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2026-05-06
Project: (250849)

Zac Racher
Cyril J. Demeyere Limited
261 Broadway, P.O. Box 460
Tillsonburg, Ontario N4G 4H8

RE: MINOR BUILDING ADDITION, 300 ELM STREET, ST. THOMAS
TRANSPORTATION IMPACT BRIEF UPDATE

Paradigm Transportation Solutions Limited (Paradigm) prepared a Transportation Impact Brief[1] (TIB) in March 2026 for a minor office building addition to the existing Dominos site located at 300 Elm Street, St. Thomas.

Since the submission of the TIB, the owner is seeking approval of alternative but comparable uses including a 1,330 sq. ft. medical clinic and a 1,615 sq. ft. dispensing pharmacy. The total building addition GFA of 2,945 sq. ft. remains unchanged.

Updated Trip Generation

The trip generation for the proposed uses has been estimated using trip generation rates for Land Use Code (LUC) 630 (Walk-In Clinic), which includes both the medical clinic and pharmacy uses.

Table 1 summarizes the updated trip generation estimates based on the medical clinic and pharmacy uses.

TABLE 1: MEDICAL CLINIC & PHARMACY TRIP GENERATION

Land Use Code	GFA	AM Peak Hour				PM Peak Hour			
		Rate	In	Out	Total	Rate	In	Out	Total
630: Walk-In Clinic	2,945 sq. ft.	2.75	6	2	**8**	3.67	3	8	**11**
Total Trip Generation			**6**	**2**	**8**		**3**	**8**	**11**

[1] Prepared by Paradigm Transportation Solutions Limited, "Minor Office Addition, 300 Elm Street, St. Thomas Trip Generation Letter", 30 March 2026.

The total trip generation for the proposed medical clinic and pharmacy is 8 AM peak hour trips (6 in/ 2 out) and 11 PM peak hour trips (3 in/ 8 out). This represents a minor increase compared to the previously assessed office building addition, which generated 5 AM peak hour trips (4 in/ 1 out) and 6 PM peak hour trips (2 in/ 4 out). These increases are minor and their impacts are not significant.

Summary

In summary, the proposed medical clinic and dispensing pharmacy is expected to generate minimal vehicular traffic, with minimal impacts on First Avenue, Elm Street, and at both site driveways, similar to the previously reviewed minor office building. The revised onsite parking supply of 29 spaces has been confirmed to be in conformance with the City's ZBL requirements for the two uses as proposed.

We respectfully submit the above information as requested.

Yours very truly,

PARADIGM TRANSPORTATION SOLUTIONS LIMITED



Rajan Philips
M.Sc., P.Eng.
Senior Transportation Consultant