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

www.ptsl.com

2026-07-13
Project: 260345

Venkat Perugu
Perugu Development Corporation
1670 North Service Road, Unit 206
Oakville ON L6H 7G3

RE: 9784 SUNSET DRIVE, ST. THOMAS - COMMERCIAL PLAZA PARKING STUDY

Paradigm Transportation Solutions Limited has been retained to prepare this Parking Study for the proposed commercial development at 9784 Sunset Drive in St. Thomas.

The subject site is located at the northeast corner of Major Line and Sunset Drive. **Figure 1** (attached) illustrates the location of the subject site.

The proposed development includes a 1,825.6 m^2 food store, 1,007.2 m^2 commercial building, and two fast food restaurants with drive through facility (200.1 m^2 and 204.7 m^2). Access is proposed via two connections to Major Line and a single connection to Sunset Drive. **Figure 2** (attached) shows the concept plan.

A total of 166 parking spaces is proposed on-site (1 space per 19.5 m^2) which does not meet the Town's zoning requirements for the three land uses as proposed.

The purpose of this letter is to review the adequacy of the proposed parking supply based on the following considerations:

- Zoning By-law requirements in St. Thomas and other Ontario municipalities;
- Parking demand rates from industry publications; and
- Parking demand at similar developments.

The scope of the study was confirmed with City of St. Thomas staff via email in June 2026. **Appendix A** contains the pre-study correspondence.

Zoning By-Law Requirements

City of St. Thomas

The *City of St. Thomas Zoning By-law 50-88*[1] indicates the following parking requirements:

- Restaurant: 20 spaces per 100 m^2 GFA (81 spaces);
- Retail Store: 4.5 spaces per 100 m^2 GFA (46 spaces); and
- Supermarket: 6 spaces per 100 m^2 GFA (110 spaces).

Based on the City's parking requirements for the three land uses, a total of 237 spaces is required on-site. The development is proposing 166 spaces resulting in a deficit of 71 spaces.

Other Ontario Municipalities

Parking requirements for similar uses in the municipalities of London, Tillsonburg, Brantford and Windsor have been reviewed and are summarized in **Table 1**.

The rates outlined in **Table 1** indicate that requirements in London, Tillsonburg, Brantford and Windsor have comparatively lower rates than in St. Thomas. Rates for restaurants generally ranges between 1 space per 7.5 and 20 m^2 GFA, and between 1 space per 22.5 and 50 m^2 GFA for retail stores grocery/food stores. The proposed parking supply of 166 spaces is generally consistent with parking requirements in other municipalities.

[1] City of St. Thomas Zoning By-law50-88, Section 4.

TABLE 1: PARKING REQUIREMENTS IN OTHER ONTARIO MUNICIPALITIES

Municipality	Land Use	Required Rate
St. Thomas	Restaurant	20 per 100 m^2 GFA (1 per 5 m^2)
	Retail Store	4.5 per 100 m2 GFA (1 per 22.2 m^2)
	Supermarket	6 per 100 m2 GFA (1 per 16.67 m^2)
London[1]	Tier 1: Restaurant Take-Out	1 per 20 m^2 GFA
	Tier 3: Food Store, Retail Store, Shopping Centre	1 per 50 m^2 GFA
Tillsonburg[2]	Eating Establishment	1 per 9 m^2 GFA
	Retail Store	1 per 25 m^2 GFA
Brantford[3]	Restaurant	1 per 10 m^2 GFA
	Retail Store	1 per 30 m^2 GFA
	Grocery Store	1 per 25 m^2 GFA
Windsor[4]	Restaurant	1 per 7.5 m^2 GFA
	Retail Store	1 per 22.5 m^2 GFA

[1] City of London Zoning By-law Z.-1 Section 4.

[2] Town of Tillsonburg Zoning By-law No. 3295 Section 5.

[3] City of Brantford Zoning By-law 124-2024 Section 5.

[4] City of Windsor Zoning By-law 8600 Section 24.

ITE Rates

The *Institute of Transportation Engineers (ITE) Parking Generation Manual* (6th Edition)[2] provides data on surveys across the USA and Canada of peak parking demand for different land uses. Weekday (Monday to Thursday), Friday and Saturday parking rates for the following Land Use Codes (LUC) have been used to estimate parking demand for the subject site:

- LUC 822: Strip Retail Plaza (<40k);
- LUC 850: Supermarket; and
- LUC 934: Fast Food Restaurant with Drive-Through Window.

Table 2 summarizes the estimated parking demand for the subject site based on ITE rates.

[2] Institute of Transportation Engineers, *Parking Generation,* 6th ed., (Washington, DC: ITE, 2023).

TABLE 2: ITE PARKING RATES

Land Use	1,000 sq. ft. GFA	Monday to Thursday		Friday		Saturday	
		Rate (spaces /1,000 sq. ft.)	Demand (spaces)	Rate (spaces /1,000 sq. ft.)	Demand (spaces)	Rate (spaces /1,000 sq. ft.)	Demand (spaces)
LUC 822 - Strip Retail Plaza (<40k)	10.84	2.79	30	3.13	34	2.77	30
LUC 850 - Supermarket	19.65	2.47	49	3.72	73	2.93	58
LUC 934 - Fast Food Restaurant with Drive-Through Window	4.35	7.51	33	9.62	42	8.43	37
Estimated Total Parking Demand (spaces)		**112**		**149**		**125**	

Table 2 indicates a total forecast parking demand of 112 to 149 spaces based on ITE rates. The development is proposing 166 spaces resulting in a surplus of 17 to 54 spaces.

It is noted that the ITE parking rates indicate varying parking demands for weekdays (Monday to Thursday) and weekends (Friday/Saturday). The proposed parking supply of 166 spaces exceeds the maximum ITE demand of 149 spaces for a Friday.

From Monday to Thursday and Saturday, the proposed supply of 166 spaces will respectively exceed the demand by 32% and 25%. Alternatively, if 237 parking spaces were to be supplied per the zoning requirement for the development, the supply could potentially be double the actual demand on weekdays, exceed by 37% on Fridays and nearly 50% on Saturdays.

Proxy Sites

In addition to parking requirements in other municipalities and ITE parking rates, actual parking demand observed at four proxy sites has also been reviewed. Paradigm collected parking demand data at a McDonald's in St. Thomas, two strip commercial plazas in Fergus and a commercial plaza in Woodstock.

Appendix B contains the survey data.

955 Talbot Street, St. Thomas

Paradigm completed a parking demand survey at the McDonald's at 955 Talbot Street in St. Thomas in December 2024. The McDonald's is approximately 612 m^2 with two drive-through lanes and 69 parking spaces (1 space per 9 m^2).

