

**PROPOSED SHOELESS JOE'S
1144 HUGEL AVENUE
MIDLAND, ONTARIO**

PARKING JUSTIFICATION STUDY

PROJECT NO. n2137

Prepared By:



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May 11, 2023

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1 Introduction

n Engineering Inc. is pleased to submit this parking justification study in regards to the parking reduction for the proposed development. This study reviews the following main aspects of the proposed commercial development from a transportation engineering perspective:

- The Town of Midland minimum parking requirements for the proposed development;
- Parking Analysis of a Proxy Site to compare supply and demand;
- The suitable commercial uses that can be accommodated by the proposed supply.

The purpose of this study was to review several potential uses for the development and make recommendations for the most appropriate uses based on parking requirements, as well as frequency of visits. A Terms of Reference (TOR) was approved by the Town. Refer to Appendix A for the email correspondence and approved TOR.

2 Site Description and Assessments

The site is located at 1144 Hugel Avenue, Midland, Ontario. Hugel Avenue road connects to the town's main Highway 93 (Penetanguishene Rd) on the west side and to downtown Midland on the east side. There are existing commercial properties in the north, east and west directions of the proposed development. The location is illustrated in Figure 1.



Figure 1 - Site Location

The subject property is zoned as Highway Commercial (HC) zone according to the Town of Midland Zoning By-Law (ZBL) No. 2004-90.

The existing subject property consists of a 65 suite Super 8 Hotel and 79 parking spaces. The Simcoe County public transit serves the subject property by the Penetanguishene Route and North Route (Midland). Figure 2 below shows the existing street view conditions.



Figure 2 - Existing Conditions Street View via Google Maps

3 Proposed Development

The subject site is at 1144 Hugel Avenue, Midland Ontario. As per the site plan provided, the proposed commercial development details are as follows:

- A proposed 2-storey Shoeless Joe's restaurant addition with a GFA of 334.38 m² to the existing 3-storey Super 8 hotel with a GFA of 3258.84 m².
- Proposed Shoeless Joe's Restaurant provides a total seating capacity at 127 persons at peak occupancy (includes terrace and patio seating).
- 101 parking spaces (including 3 barrier-free) for both the existing hotel and proposed restaurant.
- One existing full movement entrance coming in from Hugel Avenue.
- 1 loading bay with dimensions 5.30 m x 9.27 m.

The proposed site plan and architectural package prepared by n Architecture Inc. has been attached for reference in Appendix B.

Parking Space Calculations have been completed and summarized in Table 1 pursuant to the requirements of the Town of Midland Zoning By-law.

Table 1 - Parking Space Calculations

Parking Requirement			
	Parking Rate	Required	Proposed
Hotel (65 Units)	1.25 Per Unit	81.25	81 (including 2 BF)
Restaurant (127 Indoor & Outdoor Seating)	1 Per Every 4 Person Eating Capacity	31.75	20 (including 1 BF)
Accessible Parking	2 Per Every 101-200 Parking Space	2	3
Total (Incl. Accessible)		113	101

Two (2) barrier free accessible spaces currently exist for the existing hotel use. An additional one (1) accessible parking space is proposed for the restaurant use to meet the zoning by-law requirements.

Table 1 shows that there is a deficiency of 12 parking spaces (10.6%) as 101 spaces are proposed. The following sections in this report will provide detailed explanations and actual parking survey data to justify the proposed 101 number of parking spaces.

4 Parking Survey Methodology

As per the approved Terms of Reference, this parking study included completing a parking survey at the existing Super 8 hotel to determine the parking occupancy. An examination of a proxy restaurant site was chosen as the proposed restaurant addition on site is not built.

Two qualified staff members from n Engineering Inc. conducted the parking surveys. The first member was on site at 1144 Hugel Avenue. The second member was on site at a proxy site of Kelsey's at the address of 917 King Street. The details of the parking surveys are described below:

Parking Survey for the Hotel:

- **Address:** 1144 Hugel Avenue, Midland, Ontario
- **Available Spaces:** 79 existing parking spaces (including barrier-free) are present on site.
- **Time & Date:** Friday, July 8th, 2022 and Saturday, July 9th, 2022 from 12:00 PM to 9:00 PM on both days. This will ensure the AM, PM peak and off-peak periods, with the inclusion of Saturday are analyzed. Based on the information of the Hotel staff, the busy hours of the visits starts after 12:00 PM. Similarly the hotel check-in time is 3:00 PM; therefore the survey data has been recorded for after 12:00PM since there were no high fluctuations of parking occupancy before that.
- If the peak does not decrease within the specified hours, counts will be taken until the peak drops.

