently patrons can only consume alcohol in their room. The Scotsman Hotel is a luxury country inn with six (6) suites. There are eight (8) on-site parking spaces provided with access off Victoria Street. The liquor license would be based on a maximum capacity of 57 individuals on-site including patrons, guests and employees.

The site is within the Established Residential (ER) Zone with special provision ER-12 that permits a country inn and requires a minimum of eight parking spots. The Scotsman Hotel is permitted within the use.

Patrons, and guests of patrons, are anticipated to be coming and visiting other attractions and facilities within Niagara-on-the-Lake as well as the Scotsman Hotel. They may come by a variety of means including private cars or private hire vehicles. Patrons residing nearby in Niagara-on-the-Lake are also anticipated to walk to the Scotsman.

R.J. Burnside & Associates Limited (Burnside) was retained to review available parking in the area. Figure 1 displays local parking opportunities to the site for both on-street and in local public parking lots. Where specific parking spaces have been identified, we have included the supply. Public on-street parking is generally restricted overnight between 2:00 AM and 6:00 AM and parking is limited to a maximum of 12 hours unless otherwise signed.

The map displays a street grid in downtown Victoria, BC. Streets shown include Front Street North, Prideaux Street, Queen Street, Johnson Street, Gate Street, Gage Street, Centre Street, and William Street running north-south. East-west streets include Delater Street, Ricardo Street, Byron Street, Picton Street, Read Lane, Plaffoff Street, Castlereagh Street, Nelles Street, and Veterans Lane. A blue circle with a white 'P' icon marks a bus stop near The Scotsman Hotel. Red lines with numbers (8, 9, 10, 11, 12, 13, 15, 16, 36, 75, 70) indicate bus routes. A blue line with numbers (44, 9) indicates another set of bus routes. A sign on Regent Street reads 'Limited: 10am - 7pm'. A scale bar (0-200 meters) and a north arrow are located in the bottom right corner.

Legend

The Scotsman Hotel

On Street Parking

— On-Street Parking

— No Parking

Parking Lot

Public Lot, Everyday, (10am - 8pm)

On-street parking is a mix of metered, pay and display, and unrestricted free parking. On-street unrestricted free parking is permitted on the streets as identified. This would follow Niagara-on-the-Lake By-law 4308-09, which outlines where parking cannot occur along a street such as within a specific distance of an intersection or driveway, near fire hydrants, etc. The estimated number of vehicles that could park has not been identified as it will vary depending upon how individuals park, size of vehicle, etc.


After review of the local on-street and public lot parking in the area it was found that there is ample opportunity to park within a short walk of the site. Based on data taken from the Niagara-on-the-Lake online parking database, there are 391 on-street parking spaces in physically marked parking spaces. In addition, there are 198 parking spaces available in public lot spaces within a similar walking distance. Parking spaces to the south of the site in the neighbourhoods are not specifically designated with marked spaces, so the number of cars able to park will fluctuate depending on how tightly drivers park and the size of their vehicles.

The country inn will continue to provide the eight (8) parking spaces on-site. As there are a variety of parking options in the area and that guests of patrons that require parking will likely come for a variety of activities in the area, it is reasonable to assume that they will park in areas of the Town that are available to them.


Should you require clarification of any of the above, please contact either of the undersigned.

Yours truly,

R.J. Burnside & Associates Limited



Jeffrey Gorman, P.Eng.
Transportation Planner
JG/DA:cv



David Argue, P.Eng., PTOE
Vice President - Transportation

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