5A-150 Pinebush Road
Cambridge ON N1R 8J8
p: 519.896.3163
905.381.2229
416.479.9684

www.ptsl.com

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Project: (220773)

Scott Turnbull
Planner 1
City of Niagara Falls
4310 Queen Street, Niagara Falls
Ontario L2E 6X5

RE: 8004 LUNDY'S LANE, NIAGARA FALLS AM-2023-017 – ZONING BY-LAW AMENDMENT – TRANSPORTATION SERVICE COMMENTS

The City of Niagara Falls commented on September 12, 2023, in response to the Official Plan and Zoning By-Law Amendment application for the development at 8004 Lundy's Lane (Application AM-2023-017).

Regarding the Parking Study provided by Paradigm Transportation Solutions Ltd. (Paradigm), City Staff noted that additional information/clarification was required before Staff provided a position on the application. Staff comments that

> *The data provided in the appendices does not co-relate direction with the summary provided in Table 4.1 on page 12 of the report. The information provided in the appendices is the number of vehicles entering/exiting the site for each driveway but does not provide information on how many vehicles were noted in the respective parking facilities at the beginning of the survey for each day. The bar charts in the appendices have no context – each chart show a maximum of 7vehicles, but Staff is not sure what this represents. Additional information and/or clarification is needed before Staff can provide its position on this application.*

The purpose of this letter is to provide clarification for the parking proxy data. Parking proxy data in Appendix C of the Parking Study has also been updated to provide additional information to support the parking proxy summary in Table 4.1 of the Parking Study.

Parking Utilization Surveys

All-day parking utilization surveys were conducted from Thursday, April 20, to Sunday, April 23, 2023, at 8004 Lundy's Lane (the subject site) and 7280 Lundy's Lane. Given the low turnover at residential land uses, the parking utilization surveys were carried out in 15-minute increments. Spot counts of parked vehicles were conducted on Saturday, April 22, 2023:

- 7280 Lundy's Lane – Count at 9:45 AM = 40 vehicles
- 8004 Lundy's Lane – Count at 10:01 AM = 16 vehicles

The number of vehicles parked at each site was determined using the spot counts at each site and the 15-minute interval counts of inbound and outbound vehicles. **Table 1** summarizes the observed parking utilization.

After reviewing the parking utilization calculations, it was determined that there were inconsistencies on whether the parking supply was calculated for the beginning or the end of the of the 15-minute period. The approach has been revised to consistently calculate the parking at the end of the 15-minute period. As a result, the max parking recorded has been updated. Previously, the max parking for 7280 Lundy's Lane was 69 spaces and at 8004 Lundy's Lane was 47 spaces. With the revised approach, the max parking for 7280 Lundy's Lane is 71 spaces and at 8004 Lundy's Lane was 46 spaces.

TABLE 1: PARKING UTILIZATION SURVEYS

Day of the Week	7280 Lundys Lane			8004 Lundys Lane		
	Max Parking	Utilzation	Parking Rate	Max Parking	Utilzation	Parking Rate
Thursday	71	45%	0.58	46	73%	0.51
Friday	70	45%	0.57	35	56%	0.38
Saturday	67	43%	0.55	21	33%	0.23
Sunday	62	39%	0.51	23	37%	0.25
Maximum	**71**	**45%**	**0.58**	**46**	**73%**	**0.51**

The parking survey results indicate that the maximum parking demand ranges from 0.51 to 0.58 parking spaces per unit. As 8004 Lundy's Lane has a proposed parking supply of 0.67 parking spaces per unit, the development falls within the maximum parking demand observed.

Appendix C of the Parking Study provides the 15-minute breakdown by vehicle type for each direction and driveway at the survey sites. **Appendix C** has been updated to include information on the inbound and outbound vehicles to the sites and the number of parked vehicles at the end of each 15 minutes.

We trust that this additional information clarifies the summarized parking survey results and supports the proposed parking demand.

Yours very truly,

PARADIGM TRANSPORTATION SOLUTIONS LIMITED

Greg Lue
M.A.Sc., P.Eng.
Project Manager

Stew Elkins
B.E.S., MITE
Vice President