



February 3, 2026

Via: Email

Scotsman Hotel Inc.
Christine Yee
Senior Director, Development
c/o White Owl Family Office Group
180 Renfrew Drive
Markham ON L3R 9Z2

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 applying for 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 suites and eight on-site parking spaces provided with access off Victoria Street. The liquor license would be based on a maximum capacity of 45 individuals within the main level 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.

In general, there is available parking on the adjacent road network and public parking lots, although parking is limited. Trends show peak parking demand is higher on a weekend, which peaks between 1 p.m. and 4 p.m. During the weekdays (Monday through Friday), peak parking demand is lower and there is capacity to accommodate increased demand.

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 or cycle to The Scotsman Hotel.

R.J. Burnside & Associates Limited ("Burnside") was retained to review available parking in the area. A letter was provided dated May 2, 2025, reviewing local on-street parking supply. To improve the level of understanding, parking surveys were conducted on September 19th and 20th, 2025 to determine the demand for parking.

1.0 The Scotsman Hotel Parking Requirement

The Scotsman Hotel is a luxury country inn with six suites. There are eight on-site parking spaces provided with access off Victoria Street. 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.

To accommodate up to 45 individuals including owners, patrons, guests and employees, The Scotsman Hotel reached an agreement with owners of 129 Johnson Street for leasing of four parking spaces for their use. 129 Johnson Street is about one block from The Scotsman. This would bring the overall supply to 12 parking spaces available for The Scotsman Hotel.

The liquor license occupancy is based upon an Ontario Building Code review undertaken by ACK architects STUDIO inc. The capacity that can be licensed is limited by the washroom facilities. There are 45 individuals that could be accommodated on the premises within the areas that alcohol can be served. The limitation is not on the size of the room, which could accommodate more people.

The Town of Niagara-on-the-Lake ("Town") identified in their comments the following:

"Town Staff are of the position that a parking rate of 1 space per 18.5 square metres of gross floor area is applicable (Table 6-6 of Zoning By-law 4316-09, as amended, "Conference Rooms or Areas Used in Conjunction with Other Uses Herein") for the indoor space, in addition to a requirement of 1 parking space per 30 square metres for the outdoor "Hospitality Area" space as discussed in the Zoning By-law comments below. Please provide an understanding of the number of parking spaces required to accommodate the proposed "Hospitality Area" use and the relief required from the Zoning Bylaw, in addition to an analysis which demonstrates that there will be no negative impacts to the municipal parking system or the surrounding established residential area."

The challenge with this approach is the 45 individuals could be accommodated entirely within the building or on the patio. There is more than sufficient seating within the building to accommodate 45 individuals. This is not like a facility where the occupancy of both areas could be maxed, assuming washrooms were not a limited factor. Therefore, suggesting that both areas need to be utilized in the calculation is overly conservative.

The resultant parking requirement by area based upon the Town's interpretation is summarized in Table 1. The guest rooms and the owners are excluded from the calculation as the guests would be permitted in the Hospitality Area and would be included in the 45 individuals. The parking space required is rounded up.

The individuals could be accommodated entirely within the building or on the patio and utilizing a parking rate for both areas is overly conservative. Utilizing the maximum parking requirement for Table 1 for one area results in 12 parking spaces being required, which would accommodate the 45 individuals. This would be accommodated on site and with the adjacent four leased parking spaces.

Table 1: Parking Required

Use	Area (m ²)	Rate (parking spaces / x m ²)	Total Parking Spaces
Interior Lounge / Kitchen Areas	204	1 / 18.5	12
Terrace	254	1 / 30	9
Total			21

If required, the two owner parking spaces could be designated to be the two eastern parking spaces, which could then allow two more vehicles to be parked behind them, which could bring the parking on-site to ten vehicles. This assumes that the owner would not be utilizing their vehicles.

The use proposed is unique in that it is essentially a private establishment with a limited number of individuals permitted that would include the patrons, guests of patrons, owners and any staff.

The operating agreement between the Town and The Scotsman Hotel would have conditions identifying that parking is restricted and other modes are encouraged. As well, the use is for serving alcohol and drinking and driving would not be encouraged. As such, guests of patrons would be encouraged to use alternative modes such as walking, cycling, uber, etc. Guests of patrons are also expected to be visiting other establishments within Niagara-on-the-Lake or be residents of Niagara-on-the-Lake.