The survey was completed on 3 December 2024 from 10:00 AM to 8:00 PM in 30-minute increments. A maximum demand of 30 spaces was observed over the time period which results in a demand of 1 space per 20 m^2 GFA (5 spaces per 100 m^2), four times less than the zoning requirement for the restaurant use.

Paradigm also completed a similar survey at the McDonald's at 9291 Markham Road in Markham in October 2018. The results of the survey indicated a maximum parking demand of 1 space per 21 m^2. Although this McDonald's outlet is located in a major metropolitan area, the survey results indicate trends in parking demand that is consistent with what was observed in St. Thomas.

It is noted that the subject restaurant tenants are unknown at this time. However, the parking demand at a McDonalds outlet is likely on the higher end of fast-food restaurants and is considered conservative for this assessment.

770-794 Tower Street South and 920 St David Street, Fergus

Paradigm completed a parking demand survey at two strip commercial plazas in Fergus including 920 St David Street North and 770-794 Tower Street South. The existing commercial development at 920 St David Street North in Fergus has a GFA of approximately 805 m^2 and 760 m^2 at 770-794 Tower Street South.

The survey was completed for a 12-hour period on 24 April 2026 from 10:00 AM to 10:00 PM.

A maximum parking demand of 17 spaces was observed at 920 St David Street North at 12:15 PM, resulting in a maximum parking rate of 1 space per 47 m^2 GFA (2.13 spaces per 100 m^2) which is lower than the zoning requirement for the retail use.

A maximum parking demand of 22 spaces was observed at 770-794 Tower Street South at 5:45 PM, resulting in a maximum parking rate of 1 space per 35 m^2 GFA (2.86 spaces per 100 m^2) which is lower than the zoning requirement for the retail use.

415 Norwich Avenue, Woodstock

Paradigm completed a parking demand survey at the Woodstock Centre at 415 Norwich Avenue in Woodstock in February 2022. The 8,510.77 m^2 GFA plaza includes a mix of retail uses including a No Frills grocery store, sit-down and fast-food restaurants with a total of 499 parking spaces.

The survey was completed for a 43-hour period between Friday 25 February 2022 at 6:00 AM and 27 February 2022 at 1:00 AM. A maximum parking demand of 226 spaces was observed on the Saturday at 1:00 PM, resulting in a demand of 1 space per 38 m^2 which is lower than the overall parking rate of 1 space per 19.5 m^2 for the subject development.

Summary

The parking justification undertaken in this letter has assessed the adequacy of the proposed parking supply for the subject development at 9784 Sunset Drive in St. Thomas.

The proposed parking supply is consistent with parking requirements in other nearby/similar municipalities and exceeds the forecast demand based on ITE rates and parking surveys completed at similar developments in St. Thomas, Fergus and Woodstock.

Based on the above review, the proposed parking supply is adequate for the subject development, and the development should be considered for approval as proposed. Please do not hesitate to contact us if you should have any questions.

