



MEMORANDUM

July 8, 2019

Reference No.: 17352.210

TO: Alex Gordon, Joe Svec, Choice Properties REIT, Sarah Code, GSP Group

FROM: Anatole Kung

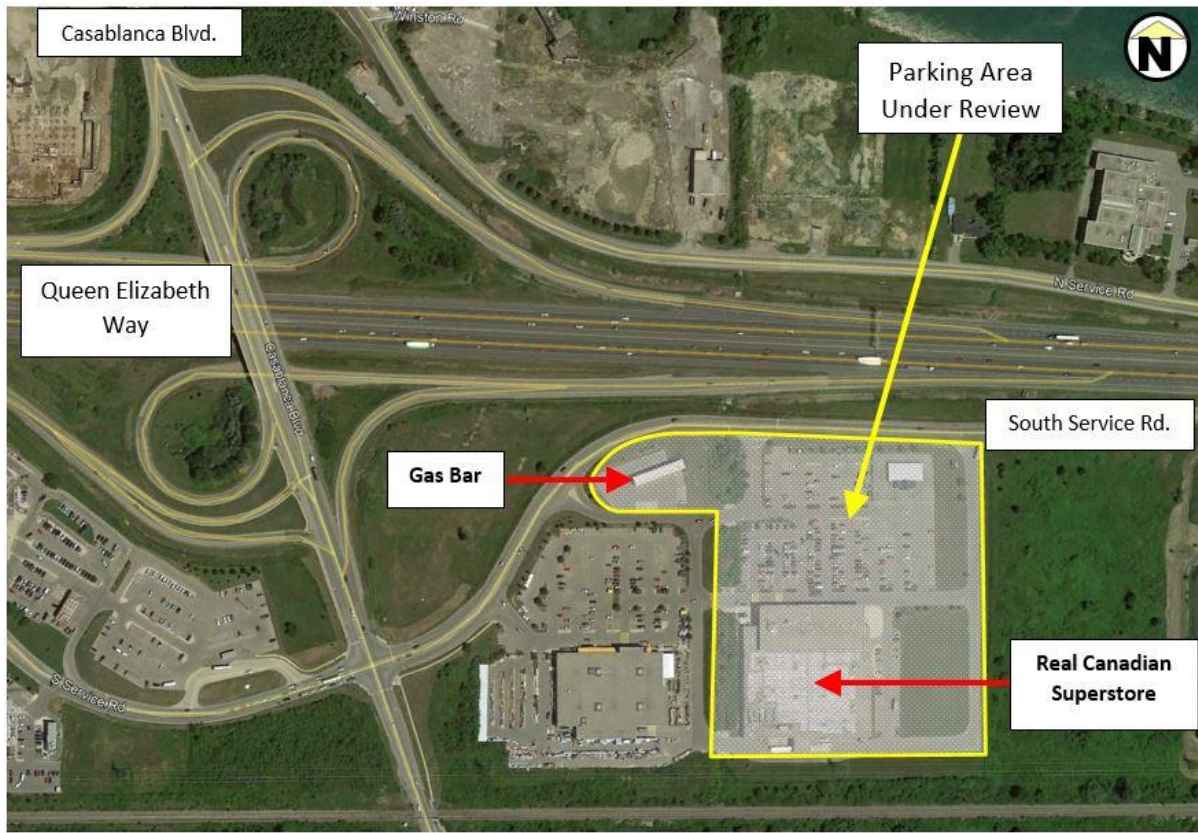
Nixon Chan

CC:

RE: Garden Centre Survey Results – May 2019

This memorandum provides a historical parking demand comparison for the Real Canadian Superstore located at 361 South Service Road in the Town of Grimsby. Previous parking studies were prepared to support a site plan application to add approximately 2,450 m² of new retail/commercial space by way of separate buildings. The site currently features a standalone Real Canadian Superstore food store and a four-pump station gas bar. Total existing development size is 9,780 m². Figure 1 shows the existing site plan.