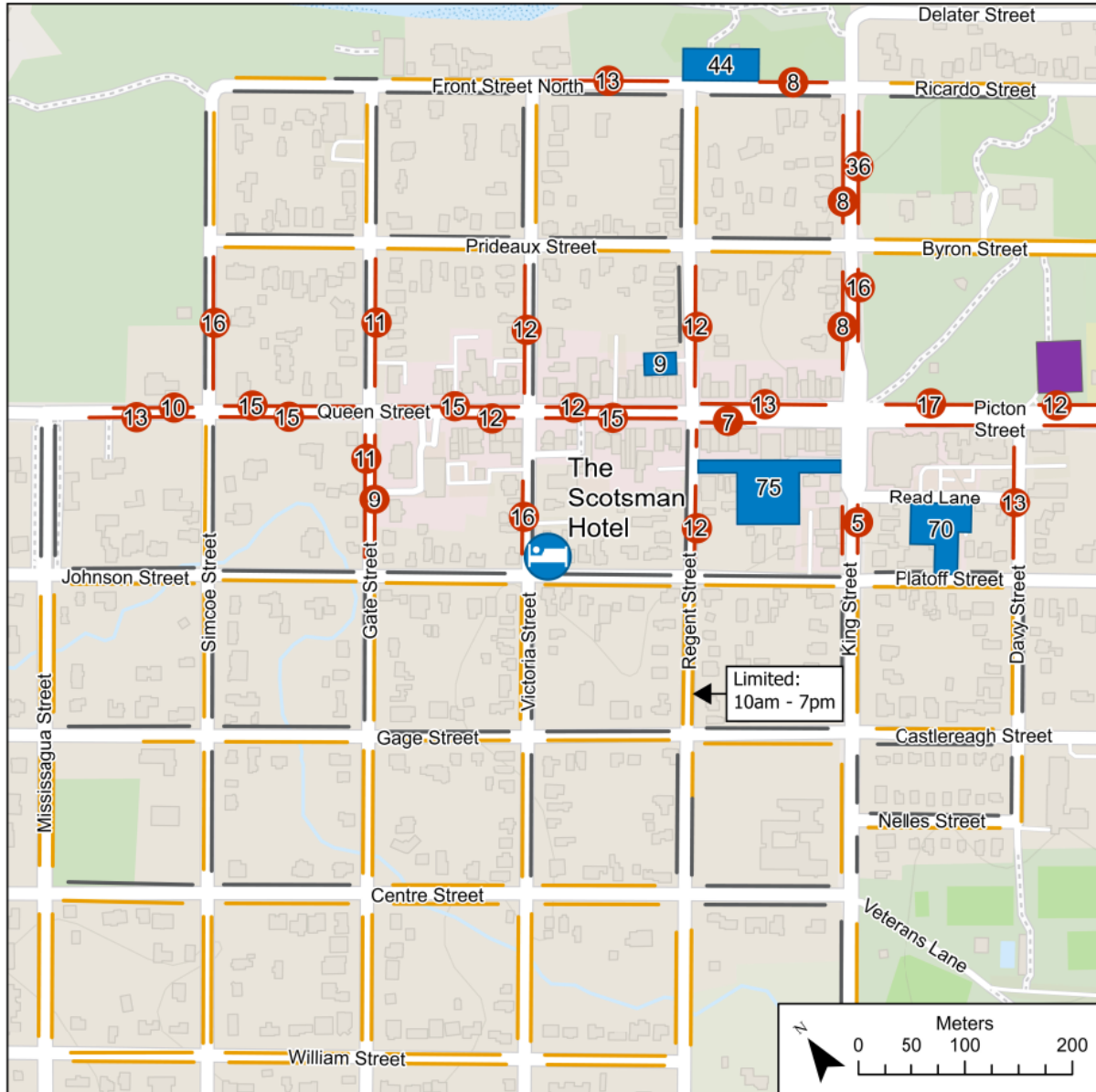
2.0 Available Parking

To further understand parking in the area, available on-street and public off-street parking was reviewed 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 a.m. and 6:00 a.m. and parking is limited to a maximum of 12 hours unless otherwise signed.




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 in Figure 1. 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.

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 close drivers park and the size of their vehicles.

