

APRIL 5, 2024

PROJECT NO: 0601-3278

Town of Wasaga Beach  
30 Lewis Street, Wasaga Beach ON  
L9Z 1A1

**Attention:** Trevor Houghton  
Manager of Planning

**RE:** HIGHWAY 26 & MOSLEY STREET COMMERCIAL  
DAS DEVELOPMENTS CORPORATION  
PARKING JUSTIFICATION LETTER

Dear Trevor,

DAS Development Corporation retained C.F. Crozier & Associates Inc. to prepare a Parking Justification Letter in support of the minor variance for the proposed commercial development at Highway 26 and Mosley Street in the Town of Wasaga Beach.

A minor variance is required to achieve the following:

- Parcel 6 and Parcel 7 shall require 1 parking space per room plus 2 parking spaces per 100 m<sup>2</sup> of gross floor area for public and guest areas.
- Parcel 9 shall require 1 parking space per 19 m<sup>2</sup> of gross floor area and 1 loading space per building.

This letter reviews the following:

- Site statistics and proposed parking supply
- Wasaga Beach Zoning By-Law parking requirements
- Comparable municipal Zoning By-Law parking requirements
- ITE parking generation
- Bicycle parking requirements
- Accessible parking requirements
- Loading

### 1.0 Development Proposal

The development is located north of Highway 26 and east of Mosley Street. A casino and restaurant were completed in 2023 as the first phase of construction. The second phase includes Parcels 6 through 9. The Master Site Plan prepared by Chamberlain Architect Services Limited (dated April 5, 2024) illustrates the four parcels reviewed within this letter and has been attached to this letter for reference. **Table 1** outlines the site statistics and proposed parking supply. Some parking stalls are designated for snow storage on the plan, as such, the parking supply has been reviewed with and without snow storage.

**Table 1: Site Statistics**

Parcel	Land Use	Units/GFA	Parking Provided	Parking Minus Snow Storage
6	6-storey Hotel	129 rooms 48 m <sup>2</sup> (public area) <sup>1</sup>	153 spaces	138 spaces
7	6-storey Hampton Inn and Suites Hotel	115 rooms 207 m <sup>2</sup> (public area) <sup>1</sup>	124 spaces	120 spaces
8	Building A: Convenience Store and Gas Bar	491 m <sup>2</sup> (10 pumps)	38 spaces	38 spaces
	Building C: Restaurant with Drive-Through	411 m <sup>2</sup>	43 spaces	43 spaces
	Building D: Restaurant with Drive-Through	249 m <sup>2</sup>	26 spaces	26 spaces
9	Building B: Restaurant with Drive-Through	251 m <sup>2</sup>	14 spaces	14 spaces
	Commercial Plaza	1,139 m <sup>2</sup>	65 spaces	61 spaces

Note 1: Public areas refer to building floor area dedicated to use by guest and/or the general public such as dining rooms, meeting rooms and seating areas.

Across the four development parcels a total of 463 parking spaces are proposed, reducing to 440 spaces when the snow storage is in use. It is also noted that ten spaces will be designated for electric vehicle charging.

## 2.0 Wasaga Beach Zoning By-Law

The Town of Wasaga Beach Zoning By-Law 2003-60 Section 3.38 (dated 2003, office consolidated 2023) outlines the minimum parking requirements for commercial uses within the town. **Table 2** outlines the By-Law requirement and surplus/deficiency of parking on-site with and without the use of designated snow storage.

**Table 2: Wasaga Beach By-Law Parking Requirements**

Parcel	Land Use	Parking Rate	Parking Requirement	Surplus/Deficiency	Snow Storage Surplus/Deficiency
6	Hotel	1.25 spaces/guest room + 1 space/14 m <sup>2</sup> GFA of each office, tavern, dining room & meeting room	166 spaces	-13	-28
7	Hampton Inn and Suites Hotel		159 spaces	-35	-39
8	Building A: Convenience Store and Gas Bar	1 space/18 m <sup>2</sup> GFA, minimum of 4 spaces	28 spaces	+10	+10
	Building C: Restaurant with Drive-Through	1 space/18 m <sup>2</sup> GFA, minimum of 4 spaces	23 spaces	+20	+20
	Building D: Restaurant with Drive-Through		14 spaces	+12	+12
9	Building B: Restaurant with Drive-Through		14 spaces	0	0
	Commercial Plaza	1 space/18 m <sup>2</sup> GFA, minimum of 4 spaces	64 spaces	+1	-3

Across the development there is a deficiency of five spaces and a deficiency of 28 spaces when the snow storage is in use. Parcel 8 has a surplus of 32 spaces, while Parcels 6 and 7 have a deficiency of 13 and 35 spaces, respectively. Their deficiency is 28 and 39 spaces, respectively with the use of snow storage while Parcel 9 is only deficient by 3 spaces when the snow storage is in use.