Figure 1: Existing Subject Site (Source: Goglemaps 2019)





LEA's June 2018 report applied survey demand data in October 2017, December 2017, and June 2018. The projected demand for the proposed retail/commercial uses was added to the peak demand values and the net total was compared to the By-law requirement. The report concluded the proposed supply can accommodate the future demand values.

The demand surveys were conducted during the busiest parking times during the Thanksgiving Day and Christmas weekends, where parking demand is generally expected to increase prior to an approaching major holiday. The June 2018 survey occurred with the on-site garden centre, where a dedicated sales area for gardening plants and small related equipment occupies a limited portion of the site parking lot. The available parking supply is typically the lowest at this time of the year, excluding the variable amount of snow stored on-site in the winter months.

However, the June 2018 survey was not representative of the busiest times with a garden centre, which coincide with the Mother's and Victoria Day weekends in May. Subsequently, a follow-up demand survey was conducted in May 2019. Demand data was collected on the Mother's Day weekend (Friday to Sunday May 10-12) and the Victoria Day long weekend (Friday to Sunday May 17-19) of 2019. Table 1 summarizes the survey results with more detailed summaries shown in Exhibits 1 and 2. Peak demand occurred during the first weekend at 2:00 p.m. on Saturday May 11th, where 262 spaces were utilized.

Table 1: Parking Demand Results

Survey Date	Calendar Event	Peak Time Observed	Maximum Demand	Supply	Residual Supply
Friday May 10, 2019	Mother's Day	2:45 PM	209	413	204
Saturday May 11, 2019		2:00 PM	262		151
Sunday May 12, 2019		2:00 PM	228		185
Friday May 17, 2019	Victoria Day	1:15 PM	209	413	204
Saturday May 18, 2019		2:00 PM	253		160
Sunday May 19, 2019		12:30 PM	259		154

The 2019 demand data is similar to the June 2018 survey, but lower compared to 2017 surveys. Table 2 below compares the peak existing demand data between years.