Figure 1: Local Parking Opportunities



**The Scotsman Hotel
 Transportation Services Proposal
 Nearby Parking Options**

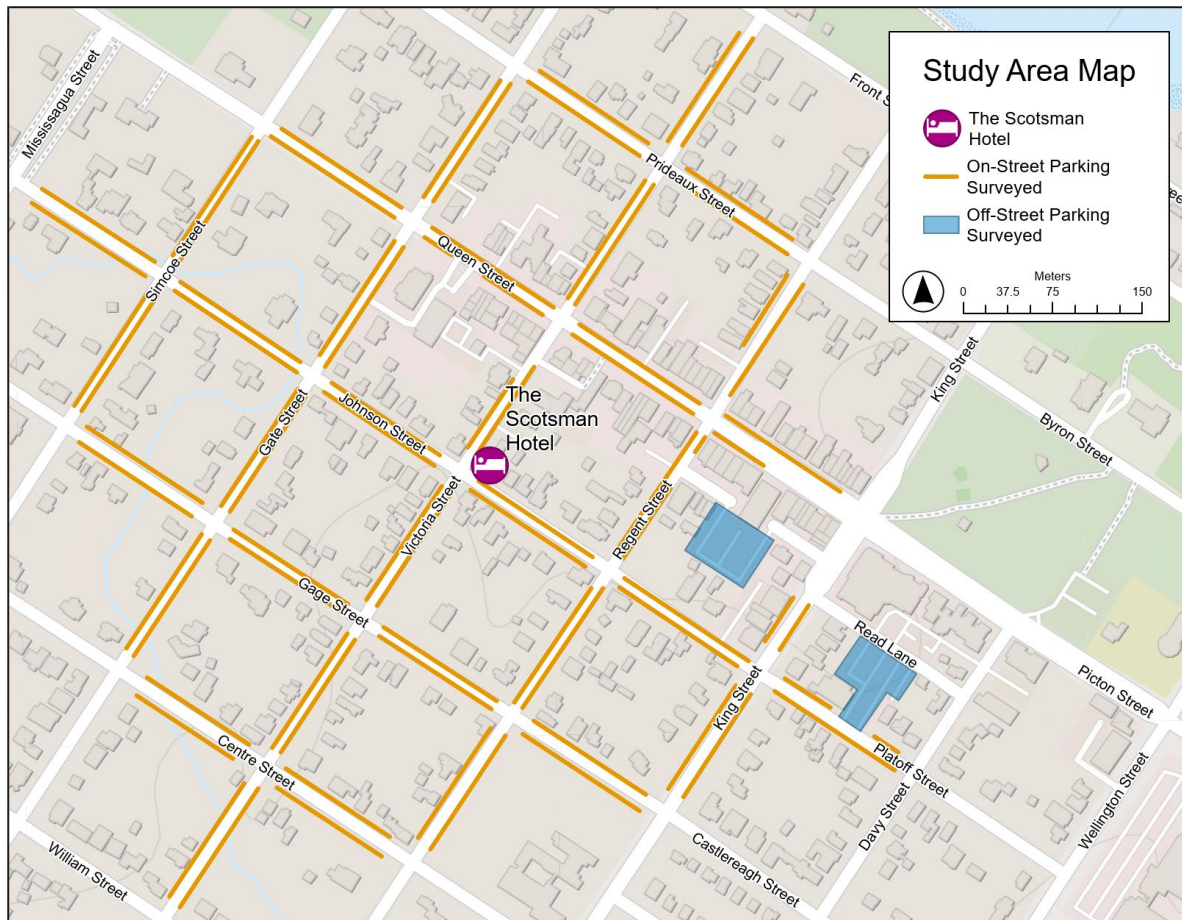
<p>Legend</p> <p> The Scotsman Hotel</p> <p># Supply Count</p>	<p>On Street Parking</p> <p> Metered, Every day, (10am - 8pm)</p> <p> On-Street Parking</p> <p> No Parking</p>	<p>Parking Lot</p> <p> Municipal, Everyday, (10am - 8pm)</p> <p> Public Lot, Everyday, (10am - 8pm)</p>
--	--	--

3.0 Parking Surveys

To further determine the amount of available parking in the area, parking surveys were undertaken within approximately a 400 m distance of The Scotsman Hotel. The area within this distance is illustrated in Figure 2. Parking surveys were conducted on Friday, September 19th and Saturday, September 20th, 2025, between the hours of 11 a.m. and 8 p.m. Areas were surveyed every half hour with number of cars parked recorded by each block or public parking lot.