### 3.0 Comparable Municipal Zoning By-Law Requirements

A variance to the Zoning By-Law requirement for the hotel parcels is required for the proposed parking supply. Use of the Town of Collingwood's Zoning By-Law rate is proposed for the hotel parcels. A review of other surrounding municipalities found that a lower rate than the rate outlined in the Town of Wasaga Beach By-Law is supportable for Hotel, Motel and Tourist Establishment uses. **Table 3** and **Table 4** outline the municipalities and the required minimum parking supply with and without the use of designated snow storage under their Zoning By-Law for Parcel 6 and Parcel 7, respectively.

It is noted that the gross floor area (GFA) of the guest/public areas reviewed for Parcel 6 is 48 m<sup>2</sup> and for Parcel 7 is 207m<sup>2</sup>. As part of this analysis the accessory and ancillary uses noted in Innisfil and New Tecumseth's Zoning By-Laws are considered above and beyond the hotel operations and the noted gross floor area.

**Table 3: Comparable Municipal By-Laws - Parcel 6**

Municipality	Parking Rate	Parcel 6 Requirement (spaces)	Surplus/Deficiency	Snow Storage Surplus/Deficiency
Collingwood (2010-040)	1/room + 2/100 m <sup>2</sup> GFA for public and guest areas	130	+23	+8
Barrie (2009-141)	1/room or suite	129	+24	+9
Innisfil (080-13)	1/room plus the requirements for any accessory uses	129	+24	+9
Penetanguishene (2022-17)	1/room	129	+24	+9
Clearview (06-54)	2 + 1/room	131	+22	+7
New Tecumseth (2021-128)	1/room plus the requirement for ancillary uses	129	+24	+9

**Table 4: Comparable Municipal By-Laws - Parcel 7**

Municipality	Parking Rate	Parcel 7 Requirement (spaces)	Surplus/Deficiency	Snow Storage Surplus/Deficiency
Collingwood (2010-040)	1/room + 2/100 m <sup>2</sup> GFA for public and guest areas	119	+5	+1
Barrie (2009-141)	1/room or suite	115	+9	+5
Innisfil (080-13)	1/room plus the requirements for any accessory uses	115	+9	+5
Penetanguishene (2022-17)	1/room	115	+9	+5
Clearview (06-54)	2 + 1/room	117	+7	+3
New Tecumseth (2021-128)	1/room plus the requirement for ancillary uses	115	+9	+5

Based on the current Zoning By-Laws of the seven municipalities considered, the proposed parking supply provides a surplus. When on-site snow storage is in use, both would still provide the minimum requirement.

It is recommended that for the purposes of the Zoning By-Law minor variance, the Town of Collingwood's parking rate be applied for the development of Parcel 6 and Parcel 7. The rate of 1 parking space per room plus 2 parking spaces per 100 m<sup>2</sup> of GFA for public and guest areas is supportable and is in-line with the requirements of a number of other municipalities in the area.

#### 4.0 ITE Parking Generation

The Institute of Transportation Engineers (ITE) Parking Generation Manual (6<sup>th</sup> Edition) outlines the 85<sup>th</sup> percentile parking demand for a variety of land uses. Parcels 6, 7 and 9 were reviewed based on the parking supply minus snow storage to ensure the minimum supply provided was adequate. The hotels were assessed under Land Use Category 310 "Hotel" and the commercial restaurant and retail units in Parcel 9 were assessed under Land Use Category 822 "Strip Retail Plaza (<40k)." **Table 5** summarizes the forecasted parking demand versus the provided supply with the snow storage in use. With the snow storage in use the provided supply can support the demand forecasted.

**Table 5: ITE Parking Demand vs Supply Without Snow Storage**

Parcel	Land Use Code	Units/GFA	ITE (85 <sup>th</sup> %) Spaces	Parking Supply Provided	Snow Storage Surplus/Deficiency
6	310	129 suites	112	138	+26
7	310	115 suites	100	120	+20
9	822	1,390 m <sup>2</sup>	66	75	+9

Based on the forecasted peak parking demand for Parcels 6, 7 and 9, the proposed parking rate and supply are supportable even when snow storage spaces are excluded from the supply.

As the Town of Wasaga Beach's Zoning By-Law requirements is not met for Parcel 9 when the snow storage is in use a variance to the parking requirement to be 1 space per 19 m<sup>2</sup> of GFA is recommended to support the winter supply of 75 parking spaces. Based on the forecasted demand, this variance is supportable.

## 5.0 Bicycle Parking

Active transportation has also been considered on site, with sidewalk connections between parcels and bicycle parking provided. A total of 45 bike parking spaces have been provided across all buildings within the phase. Parcels 6 and 7 propose five spaces each, Parcel 8 proposes 20 spaces across its three buildings and Parcel 9 proposes 15 across its two buildings.

## 6.0 Accessible Parking

The Town of Wasaga Beach Zoning By-Law Section 3.38.9.4.2 outlines the accessible parking requirements based on the total number of parking spaces required. **Table 6** outlines the required and provided accessible parking spaces at each building. As outlined, the accessible parking requirements of the Town have been met.

