

TECHNICAL MEMORANDUM

To: Giuseppe Paolicelli **RVA:** 236761

From: Michael Kong, R.V. Anderson Associates Ltd.
Altaf Hussain, P. Eng., R.V. Anderson Associated Ltd.

Date: March 1, 2023

Subject: Parking Review for the Proposed Hotel Development
325 King Street, Town of Niagara-on-the-Lake

1.0 Introduction

Two Sisters Resorts Corp. has retained R.V. Anderson Associates Limited (RVA) to carry out a Parking Review for the proposed Hotel development situated at 325 King Street in the Town of Niagara-on-the-Lake (NOTL). The primary focus of the review is to evaluate the 197 standard parking spaces in the proposed site plan (iteration dated February 1st, 2023) and its adherence to the applicable Town by-law, *Zoning By-Law 4316-09*. The site plan has been appended to this memorandum for reference.

This memorandum presents our findings and recommendations concerning the proposed parking provision and its conformance to the Town's and other municipalities' by-law requirements.

2.0 Town of Niagara-on-the-Lake By-Law Requirements

As per the Town of Niagara-on-the-lake *Zoning-By-Law 4316-09*, the proposed hotel requires 267 parking spaces, which is the culmination of three different parking rates: (1) *Restaurant* parking rate of 1 space per 9m² GFA, (2) *Restaurant Outdoor Patio* of 1 space per 30m² GFA, and (3) *Conference Rooms or Areas Used in Conjunction with Other Uses* of 1 space per 18.5m² GFA.

The calculations using these rates are summarized in **Table 2.1** below.

Table 2.1 – Town of Niagara-on-the-Lake – Zoning By-Law 4316-09 – Parking Provision Requirements

Use	Provided	Rate (1 space per x room(s) / x m ²)	Minimum Parking Spaces Required
Hotel	129 Rooms	1 space per room	129 standard spaces
Restaurant	775m ²	1 space per 9m ²	86 standard parking spaces
Restaurant Outdoor Patio	195m ²	1 space per 30m ²	7 standard spaces
Conference Room or Areas Used in Conjunction with Other Uses	829m ²	1 space per 18.5m ²	45 standard spaces
Designated Accessible Parking Space Requirements	7 spaces required (included in standard parking spaces)		7 accessible spaces
Total			267 standard spaces 7 accessible spaces

As shown in **Table 2.1**, utilization of the Town’s by-law rates will result in 267 standard parking spaces including 7 accessible parking spaces; the proposed development is currently proposing 197 standard parking spaces including 7 accessible parking spaces, resulting in a shortfall of 70 standard parking spaces for the hotel.

Based on the Town By-law rates, a total of 86 standard parking spaces will be required for the restaurant areas. However, given the restaurant’s capacity is limited by the number of seats, the gross floor area measurement of the restaurant uses to determine parking requirements may result in an overestimation of parking demands. It is therefore recommended that the minimum parking rates for the restaurant areas be derived from number of seats/rooms rather than the gross floor area, so that the actual parking demand of the restaurant can be more accurately represented. The proposed hotel restaurant uses provide a total of 370 seats; which includes 130 for the restaurant, 60 for the bar/lounge, 40 for the private bar/lounge, 80 for the breakfast room, and 60 for the outdoor terrace (outdoor patio), which will only be used in the summer months.

3.0 By-Law Requirements for Other Municipalities

RVA has completed a review of the parking by-law requirements for other municipalities including some located within the Niagara Region. Our reviewed identified seven (7) nearby municipalities that derive parking requirements for restaurant/eating areas based on seats/rooms rather than Gross Floor Area (GFA). The municipalities and their respective parking by-law requirements are presented in **Table 3.1**.

Table 3.1: Restaurant Parking Provision for Other Municipalities

Municipality By-law #	Land Use	Parking By-law Requirement
Town of the Blue Mountains #2018-65	<i>Hotel/Motel</i>	<i>1.3 spaces per room*</i>
City of Niagara Falls #79-200	<i>Restaurant if not part of a hotel/motel</i>	<i>1 space per 5 seats</i>
City of Niagara Falls #79-200	<i>Restaurant if part of a hotel/motel</i>	<i>1 space per 10 seats</i>
Town of Pelham #1136 (1987)	<i>Eating establishment</i>	<i>1 space per 4 seats</i>
Town of Fort Erie #129-90	<i>Eating establishment</i>	<i>1 space per 4 seats</i>
City of Hamilton #6593	<i>Tavern, public house, beverage room, restaurant</i>	<i>1 space per 6 seats</i>
Haldimand County #1-2020	<i>Restaurant</i>	<i>1 space per 4 seats</i>

*Includes parking provision for on-site office space, food supply, convention facilities, dining areas, and recreational facilities.