- Cars in parking spots will be counted every 30 minute interval.
- Observed parking data will be collected that includes legal, curbside and employee parking.

Parking Survey for the restaurant proxy site Kelsey's:

- **Address:** 917 King Street, Midland, Ontario
- **Available Spaces:** 78 existing parking spaces (including barrier-free) are present on site.
- **Time & Date:** Friday, July 8th, 2022 and Saturday, July 9th, 2022 from the times 12:00 PM to 9:00 PM for both days. This will ensure both the AM, PM peak and off-peak periods, with the inclusion of Saturday are analyzed.
- If the peak does not decrease within the specified hours, counts will be taken until the peak drops.
- Cars in parking spots will be counted every 30 minute interval.
- Observed parking data will be collected that includes legal, curbside and employee parking.

This proxy site consists of:

- Kelsey's dine-in restaurant with patio with an approximate GFA of 403.11 m²,
- Dining space for 220 seats (including indoor, bar, and patio)
- 78 parking spaces (including barrier-free)
- One full movement site entrance coming off of King Street.
- Snow storage of 246.47 m² on site that does not interfere with any parking spaces.

This proxy site is 4.7 km away from the site area of the proposed development. It has similar buildings and site layout. The proxy site was confirmed with the staff at the Town of Midland.

Comparing the proxy site location to the proposed development's location, the proxy site is anticipated to have very similar trips generated to the proposed development. This is due to the reason that the proxy site is located at the corner of major roadway intersection and strips of commercial developments in surroundings. However, the subject site is superior to the proxy site in terms of its immediate access to transit and more urban location, lending itself to improved walkability.



Figure 3 - Proxy Site Location

5 Parking Survey Results

Parking survey was conducted on the following days:

- Two days of surveying for two sites on the following days:
 - Friday July 8, 2022 from 12:00 PM to 11:00 PM
 - Saturday July 9, 2022 from 11:30 AM to 10:00 PM
- Survey data was observed and collected every 30-minute interval.
- AM, PM and off-peak periods were when data was collected. This study includes the analysis of the busiest summer month for the sole use of the hotel (July).
- Maximum Observed Parking Demand for Super 8 Hotel = 45 occupied parking spaces.
- Maximum Observed Parking Demand for Kelsey's Restaurant = 41 occupied parking spaces.
- Saturday, July 9th, 2022 had the highest number of parking occupancy recorded at multiple time intervals for both the hotel and restaurant.
- The results of the on-site parking utilization is summarized and presented in Appendix C.
- Parking Survey summary table for the day with the highest occupancy is presented in Table 2.

Table 2 - Parking Occupancy Survey Summary

Saturday July 9th, 2022				
Time	Super 8 Hotel		Kelsey's Restaurant (Proxy Site)	
	Number of Occupied Parking Spots	Curbside & Illegal Parked Cars	Number of Occupied Parking Spots	Curbside & Illegal Parked Cars
11:30 AM	16	0	8	0
12:00 PM	15	0	10	0
12:30 PM	14	0	13	0
1:00 PM	15	0	14	0
1:30 PM	15	0	16	0
2:00 PM	15	0	18	0
2:30 PM	14	0	15	0
3:00 PM	14	0	15	0
3:30 PM	19	0	17	0
4:00 PM	20	0	18	0
4:30 PM	18	0	20	0
5:00 PM	16	0	25	0
5:30 PM	15	0	23	0
6:00 PM	19	0	27	0
6:30 PM	24	0	27	0
7:00 PM	22	0	29	0
7:30 PM	27	0	33	0
8:00 PM	31	0	38	0
8:30 PM	35	0	41	0
9:00 PM	41	0	40	0
9:30 PM	43	0	32	0
10:00 PM	45	0	-	-
11:00 PM	45	0	-	-
Max Occupancy %	56.9% ~57%	0%	52.6%	0%

Figure 4 below shows the trend line of the parking occupancy survey on the busiest day for both the Super 8 and Kelsey's.

