

Merve Kolcak

From: Merve Kolcak
Sent: May 15, 2026 4:03 PM
To: Merve Kolcak
Subject: 547 King Street, Port Colborne - Parking Rate Justification

Merve Kolcak, M.E.S. (PI), RPP, MCIP

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From: Neevijan Pugalendiran <Neevijan.Pugalendiran@rjburnside.com>
Date: Fri, 15 May 2026 at 15:36
Subject: RE: Unit Mix Data on 699, 695, 268 Oakdale
To: Spencer Brown <spencer@elevateliving.ca>
Cc: Drew Toth <drew@elevateliving.ca>, Curtis Thompson <curtis@elevateliving.ca>, David Angelakis <David.Angelakis@rjburnside.com>

Hi Spencer,

We believe there is sufficient information to defend the proposed parking rate of 0.43 spaces per unit for the subject site. The following points provide justification:

- Based on the current site plan, unit sizes range from approximately 33 m² to 38 m², which fall entirely below 45 m². This aligns with the City of Welland's parking rate of 0.33 spaces per unit for apartment units under 45 m², making this comparable to the subject

development. The Welland rate applies to the whole city, regardless of whether transit is nearby or not. This could be emphasized with the City.

- At the proxy site located at 695 Niagara Street, almost half the units are larger than studio units (i.e., 1 and 2 bedroom units). It is our opinion that despite half the units being larger compared to the subject site, the existing demand is close to (0.47 spaces per unit) the proposed supply for the subject site.
- Similarly, 699 Niagara Street has two thirds of the units that are larger than studio units. In this case we had an existing parking demand rate of 0.39 spaces per unit, which is below the proposed rate for the subject site.

It is our opinion that based on the above, the proposed rate of 0.43 spaces per unit is defensible.

Let us know if you would like to provide a response letter.

Regards,

Neevijan Pugalendiran, P.Eng.
Transportation Engineer

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