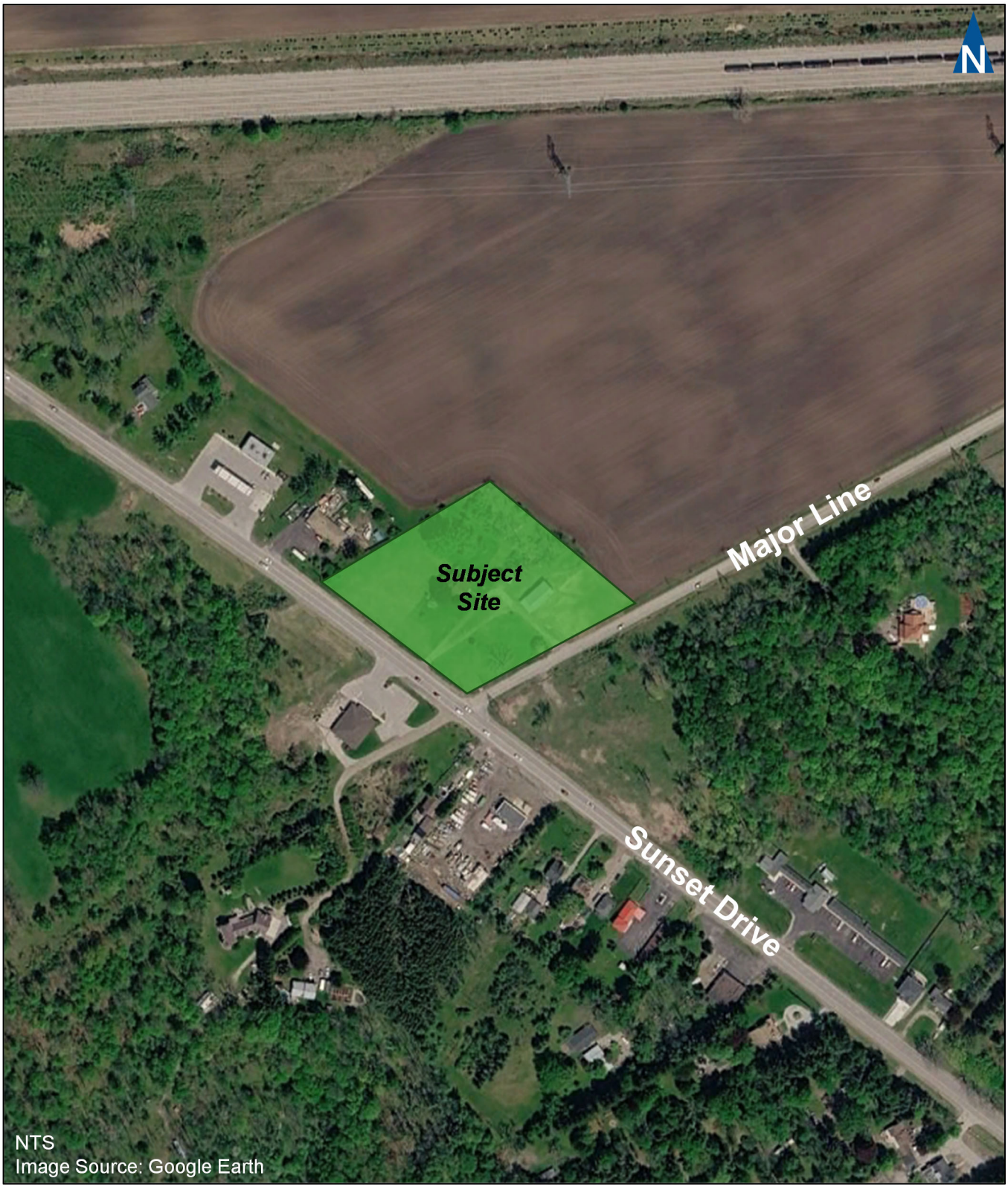
Yours very truly,

PARADIGM TRANSPORTATION SOLUTIONS LIMITED



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

Attachments

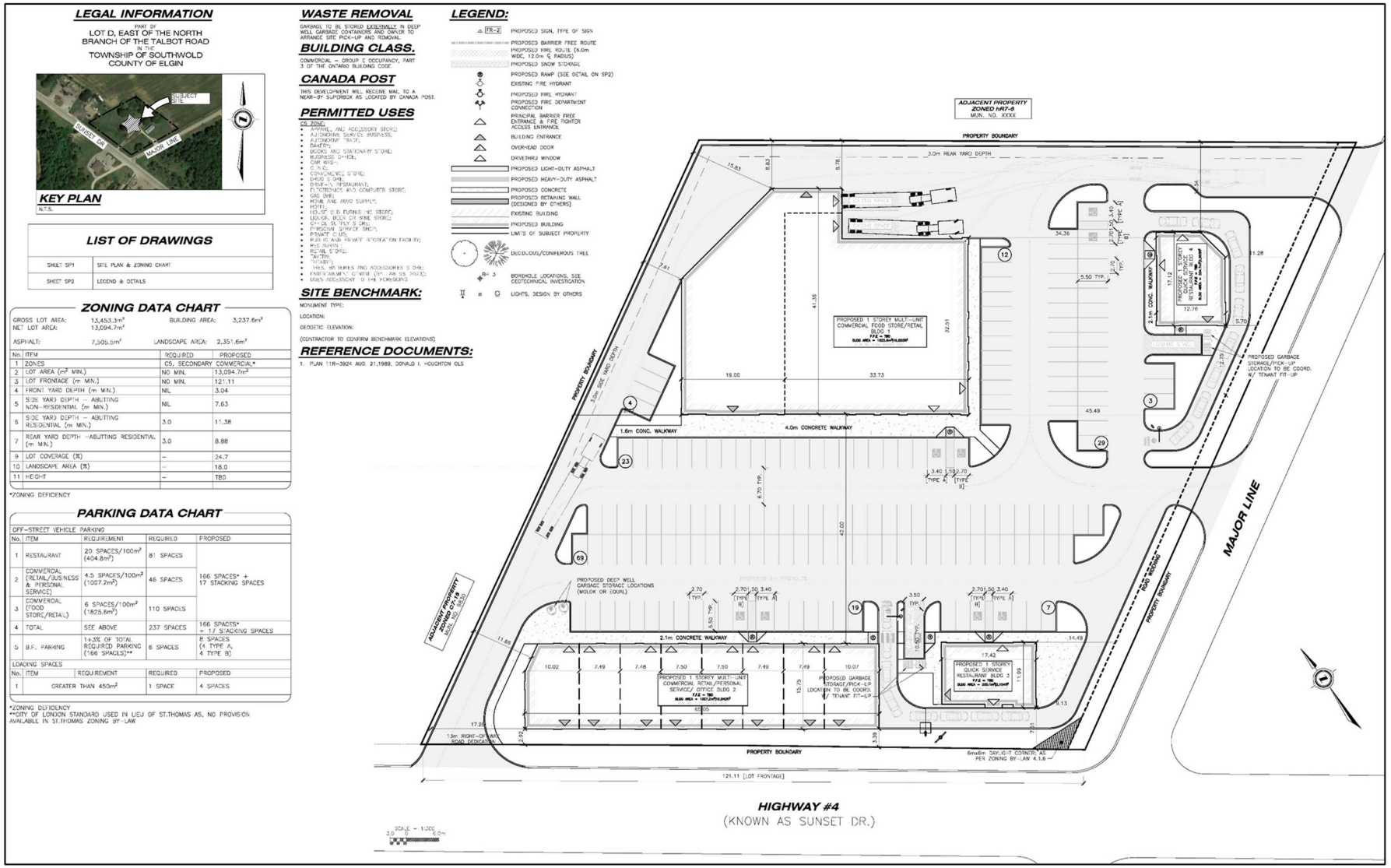


paradigm TRANSPORTATION SOLUTIONS LIMITED

Location of Subject Site

9784 Sunset Drive, St. Thomas PS
260345

Figure 1



paradigm TRANSPORTATION SOLUTIONS LIMITED

Concept Plan

9784 Sunset Drive, St. Thomas PS
260345

Figure 2

Appendix A

Pre-Study Correspondence

Maddison Murch

From: Hindley, Conner <chindley@stthomas.ca>
Sent: June 30, 2026 7:58 AM
To: Maddison Murch; Reitsma, Shayne
Cc: Rajan Philips; Venkat Perugu; Shoumik Perugu; Knieriem, Michelle
Subject: Re: 9784 Sunset Drive - OPA/ZBA Submission

Hi Maddison,

That would work just fine.

Thanks,

Conner Hindley
Sustainable Transportation Coordinator

Phone: 519-631-0368 x5116
Email: chindley@stthomas.ca
545 Talbot Street, PO Box 520

St. Thomas, ON N5P 3V7
www.stthomas.ca

From: Maddison Murch <mmurch@ptsl.com>
Sent: June 29, 2026 2:25 PM
To: Hindley, Conner <chindley@stthomas.ca>; Reitsma, Shayne <sreitsma@stthomas.ca>
Cc: Rajan Philips <rphilips@ptsl.com>; Venkat Perugu <venkat@perugudevelopment.ca>; Shoumik Perugu <shoumikperugu1@gmail.com>; Knieriem, Michelle <mknieriem@stthomas.ca>
Subject: RE: 9784 Sunset Drive - OPA/ZBA Submission

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Thanks Conner. The parking survey data will be appended to the parking study report, would that work for your purpose? Let me know.

Regards,

Maddison Murch, P.Eng.
Transportation Engineer

Paradigm Transportation Solutions Limited
5A-150 Pinebush Road, Cambridge ON N1R 8J8
mmurch@ptsl.com | 226.268.3697 | www.ptsl.com
Out of Office: June 30 to July 3, 2026

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From: Hindley, Conner <chindley@stthomas.ca>
Sent: June 29, 2026 2:20 PM
To: Maddison Murch <mmurch@ptsl.com>; Reitsma, Shayne <sreitsma@stthomas.ca>
Cc: Rajan Philips <rphilips@ptsl.com>; Venkat Perugu <venkat@perugudevelopment.ca>; Shoumik Perugu <shoumikperugu1@gmail.com>; Knieriem, Michelle <mknieriem@stthomas.ca>
Subject: Re: 9784 Sunset Drive - OPA/ZBA Submission

Hi Madison,

My apologies for the delay with this. I have no comments or concerns with this scope of work.

That being said, could you please send us the parking survey data for the 3 projects that you have listed so we have these for reference?