**Table 6: Accessible Parking Requirement**

Parcel	Land Use	Parking Requirement	Required Accessible Spaces	Provided Accessible Spaces
6	Hotel	166 spaces	5	6
7	Hampton Inn and Suites Hotel	159 spaces	5	6
8	Building A: Convenience Store and Gas Bar	28 spaces	3	3
	Building C: Restaurant with Drive-Through	23 spaces	3	3
	Building D: Restaurant with Drive-Through	14 spaces	2	2
9	Building B: Restaurant with Drive-Through	14 spaces	2	2
	Commercial Plaza	64 spaces	4	4

## 7.0 Loading

The Town of Wasaga Beach Zoning By-Law 2003-60 Section 3.39 outlines the minimum loading requirements for commercial uses. **Table 7** summarizes the Town's loading requirements while **Table 8** outlines the By-Law requirement and loading spaces provided per lot/parcel.

**Table 7: Wasaga Beach By-Law Loading Requirements**

Gross Floor Area Commercial Building or Structure	Minimum Loading Spaces Required
Uses of less than 100 m <sup>2</sup>	0
Exceeding 100 m <sup>2</sup> but not more than 1000 m <sup>2</sup>	1
Exceeding 1000 m <sup>2</sup>	2

**Table 8: Loading Space Requirement and Supply**

Parcel	Land Use	GFA	Loading Requirement	Loading Provided
6	Hotel	1,331 m <sup>2</sup>	2	2
7	Hampton Inn and Suites Hotel	1,348 m <sup>2</sup>	2	2
8	Building A: Convenience Store and Gas Bar	491 m <sup>2</sup>	1	1
	Building C: Restaurant with Drive-Through	411 m <sup>2</sup>	1	2
	Building D: Restaurant with Drive-Through	249 m <sup>2</sup>	1	1
9	Building B: Restaurant with Drive-Through	251 m <sup>2</sup>	1	1
	Commercial Plaza	1,139 m <sup>2</sup>	2	1

With the exception of the Parcel 9 Commercial Plaza, all buildings meet or exceed the loading space requirement set forth in the Town's Zoning By-Law. A variance for the loading spaces provided in Parcel 9 is being sought.

The Commercial Plaza building exceeds the requirement for a second loading space by 139 m<sup>2</sup>. To support a reduction in loading, the Town of Collingwood's Zoning By-Law 2010-040 was reviewed. As outlined in Section 5.10, one loading space is required for a GFA between 2,501 m<sup>2</sup> and 7,000 m<sup>2</sup>. This results in Parcel 9 providing a surplus of two loading spaces compared to Collingwood's By-Law requirements.

Based on this assessment, a variance of 1 space per building is recommended and supportable for Parcel 9.

## 8.0 Conclusion

The parking review contained in this letter assessed the proposed parking requirement for the hotel parcels, the use of parking stalls for snow storage across the site and commercial loading requirements.

A minor variance to the Town of Wasaga Beach's Zoning By-Law for the hotels in Parcel 6 and Parcel 7 is being sought to allow for a reduced parking supply rate of one parking space per room plus two parking spaces per 100 m<sup>2</sup> of GFA for public and guest areas.

A minor variance for Parcel 9 is being sought to allow for a reduced parking supply of one parking space per 19 m<sup>2</sup> of gross floor area. This variance supports the use of parking stalls for snow storage.

To support the proposed variance in parking for the hotels, a review was undertaken of the Zoning By-Laws of surrounding municipalities. Additionally, the forecasted parking demands of Parcels 6, 7 and 9 were reviewed based on the ITE Parking Generation Manual. This review determined that the parking supply proposed for each parcel of the Highway 26 and Mosley Street Commercial Development is supportable, even with the loss of parking spaces to snow storage.

Additionally, a minor variance in loading spaces of one per building is being sought for Parcel 9. Reviewing the GFA of the buildings in Parcel 9 and assessing the loading requirements under the Town of Collingwood's Zoning By-Law found that the variance is supportable.

Should you have any questions or require any further information, please do not hesitate to contact the undersigned.