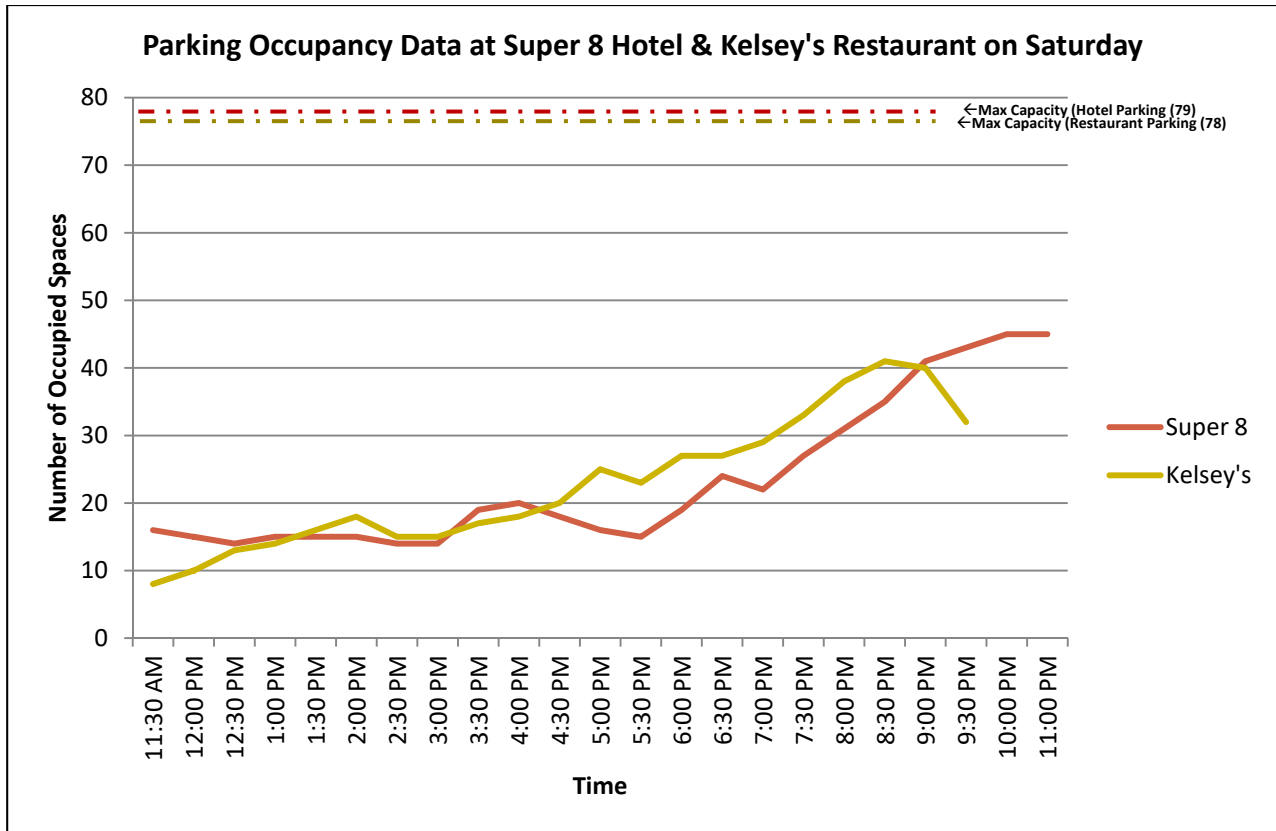


Figure 4 - Occupancy Graph for July 9, 2022

5.1 Site Parking Usage

Usages of parking spaces for both components are as follows:

Existing Hotel Usage:

Generally hotel guests checked in around 11 AM or 12 PM and then left the hotel with family or friends. At night the parking occupancy has begun to fill up as guests were coming back to sleep in for the night. There were only a maximum of 2 employee vehicles on site. The use of Uber, taxis, and bus was also seen to be used by employees and hotel residents.

Based on the information received from the hotel owner, the occupancy rate of the hotel on the days of survey were 80.95% on 8th July and 93.6% on 9th July. This means that the hotel was operating at its full capacity when the parking survey was conducted. Refer to Appendix H for the email regarding hotel occupancy rates.