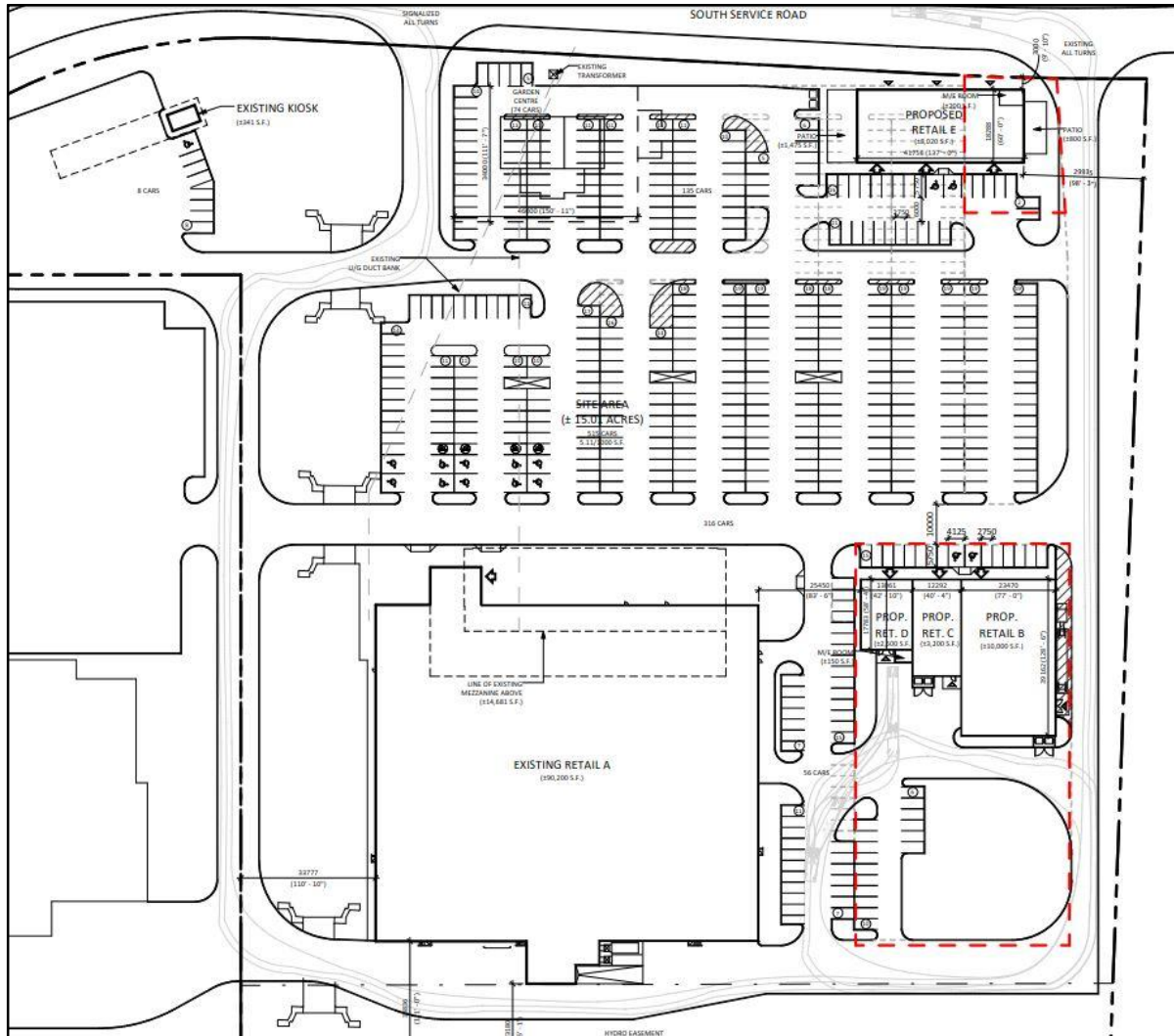
Table 2: Historical Comparison of Peak Parking Demand

Survey Date	Calendar Event	Peak Time Observed	Maximum Demand	Supply	Residual Supply
Saturday October 7, 2017	Thanksgiving	11:45 AM	280	507	227
Saturday December 23, 2017	Christmas	12:30 PM	363	491	128
Saturday June 2, 2018	-	2:00 PM	246	430	184
Saturday May 11, 2019	Mother's Day	2:00 PM	262	413	151

Figure 2 shows the proposed site plan. The total available parking supply is 516 spaces, but during garden centre operations, the supply decreases to 441 spaces. Please note that a supply of 611 spaces are required in accordance to the Town of Grimsby's By-Law 14-45, Section 3, Shopping Centre requirement, as

previously discussed in the June 2018 report. However, the surveys conducted in the past 2 years have demonstrated that the existing peak demand is nowhere near the requirement.