Sincerely,

**C.F. CROZIER & ASSOCIATES INC.**



Madeleine Ferguson, P.Eng.  
Manager (Planning), Transportation

**C.F. CROZIER & ASSOCIATES INC.**



Kerianne Hagan, EIT  
Engineering Intern, Transportation

Enclosure:  
Master Site Plan (April 5, 2024)

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**KEY PLAN**  
  
**NOTE: ADDITIONAL SNOW IS TO BE HAULED OFF SITE.**

**PARCEL SEPARATION**

**SITE PLAN LEGEND**  

	PRIMARY ENTRANCE		DESIGNATED BARRIER-FREE PARKING SPACE
	SECONDARY ENTRANCE		DESIGNATED ELECTRIC VEHICLE SPACE
	SCOPE OF WORK		PROPERTY LINE
	HEAVY DUTY ASPHALT		BUILDING SETBACK LINE
	LANDSCAPE / SOO AREA		20m ROW LINE (INCLUDED IN SUBMISSION)
	CONCRETE SIDEWALK		RETAIL/CRU
	NEW ASPHALT		HOTEL
	EXISTING ASPHALT		CONCRETE DRIVE THRU LANES

**Chamberlain Architects**  
Constructors  
Managers

**Chamberlain Architect Services Limited**  
4671 Palladium Way (Unit 1)  
Burlington, Ontario L7M 0W9  
CANADA  
Phone: 905.631.7777  
www.chamberlainPD.com

NO.	ISSUED	DATE
SPA	CLIENT REVIEW	27 MAY 2022
	ISSUED FOR PERMITS	16 JUNE 2022
	CLIENT REVIEW	11 JULY 2022
	CLIENT REVIEW	21 NOV 2022
	CLIENT REVIEW	01 FEB 2023
	CLIENT REVIEW	08 FEB 2023
	CLIENT REVIEW	15 MAR 2023
	CLIENT REVIEW	13 APR 2023
	CLIENT REVIEW	17 APR 2023
	CLIENT REVIEW	19 JUN 2023
	COORDINATION	12 JUL 2023
	COORDINATION	21 AUG 2023
	COORDINATION	21 AUG 2023
	COORDINATION	11 SEPT 2023
	ISSUED FOR SPA	30 OCT 2023
	COORDINATION	30 JAN 2024
	COORDINATION	09 FEB 2024
	COORDINATION	14 MAR 2024
	MAJOR VARIANCE	05 APR 2024
		#1

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CLIENT

Owner

SEAL

**ONTARIO ASSOCIATION OF ARCHITECTS**  
J. CHAMBERLAIN  
LICENCEE  
8208

**CONSTRUCTION NORTH** **TRUE NORTH**

PROJECT

**HAMPTON INN & SUITES**  
by HILTON

HWY 26 & MOSLEY ST,  
WASAGA

SHEET NAME

OVERALL SITE PLAN

START DATE	MAY 2022
DRAWN BY	CMC/HK/MMW
CHECKED BY	LC
SCALE	As indicated
PROJECT NO.	122026

DRAWING

**A.001**

C:\Users\mwood\Documents\17\Realt Local Files\122026 - Wasaga - Master Site Plan RVT 2022 (2024.03.14) - current.mwdocx\7180.rvt

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WASAGA ZONING BY-LAW 2003-60  
ZONE: CD - DISTRICT COMMERCIAL

- PERMITTED USES:
- CAR WASH AND/OR GASOLINE RETAIL FACILITY
  - RESTAURANT AND/OR RESTAURANT, TAKE OUT RESTAURANT AND/OR TAVERN
  - RETAIL STORE, DEPARTMENT STORE, GENERAL MERCHANDISER AND/OR SUPERMARKET
  - TOURIST ESTABLISHMENT (INCLUDES HOTEL)

DEFINITIONS:

Gross Floor Area

Shall mean the aggregate of the floor areas of all the stories of all buildings on a lot and including the floor area of any basement, which floor areas are measured between exterior faces of the exterior walls of the building at each floor level, and for the purpose of this paragraph, the walls of an interior court shall be deemed to be exterior walls, but excluding the following:

- any accessory dwelling unit;
- any part, below finished grade, of a building or structure which is used for heating equipment;
- any part, below finished grade, of a building or structure which is used for the storage or parking of motor vehicles; or
- enclosed malls when used as a common area between stores.

Landscape Area

Shall mean the open, unobstructed space, at finished grade on a lot, accessible by walking from the street on which the lot is located and which is suitable for the growth and maintenance of grass, flowers, bushes, trees and other landscaping. This definition shall not include any surfaced walk, patio or similar area, driveway or ramp, whether surfaced or not, nor any curb, retaining wall, parking area or open space beneath or within a building or structure.

PARKING REQUIREMENTS:

HOTEL BUILDING

1.25 SPACE PER GUESTROOM PLUS 1 SPACE PER 14m<sup>2</sup> OF GROSS FLOOR AREA OF EACH OFFICE, TAVERN, DINING ROOM AND MEETING ROOM.