During the parking survey day it was noticed that recreational vehicles and trailers utilize the parking area. The survey data collected on July 8th and 9th includes a trailer parked in the north side

parking and occupied 4 parking spaces as it was parked sideways. The trailer was considered as 4 occupying a full parking space instead of 1. The hotel also gets coaches buses from time to time, especially during high season (as shown in the on-site parking survey data) and throughout fall. It is as often as twice a week from June to November, and they usually book a block of 30 hotel rooms. These buses use the hotel's on-site parking spaces. Refer to Appendix D for the email thread between the consultant and client. The above two cases would be used as occasional oversized parking usage and will be factored in the parking demand rate in order to be more conservative.

The overall parking survey and data shows that the parking usage was not more than 57% at its peak time with 93.6% hotel occupancy rate.

Proxy Site Restaurant Parking Usage:

The Kelsey's restaurant is an eat-in restaurant in which a waiter serves the customer. Customers would typically park their cars and enter the restaurant for 45 minutes to an hour. This restaurant closes at 11 PM. Many customers arrived during late lunch hours or during 6 PM to 9 PM. The maximum parking utilization was observed as 52% of its capacity between 8 to 9 PM.

6 Analysis

The proxy site and existing hotel parking survey shall identify appropriate occupancy/parking rates for the proposed development at 1144 Hugel Avenue. The actual parking occupancy rates for existing hotel are also proven through the completed site surveys. Zoning Maps of both the proxy site location and proposed development location are provided in Appendix E.

The Kelsey's provides more dining space for customers than the proposed Shoeless Joe's. Table 3 provides a side-by-side comparison to determine the maximum occupancy if the proxy site had provided minimum parking based on the ZBL.

Table 3 - Side-by-Side Analysis for Proxy Site and Restaurant

Description	Kelsey's Proxy Site	Proposed Shoeless Joes
Seating Capacity	220	127
Required Parking Spaces as per ZBL: 1 parking space for every 4 Seats	55	32
Max Observed parking Occupancy % (Max Actual Occupancy/ZBL Min)	75%	75%
Required Parking Spaces Based on Proxy Site utilization rate	41	24

There was a 75% maximum occupancy at the Kelsey's parking lot if the minimum required parking was provided. This rate was used on the proposed Shoeless Joe's to provide a fair justification for the parking reduction proposed. Table 4 below provides a parking summary for each property.

Table 4 - Parking Requirements Summary

Building	Unit	City Zoning by-Law Rate	Required based on ZBL	Justification	Required based on Justification	Provided
Super 8 Hotel	3773.61 m ² (65 Units)	1.25 Spaces per Unit	81.25	On-Site Survey, 57% Occupancy	45	81
	Additional 5% Contingency Parking for occasional Coaches Buses and oversized vehicle Uses				4	
Shoeless Joe's	591.96 m ² (127 seats)	1 per Every 4-person Eating Capacity	31.75	Proxy Site Survey, 75% Occupancy	24	20
Total			113		73	101
Excess				28		

The subject site is proposing 101 parking spaces. The proxy site survey for Kelseys has showcased a peak parking demand of 41 parking spaces for that development (representing a 75% utilization rate based on the Zoning By-Law requirements) which is less than the 55 spaces required by the zoning By-Law. Applying the same utilization rate for the proposed restaurant addition, 24 parking spaces are needed for the restaurant use proposed on the subject site, which is less than the Zoning By-Law requirements of 31.55 parking spaces. In the busiest month of the year, the hotel had a maximum parking occupancy of 45 vehicles during the parking survey.

As per proxy survey results, total number of parking required for hotel Super 8 and proposed shoeless Joe restaurant is 69. Despite the fact that zoning bylaw doesn't have any provision for parking of oversized vehicles for such facilities, however, in order to be more conservative 5% additional contingency parking for oversized occasional use of recreational buses and trailers for the Hotel has been considered. Therefore the required parking spaces for hotel would be 49 including the oversized parking space and total for both facilities is proposed to be 73 spaces (refer table 4). As there are 101 parking spaces being provided for both the hotel and proposed Shoeless Joe's, the parking study showcases that there will be 28 excess parking spaces available.