Thanks,

Conner Hindley
Sustainable Transportation Coordinator

Phone: 519-631-0368 x5116
Email: chindley@stthomas.ca
545 Talbot Street, PO Box 520

St. Thomas, ON N5P 3V7
www.stthomas.ca

From: Maddison Murch <mmurch@ptsl.com>
Sent: June 29, 2026 1:46 PM
To: Reitsma, Shayne <sreitsma@stthomas.ca>; Hindley, Conner <chindley@stthomas.ca>
Cc: Rajan Philips <rphilips@ptsl.com>; Venkat Perugu <venkat@perugudevelopment.ca>; Shoumik Perugu <shoumikperugu1@gmail.com>; Knieriem, Michelle <mknieriem@stthomas.ca>
Subject: RE: 9784 Sunset Drive - OPA/ZBA Submission

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Hi Shayne and Conner,

I'm just following up on my email below. We would appreciate if you could let us know if you have any comments or questions on our scope of work.

Regards,

Maddison Murch, P.Eng.
Transportation Engineer

Paradigm Transportation Solutions Limited
5A-150 Pinebush Road, Cambridge ON N1R 8J8
mmurch@ptsl.com | 226.268.3697 | www.ptsl.com
Out of Office: June 30 to July 3, 2026

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From: Maddison Murch
Sent: June 24, 2026 2:07 PM
To: Reitsma, Shayne <sreitsma@stthomas.ca>; Hindley, Conner <chindley@stthomas.ca>
Cc: Rajan Philips <rphilips@ptsl.com>; Venkat Perugu <venkat@perugudevelopment.ca>; Shoumik Perugu <shoumikperugu1@gmail.com>
Subject: RE: 9784 Sunset Drive - OPA/ZBA Submission

Hi Shayne and Conner,

I'm just following up on my email below. Let us know if you have any comments or questions.

Regards,

Maddison Murch, P.Eng.
Transportation Engineer

Paradigm Transportation Solutions Limited
5A-150 Pinebush Road, Cambridge ON N1R 8J8
mmurch@ptsl.com | 226.268.3697 | www.ptsl.com

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From: Maddison Murch
Sent: June 16, 2026 8:19 AM
To: sreitsma@stthomas.ca; chindley@stthomas.ca
Cc: Rajan Philips <rphilips@ptsl.com>; Venkat Perugu <venkat@perugudevelopment.ca>; Shoumik Perugu <shoumikperugu1@gmail.com>
Subject: RE: 9784 Sunset Drive - OPA/ZBA Submission

Hi Shayne and Conner,

We have been retained to prepare the Parking Study for the proposed commercial development at 9784 Sunset Drive in St. Thomas. The proposed development includes a 1,825.6 m2 m^2 food store, a 1,007.2 m^2 CRU, and two fast food restaurants with drive through facility (200.1 m^2 and 204.7 m^2). A total parking supply of 166 spaces is proposed. A preliminary concept is attached.

Based on the above, we have prepared the following scope of work for your review/approval:

- Zoning By-law 50-88 requirements:
  - Restaurant: 20 spaces per 100 m^2
  - Commercial: 4.5 spaces per 100 m^2
  - Food Store: 6 spaces per 100 m^2
- Review of Zoning By-law parking requirements in other similar Ontario municipalities.
- ITE Parking Generation Manual Rates: LUC 822 Strip Retail Plaza (<40k), LUC 850 Supermarket, and LUC 934 Fast Food Restaurant with Drive-Through Window.
- Parking Survey Data:
  - McDonalds at 955 Talbot Street in St Thomas – December 2024
  - Commercial Plaza at 415 Norwich Avenue in Woodstock – February 2022
  - Commercial Plazas at 770-794 Tower Street South and 920 David Street in Fergus – May 2026

Please let us know if you have any questions or comments.

Regards,

Maddison Murch, P.Eng.
Transportation Engineer

Paradigm Transportation Solutions Limited
5A-150 Pinebush Road, Cambridge ON N1R 8J8
mmurch@ptsl.com | 226.268.3697 | www.ptsl.com

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From: Knieriem, Michelle <mknieriem@stthomas.ca>
Sent: June 16, 2026 8:03 AM
To: Maddison Murch <mmurch@ptsl.com>
Cc: Craig, Steve <scraig@stthomas.ca>; Pompilii, Lou <lPompilii@stthomas.ca>; Rajan Philips <rphilips@ptsl.com>; venkat@perugudevelopment.ca; shoumikperugu1@gmail.com; Reitsma, Shayne <sreitsma@stthomas.ca>; Hindley, Conner <chindley@stthomas.ca>
Subject: Re: 9784 Sunset Drive - OPA/ZBA Submission

Good morning Maddison,

Apologies for the delay - I've CC'd Shayne and Conner from our Environmental Services Department who can provide guidance on the scope of the parking study.

Thanks,
Michelle

Michelle Knieriem, MCIP, RPP
Manager of Planning Services

t. 519.631.1680 x4188

The Corporation of the City of St. Thomas
545 Talbot Street, PO Box 520, St. Thomas, ON, N5P 3V7 | **StThomas.ca**

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From: Maddison Murch <mmurch@ptsl.com>
Sent: Monday, June 15, 2026 9:02 AM
To: Knieriem, Michelle <mknieriem@stthomas.ca>
Cc: Craig, Steve <scraig@stthomas.ca>; Pompilii, Lou <lPompilii@stthomas.ca>; Rajan Philips <rphilips@ptsl.com>; venkat@perugudevelopment.ca <venkat@perugudevelopment.ca>; shoumikperugu1@gmail.com <shoumikperugu1@gmail.com>
Subject: RE: 9784 Sunset Drive - OPA/ZBA Submission

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Hi Michelle, I'm just following up on my below email.

Regards,

Maddison Murch, P.Eng.
Transportation Engineer

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5A-150 Pinebush Road, Cambridge ON N1R 8J8

mmurch@ptsl.com | 226.268.3697 | www.ptsl.com

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From: Maddison Murch
Sent: June 9, 2026 8:59 AM
To: mknieriem@stthomas.ca
Cc: scraig@stthomas.ca; lPompilii@stthomas.ca; Rajan Philips <rphilips@ptsl.com>; venkat@perugudevelopment.ca; shoumikperugu1@gmail.com
Subject: RE: 9784 Sunset Drive - OPA/ZBA Submission

Hi Michelle,

Paradigm has been retained to prepare the parking study for the proposed development at 9784 Sunset Drive. I'm reaching out to see if there is Transportation or Planning staff that we can contact to confirm the scope of the study? If you can provide their contact information that would be great.