RETAIL STORE

1 SPACE PER 18m<sup>2</sup> OF GROSS FLOOR AREA AND A MINIMUM OF 4 SPACES SHALL BE PROVIDED FOR EACH USE.

RESTAURANT, TAKE-OUT

1 SPACE PER 18m<sup>2</sup> GROSS FLOOR AREA

GASOLINE RETAIL FACILITY

1 SPACE PER 18m<sup>2</sup> GROSS FLOOR AREA

PER TOWN - DESIGNATED ACCESSIBLE PARKING SPACES REQUIREMENTS:

- 5 TO 10 SPACES = 1 DESIGNATED ACCESSIBLE PARKING SPACE  
11 TO 20 SPACES = 2 DESIGNATED ACCESSIBLE PARKING SPACES  
21 TO 50 SPACES = 3 DESIGNATED ACCESSIBLE PARKING SPACES  
51 TO 90 SPACES = 4 DESIGNATED ACCESSIBLE PARKING SPACES  
91 TO 190 SPACES = 5 DESIGNATED ACCESSIBLE PARKING SPACES  
191 TO 290 SPACES = 6 DESIGNATED ACCESSIBLE PARKING SPACES  
291 TO 390 SPACES = 7 DESIGNATED ACCESSIBLE PARKING SPACES  
391 TO 490 SPACES = 8 DESIGNATED ACCESSIBLE PARKING SPACES

PER AODA - DESIGNATED ACCESSIBLE PARKING SPACES REQUIREMENTS:

- 0 TO 12 SPACES = 1 DESIGNATED ACCESSIBLE PARKING SPACE  
13 TO 100 SPACES = 4% OF STANDRAD SPACES  
101 TO 200 SPACES = 1+3% OF STANDRAD SPACES  
201 TO 1000 SPACES = 2+2% OF STANDRAD SPACES  
OVER 1000 SPACES = 1+1+1% OF STANDRAD SPACES

ACCESSIBLE PARKING SPACES ARE BEING CALCULATED FOR BOTH VERSIONS, THE HIGHER NUMBER IS BEING USED.

ZONING PROVISIONS		
PROVISION	MOTOR VEHICLE SERVICE ESTABLISHMENT	OTHER USE

LOT AREA (MINIMUM)	1,860sm	
--LOT SERVED BY A PUBLIC WATER SYSTEM AND A SANITARY SEWER SYSTEM	1,400sm	-
--LOT SERVED BY A PUBLIC WATER SYSTEM	1,400sm	1,400sm
--OTHER LOT	5,000sm	1,860sm
LOT FRONTAGE (MINIMUM)	30m	
--LOT SERVED BY A PUBLIC WATER SYSTEM AND A SANITARY SEWER SYSTEM	38m	
--LOT SERVED BY A PUBLIC WATER SYSTEM	38m	30m
--OTHER LOT	60m	30m
FRONT YARD DEPTH (MINIMUM)	15m	6m
EXTERIOR SIDE YARD (MINIMUM)	15m	6m
INTERIOR SIDE YARD (MINIMUM)		
--WHERE IT ABUTS A R ZONE	7.6m	6m
--WHERE IT ABUTS A C or M ZONE	10m	0m
--WHERE IT ABUTS ANY OTHER ZONE	10m	3m
REAR YARD (MINIMUM)		
--WHERE IT ABUTS A R ZONE	7.6m	6m
--WHERE IT ABUTS A C or M ZONE	10m	0m
--WHERE IT ABUTS ANY OTHER ZONE	10m	3m
LANDSCAPE OPEN SPACE	5%	5%
HEIGHT OF BUILDIGN (MAXIMUM)	12m	12m

OVERALL

SITE STATISTICS (PARCEL 6/7/8/9)			
DESCRIPTION	AREA (SM)	AREA (SF)	PERCENTAGE
BUILDING FOOTPRINT			
COMMERCIAL	2,099.05 m <sup>2</sup>	22,594 ft <sup>2</sup>	4.1%
GAS STATION	351.50 m <sup>2</sup>	3,784 ft <sup>2</sup>	0.7%
HOTEL	2,678.60 m <sup>2</sup>	28,832 ft <sup>2</sup>	5.3%
	5,129.15 m <sup>2</sup>	55,210 ft <sup>2</sup>	10.1%
HARD LANDSCAPE			
CURBS	1,027.28 m <sup>2</sup>	11,058 ft <sup>2</sup>	2.0%
ASPHALT	23,540.30 m <sup>2</sup>	253,386 ft <sup>2</sup>	46.3%
CONCRETE	766.98 m <sup>2</sup>	8,256 ft <sup>2</sup>	1.5%
PAVER	289.49 m <sup>2</sup>	3,116 ft <sup>2</sup>	0.6%
SIDEWALK	5,723.97 m <sup>2</sup>	61,612 ft <sup>2</sup>	11.3%
	31,348.02 m <sup>2</sup>	337,427 ft <sup>2</sup>	61.6%
SOFT LANDSCAPE			
LANDSCAPE	14,388.25 m <sup>2</sup>	154,874 ft <sup>2</sup>	28.3%
	50,865.42 m <sup>2</sup>	547,511 ft <sup>2</sup>	100.0%
OVERALL SITE	50,864.49 m <sup>2</sup>	547,501 ft <sup>2</sup>	100.0%