It is worth mentioning that most restaurants open at 11 AM and close at 11 PM in the Town of Midland. Meanwhile the hotel's highest parking occupancy was observed at 11 PM and the restaurant's peak is 9 PM. As the restaurant is closing thereafter, the combined parking spaces could act complementarily to each other during peak periods as the peak timings are different.

Furthermore, it is obvious that less parking encourages mode sharing and less use of vehicle as a mode of transport when facilities are accessible by other modes which plays role in reduced parking demand. The proposed site is located in the mixed-use urban area which is accessible through connected pedestrian network; this increases the tendency of nearby resident's to use active transportation methods instead of private car.

Similarly the site is accessible through two transit routes as the Green and Blue lines have transit stops nearby. As per the Town of Midland's transportation master Plan, 44% of town's population has access within 5 minutes of walking distance to transit stops, which is encouraging people to use public transit. With the above mentioned reasons stated, the proposed parking supply for the facility is expected to be reasonable.

7 Snow Storage

As per the Jonathan's Contracting (the snow removal contractor for Super 8), the snow will not be stored or left on the asphalt on the property and will be hauled away after significant snowfall at owner's expenses or piled in an agreed upon area. Refer Appendix G, email from snow removal contactor.

8 Policy Context

Section 4.1.7 of the Town of Midland's ZBL provides the minimum number of barrier free parking regulations. As there are 101 parking spaces provided, a minimum of 3 barrier free parking must be provided. In the site plan there are 3 barrier free parking spaces provided. This corresponds with the existing two (2) BF spaces and the one (1) additional space for the restaurant use.

Vehicle maneuvering diagrams for a Delivery Truck, Garbage Truck, and the Fire Route Plan have been provided in Appendix F. The diagrams are as follows:

- Diagram A-1.2: Loading Truck Turning Movement Plan shows a Light Single Unit Truck (LSU) is able to maneuver through the site without creating any safety concerns.
- Diagram A-1.3: Garbage Truck Turning Movement Plan shows a Medium Single Unit Truck (MSU) is able to maneuver through the site without creating any safety concerns.
- Diagram A-1.4: Fire Route Plan shows that the minimum 6.0 m aisle width is provided in the path that the fire truck would use to safely enter and exit the site.

- Diagram A-1.5: Grease Waste Vac Truck Movement Plan shows that the route of the grease collection truck through the site is safe and the loading zone can be utilized without concern.

These diagrams of A-1.2, A-1.3, A-1.4, and A-1.5 confirm that trucks and fire trucks can easily maneuver the site and it meets minimum requirements without compromising parking capacity in accordance to the ZBL.

9 Hotel Infrastructure

There is an existing conference boardroom designed to accommodate 45 individuals. After interview with the hotel owner, the owner has stated that this conference room is restricted for use by guests of the hotel (i.e. a hockey team). For this reason parking is not affected by the meeting room. Refer to Appendix D for the email thread between the consultant and client.

10 Loading Space

Based on the zoning by-law (section 4.1.10.2, table 4.4), the proposed restaurant comes under zero off-street loading space requirement as the floor area is less than 500m². However, the site plan proposes a separate loading space for the restaurant for its better functionality where it could accommodate at least 5 to 6 parking spaces instead. Since the actual peak parking demand based on survey results for both facilities is less than the supplied, it is proposed to keep the loading space as the parking needs can be satisfied with the proposed spaces.

11 Summary & Conclusion

Shoeless Joe's restaurant is proposed to be developed besides Super 8 hotel at 1144 Hugel Avenue with a Gross Floor Area of 334.38m² and 101 combined parking spaces for both Hotel and restaurant. There is parking deficiency of 12 parking spaces based on the Town of Midland Zoning By Law minimum requirements.

As a deficit of parking spaces existed, n Engineering Inc. moved forward with investigating the parking demand at the existing hotel and using a proxy site with similar conditions and within a 4.7 km radius of the proposed development site area.

Two separate parking surveys were completed. One for the existing Super 8 hotel and one for a proxy site at a Kelsey's which is similar to the proposed Shoeless Joe's restaurant. The maximum parking occupancy seen at the hotel was 57% and at the proxy site restaurant was 75% of the minimum required parking based on the Town of Midland's Zoning By-Law. The combined total

required parking based on parking survey results and a contingency proposed parking for oversized vehicle use for both properties is 73 parking spaces. An excess of 28 parking spaces is proposed as 101 parking spaces are provided in the site plan.