Figure 2: Proposed Future Site Plan

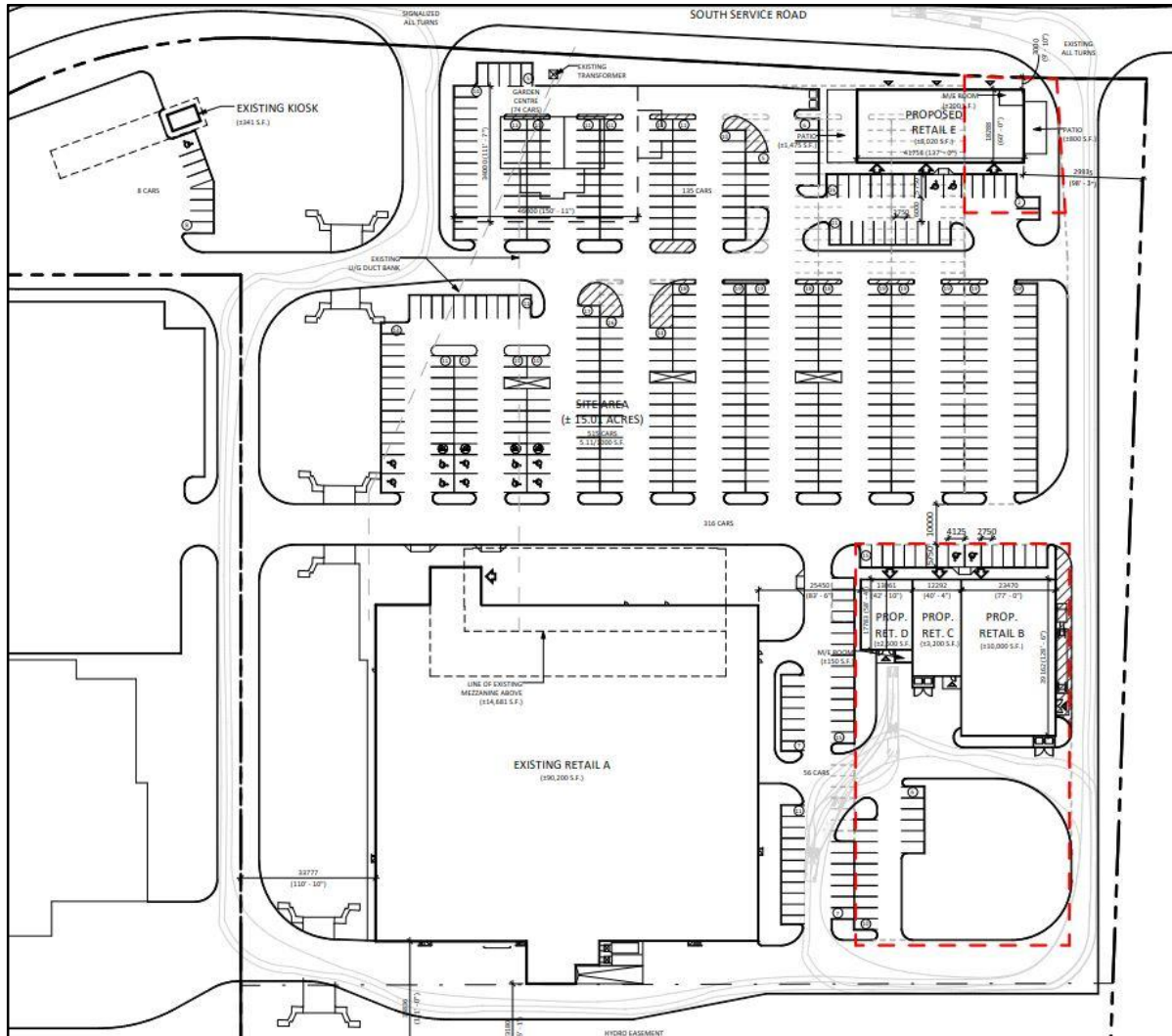


Source: Choice Properties (Site Plan 02147R-A1-33.pdf – April 19, 2018)

With respect to the subject application of a new retail/commercial space, the previous June 2018 report projected a peak demand from the surveyed peak at 246 to an expected future peak demand using temporal profile at 351 spaces out of 441 available spaces during the garden centre operations period. In reviewing the net impact of the May 2019 peak demand at 262 spaces, the projected future peak demand using temporal profile would be 380 spaces. Given an available parking supply of 441 spaces, it is concluded that the proposed parking supply is sufficient to meet the forecasted demand with a garden centre and during the other times of the year.