PARCEL AREAS			
PARCEL	OCCUPANCIES	AREA (SM)	AREA (SF)
PARCEL 1	FUTURE DEVELOPMENT	12,572 m <sup>2</sup>	135,322 ft <sup>2</sup>
PARCEL 2	FUTURE DEVELOPMENT	9,318 m <sup>2</sup>	100,294 ft <sup>2</sup>
PARCEL 3	FUTURE DEVELOPMENT	16,161 m <sup>2</sup>	173,959 ft <sup>2</sup>
PARCEL 4	FUTURE DEVELOPMENT	10,580 m <sup>2</sup>	113,995 ft <sup>2</sup>
PARCEL 5	FUTURE DEVELOPMENT	11,562 m <sup>2</sup>	124,451 ft <sup>2</sup>
PARCEL 6	HOTEL	12,330 m <sup>2</sup>	132,721 ft <sup>2</sup>
PARCEL 7	HAMPTON INN & SUITES	8,082 m <sup>2</sup>	86,999 ft <sup>2</sup>
PARCEL 8	BUILDING A,C,D	14,567 m <sup>2</sup>	156,796 ft <sup>2</sup>
PARCEL 9	BUILDING B & RETAIL	7,175 m <sup>2</sup>	77,230 ft <sup>2</sup>
ROW	20m ROW	8,710 m <sup>2</sup>	93,754 ft <sup>2</sup>
		111,068 m <sup>2</sup>	1,195,522 ft <sup>2</sup>

PARKING SCHEDULE	
TYPE	COUNT
ACCESSIBLE - 4.3m x 6.0m	26
EV PARKING SPACE	10
TYPICAL PARKING SPACE	463

BICYCLE RACKS	
TYPE	COUNT
BIKE PARKING (0.6m x 1.8m)	45

REQUIRED PARKING	STANDARD	*ACCESSIBLE
<small>*BREAKDOWNS OF REQUIRED PARKING LISTED WITH EACH BUILDING</small>		
BUILDING A:	28 SPACES	3 SPACES
BUILDING B:	14 SPACES	2 SPACES
BUILDING C:	23 SPACES	3 SPACES
BUILDING D:	14 SPACES	2 SPACES
RETAIL:	64 SPACES	4 SPACES
HAMPTON INN & SUITES:	159 SPACES	6 SPACES
HOTEL:	166 SPACES	6 SPACES
TOTAL REQUIRED:	468 SPACES	26 SPACES
PROPOSED PARKING		
BUILDING A:	38 SPACES	3 SPACES
BUILDING B:	14 SPACES	2 SPACES
BUILDING C:	43 SPACES	3 SPACES
BUILDING D:	26 SPACES	2 SPACES
RETAIL:	65 SPACES	4 SPACES
HAMPTON INN & SUITES:	124 SPACES	6 SPACES
HOTEL:	153 SPACES	6 SPACES
TOTAL PROPOSED:	463 SPACES	26 SPACES

DEFICIENT BY 5 PARKING SPACES

*\*NOTE: ACCESSIBLE PARKING IS INCLUDED IN THE OVERALL REQUIRED PARKING PER BUILDING.*

R.O.W.

SITE STATISTICS (ROW)			
DESCRIPTION	AREA (SM)	AREA (SF)	PERCENTAGE
HARD LANDSCAPE			
CURBS	413.37 m <sup>2</sup>	4,449 ft <sup>2</sup>	4.7%
ASPHALT	4,151.94 m <sup>2</sup>	44,691 ft <sup>2</sup>	47.7%
SIDEWALK	1,248.01 m <sup>2</sup>	13,433 ft <sup>2</sup>	14.3%
	5,813.31 m <sup>2</sup>	62,574 ft <sup>2</sup>	66.7%
SOFT LANDSCAPE			
LANDSCAPE	2,897.76 m <sup>2</sup>	31,191 ft <sup>2</sup>	33.3%
	2,897.76 m <sup>2</sup>	31,191 ft <sup>2</sup>	33.3%
	8,711.07 m <sup>2</sup>	93,765 ft <sup>2</sup>	100.0%

PARCEL 6

ZONING REGULATIONS - PARCEL 6				
REGULATION	MINIMUM	MAXIMUM	PROVIDED	CONFORMING
FRONT YARD SETBACK	6.0m	-	21.874m	YES
EXTERIOR SIDE YARD SETBACK	6.0m	-	-	YES
REAR YARD SETBACK	0.0m	-	14.958m	YES
INTERIOR SIDE YARD SETBACK	0.0m	-	35.297m	YES
BUILDING COVERAGE	-	-	10.8%	YES
LANDSCAPE SETBACK	3.0m	-	3.0m	YES
LANDSCAPE COVERAGE	5.0%	-	33.7%	YES
BUILDING HEIGHT	-	12.0m	18.034m	NO