Therefore the hotel parking demand and proxy site parking survey justifies the proposed number of parking spaces as per site plan and will satisfy the Town of Midland's by-law.

Based on the discussion above, it can be concluded that the proposed parking spaces will be sufficient for the proposed development.

We trust that this study will provide appropriate information regarding parking demand for future development as proposed.

Respectfully Submitted,

n Engineering Inc.

Prepared by:



Sultan Ahmad Azizi
Graduate Engineer

Reviewed by:



Abu. S. Ziauddin M. Eng, P. Eng.
MUNICIPAL ENGINEER / PROJECT MANAGER

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APPENDIX A

Email Correspondence & Approved Terms of Reference



Date: March 17th, 2022

RE: n2137 | 1144 Hugel Avenue, Midland, Ontario

Subject: Terms of Reference for Parking Study

n Engineering Inc. was retained by the owner to provide a Parking Study Report in support of the proposed commercial development. The subject site is at 1144 Hugel Avenue, Midland, Ontario. Based on The Town of Midland's Zoning By-Law, and conversation with the town's engineering review team, the Terms of Reference are listed below.

Proposed Development

As per conceptual site plan, the proposed development is a two-storey Shoeless Joe's restaurant addition of 413.69 m² gross floor area (GFA) to the existing three-storey Super 8 motel building that has a GFA of 3451.80 m². The site is accessible via one site entrance on Hugel Avenue that allows full movements. As per Zoning By-law 2004-090, the proposed development requires 32 parking spaces for the development. n Architecture Inc. is proposing 21 parking spaces (including barrier free and handicap parking).

Qualified Persons

The Parking Study will be completed by a qualified professional planner and/or a professional engineer with experience in the field.

Required Contents

The following format will be followed for the Parking Study Report:

1. Introduction

- 1.1 Provide a brief description of the proposed development and context of the application which may include:

- A site description or site plan including gross floor area for each type of use and existing or proposed tenants
- Background information on the site
- Site access



- Existing parking on site
- Adjacent or nearby parking options including on-street and off-street facilities
- Official Plan and Zoning information
- Adjacent or nearby transit and active transportation infrastructure
- Approximate hours of operation for all uses on the site.

2. Policy Context

2.1 Define the zone within which the proposed development is situated in accordance with the Town of Midland's Zoning By-law.

2.2 Outline all applicable zoning by-law standards and parking requirements as set out in the Town of Midland's Zoning By-law.

2.2.1 Ensure barrier free parking requirements are met, adhering to both the Accessible Ontario Disabilities Act, 2005, and the Town of Midland's Zoning By-law. Where they may conflict, the more accessible requirement shall prevail.

2.2.2 The loading facility, confirms with the requirements are met without compromising parking capacity and site circulation in accordance with the applicable zoning by-law.

3. Parking Analysis

3.1 Evaluate the parking needs of the proposed development in the context of the zoning by-law requirements, the site's constraints, and parking design and management best practices.

3.2 Produce an inventory of:

- On-site parking
- On-street parking
- Off-street public parking in the area
- Curbside parking

3.3 Discuss the estimated parking demand for the proposed use during peak periods or alternatively the utilization rates of existing parking facilities, recognizing that availability of public on-street parking supply can change or be removed in the future.

3.3.1 AM, PM and off-peak periods at a minimum, with the inclusion of a Saturday analysis. The study is to include an analysis of the summer months in which the hotel operator has indicated is the busier time of the year for the sole use of the hotel.

3.3.2 A local example of a similar use can be used for estimated parking demand.

3.3.3 Provide an analysis that the proposed snow storage or the stock piling of snow would not be occurring in parking spaces for the subject uses which would contravene the Zoning By-law and the site circulation of the property.



3.4 Provide an estimate of the parking demand generated by the proposed development including:

- Residents
- Employees
- Visitors, customers, or patrons

3.5 Highlight any alternative means of providing parking or reducing parking demand such that parking capacity for the proposed development site is lessened, such as:

- Feasibility and appropriateness of shared parking on site
- Walk ability and active transportation options
- Increase in transit service to the site
- Park and ride lots

4. Conclusion

4.1 Briefly summarize the results of the parking analysis and the recommended parking requirements of the proposed development with regards to the zoning by-law, site context and any other applicable metrics.

