



URBANTRANS
Engineering Solutions Inc.

Parking Letter

Proposed Museum Expansion

25 and 43 Castlereagh Street
Town of Niagara-on-the-Lake

UT-25-134

December 12, 2025

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Niagara Historical Society
45 Castlereagh Street
Niagara-on-the-Lake ON L0S 1J0



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Attention: Sarah Kaufman

**RE: Parking Letter
Proposed Museum Expansion
25 and 43 Castlereagh Street, Town of Niagara-on-the-Lake
Reference No.: UT-25-134**

UrbanTrans Engineering Solutions Inc. was retained by Niagara Historical Society (the “Client”) to complete this Parking Letter in support of a Zoning By-law Amendment application. The proposed development is located at 25 and 43 Castlereagh Street, Town of Niagara-on-the-Lake, in the Regional Municipality of Niagara.

The subject property consists of two buildings located at 25 Castlereagh Street and 43 Castlereagh Street, currently occupied by the Niagara-on-the-Lake Museum. Based on the Minor Variance A-01/25, the building at 25 Castlereagh Street is now permitted for museum use on the subject land. Both buildings are owned by the Niagara Historical Society.

The proposed development includes building additions intended to enhance the museum’s capacity to accommodate future programming and operational needs. The existing museum includes a Retail Area and a Point-of-Sale Area with gross leasable floor area of 92.39 square metres and 365.57 square metres, respectively. The proposed expansion will introduce a Multi-Purpose Room, Reception and Cloak Room, Conference Room, Research Room, Exhibit Space, and Office Areas, with gross leasable floor area of 119.59, 45.14, 23.77, 36.95, 120.98, and 41.76 square metres, respectively.

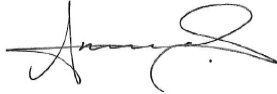
Visitor access to the Niagara-on-the-Lake Museum at 43 Castlereagh Street is provided via the main entrance, which is connected to the municipal sidewalk on Castlereagh Street by an existing pedestrian pathway. The existing building at 25 Castlereagh Street currently provides two on-site parking spaces in the driveway; however, these spaces are proposed to be removed. The existing museum is subject to a site-specific zoning provision (I-54, Section 7.14.54 of the Zoning By-law) that requires no on-site parking, though the proposed multi-purpose room, Reception & Cloak Room, Conference Room, Research Room, Exhibit Space and Offices use may be associated with different parking rates under the *Zoning By-law 4316-09*.

Based on the Site Plan dated December 12, 2025, no additional on-site parking spaces can be provided at 25 or 43 Castlereagh Street without negatively impacting the existing streetscape or obstructing views of the site’s heritage building features. The Town has designated an on-street accessible parking space on Castlereagh Street in close proximity to the museum. As outlined in the UrbanTrans analysis included in this report, any incremental parking demand generated by the proposed development can be accommodated within the existing on-street parking supply on nearby streets—within an approximate 250-metre walking distance—including Veterans Lane, Castlereagh Street, Platoff Street, and Davy Street.

It is understood that the Town of Niagara-on-the-Lake is the Municipal authority to review and approve the Parking Letter for the proposed development.

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
 Annosan Srikantha, P.Eng.
 President

 Engineer's Seal

DISCLAIMER

This document entitled ' 25 and 43 Castlereagh Street - Parking Letter' or named part thereof (the "project") was prepared by UrbanTrans Engineering Solutions Inc. ("UrbanTrans") for the account of Niagara Historical Society (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	December 12, 2025	Parking Letter	Final Submission

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2.0 PARKING REQUIREMENT

2.1 Town of Niagara-on-the-Lake

As previously mentioned, the proposed development includes building additions intended to enhance the museum's capacity to accommodate future programming and operational needs. The existing museum includes a Retail Area and a Point-of-Sale Area with gross leasable floor area of 92.39 square metres and 365.57 square metres, respectively. The proposed expansion will introduce a Multi-Purpose Room, Reception and Cloak Room, Conference Room, Research Room, Exhibit Space, and Office Areas, with gross leasable floor area of 119.59, 45.14, 23.77, 36.95, 120.98, and 41.76 square metres, respectively. The office use is subdivided into three components with gross leasable floor area of 14.58 m², 15.17 m², and 12.01 m², respectively.

The parking requirement and supply for the proposed museum expansion is detailed in **Table 1** based on the parking rates under the *Zoning By-law 4316-09, as amended, Section 6.39* and *Zoning By-law 7.14.51.1 and Minor Variance Application (A-01/25)*.