SITE STATISTICS (PARCEL 6)			
DESCRIPTION	AREA (SM)	AREA (SF)	PERCENTAGE
BUILDING FOOTPRINT			
HOTEL	1,330.99 m <sup>2</sup>	14,327 ft <sup>2</sup>	10.8%
	1,330.99 m <sup>2</sup>	14,327 ft <sup>2</sup>	10.8%
HARD LANDSCAPE			
CURBS	160.53 m <sup>2</sup>	1,728 ft <sup>2</sup>	1.3%
ASPHALT	5,583.64 m <sup>2</sup>	60,102 ft <sup>2</sup>	45.3%
PAVER	199.65 m <sup>2</sup>	2,149 ft <sup>2</sup>	1.6%
SIDEWALK	905.93 m <sup>2</sup>	9,751 ft <sup>2</sup>	7.3%
	6,849.75 m <sup>2</sup>	73,730 ft <sup>2</sup>	55.6%
SOFT LANDSCAPE			
LANDSCAPE	4,149.50 m <sup>2</sup>	44,665 ft <sup>2</sup>	33.7%
	4,149.50 m <sup>2</sup>	44,665 ft <sup>2</sup>	33.7%
	12,330.24 m <sup>2</sup>	132,722 ft <sup>2</sup>	100.0%

PARKING - Hotel	
TYPE	COUNT
PARCEL 6	
ACCESSIBLE - 4.3m x 6.0m	6
TYPICAL PARKING SPACE	144
EV PARKING SPACE	3
	153
129 SUITES	

**HOTEL REQUIRED PARKING:**

1.25 SPACE PER GUESTOOM = 161.25  
TOTAL = 162

1 SPACE / 14m<sup>2</sup>  
47.99 m<sup>2</sup> / 14 = 3.43 (4) SPACES

**TOTAL = 166**

**REQUIRED ACCESSIBLE (AODA): 6 SPACES**

PARCEL 7

ZONING REGULATIONS - PARCEL 7				
REGULATION	MINIMUM	MAXIMUM	PROVIDED	CONFORMING
FRONT YARD SETBACK	6.0m	-	62.439m	YES
EXTERIOR SIDE YARD SETBACK	6.0m	-	5.015m	YES
REAR YARD SETBACK	0.0m	-	13.488m	YES
INTERIOR SIDE YARD SETBACK	0.0m	-	8.029m	YES
BUILDING COVERAGE	-	-	16.7%	YES
LANDSCAPE SETBACK	3.0m	-	1.840m	NO
LANDSCAPE COVERAGE	5.0%	-	25.1%	YES
BUILDING HEIGHT	-	12.0m	18.999	NO

SITE STATISTICS (PARCEL 7)			
DESCRIPTION	AREA (SM)	AREA (SF)	PERCENTAGE
BUILDING FOOTPRINT			
HOTEL	1,347.61 m <sup>2</sup>	14,506 ft <sup>2</sup>	16.7%
	1,347.61 m <sup>2</sup>	14,506 ft <sup>2</sup>	16.7%
HARD LANDSCAPE			
CURBS	90.40 m <sup>2</sup>	973 ft <sup>2</sup>	1.1%
ASPHALT	4,019.03 m <sup>2</sup>	43,260 ft <sup>2</sup>	49.7%
PAVER	89.85 m <sup>2</sup>	967 ft <sup>2</sup>	1.1%
SIDEWALK	508.93 m <sup>2</sup>	5,478 ft <sup>2</sup>	6.3%
	4,708.21 m <sup>2</sup>	50,679 ft <sup>2</sup>	58.3%
SOFT LANDSCAPE			
LANDSCAPE	2,026.60 m <sup>2</sup>	21,814 ft <sup>2</sup>	25.1%
	2,026.60 m <sup>2</sup>	21,814 ft <sup>2</sup>	25.1%
	8,082.42 m <sup>2</sup>	86,998 ft <sup>2</sup>	100.0%

PARKING - Hampton	
TYPE	COUNT
PARCEL 7	
ACCESSIBLE - 4.3m x 6.0m	6
TYPICAL PARKING SPACE	116
EV PARKING SPACE	2
	124
115 SUITES	

**HOTEL REQUIRED PARKING:**

1.25 SPACE PER GUESTOOM = 143.75  
TOTAL = 144

1 SPACE / 14m<sup>2</sup>  
206.99 m<sup>2</sup> / 14 = 14.79 (15) SPACES

**TOTAL = 159**

**REQUIRED ACCESSIBLE (AODA): 6 SPACES**

PARCEL 8

ZONING REGULATIONS - PARCEL 8				
REGULATION	MINIMUM	MAXIMUM	PROVIDED	CONFORMING
FRONT YARD SETBACK	6.0m	-	13.315m	YES
EXTERIOR SIDE YARD SETBACK	6.0m	-	22.351m	YES
REAR YARD SETBACK	0.0m	-	35.443m	YES
INTERIOR SIDE YARD SETBACK	0.0m	-	9.348m	YES
BUILDING COVERAGE	-	-	6.90%	YES
LANDSCAPE SETBACK	3.0m	-	0.00m	NO
LANDSCAPE COVERAGE	5.0%	-	30.4%	YES
BUILDING HEIGHT	-	12.0m	5.639m	YES