Thanks,

Maddison Murch, P.Eng.
Transportation Engineer

Paradigm Transportation Solutions Limited
5A-150 Pinebush Road, Cambridge ON N1R 8J8
mmurch@ptsl.com | 226.268.3697 | www.ptsl.com

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From: Knieriem, Michelle <mknieriem@stthomas.ca>
Sent: May 13, 2026 3:16 PM
To: Olya Alchits <oalchits@sbmltd.ca>
Cc: Penney, Crystal <cpenney@stthomas.ca>
Subject: 9784 Sunset Drive - OPA/ZBA Submission

Good afternoon Olya,

Staff have reviewed the Official Plan and Zoning By-law Amendment applications for 9784 Sunset Drive for completeness and have determined that the applications to be incomplete as a parking study has not been provided to justify the requested reduction in required parking. A letter identifying the application as incomplete is attached.

In the review for completeness, it was also identified that no assessment of the appropriateness of the application in relation to the City's Commercial Market Study was made to support this application. It is strongly suggested that the PJR be updated to include this assessment. Further, there did not appear to be any discussion of the City's Urban Design Guidelines. It is strongly encouraged that analysis of the proposal in relation to these guidelines be included.

It is also noted that the PJR indicates the site is designated "Major Commercial" when it is designated "Highway Commercial". It is suggested that this be updated. It is also suggested that information be provided on the surrounding land use designations and zoning for properties in Southwold.

Please let me know if you have any questions.

Thanks,
Michelle

ST. THOMAS
THE RAILWAY CITY

Michelle Knieriem, MCIP, RPP
Manager of Planning Services

t. 519.631.1680 x4188

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Appendix B

Parking Survey Data



Date: April 24, 2026
Address: 920 St David Street North

Notes: Spot Count @ 9:45 AM = 4 vehicles
Assuming 0 vehicles parked at 10 PM

920 David Street Parking Demand
East Driveway

Start Time	Inbound NB	Outbound SB	Net	Demand
10:00 AM	0	0	0	-1
10:15 AM	1	0	1	-1
10:30 AM	1	0	1	0
10:45 AM	1	0	1	1
11:00 AM	0	1	-1	2
11:15 AM	1	0	1	1
11:30 AM	0	0	0	2
11:45 AM	2	1	1	2
12:00 PM	1	1	0	3
12:15 PM	0	1	-1	3
12:30 PM	0	1	-1	2
12:45 PM	0	2	-2	1
1:00 PM	0	0	0	-1
1:15 PM	0	0	0	-1
1:30 PM	1	0	1	-1
1:45 PM	0	2	-2	0
2:00 PM	1	2	-1	-2
2:15 PM	1	0	1	-3
2:30 PM	0	0	0	-2
2:45 PM	0	0	0	-2
3:00 PM	0	0	0	-2
3:15 PM	0	0	0	-2
3:30 PM	0	0	0	-2
3:45 PM	1	1	0	-2
4:00 PM	1	0	1	-2
4:15 PM	0	0	0	-1
4:30 PM	0	1	-1	-1
4:45 PM	1	1	0	-2
5:00 PM	0	2	-2	-2
5:15 PM	2	0	2	-4
5:30 PM	0	0	0	-2
5:45 PM	0	0	0	-2
6:00 PM	0	0	0	-2
6:15 PM	0	0	0	-2
6:30 PM	0	0	0	-2
6:45 PM	1	0	1	-2
7:00 PM	0	0	0	-1
7:15 PM	0	0	0	-1
7:30 PM	0	0	0	-1
7:45 PM	1	0	1	-1
8:00 PM	0	0	0	0
8:15 PM	0	0	0	0
8:30 PM	0	0	0	0
8:45 PM	0	0	0	0
9:00 PM	0	0	0	0
9:15 PM	0	0	0	0
9:30 PM	0	0	0	0
9:45 PM	0	0	0	0

920 David Street Parking Demand
West Driveway

Start Time	Inbound NB	Outbound SB	Net	Demand
10:00 AM	0	1	-1	-3
10:15 AM	2	0	2	-4
10:30 AM	3	1	2	-2
10:45 AM	2	1	1	0
11:00 AM	1	1	0	1
11:15 AM	1	1	0	1
11:30 AM	2	1	1	1
11:45 AM	2	4	-2	2
12:00 PM	2	0	2	0
12:15 PM	5	4	1	2
12:30 PM	3	3	0	3
12:45 PM	2	1	1	3
1:00 PM	1	3	-2	4
1:15 PM	0	0	0	2
1:30 PM	1	3	-2	2
1:45 PM	1	2	-1	0
2:00 PM	4	0	4	-1
2:15 PM	0	2	-2	3
2:30 PM	1	1	0	1
2:45 PM	2	2	0	1
3:00 PM	0	0	0	1
3:15 PM	1	0	1	1
3:30 PM	1	3	-2	2
3:45 PM	2	1	1	0
4:00 PM	3	1	2	1
4:15 PM	2	3	-1	3
4:30 PM	0	1	-1	2
4:45 PM	3	1	2	1
5:00 PM	2	3	-1	3
5:15 PM	3	2	1	2
5:30 PM	0	2	-2	3
5:45 PM	0	0	0	1
6:00 PM	1	0	1	1
6:15 PM	0	0	0	2
6:30 PM	1	0	1	2
6:45 PM	0	1	-1	3
7:00 PM	0	0	0	2
7:15 PM	0	0	0	2
7:30 PM	0	0	0	2
7:45 PM	0	1	-1	2
8:00 PM	0	1	-1	1
8:15 PM	0	0	0	0
8:30 PM	0	0	0	0
8:45 PM	0	0	0	0
9:00 PM	0	0	0	0
9:15 PM	0	0	0	0
9:30 PM	0	0	0	0
9:45 PM	0	0	0	0

920 David Street Parking Demand
RIRO

Start Time	Inbound EB	Outbound WB	Net	Demand
10:00 AM	0	0	0	14
10:15 AM	0	2	-2	14
10:30 AM	0	1	-1	12
10:45 AM	0	2	-2	11
11:00 AM	0	0	0	9
11:15 AM	1	1	0	9
11:30 AM	2	0	2	9
11:45 AM	1	2	-1	11
12:00 PM	5	3	2	10
12:15 PM	1	3	-2	12
12:30 PM	1	1	0	10
12:45 PM	1	2	-1	10
1:00 PM	1	0	1	9
1:15 PM	2	0	2	10
1:30 PM	2	1	1	12
1:45 PM	3	0	3	13
2:00 PM	0	2	-2	16
2:15 PM	1	5	-4	14
2:30 PM	0	2	-2	10
2:45 PM	0	1	-1	8
3:00 PM	0	1	-1	7
3:15 PM	0	0	0	6
3:30 PM	2	1	1	6
3:45 PM	0	1	-1	7
4:00 PM	0	3	-3	6
4:15 PM	3	1	2	3
4:30 PM	2	3	-1	5
4:45 PM	2	3	-1	4
5:00 PM	0	0	0	3
5:15 PM	1	0	1	3
5:30 PM	1	0	1	4
5:45 PM	0	0	0	5
6:00 PM	0	2	-2	5
6:15 PM	0	0	0	3
6:30 PM	0	2	-2	3
6:45 PM	0	1	-1	1
7:00 PM	0	0	0	0
7:15 PM	0	0	0	0
7:30 PM	0	0	0	0
7:45 PM	0	1	-1	0
8:00 PM	1	0	1	-1
8:15 PM	0	0	0	0
8:30 PM	0	0	0	0
8:45 PM	0	0	0	0
9:00 PM	0	0	0	0
9:15 PM	0	0	0	0
9:30 PM	0	0	0	0
9:45 PM	0	0	0	0