As seen in **Table 3.1** above, the parking requirements for standalone restaurants range between 4 (four) seats and six (6) seats per standard parking space for restaurants/eating areas. However, given that the eating areas and recreational facilities are provided on-site for the subject development, it can be reasonably assumed that many of the hotel amenities, including eating areas and public areas (i.e., conference rooms, banquet rooms), will be used primarily by hotel guests rather than external persons. If rates for standalone restaurants are utilized, parking requirements would be calculated as if no hotel guests occupied the restaurant at any time. Additionally, restaurant outdoor patio will mainly be utilized in the summer season when customers prefer to sit outside, and therefore, indoor seating capacity may be not fully utilized at that time.

A review of the other municipalities' parking by-law requirements concluded that the Town of the Blue Mountains shared the most similarities to the Town of Niagara-on-the-Lake, primarily due to the high tourist activity and abundance of overnight travelers. The Town of the Blue Mountains uses a rate of 1.3 standard parking spaces per room for hotel land uses, which includes a provision for the additional amenities provided on-site including restaurants, convention areas, and recreational facilities. It is our professional opinion that this parking rate is more representative for the proposed subject development, as a significant portion of the amenity capacity will be occupied by hotel guests, who will already be accommodated by the 129 general hotel parking spaces. If this rate is adopted for this development, a total of 168 parking spaces will be required.

The City of Niagara Falls *Zoning By-Law #79-200* provides separate parking requirements for standalone restaurants and restaurants that are part of a hotel/motel. If the rate of *1 space per 10 seats for restaurants as part of hotel/motel* is adopted for the subject development, a

total of 37 parking spaces are required for the restaurant/eating areas (including outdoor patio). This results in an overall parking requirement of 211 standard parking spaces and 205 standard parking spaces excluding seating for outdoor patio.

Therefore, based on the rates that are appropriate for the development, a general range of 168 to 211 standard parking spaces would be suitable for the proposed hotel.

3.1 Proximity to Downtown Area

The location of the proposed hotel (including restaurant) development affords close proximity to the downtown areas of Niagara-on-the-Lake. In fact, the intersection of Picton Street and King Street is 350 metres away (approximately 5-minute walk) from the proposed hotel, with pedestrian sidewalks available on both sides of King Street. The accessibility to the downtown area creates more flexibility for active transportation, and in turn, reduces the dependency on automobile trips.

Ultimately, the walkability of the area could lead to a further reduction in parking demand, as the restaurant and eating areas can be easily accessed by active transportation. This is especially true when considering the availability of drinking establishments in the downtown area, which will also result in fewer auto trips to the hotel.

4.0 Findings and Conclusions

Given the variety of amenities available at the hotel, it is anticipated that a significant portion of the restaurant/recreational facility users will be internal; as a result, the current NOTL parking rates for a restaurant facility that is to be located within the hotel establishment provide an overestimation of parking demand for the proposed use. Furthermore, the close proximity to the downtown area places less dependency on automobile trips and promotes walking trips.

The Town of the Blue Mountains uses a total rate of 1.3 spaces per room, which includes parking provision for the guest rooms and all additional amenities. Even still, if this rate is applied to the proposed development, it would result in a total requirement of 168 parking spaces. With the 197 standard parking spaces and 7 accessible parking spaces being proposed, this hotel is providing parking in excess of what is required for a similar municipality. It is therefore anticipated that the proposed parking provision will be sufficient for all uses captured within the hotel.

5.0 Closing

If you have any questions requiring clarification, please feel free to contact Michael Kong at 289-348-1234 ext.4240 or by email at mkong@rvanderson.com.

