



**URBANTRANS**  
Engineering Solutions Inc.

Parking Letter

Proposed Permanent Patio for Future Use

224-226 Regent Street  
Town of Niagara-on-the-Lake

UT-25-109

September 4, 2025

September 4, 2025

1939592 Ontario Inc.  
224/226 Regent Street  
Niagara-on-the-Lake  
ON L0S 1J0



**URBANTRANS**  
Engineering Solutions Inc.

UrbanTrans Engineering Solutions Inc.  
9275 Markham Road, Suite 146  
Markham ON L6E 0H9  
Tel: 437-236-7085  
annosan@uteng.ca

**Attention: Keith Turner**

**RE: Parking Letter  
Proposed Permanent Patio for Future Use  
224-226 Regent Street, Town of Niagara-on-the-Lake  
Reference No.: UT-25-109**

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UrbanTrans Engineering Solutions Inc. was retained by 1939592 Ontario Inc. (the “Client”) to complete this Parking Letter in support of a Zoning By-law Amendment. The proposed development is located south of Market Street, east of Regent Street, municipally known as 224-226 Regent Street, Town of Niagara-on-the-Lake.

The subject properties include 224–226 Regent Street and 42 Market Street. The building at 224 Regent Street houses the existing Olde Angel Inn (“Angel Inn”), which operates as a restaurant with overnight accommodations. The adjacent property at 226 Regent Street contains two cottage rentals—Swayze Cottage and Court Cottage—as well as the existing temporary outdoor patio for the Angel Inn. The property at 42 Market Street currently contains a building and a shed, which are used for storage and kitchen-related functions in support of the Angel Inn.

Access for patrons is available through the Angel Inn’s entrances on Market Street and Regent Street, to the rear of the building via 42 Market Street, and to the patio area on 226 Regent Street. The outdoor patio, located at the corner of 226 Regent Street, is also accessible via a pathway between 224 and 226 Regent Street.

Parking for the Angel Inn’s restaurant is legally non-conforming for 137 patrons. The number of patrons is not changing – this is regulated by the liquor license. Town Staff have confirmed that the legal non-conforming status of the parking for the restaurant is zero spaces, which can be carried forward, and the owner is not required to remedy the existing deficiencies, as outlined in the zoning by-law.

The proposed permanent patio, with an area of 246.71 square meters, is intended as a secondary use in support of the restaurant. It will provide additional space to accommodate for the restaurant’s total capacity of 137 patrons, offering guests the option of indoor or outdoor seating when weather conditions allow. It is important to note that the overall capacity of the restaurant with the secondary use of the patio will remain unchanged in accordance with the liquor license regulations.

Two parking spaces will be designated at the rear of Swayze Cottage for the exclusive use of cottage rental occupants. Parking demand generated by restaurant patrons will be accommodated through the existing paid on-street municipal parking facilities located nearby.

The Parking Letter confirms that converting the temporary patio into a permanent patio does not generate the need for additional parking spaces, as there will be no increase in the number of patrons accommodated within the hotel and restaurant. The parking condition will therefore continue to be recognized as legal non-conforming, with the restaurant with additional patio maintaining a parking supply of zero spaces. It is recommended this status may be carried forward, and the property owner is not required to rectify or provide for historical parking deficiencies.

It is understood that the Town of Niagara-on-the-Lake is the Municipal authority to review and approve the Parking Justification Study for the proposed development. The Study is in accordance with the municipalities comments received in a timely manner from the Town Staff.

We thank you for the opportunity to undertake this study. We trust the enclosed comply with your requirements. Should you have any questions, please do not hesitate to contact the undersigned.

Kind Regards,  
**UrbanTrans Engineering Solutions Inc.**



Signature & Engineer’s Seal  
 Annosan Srikantha, P.Eng.  
 President

**DISCLAIMER**

This document entitled ‘224-226 Regent Street - Parking Letter’ or named part thereof (the “project”) was prepared by UrbanTrans Engineering Solutions Inc. (“UrbanTrans”) for the account of 1939592 Ontario Inc. (the “Client”). This document is confidential and prepared solely for approval and commenting municipalities and their agencies in their review and approval of this project. The materials in this report reflect best judgement based on the information available at the time the document was issued. Any reliance on this document by any third party is strictly prohibited and UrbanTrans accepts no responsibility for damages, if any, suffered by any third party by reason of decisions made or actions based on this document.