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EXHIBITS

REAL CANADIAN SUPERSTORE PARKING DEMAND SURVEY

(Illegally Parked Vehicles Included)

361 South Service Road, Grimsby

Sq. Metres	Sq. Feet
9,776	105,222
4.22	3.93
413	
2.68	2.49
262	

Size SQ. metres:

Max. Supply Ratio:

Max. Parking Supply:

Max. Demand Ratio:

Max. Parking Demand:

Survey Date(s):

Friday - Sunday May 10-12, 2019

Time Beginning	# of Utilized Stalls			% Utilization			# of Utilized Stalls per 100 sq.m		
	Fri.	Sat.	Sun.	Fri.	Sat.	Sun.	Fri.	Sat.	Sun.
9:30 AM	171	183	144	41.4%	44.3%	34.9%	1.75	1.87	1.47
10:15 AM	187	190	182	45.3%	46.0%	44.1%	1.91	1.94	1.86
11:00 AM	195	218	216	47.2%	52.8%	52.3%	1.99	2.23	2.21
11:45 AM	198	220	215	47.9%	53.3%	52.1%	2.03	2.25	2.20
12:30 PM	208	243	204	50.4%	58.8%	49.4%	2.13	2.49	2.09
1:15 PM	201	219	212	48.7%	53.0%	51.3%	2.06	2.24	2.17
2:00 PM	191	262	228	46.2%	63.4%	55.2%	1.95	2.68	2.33
2:45 PM	209	215	225	50.6%	52.1%	54.5%	2.14	2.20	2.30
3:30 PM	183	196	189	44.3%	47.5%	45.8%	1.87	2.00	1.93
4:15 PM	183	216	181	44.3%	52.3%	43.8%	1.87	2.21	1.85
5:00 PM	184	170	133	44.6%	41.2%	32.2%	1.88	1.74	1.36
5:45 PM	152	148	111	36.8%	35.8%	26.9%	1.55	1.51	1.14
6:30 PM	133	153	87	32.2%	37.0%	21.1%	1.36	1.57	0.89
7:15 PM	113	109	82	27.4%	26.4%	19.9%	1.16	1.11	0.84
8:00 PM	128	97	70	31.0%	23.5%	16.9%	1.31	0.99	0.72