Yours very truly,

R.V. ANDERSON ASSOCIATES LIMITED



Michael Kong
Transportation Planner

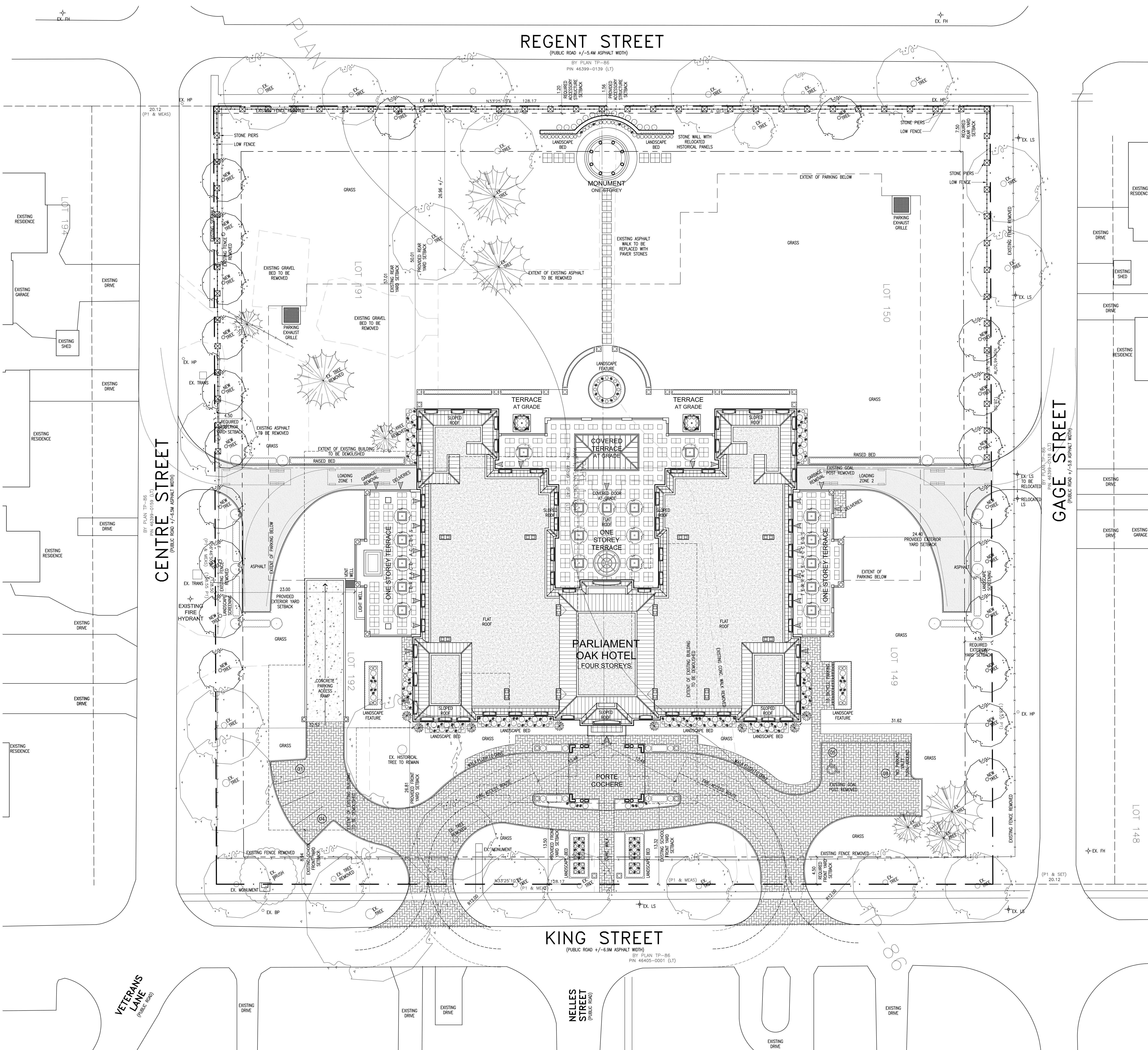


Altaf Hussain, P. Eng.
Manager, Traffic & Transportation Planning

REGENT STREET

(PUBLIC ROAD +/-5.4M ASPHALT WIDTH)

BY PLAN TP-86
PIN 46399-0139 (LT)



KEY PLAN

SCALE: NOT TO SCALE

SITE STATISTICS

EXISTING (to be demolished)	NEW CONSTRUCTION
LOT AREA 16,456.58 m ²	Parliament Oak Hotel 3,588.82 m ²
BUILDING GROUND COVER 17.9% of Total Lot Area	Monument 29.18 m ²
DRIVEWAY/ ASPHALT AREA 2,729.21 m ²	DRIVEWAY/ ASPHALT AREA 1,856.76 m ²
LANDSCAPED AREA 10,780.86 m ²	LANDSCAPED AREA 10,981.82 m ²
	66.7% of Lot Area