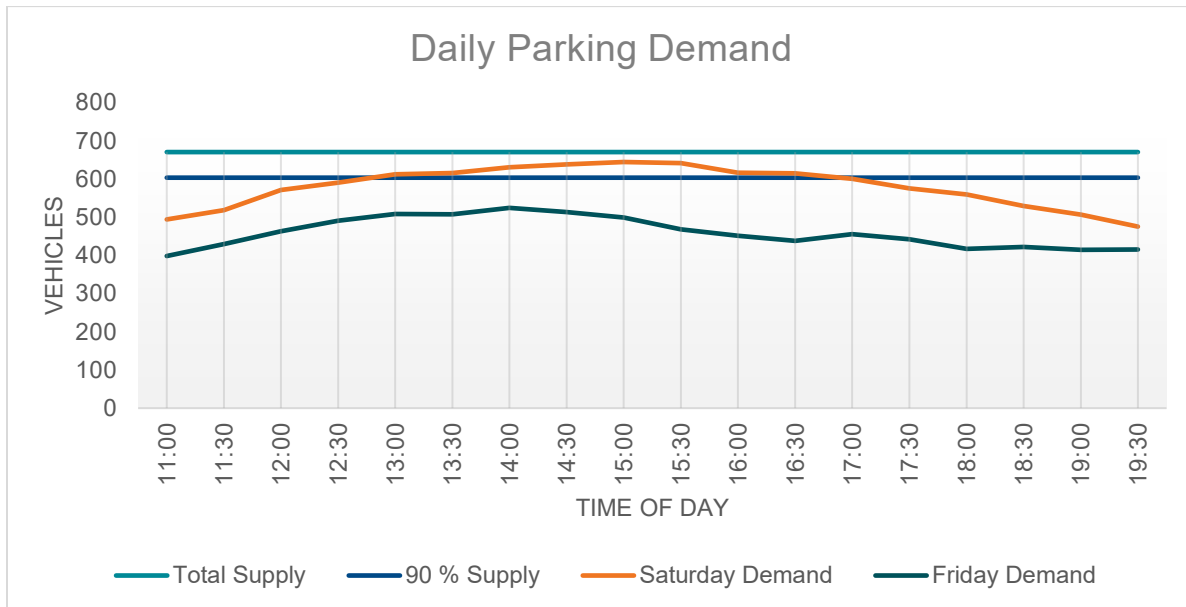
A summary of the parking demand is shown in Figure 3 and Attachment 1 contains detailed parking demand data. The original data was captured by street segment or lot; however, this visualization was aggregated to show the total demand and supply in the area for ease of interpretation.

Figure 2: Parking Survey Area



In total, there are an estimated 670 parking spaces local to the site. In areas where there were no assigned spaces, a general estimate was used based on the total length of street available for parking, which could adjust the number up or down slightly.

Figure 3: Parking Demand



Friday parking demand peaked at 2 p.m. at 524 parking spaces (78% occupancy). Saturday parking demand peaked at 3 p.m. at 644 parking spaces (96% occupancy). Most unoccupied spaces were located at the fringes of the study area farthest from any of the main commercial amenities. Considering demand fluctuations between days and weeks, the Saturday parking demand is considered to be maximum demand.

If the Town’s approach is utilized, the additional nine parking spaces for the terrace could be accommodated within the publicly available parking in the Town. This would be a conservative approach given the 45 individuals could be accommodated within the building or on the terrace.

The Scotsman provided home locations of guests throughout the year, with Canada accounting for 64%, the United States accounting for 30%, and the remaining being from other international destinations. From these visits, guests from the United States had more total room nights than those from Canada suggesting longer stays for out of country visitors.

4.0 Conclusions

The country inn will continue to provide the eight parking spaces on-site with another four parking spaces secured through a lease agreement at 129 Johnson Street, which brings the total to 12 parking spaces available for The Scotsman Inn. There is also the potential to allow for the parking of two additional vehicles behind the two easternmost parking spaces (reserved for the owners), but this is not required as part of the overall parking count. This assumes that the owners will not be using their vehicles during this time.

Within the license operating agreement for The Scotsman Hotel, a condition would be that guests and patrons of guests are advised that there is limited parking on-site and alternative modes should be considered to come to the facility.

Reviewing the license capacity, the Ontario Building Code only permits 45 individuals to occupy the building or on the patio. Therefore, applying parking rates to both the public area in the building and the terrace is overly conservative and only 12 parking spaces should be required to accommodate the 45 individuals. This can be supplied by the country inn through the eight on-site parking spaces and four off-site leased parking spaces.

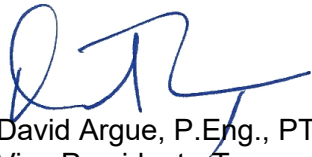
While there are a variety of parking options in the area, most of the local capacity is used by the existing uses with peak Saturday demand utilizing the majority of available parking. Guests of The Scotsman Hotel do have the option of parking further away as the surveys indicated that free spaces were more common furthest from the main commercial areas. If the Town's approach is utilized, the additional nine parking spaces for the terrace could be accommodated within the publicly available parking in the Town.

In my opinion given the proposal and limitation on the license attendance, the addition of four parking spaces for a total of 12 spaces will be sufficient to accommodate the Hospitality Area use.

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

Yours truly,

R.J. Burnside & Associates Limited



David Argue, P.Eng., PTOE
Vice President - Transportation
DA:rc

Enclosure(s) Attachment 1 – Parking Survey Data

Other than by the addressee, copying or distribution of this document, in whole or in part, is not permitted without the express written consent of R.J. Burnside & Associates Limited.

260203_059422_Scotsman Hotel_Parking Review
03/02/2026 8:44 AM