920 David Street Parking Demand
All Driveways

Start Time	Inbound	Outbound	Net	Demand
10:00 AM	0	1	-1	10
10:15 AM	3	2	1	9
10:30 AM	4	2	2	10
10:45 AM	3	3	0	12
11:00 AM	1	2	-1	12
11:15 AM	3	2	1	11
11:30 AM	4	1	3	12
11:45 AM	5	7	-2	15
12:00 PM	8	4	4	13
12:15 PM	**6**	**8**	**-2**	**17**
12:30 PM	4	5	-1	15
12:45 PM	3	5	-2	14
1:00 PM	2	3	-1	12
1:15 PM	2	0	2	11
1:30 PM	4	4	0	13
1:45 PM	4	4	0	13
2:00 PM	5	4	1	13
2:15 PM	2	7	-5	14
2:30 PM	1	3	-2	9
2:45 PM	2	3	-1	7
3:00 PM	0	1	-1	6
3:15 PM	1	0	1	5
3:30 PM	3	4	-1	6
3:45 PM	3	3	0	5
4:00 PM	4	4	0	5
4:15 PM	5	4	1	5
4:30 PM	2	5	-3	6
4:45 PM	6	5	1	3
5:00 PM	2	5	-3	4
5:15 PM	6	2	4	1
5:30 PM	1	2	-1	5
5:45 PM	0	0	0	4
6:00 PM	1	2	-1	4
6:15 PM	0	0	0	3
6:30 PM	1	2	-1	3
6:45 PM	1	2	-1	2
7:00 PM	0	0	0	1
7:15 PM	0	0	0	1
7:30 PM	0	0	0	1
7:45 PM	1	2	-1	1
8:00 PM	1	1	0	0
8:15 PM	0	0	0	0
8:30 PM	0	0	0	0
8:45 PM	0	0	0	0
9:00 PM	0	0	0	0
9:15 PM	0	0	0	0
9:30 PM	0	0	0	0
9:45 PM	0	0	0	**0**

Date: April 24, 2026
Address: 770-794 Tower Street South

Notes: Spot Count @ 9:30 AM = 10 vehicles
Assuming 0 vehicles parked at 10 PM

770-794 Tower Street South Parking Demand
North Driveway

Start Time	Inbound EB	Outbound WB	Net	Demand
10:00 AM	0	1	-1	279
10:15 AM	0	4	-4	278
10:30 AM	2	4	-2	274
10:45 AM	0	2	-2	272
11:00 AM	0	4	-4	270
11:15 AM	2	4	-2	266
11:30 AM	0	11	-11	264
11:45 AM	2	8	-6	253
12:00 PM	0	12	-12	247
12:15 PM	2	8	-6	235
12:30 PM	4	6	-2	229
12:45 PM	0	5	-5	227
1:00 PM	1	7	-6	222
1:15 PM	0	6	-6	216
1:30 PM	2	9	-7	210
1:45 PM	2	8	-6	203
2:00 PM	3	6	-3	197
2:15 PM	1	8	-7	194
2:30 PM	1	9	-8	187
2:45 PM	3	4	-1	179
3:00 PM	2	7	-5	178
3:15 PM	2	14	-12	173
3:30 PM	2	11	-9	161
3:45 PM	2	9	-7	152
4:00 PM	2	6	-4	145
4:15 PM	2	8	-6	141
4:30 PM	0	11	-11	135
4:45 PM	1	6	-5	124
5:00 PM	1	9	-8	119
5:15 PM	3	9	-6	111
5:30 PM	1	11	-10	105
5:45 PM	2	17	-15	95
6:00 PM	1	11	-10	80
6:15 PM	0	13	-13	70
6:30 PM	2	14	-12	57
6:45 PM	1	13	-12	45
7:00 PM	4	10	-6	33
7:15 PM	0	13	-13	27
7:30 PM	2	6	-4	14
7:45 PM	1	3	-2	10
8:00 PM	0	2	-2	8
8:15 PM	0	1	-1	6
8:30 PM	0	0	0	5
8:45 PM	1	1	0	5
9:00 PM	2	6	-4	5
9:15 PM	3	4	-1	1
9:30 PM	1	1	0	0
9:45 PM	0	0	0	0

770-794 Tower Street South Parking Demand
South Driveway

Start Time	Inbound EB	Outbound WB	Net	Demand
10:00 AM	1	0	1	-268
10:15 AM	5	1	4	-267
10:30 AM	2	0	2	-263
10:45 AM	4	0	4	-261
11:00 AM	3	0	3	-257
11:15 AM	7	0	7	-254
11:30 AM	11	2	9	-247
11:45 AM	8	1	7	-238
12:00 PM	13	2	11	-231
12:15 PM	8	2	6	-220
12:30 PM	3	2	1	-214
12:45 PM	6	1	5	-213
1:00 PM	6	1	5	-208
1:15 PM	9	0	9	-203
1:30 PM	9	1	8	-194
1:45 PM	7	1	6	-186
2:00 PM	5	2	3	-180
2:15 PM	4	1	3	-177
2:30 PM	7	0	7	-174
2:45 PM	5	0	5	-167
3:00 PM	8	0	8	-162
3:15 PM	12	1	11	-154
3:30 PM	8	0	8	-143
3:45 PM	9	1	8	-135
4:00 PM	6	2	4	-127
4:15 PM	9	3	6	-123
4:30 PM	7	0	7	-117
4:45 PM	6	1	5	-110
5:00 PM	12	1	11	-105
5:15 PM	13	4	9	-94
5:30 PM	14	2	12	-85
5:45 PM	14	3	11	-73
6:00 PM	12	3	9	-62
6:15 PM	11	2	9	-53
6:30 PM	11	1	10	-44
6:45 PM	14	3	11	-34
7:00 PM	4	1	3	-23
7:15 PM	8	0	8	-20
7:30 PM	6	2	4	-12
7:45 PM	2	1	1	-8
8:00 PM	1	0	1	-7
8:15 PM	2	1	1	-6
8:30 PM	0	0	0	-5
8:45 PM	4	0	4	-5
9:00 PM	3	2	1	-1
9:15 PM	2	0	2	0
9:30 PM	1	3	-2	2
9:45 PM	0	0	0	0