Table 1: Town of Niagara-on-the-Lake Vehicle Parking Requirements

Location	Description of Space	Variable		Rate	Notes	Required
Ground Floor	Retail & POS Area	92.39	sq.m	0	Per ZBL 7.14.54.1	0
	Exhibit Space	89.73	sq.m	0	Per ZBL 7.14.54.1	0
	Exhibit Space	154.83	sq.m	0	Per ZBL 7.14.54.1	0
	Multi-purpose Room	119.59	sq.m	1.0 space/18.5 m ² GLFA	ZBL 4316-09	6.46
	Reception & Cloak Room	45.14	sq.m	1.0 space per 50 m ² GLFA	ZBL 4316-09	0.90
	Conference Room	23.77	sq.m	1.0 space per 50 m ² GLFA	Per MV application (A-01/25)	0.48
	Research Room	36.95	sq.m	1.0 space per 50 m ² GLFA	Per MV application (A-01/25)	0.74
Second Floor	Exhibit Space	121.01	sq.m	-	Per ZBL 7.14.54.1	0
	Exhibit Space	120.98	sq.m	1.0 space/50 m ² GLFA	ZBL 4316-09	2.42
	Office	14.58	sq.m	1.0 space/28 m ² GLFA	Per MV application (A-01/25)	0.52
	Office	15.17	sq.m	1.0 space/28 m ² GLFA	Per MV application (A-01/25)	0.54
	Office	12.01	sq.m	1.0 space/28 m ² GLFA	Per MV application (A-01/25)	0.43
Total Required						13
Total Provided						0
Difference						-13

In accordance with *Zoning By-law 4316-09, as amended (Section 6.39)*, *Zoning By-law 7.14.51.1*, and *Minor Variance Application A-01/25*, the proposed museum expansion is required to provide a total of 13 parking spaces. Notwithstanding this requirement, the existing lot configuration and the limited extent of building modifications do not permit the provision of any on-site parking spaces on the subject property.

There are currently nine (9) on-street parking spaces on Castlereagh Street are currently designated by municipal signage for exclusive museum and visitor use between 10:00 a.m. and 5:00 p.m. daily. Operations Department Staff have advised that these designated museum parking signs will be relocated to fully encompass both properties, resulting in a total of twelve (12) on-street parking spaces including one (1) Accessible Parking Space (**Appendix B: Proposed On-street Pavement Marking Plan**) dedicated to museum visitors along Castlereagh Street. Consequently, when compared to the required parking supply, the museum will have a shortfall of only one parking space.

It is UrbanTrans' opinion, based on the parking survey analysis summarized in Section 2.1, that this parking deficiency can be readily accommodated within the existing on-street parking supply available in the immediate vicinity of the site.

2.1 Available On-street Parking

In the vicinity of the subject site, substantial on-street parking supply is available on adjacent streets, including Davy Street, Gage Street, Platoff Street, Veterans Lane, and Castlereagh Street. Residents along these streets typically have long driveways, suggesting that on-street parking demand from residential dwellings is primarily associated with visitor vehicles rather than resident parking. Based on discussions with a representative of the Niagara-on-the-Lake Museum, it was indicated that on a typical day the museum experiences a maximum of approximately 16 to 18 patrons at any given time, while during special events attendance may increase to roughly 60 attendees for evening events. UrbanTrans was advised that an event titled "*Famous & Infamous*" was scheduled at the Niagara-on-the-Lake Museum on Monday, November 24, 2025, from 2:00 p.m. to 3:00 p.m., during which a higher level of patron activity was anticipated. Accordingly, UrbanTrans conducted parking surveys between 1:00 p.m. and 3:30 p.m. to assess peak parking demand and on-street parking availability. It should be noted that the survey period began approximately 60 minutes prior to the facility's event start time and concluded 30 minutes afterward.

During the event held on Monday, November 24, 2025, from 2:00 p.m. to 3:00 p.m., UrbanTrans also conducted surveys of attendees as they arrived at the museum's main entrance to document their modes of travel, including walking, public transit, or private vehicle. For those arriving by vehicle, the street on which they parked was also recorded.