SITE STATISTICS (PARCEL 8)			
DESCRIPTION	AREA (SM)	AREA (SF)	PERCENTAGE
BUILDING FOOTPRINT			
COMMERCIAL	659.65 m <sup>2</sup>	7,100 ft <sup>2</sup>	4.5%
GAS STATION	351.50 m <sup>2</sup>	3,784 ft <sup>2</sup>	2.4%
	1,011.15 m <sup>2</sup>	10,884 ft <sup>2</sup>	6.9%
HARD LANDSCAPE			
CURBS	232.39 m <sup>2</sup>	2,501 ft <sup>2</sup>	1.6%
ASPHALT	5,892.42 m <sup>2</sup>	63,425 ft <sup>2</sup>	40.5%
CONCRETE	766.98 m <sup>2</sup>	8,256 ft <sup>2</sup>	5.3%
SIDEWALK	2,229.36 m <sup>2</sup>	23,997 ft <sup>2</sup>	15.3%
	9,121.14 m <sup>2</sup>	98,179 ft <sup>2</sup>	62.6%
SOFT LANDSCAPE			
LANDSCAPE	4,434.32 m <sup>2</sup>	47,731 ft <sup>2</sup>	30.4%
	4,434.32 m <sup>2</sup>	47,731 ft <sup>2</sup>	30.4%
	14,566.62 m <sup>2</sup>	156,794 ft <sup>2</sup>	100.0%

PARKING - BUILDING A	
TYPE	COUNT
PARCEL 8	
ACCESSIBLE - 4.3m x 6.0m	3
TYPICAL PARKING SPACE	29
TYPICAL PARKING SPACE	1
EV PARKING SPACE	5
	38

PARKING - BUILDING C	
TYPE	COUNT
PARCEL 8	
ACCESSIBLE - 4.3m x 6.0m	3
TYPICAL PARKING SPACE	40
	43

PARKING - BUILDING D	
TYPE	COUNT
PARCEL 8	
ACCESSIBLE - 4.3m x 6.0m	2
TYPICAL PARKING SPACE	24
	26

**GAS STATION REQUIRED PARKING:**

1 SPACE PER 18 SQ.M = 491.68 SQ.M / 18 = 27.32  
**TOTAL = 28**

**REQUIRED ACCESSIBLE (TOWN): 3 SPACES**

**RESTAURANT, TAKE-OUT REQUIRED PARKING:**

1 SPACE PER 18 SQ.M = 411.17 SQ.M / 18 = 22.84  
**TOTAL = 23**

**REQUIRED ACCESSIBLE (TOWN): 3 SPACES**

**RESTAURANT, TAKE-OUT REQUIRED PARKING:**

1 SPACE PER 18 SQ.M = 249.20 SQ.M / 18 = 13.84  
**TOTAL = 14**

**REQUIRED ACCESSIBLE (TOWN): 2 SPACES**

ZONING REGULATIONS - PARCEL 9				
REGULATION	MINIMUM	MAXIMUM	PROVIDED	CONFORMING
FRONT YARD SETBACK	6.0m	-	4.785m	NO
EXTERIOR SIDE YARD SETBACK	6.0m	-	6.753m	YES
REAR YARD SETBACK	0.0m	-	1.7m	YES
INTERIOR SIDE YARD SETBACK	0.0m	-	6.0m	YES
BUILDING COVERAGE	-	-	20.1%	YES
LANDSCAPE SETBACK	3.0m	-	0.0m	NO
LANDSCAPE COVERAGE	5.0%	-	12.3%	YES
BUILDING HEIGHT	-	12m	5.334m	YES

SITE STATISTICS (PARCEL 9)			
DESCRIPTION	AREA (SM)	AREA (SF)	PERCENTAGE
BUILDING FOOTPRINT			
COMMERCIAL	1,439.40 m <sup>2</sup>	15,494 ft <sup>2</sup>	20.1%
	1,439.40 m <sup>2</sup>	15,494 ft <sup>2</sup>	20.1%
HARD LANDSCAPE			
CURBS	130.60 m <sup>2</sup>	1,406 ft <sup>2</sup>	1.8%
ASPHALT	3,893.28 m <sup>2</sup>	41,907 ft <sup>2</sup>	54.3%
SIDEWALK	831.74 m <sup>2</sup>	8,953 ft <sup>2</sup>	11.6%
	4,855.61 m <sup>2</sup>	52,265 ft <sup>2</sup>	67.7%
SOFT LANDSCAPE			
LANDSCAPE	880.07 m <sup>2</sup>	9,473 ft <sup>2</sup>	12.3%
	880.07 m <sup>2</sup>	9,473 ft <sup>2</sup>	12.3%
	7,175.07 m <sup>2</sup>	77,232 ft <sup>2</sup>	100.0%