770-794 Tower Street South Parking Demand
All Driveways

Start Time	Inbound	Outbound	Net	Demand
10:00 AM	1	1	0	11
10:15 AM	5	5	0	11
10:30 AM	4	4	0	11
10:45 AM	4	2	2	11
11:00 AM	3	4	-1	13
11:15 AM	9	4	5	12
11:30 AM	11	13	-2	17
11:45 AM	10	9	1	15
12:00 PM	13	14	-1	16
12:15 PM	10	10	0	15
12:30 PM	7	8	-1	15
12:45 PM	6	6	0	14
1:00 PM	7	8	-1	14
1:15 PM	9	6	3	13
1:30 PM	11	10	1	16
1:45 PM	9	9	0	17
2:00 PM	8	8	0	17
2:15 PM	5	9	-4	17
2:30 PM	8	9	-1	13
2:45 PM	8	4	4	12
3:00 PM	10	7	3	16
3:15 PM	14	15	-1	19
3:30 PM	10	11	-1	18
3:45 PM	11	10	1	17
4:00 PM	8	8	0	18
4:15 PM	11	11	0	18
4:30 PM	7	11	-4	18
4:45 PM	7	7	0	14
5:00 PM	13	10	3	14
5:15 PM	16	13	3	17
5:30 PM	15	13	2	20
5:45 PM	**16**	**20**	**-4**	**22**
6:00 PM	13	14	-1	18
6:15 PM	11	15	-4	17
6:30 PM	13	15	-2	13
6:45 PM	15	16	-1	11
7:00 PM	8	11	-3	10
7:15 PM	8	13	-5	7
7:30 PM	8	8	0	2
7:45 PM	3	4	-1	2
8:00 PM	1	2	-1	1
8:15 PM	2	2	0	0
8:30 PM	0	0	0	0
8:45 PM	5	1	4	0
9:00 PM	5	8	-3	4
9:15 PM	5	4	1	1
9:30 PM	2	4	-2	2
9:45 PM	0	0	0	**0**

415 Norwich Avenue, Woodstock								
Date	Time	Main Driveway		Rear Driveway		Exit Only	Net	Demand
		In	Out	In	Out	Out		
Friday, February 25, 2022	6:00 AM	0	1	1	0	0	0	3
	6:15 AM	2	0	0	0	0	2	3
	6:30 AM	1	0	1	0	0	2	5
	6:45 AM	5	0	1	1	0	5	7
	7:00 AM	6	0	1	1	0	6	12
	7:15 AM	12	3	1	1	0	9	18
	7:30 AM	2	3	5	1	0	3	27
	7:45 AM	3	5	4	3	0	-1	30
	8:00 AM	9	2	2	1	0	8	29
	8:15 AM	12	14	5	2	0	1	37
	8:30 AM	18	8	4	3	0	11	38
	8:45 AM	19	9	4	0	0	14	49
	9:00 AM	18	11	5	3	0	9	63
	9:15 AM	16	11	5	4	0	6	72
	9:30 AM	28	17	4	8	0	7	78
	9:45 AM	31	20	6	2	1	14	85
	10:00 AM	32	17	12	5	1	21	99
	10:15 AM	41	31	9	12	0	7	120
	10:30 AM	28	42	11	12	0	-15	127
	10:45 AM	34	28	2	5	0	3	112
	11:00 AM	47	47	10	6	0	4	115
	11:15 AM	42	31	14	4	0	21	119
	11:30 AM	57	35	11	12	0	21	140
	11:45 AM	58	64	9	7	1	-5	161
	12:00 PM	74	53	11	7	1	24	156
	12:15 PM	76	76	10	14	1	-5	180
	12:30 PM	69	70	5	13	1	-10	175
	12:45 PM	74	69	13	9	2	7	165
	1:00 PM	54	57	11	12	1	-5	172
	1:15 PM	46	65	13	16	0	-22	167
	1:30 PM	66	44	10	11	0	21	145
	1:45 PM	45	72	12	15	0	-30	166
	2:00 PM	48	39	10	8	1	10	136
	2:15 PM	47	45	11	10	0	3	146
	2:30 PM	35	44	17	18	0	-10	149
	2:45 PM	54	40	8	16	0	6	139
	3:00 PM	61	68	12	9	0	-4	145
	3:15 PM	45	54	14	20	0	-15	141
	3:30 PM	52	53	11	10	0	0	126
	3:45 PM	74	55	12	17	0	14	126
	4:00 PM	63	60	9	15	0	-3	140
	4:15 PM	70	67	10	15	0	-2	137
	4:30 PM	70	60	17	7	0	20	135
	4:45 PM	76	70	14	19	0	1	155
	5:00 PM	59	72	15	15	0	-13	156
	5:15 PM	55	70	10	14	0	-19	143
	5:30 PM	61	54	9	7	0	9	124
	5:45 PM	66	61	16	12	0	9	133
	6:00 PM	55	59	11	15	0	-8	142
	6:15 PM	52	71	9	13	0	-23	134
	6:30 PM	61	45	7	14	0	9	111
	6:45 PM	55	52	6	13	0	-4	120
	7:00 PM	46	48	4	8	0	-6	116
	7:15 PM	34	45	5	8	0	-14	110
	7:30 PM	44	48	6	7	0	-5	96
	7:45 PM	32	42	6	7	0	-11	91
	8:00 PM	26	37	1	8	0	-18	80
	8:15 PM	29	33	2	2	1	-5	62
	8:30 PM	16	33	3	3	0	-17	57
	8:45 PM	9	20	1	3	0	-13	40
	9:00 PM	7	13	2	4	0	-8	27
	9:15 PM	12	10	0	2	0	0	19
	9:30 PM	6	13	1	1	0	-7	19
	9:45 PM	7	5	1	2	0	1	12
	10:00 PM	9	11	2	2	0	-2	13
	10:15 PM	6	10	0	1	0	-5	11
	10:30 PM	3	5	0	0	0	-2	6
	10:45 PM	0	3	1	0	0	-2	4
	11:00 PM	4	2	0	0	0	2	2
	11:15 PM	3	3	0	0	0	0	4
	11:30 PM	4	6	0	0	0	-2	4
	11:45 PM	0	0	0	0	0	0	2