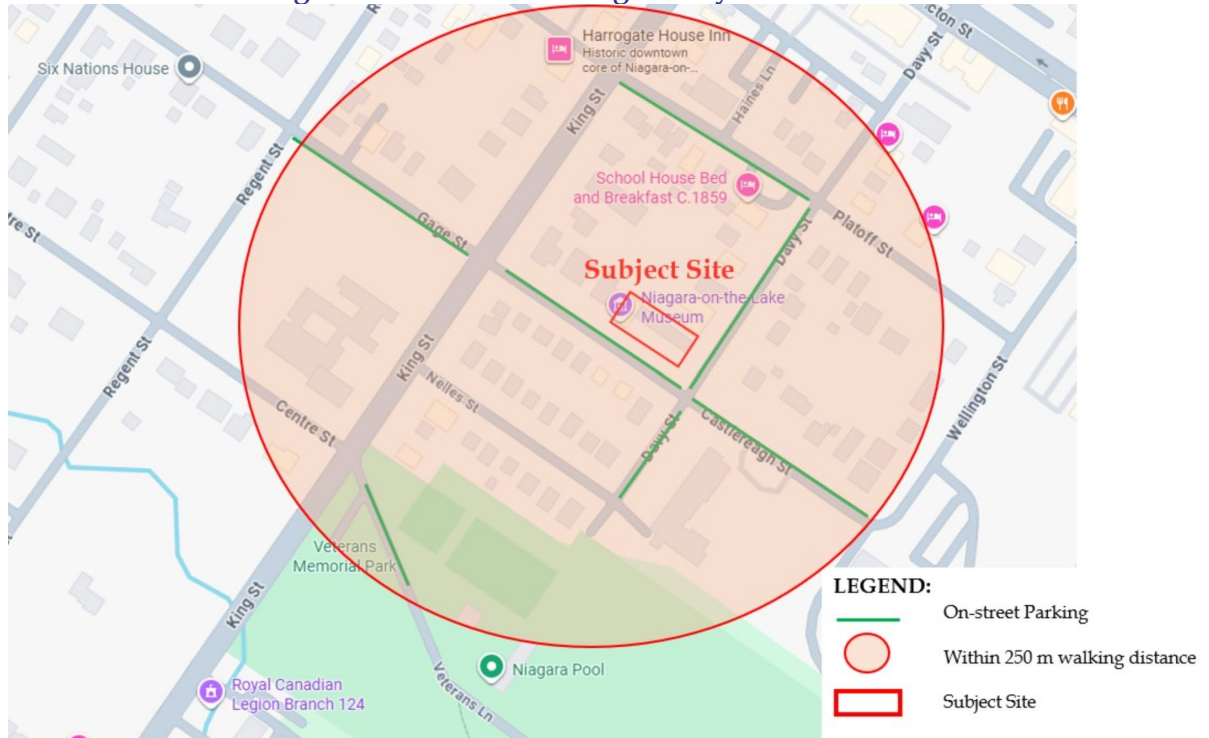
The parking survey identified the following on-street parking locations utilized by museum visitors:

- Davy Street between Platoff Street and Nelles Street

- Gage Street between King Street and Regent Street
- Platoff Street between King Street and Davy Street
- Veteran Lane parking lot, south of King Street
- Castlereagh Street between King Street West and Wellington Street

The location of the on-street parking surveys is illustrated in **Figure 2**.

Figure 2: On-street Parking Surveyed Locations



Source: Google Map

The survey aimed to evaluate on-street parking availability and accessibility within reasonable proximity to the existing museum. **Table 2** provides a summary of the maximum peak parking demands observed at the museum for an event on Monday, November 24, 2025.

Table 2: Parking Utilization Survey Results (Existing Museum & On-street Parking)

Time	Museum Visitor (November 24, 2025)					
	Walking	Davy Street	Gage Street	Platoff Street	Veterans Ln	Castlereagh Street
1:00 PM	2	-	-	-	-	-
1:30 PM	2	-	-	1	-	2
1:45 PM	4	2	2	-	1	15
2:00 PM	4	-	-	-	-	-
2:15 PM	-	-	-	-	-	-
2:30 PM	-	-	-	-	-	-
2:45 PM	-	-	-	-	-	-
3:00 PM	-	-	-	-	-	1
3:15 PM	-	-	-	-	-	1
Maximum Demand	12	2	2	1	1	17
Total Estimated On-Street Parking Supply		10	20	12	30	30
Parking Demand by Museum's Visitors		0.2	0.1	0.1	0.0	0.6

The parking survey results indicate that museum visitor parking demand can be fully accommodated within the surrounding on-street parking supply. During the observation period prior to the November 24, 2025, event, peak parking demand associated with the museum reached a maximum of 2 spaces on Davy Street, 2 spaces on Gage Street, 1 space on Platoff Street, 1 space on Veterans Lane, and 17 spaces on Castlereagh Street. These volumes correspond to on-street parking supplies of approximately 10, 20, 12, 30, and 30 spaces, respectively. This equates to utilization rates of approximately 20 percent or less on Davy, Gage, and Platoff Streets, negligible use on Veterans Lane, and about 60 percent of capacity on Castlereagh Street during the peak period. Given these relatively low utilization levels, there remains substantial spare on-street parking capacity on all surveyed streets, confirming that the museum's visitor parking demand can be effectively accommodated within the existing on-street supply without the need for additional dedicated off-street spaces.

The parking survey analysis confirms that ample on-street parking capacity exists in the immediate vicinity of the Niagara-on-the-Lake Museum to fully accommodate visitor demand. Peak utilization rates during the observed event remained well below available supply on all adjacent streets, including Castlereagh Street, Davy Street, Gage Street, Platoff Street, and Veterans Lane. It is common for historical sites and museums, particularly in heritage districts like Niagara-on-the-Lake, to rely primarily on on-street parking rather than dedicated off-street lots, as this approach preserves the historic streetscape, avoids large, paved areas that disrupt architecture, and aligns with municipal policies minimizing off-street parking requirements in conservation zones. In conclusion, the museum's requirement of 13 parking

spaces can be readily accommodated within the dedicated on-street parking supply on Castlereagh Street and permitted parking on adjacent streets.

Appendix A
Proposed Site Plan

Appendix B
Proposed On-Street Pavement Marking Spaces