4.2 Outline any pertinent considerations or issues with regards to parking requirements which may include environmental, accessibility, transit, infrastructure, or other matter

Methodology

Using criteria from the required contents and discussion with the town's engineering review team the following methodology has been agreed upon:

Parking Survey for the Hotel:

- Address: 1144 Hugel Avenue, Midland, Ontario
- Friday, July 8th, 2022 and Saturday, July 9th, 2022 from the times 10AM to 9PM for both days. This will ensure the AM, PM and off-peak periods, with the inclusion of Saturday are analyzed.
- If the peak does not decrease within the specified hours, counts will be taken until the peak drops.
- Cars in parking spots will be counted every 30 minute interval.
- Observed parking data will be collected that includes legal, curbside and employee parking.

The Parking Survey for the proxy site Kelsey's will include the following:

- Address: 917 King Street, Midland, Ontario



n Engineering Inc

Consolidated Terms of Reference

9120 Leslie Street, Suite 208, Richmond Hill, Ontario. L4B 3J9 | T: 416.303.4821 | F: 1.866.340.5265 | E: info@nengineering.com

- Friday, July 8th, 2022 and Saturday, July 9th, 2022 survey days from the times 12PM to 9PM for both days.
- If the peak does not decrease within the specified hours, counts will be taken until the peak drops.
- Cars in parking spots will be counted every 30 minute interval.
- Observed parking data will be collected that includes legal, curbside and employee parking.

We trust that this meets the requirements for the Town of Midland and the expectations going forward are clear. The parking survey dates may change, the Town will be notified if these changes exist.

From: [Steve Farquharson](#)
To: [Gurminder J](#)
Cc: ["Nitin Malhotra | nArchitecture Inc."; Andy Warzin; Mitch Sobil; Bailee Yasher; "Abu Ziauddin | nEngineering Inc"](#)
Subject: RE: n2137 | 1144 Hugel Avenue, Midland
Date: March 25, 2022 2:42:31 PM
Attachments: [image001.png](#)
[image003.png](#)

Good Afternoon Gurminder,
Planning and Engineering Staff have reviewed the revised TOR for the Parking Study and find them acceptable. We look forward to the study with the other associated material and application form.

Regards,
Steve Farquharson, B.URPL, MCIP, RPP

Manager of Planning Services

Town of Midland

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Midland, Ontario L4R 1R2

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Please note - The Municipal Office is open for limited walk-in services with some services by appointment only to help minimize the spread of COVID-19. For information on how to book appointments and for the services available please visit www.Midland.ca/COVID-19. For general inquiries please call 705-526-4275 ext. 2255 or email service@midland.ca. We thank you for your patience and understanding during this time.

This message is intended for the individual to whom it is addressed and may contain information that is confidential and exempt from disclosure under the Municipal Freedom of Information and Protection of Privacy Act. If you are not the intended recipient, please do not forward, copy or disclose this message to anyone and delete all copies and attachments received. If you have received this communication in error, please notify the sender immediately.

From: Gurminder Jagjait | nEngineering Inc <gj@nengineering.com>

Sent: March 25, 2022 1:06 PM

To: Steve Farquharson <sfarquharson@midland.ca>

Cc: 'Nitin Malhotra | nArchitecture Inc.' <nm@narchitecture.com>; Andy Warzin <awarzin@midland.ca>; Mitch Sobil <msobil@midland.ca>; Bailee Yasher <byasher@midland.ca>; 'Abu Ziauddin | nEngineering Inc' <az@nengineering.com>

Subject: RE: n2137 | 1144 Hugel Avenue, Midland

Importance: High

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n Engineering Inc



Gurminder Jagjait | EIT Transportation Analyst

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<http://nengineering.com/> | <https://www.facebook.com/nArchitectureInc>

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From: Gurminder Jagjait | nEngineering Inc [<mailto:gj@nengineering.com>]

Sent: March 17, 2022 9:19 AM

To: 'Steve Farquharson'

Cc: 'Nitin Malhotra | nArchitecture Inc.'; 'awarzin@midland.ca'; 'msobil@midland.ca'; 'byasher@midland.ca'; 'Abu Ziauddin | nEngineering Inc'

Subject: RE: n2137 | 1144 Hugel Avenue, Midland

Good Morning Steve,

I have attached a Consolidated TOR for the Parking Study of this project so that all parties all clear on what expectations are going forward.