**RECORD OF REVISIONS**

Revision	Date	Identification	Description
0	September 4, 2025	Parking Letter	Final Submission

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## 1.0 INTRODUCTION

### 1.1 Background

UrbanTrans Engineering Solutions Inc. was retained by 1939592 Ontario Inc. (the “Client”) to prepare this Parking Letter in support of a Zoning By-law Amendment application. This Parking Study provides support for the Zoning By-law Amendment application pertaining to the properties located at 224 and 226 Regent Street in Niagara-on-the-Lake, commonly known as the Angel Inn.

### 1.2 Development Proposal

The proposed development is located south of Market Street, east of Regent Street, municipally known as 224-226 Regent Street, Town of Niagara-on-the-Lake.

The subject properties include 224–226 Regent Street and 42 Market Street. The building at 224 Regent Street houses the existing Olde Angel Inn (“Angel Inn”), which operates as a restaurant with overnight accommodations. The adjacent property at 226 Regent Street contains two cottage rentals – Swayze Cottage and Court Cottage – as well as the existing temporary outdoor patio for the Angel Inn. The property at 42 Market Street currently contains a building and a shed, which are used for storage and kitchen-related functions in support of the Angel Inn.

Access for patrons is available through the Angel Inn’s entrances on Market Street and Regent Street, to the rear of the building via 42 Market Street, and to the patio area on 226 Regent Street. The outdoor patio, located at the corner of 226 Regent Street, is also accessible via a pathway between 224 and 226 Regent Street.

Parking for the Angel Inn’s restaurant is legally non-conforming for 137 patrons. The number of patrons is not changing – this is regulated by the liquor license. Town staff have confirmed that “the legal non-conforming status of the parking for the restaurant is zero spaces, which can be carried forward, and the owner is not required to remedy the existing deficiencies, as outlined in the zoning by-law”.

The proposed permanent patio, with an area of 246.71 square meters, is intended as a secondary use in support of the restaurant. It will provide additional space to accommodate for the restaurant’s total capacity of 137 patrons, offering guests the option of indoor or outdoor seating when weather conditions allow. It is important to note that the overall capacity of the restaurant with the secondary use of the patio will remain unchanged in accordance with the liquor license regulations.

The patio is being introduced as an extension of the existing restaurant use. Town’s Staff has confirmed that “the restaurant have confirmed that the legal non-conforming status of the parking for the restaurant is zero space, which can be carried forward, and the owner is not required to remedy the existing deficiencies, as outlined in the zoning by-law”. While the patio represents an additional 246.71 square meters of the floor area, the total patron capacity of the