Note: Peak Demand Intervals are shown in bold font

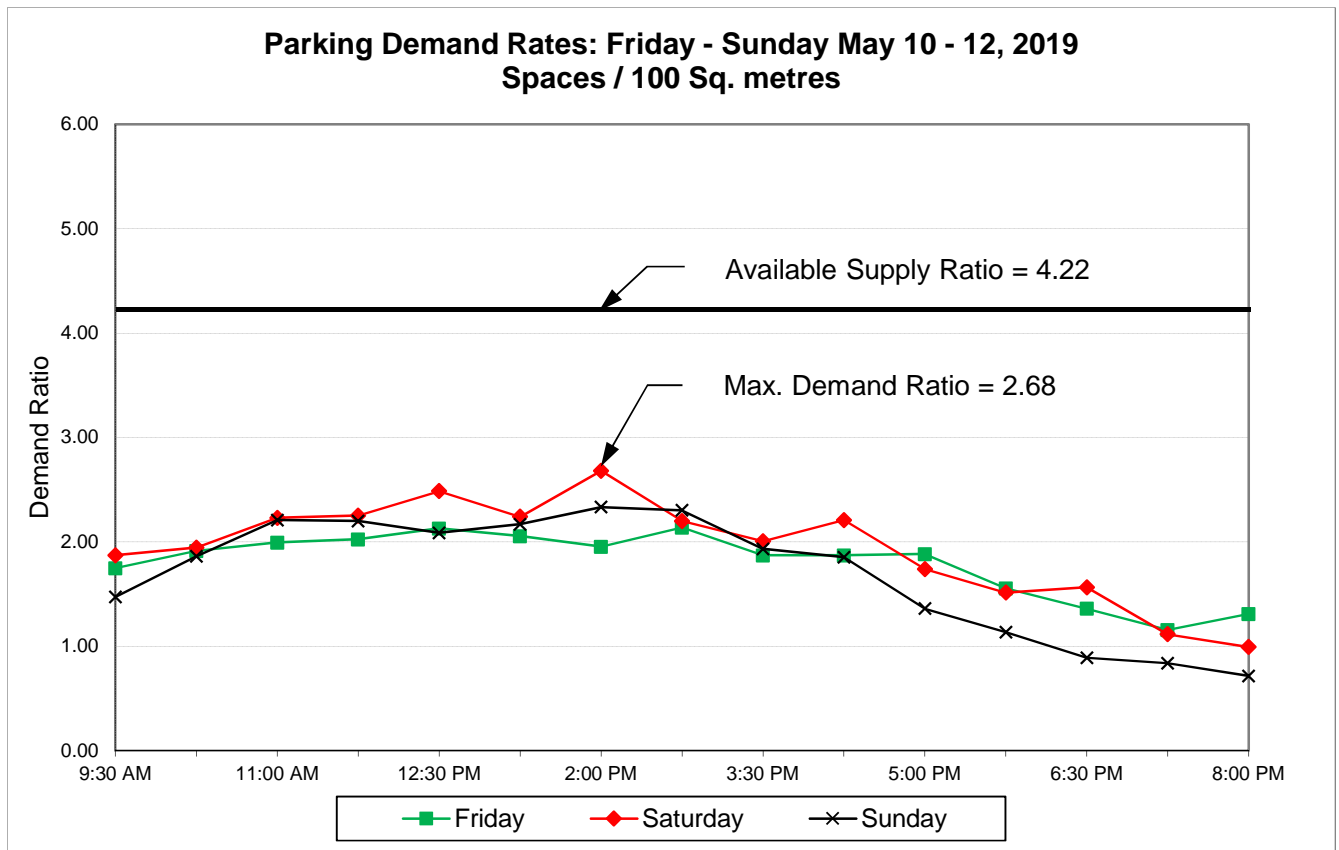


EXHIBIT 1



REAL CANADIAN SUPERSTORE PARKING DEMAND SURVEY

(Illegally Parked Vehicles Included)

361 South Service Road, Grimsby

Size SQ. metres:

Max. Supply Ratio:

Max. Parking Supply:

Max. Demand Ratio:

Max. Parking Demand:

Survey Date(s):

Sq. Metres	Sq. Feet
9,776	105,222
4.22	3.93
413	
2.65	2.46
259	

Friday - Sunday May 17-19, 2019

Time Beginning	# of Utilized Stalls			% Utilization			# of Utilized Stalls per 100 sq.m		
	Fri.	Sat.	Sun.	Fri.	Sat.	Sun.	Fri.	Sat.	Sun.
9:30 AM	112	185	169	27.1%	44.8%	40.9%	1.15	1.89	1.73
10:15 AM	161	197	217	39.0%	47.7%	52.5%	1.65	2.02	2.22
11:00 AM	174	238	214	42.1%	57.6%	51.8%	1.78	2.43	2.19
11:45 AM	178	224	252	43.1%	54.2%	61.0%	1.82	2.29	2.58
12:30 PM	191	229	259	46.2%	55.4%	62.7%	1.95	2.34	2.65
1:15 PM	209	245	244	50.6%	59.3%	59.1%	2.14	2.51	2.50
2:00 PM	165	253	213	40.0%	61.3%	51.6%	1.69	2.59	2.18
2:45 PM	200	236	219	48.4%	57.1%	53.0%	2.05	2.41	2.24
3:30 PM	175	230	199	42.4%	55.7%	48.2%	1.79	2.35	2.04
4:15 PM	185	209	212	44.8%	50.6%	51.3%	1.89	2.14	2.17
5:00 PM	169	197	233	40.9%	47.7%	56.4%	1.73	2.02	2.38
5:45 PM	144	151	170	34.9%	36.6%	41.2%	1.47	1.54	1.74
6:30 PM	126	117	134	30.5%	28.3%	32.4%	1.29	1.20	1.37
7:15 PM	109	93	105	26.4%	22.5%	25.4%	1.11	0.95	1.07
8:00 PM	91	92	119	22.0%	22.3%	28.8%	0.93	0.94	1.22