GENERAL COMMERCIAL ZONING RELIEF TABLE

BY-LAW 7.0.2	BY-LAW REQUIREMENT	PROVIDED	BY-LAW VAR. REQ'D
a) Minimum Lot Frontage	15.0 m	128.17m	None
b) Minimum Lot Area	464 m ²	16,456.58m ²	None
c) Maximum Lot Coverage	50%	19.7%	None
d) Minimum Landscaped Open Space	20%	71.2%	None
e) Minimum Front Yard Setback	4.5m	9.0m	None
f) Minimum Interior Side Yard Setback	1.2m	Not Applicable	None
g) Minimum Exterior Side Yard Setback	4.5m	23.0m	None
h) Minimum Rear Yard Setback	7.5m	55.7m	None
i) Minimum Building Height	10.0m	Not Applicable	8.50m
j) Maximum Building Height	10.5m	18.25m	None
k) Minimum Accessory Building-Yards Setback (as amended by 431BY-12)	1.2m	1.6m	None
l) Minimum Accessory Building Exterior Side Yard Setback (as amended by 431BY-12)	4.5m	Not Applicable	None

PARKING REQUIREMENTS

Hotel, Motel = 1 per quest room in addition to other uses	129 Rooms	129 Spaces
Restaurant = 1 per 9m ² GFLA	327 m ² Restaurant 190 m ² Bar/ Lounge 103 m ² Private Bay/ Lounge 155 m ² Breakfast Room	36 Spaces 21 Spaces 11 Spaces 17 Spaces
Restaurant Outdoor Patio = 1 per 30 m ² GFLA of outdoor patio area in addition to the requirements for a restaurant or take-out restaurant	195 m ² Patio	7 Spaces
Conference Rooms or Areas Used In Conjunction with Other Uses = 1 per 18.5m ²	76 m ² Offices 236 m ² Upper Canada Banquet Room 181 m ² Lower Canada Banquet Room 86 m ² Simcoe Meeting Room 251 m ² Spa (Future)	4 Spaces 15 Spaces 10 Spaces 5 Spaces 14 Spaces
TOTAL PARKING REQUIRED		268 Spaces

REQUIRED DESIGNATED ACCESSIBLE PARKING SPACES 7 Designated Spaces

PARKING PROVIDED

STANDARD PARKING SPACE (2.75m x 6.00m TYPICAL)	7 Spaces
AT GRADE	183 Spaces
BELOW GRADE	
DESIGNATED ACCESSIBLE PARKING	1 Spaces
AT GRADE	6 Spaces
BELOW GRADE	
TOTAL PARKING PROVIDED	197 Spaces

LEGEND

- BUILDING OR ANCILLARY STRUCTURE
 - BUILDING ENTRIES
 - ASPHALT SURFACE
 - POWER SURFACE
 - CONCRETE SURFACE
 - EXTENT OF EXISTING BUILDING TO BE DEMOLISHED
 - EXTENT OF EXISTING ASPHALT TO BE REMOVED
 - PARKING STALL NUMBER
 - POURED CONCRETE CURB
 - EX. FH EXISTING FIRE HYDRANT
 - EX. BP EXISTING BELL POLE
- NOTE: ALL AREAS NOT HATCHED TO BE NEW OR EXISTING GRASS
- DECIDUOUS EXISTING TREE TO REMAIN
 - DECIDUOUS EXISTING TREE TO BE REMOVED
 - DECIDUOUS TREE TO BE PLANTED
 - LOW GROWTH GROUND COVER
 - SHRUBS
 - POTTED PLANTER
 - CONIFEROUS EXISTING TREE TO REMAIN
 - CONIFEROUS EXISTING TREE TO BE REMOVED
 - CONIFEROUS TREE TO BE PLANTED

SITE PLAN

SCALE: 1:250

Peter J. Lesdow
architect

ONTARIO ASSOCIATION
OF ARCHITECTS
PETER J. LESDOW
LICENSE
3745

SITE PLAN AND
STATISTICS

DATE	REVISIONS	DATE	REVISIONS
Dec. 07/21	FOR PRE-CONSULTATION		
Jan. 09/23	REVISION FOR PRE-CONSULTATION		
Jan. 31/23	SHOWN STUDY		
Feb. 07/23	FOR OPA/TEA SUBMISSIONS		

PARLIAMENT OAK HOTEL
325 King Street
Niagara-on-the-Lake

DATE: Nov. 18/22
SCALE: AS NOTED
DRAWN BY: MRW
CHECK BY: PJL

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