Figure 2: The Town of Niagara-on-the-Lake's Paid Parking

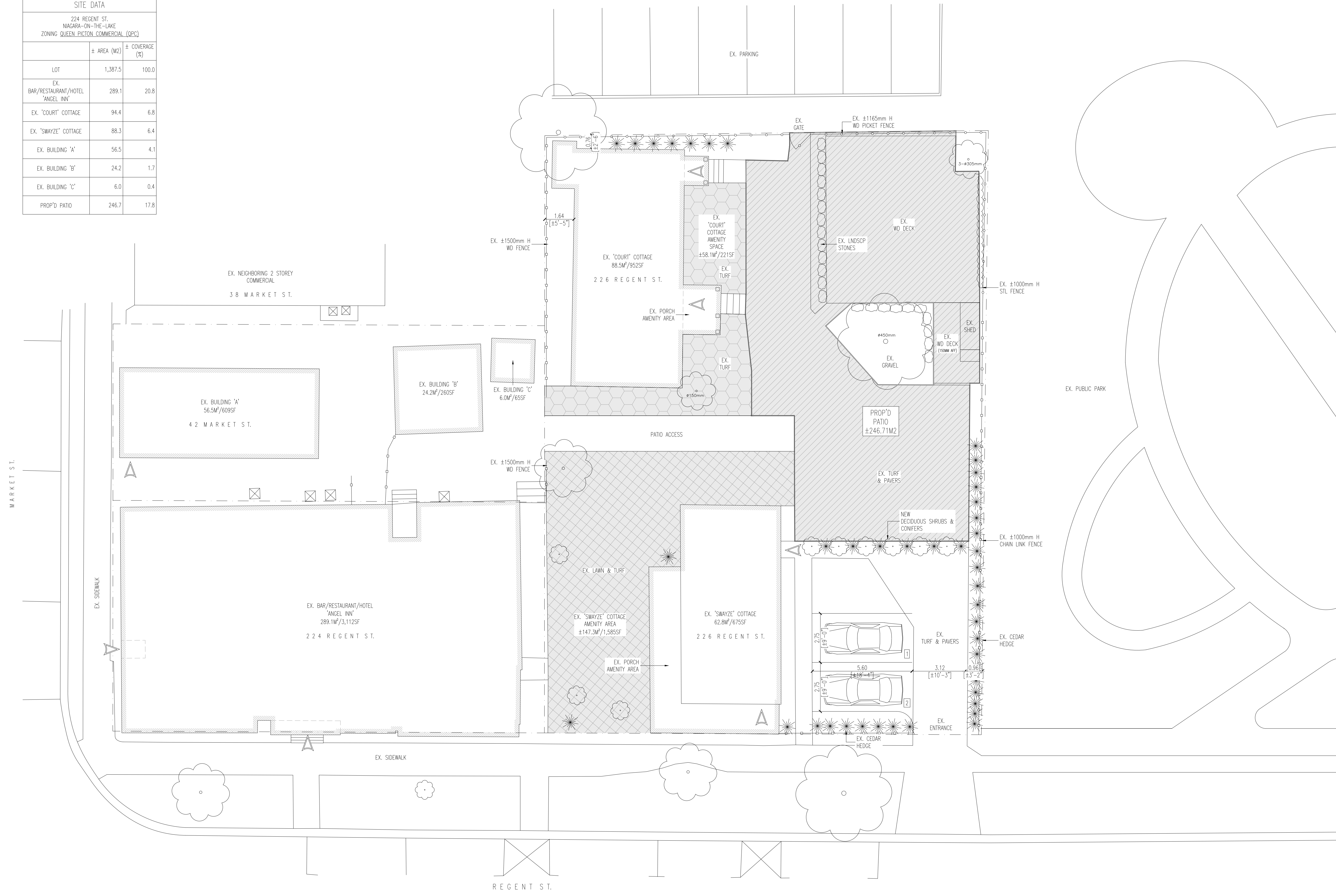


Source: Town of Niagara-on-the-Lake Municipal Parking

There are a total 87 (12 plus 75) spaces of on-street paid parking in the vicinity of Angle Inn. This supply of on-street parking is considered sufficient to conveniently accommodate visitors, ensuring their parking needs can be met.

**Appendix A**  
**Existing Site Plan**

SITE DATA		
224 REGENT ST. NIAGARA-ON-THE-LAKE ZONING QUEEN PICTON COMMERCIAL (OPC)		
	± AREA (M2)	± COVERAGE (%)
LOT	1,387.5	100.0
EX. BAR/RESTAURANT/HOTEL 'ANGEL INN'	289.1	20.8
EX. 'COURT' COTTAGE	94.4	6.8
EX. 'SWAYZE' COTTAGE	88.3	6.4
EX. BUILDING 'A'	56.5	4.1
EX. BUILDING 'B'	24.2	1.7
EX. BUILDING 'C'	6.0	0.4
PROP'D PATIO	246.7	17.8



**EXISTING SITE PLAN**

SCALE: 1:100

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NO.	BY:	DATE:	REVISION:

2M architects inc.  
115 Lake Street  
St. Catharines, ON  
Canada L2R 5X7  
Tel: 905-687-9777  
Fax: 905-687-9997  
2M architects@coqeco.net  
www.2marchitects.ca