Note: Peak Demand Intervals are shown in bold font

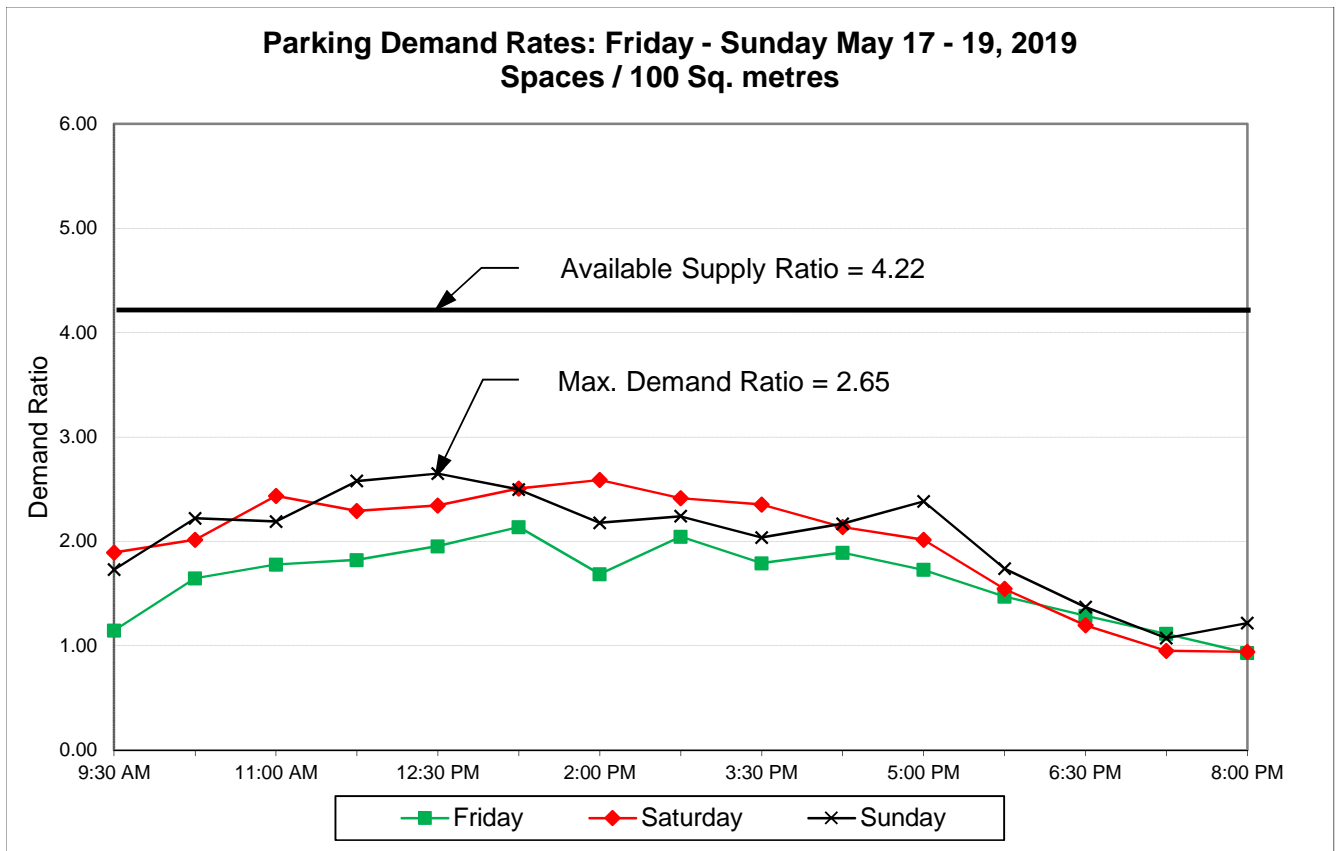


EXHIBIT 2