Saturday, February 26, 2022	12:00 AM	2	2	0	0	0	0	2
	12:15 AM	0	1	0	0	0	-1	2
	12:30 AM	1	0	0	0	0	1	1
	12:45 AM	0	1	0	0	0	-1	2
	1:00 AM	0	0	0	1	0	-1	1
	1:15 AM	0	0	0	0	0	0	0
	1:30 AM	0	0	0	0	0	0	0
	1:45 AM	1	0	0	0	0	1	0
	2:00 AM	0	1	0	0	0	-1	1
	2:15 AM	1	0	0	0	0	1	0
	2:30 AM	0	1	0	0	0	-1	1
	2:45 AM	0	0	0	0	0	0	0
	3:00 AM	0	0	0	0	0	0	0
	3:15 AM	0	0	0	0	0	0	0
	3:30 AM	0	0	0	0	0	0	0
	3:45 AM	1	0	0	0	0	1	1
	4:00 AM	1	0	0	0	0	1	2
	4:15 AM	0	1	0	0	0	-1	1
	4:30 AM	0	0	0	0	0	0	1
	4:45 AM	0	0	0	0	0	0	1
	5:00 AM	1	0	0	0	0	1	2
	5:15 AM	0	0	0	0	0	0	2
	5:30 AM	0	1	1	0	0	0	2
	5:45 AM	0	0	0	0	0	0	2
	6:00 AM	1	0	0	0	0	1	3
	6:15 AM	1	0	0	0	0	1	4
	6:30 AM	3	1	1	1	0	2	6
	6:45 AM	9	2	2	1	0	8	14
	7:00 AM	5	0	1	1	0	5	19
	7:15 AM	4	3	0	0	0	1	20
	7:30 AM	9	6	3	0	0	6	26
	7:45 AM	19	3	4	5	0	15	41
	8:00 AM	21	6	6	5	0	16	57
	8:15 AM	21	13	1	1	0	8	65
	8:30 AM	25	19	9	2	0	13	78
	8:45 AM	34	17	9	8	0	18	96
	9:00 AM	43	40	12	3	0	12	108
	9:15 AM	49	21	11	8	0	31	139
	9:30 AM	40	39	10	7	0	4	143
	9:45 AM	55	44	11	7	0	15	158
	10:00 AM	49	53	11	16	0	-9	149
	10:15 AM	67	50	17	8	0	26	175
	10:30 AM	50	56	13	9	0	-2	173
	10:45 AM	69	66	14	12	0	5	178
	11:00 AM	69	64	11	13	0	3	181
	11:15 AM	68	62	7	14	0	-1	180
	11:30 AM	75	61	12	9	0	17	197
	11:45 AM	77	72	11	15	1	0	197
	12:00 PM	83	81	14	10	0	6	203
	12:15 PM	83	72	13	20	0	4	207
	12:30 PM	79	59	9	16	0	13	220
	12:45 PM	83	81	14	13	0	3	223
	1:00 PM	85	83	14	13	0	3	226
	1:15 PM	95	97	14	16	1	-5	221
	1:30 PM	60	79	13	19	1	-26	195
	1:45 PM	90	73	18	15	0	20	215
	2:00 PM	78	86	11	8	1	-6	209
	2:15 PM	70	81	6	17	1	-23	186
	2:30 PM	63	70	13	16	0	-10	176
	2:45 PM	75	69	11	8	1	8	184
	3:00 PM	52	79	15	10	0	-22	162
	3:15 PM	61	67	15	15	0	-6	156
	3:30 PM	62	57	15	17	0	3	159
	3:45 PM	66	67	12	13	0	-2	157
	4:00 PM	62	66	10	16	0	-10	147
	4:15 PM	72	61	4	11	0	4	151
	4:30 PM	59	70	8	10	0	-13	138
	4:45 PM	80	66	15	9	1	19	157
	5:00 PM	60	66	11	11	0	-6	151
	5:15 PM	66	63	12	12	1	2	153
	5:30 PM	53	71	10	15	0	-23	130
	5:45 PM	57	52	8	12	0	1	131
	6:00 PM	47	58	10	13	0	-14	117
	6:15 PM	47	55	7	10	0	-11	106
	6:30 PM	50	45	4	8	0	1	107
	6:45 PM	37	47	7	7	0	-10	97
	7:00 PM	35	52	8	5	0	-14	83
	7:15 PM	20	38	3	7	0	-22	61
	7:30 PM	29	30	0	4	1	-6	55
	7:45 PM	17	25	4	3	0	-7	48
	8:00 PM	21	20	5	4	0	2	50
	8:15 PM	21	25	2	6	0	-8	42
	8:30 PM	15	26	4	1	0	-8	34
	8:45 PM	13	25	1	1	0	-12	22
	9:00 PM	6	8	2	4	0	-4	18
	9:15 PM	8	5	1	2	0	2	20
	9:30 PM	4	9	0	0	0	-5	15
	9:45 PM	2	4	3	1	0	0	15
	10:00 PM	9	11	2	4	0	-4	11
	10:15 PM	4	1	0	0	0	3	14
	10:30 PM	6	5	0	0	0	1	15
	10:45 PM	4	6	0	2	0	-4	11
	11:00 PM	1	4	1	1	0	-3	8
	11:15 PM	1	1	0	1	0	-1	7
	11:30 PM	1	2	0	0	0	-1	6
	11:45 PM	0	0	0	0	0	0	6
Sunday, February 27, 2022	12:00 AM	1	0	0	1	0	0	6
	12:15 AM	0	0	0	0	0	0	6
	12:30 AM	1	1	0	0	0	0	6
	12:45 AM	0	0	0	0	0	0	6

Date: Tuesday December 3, 2024
Surveyor: Khizer
Address: 955 Talbot Street, St. Thomas (McDonalds)

Parking Provided

Long-Term Spaces:	61
Short-Term Spaces	8
Total Spaces	69

Count Time	Demand		
	Short-Term Spaces	Long-Term Spaces	Total
10:00 AM	2	23	25
10:30 AM	5	25	30
11:00 AM	3	27	30
11:30 AM	1	26	27
12:00 PM	1	25	26
12:30 PM	2	22	24
1:00 PM	1	19	20
1:30 PM	2	20	22
2:00 PM	3	22	25
2:30 PM	3	20	23
3:00 PM	1	17	18
3:30 PM	2	18	20
4:00 PM	0	18	18
4:30 PM	2	19	21
5:00 PM	2	27	29
5:30 PM	4	23	27
6:00 PM	2	20	22
6:30 PM	3	23	26
7:00 PM	3	19	22
7:30 PM	4	24	28
8:00 PM	3	15	18

9291 Markham Road October 17, 2018		
Time	**Demand**	**% Occupancy**
7:00 AM	5	16%
7:30 AM	5	16%
8:00 AM	6	19%
8:30 AM	10	32%
9:00 AM	8	26%
9:30 AM	7	23%
11:30 AM	20	65%
12:00 PM	21	68%
12:30 PM	22	71%
1:00 PM	20	65%
5:00 PM	17	55%
5:30 PM	18	58%
6:00 PM	16	52%
6:30 PM	16	52%
Maximum	**22**	**71%**