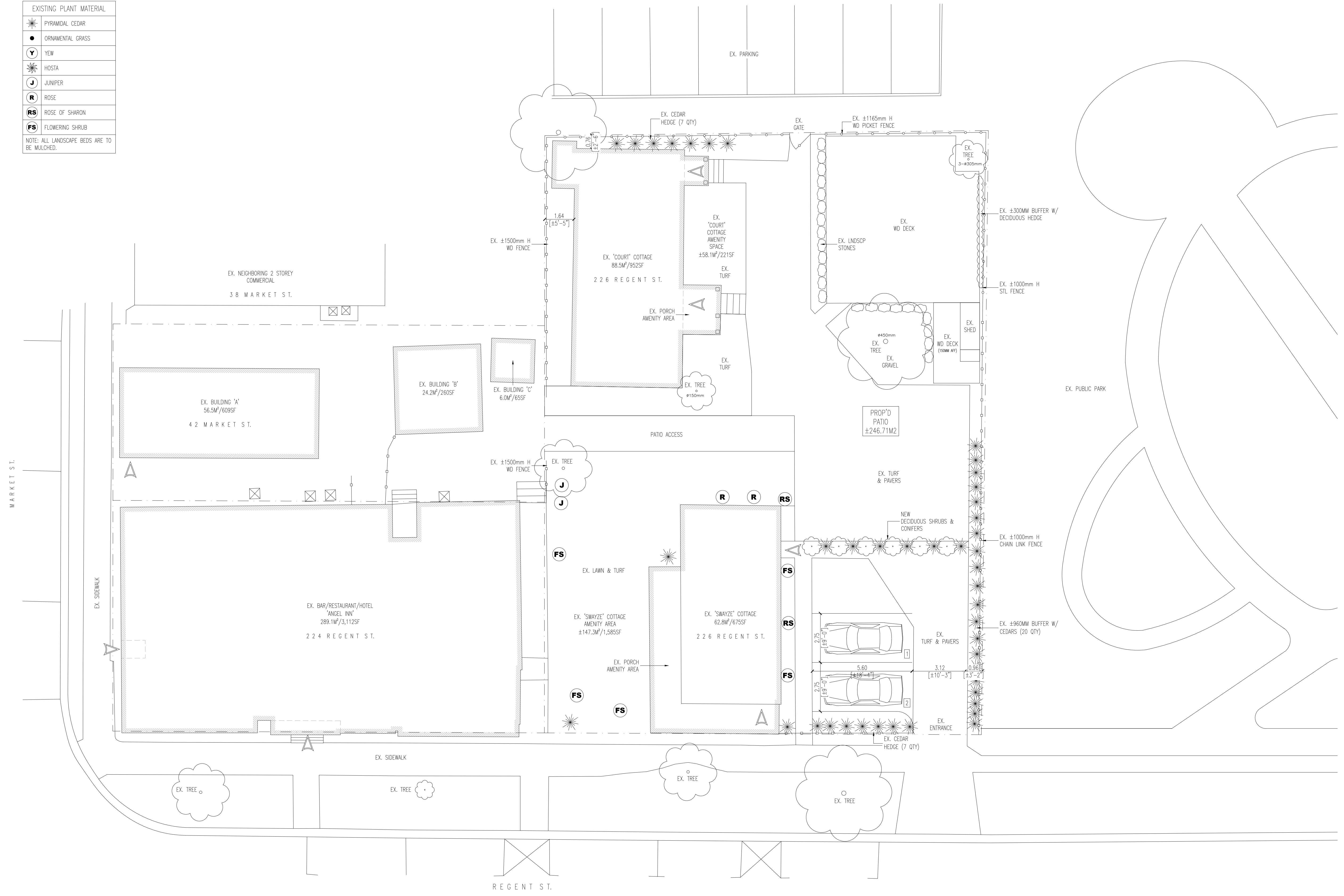
drawn by: TV  
design by: LJM  
approved by: MRM  
date: JUNE 16, 2025

project title: OUTDOOR PATIO ANGEL INN 224 & 226 REGENT ST. NIAGARA-ON-THE-LAKE, ON  
drawing title: EXISTING SITE PLAN

job number: 23-53  
revision number: 53  
drawing number: SP1

EXISTING PLANT MATERIAL	
	PYRAMIDAL CEDAR
	ORNAMENTAL GRASS
	YEW
	HOSTA
	JUNIPER
	ROSE
	ROSE OF SHARON
	FLOWERING SHRUB

NOTE: ALL LANDSCAPE BEDS ARE TO BE MULCHED.



# EXISTING LANDSCAPE PLAN

SCALE: 1:100

Job number: 23-53	revision number: L1	drawing number: drawing number	date: JUNE 16, 2025
Project title: OUTDOOR PATIO ANGEL INN 224 & 226 REGENT ST. NIAGARA-ON-THE-LAKE, ON		drawing title: EXISTING LANDSCAPE PLAN	
Drawn by: TV	Design by: LJM	Plot scale: 1:1	Scale: AS NOTED
Approved by: MRM		Date: JUNE 16, 2025	
<p><b>2M architects inc.</b> 115 Lake Street St. Catharines, ON Canada L2R 5X7 Tel: 905-687-9777 Fax: 905-687-9997 2M architects@coeco.net www.2marchitects.ca</p>			
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