The details, parking survey dates, and final methodology have all been included.

Please review this TOR and if you have any questions, do not hesitate to ask. Thank You!

Regards,



n Engineering Inc



Gurminder Jagjait | EIT Transportation Analyst

9120 Leslie Street, Suite-208, Richmond Hill, Ontario. L4B3J9 T: 905-597-5937

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From: Steve Farquharson [<mailto:sfarquharson@midland.ca>]


Sent: March 16, 2022 4:03 PM

To: Gurminder J; Mitch Sobil; Andy Warzin; Bailee Yasher

Cc: 'Nitin Malhotra | NArchitecture Inc.'; 'Abu Ziauddin | nEngineering Inc'

Subject: RE: n2137 | 1144 Hugel Avenue, Midland

Steve Farquharson has shared a OneDrive for Business file with you. To view it, click the link below.

 [Draft TOR for Parking Study for 1144 Hugel Avenue.docx](#)

Good Afternoon Gurminder,

Engineering and Planning staff met today to discuss the Parking Methodology that you have proposed. What staff will be looking for is a combination of the two that you have outlined. Please see below:

The Parking Survey for the hotel will include the following:

- Friday, and Saturday survey days from the times 10AM to 9PM for both days. This will ensure the AM, PM and off-peak periods, with the inclusion of Saturday are analyzed.
- If the peak does not decrease within the specified hours, counts will be taken until the peak drops.
- Cars in parking spots will be counted every 30 minute interval.
- Observed parking data will be collected that includes legal, curbside and employee parking.

The Parking Survey for the proxy site Kelsey's will include the following:

- Friday and Saturday survey days from the times 12PM to 9PM for both days.
- If the peak does not decrease within the specified hours, counts will be taken until the peak drops.
- Cars in parking spots will be counted every 30 minute interval.
- Observed parking data will be collected that includes legal, curbside and employee parking.
- occurring on a Friday and Saturday during the month of July.

Please ensure the other items for the TOR are included as staff have outlined in its March 1, 2022 email which I have attached for your reference. Once you have combined all of the items you, please send us the consolidated TOR, so that all parties are clear on what the expectations are going forward.

Regards,

Steve Farquharson, B.URPL, MCIP, RPP

Manager of Planning Services

Town of Midland

575 Dominion Avenue,
Midland, Ontario L4R 1R2
P: 705-526-4275 ext 2214 | F: 705-526-9971
sfarquharson@midland.ca | www.Midland.ca | www.EngagingMidland.ca
Twitter EService Midland



Engaging Midland



Please note - The Municipal Office is open for limited walk-in services with some services by appointment only to help minimize the spread of COVID-19. For information on how to book appointments and for the services available please visit www.Midland.ca/COVID-19. For general inquiries please call 705-526-4275 ext. 2255 or email service@midland.ca. We thank you for your patience and understanding during this time.

This message is intended for the individual to whom it is addressed and may contain information that is confidential and exempt from disclosure under the Municipal Freedom of Information and Protection of Privacy Act. If you are not the intended recipient, please do not forward, copy or disclose this message to anyone and delete all copies and attachments received. If you have received this communication in error, please notify the sender immediately.

From: Gurminder Jagjait | nEngineering Inc <gj@nengineering.com>

Sent: March 7, 2022 1:54 PM

To: Steve Farquharson <sfarquharson@midland.ca>; Mitch Sobil <msobil@midland.ca>; Andy Warzin <awarzin@midland.ca>; Bailee Yasher <byasher@midland.ca>

Cc: 'Nitin Malhotra | NArchitecture Inc.' <nm@narchitecture.com>; 'Abu Ziauddin | nEngineering Inc' <az@nengineering.com>

Subject: n2137 | 1144 Hugel Avenue, Midland

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Remember; if you are in doubt, it is always safer to **DELETE** the message and initiate contact with the sender directly.

If you have any questions, please contact IT Support.

Hello,

Thank you for the help! I have reviewed the town's Terms of Reference for the parking study. We ensure to follow the format and include all the required contents.

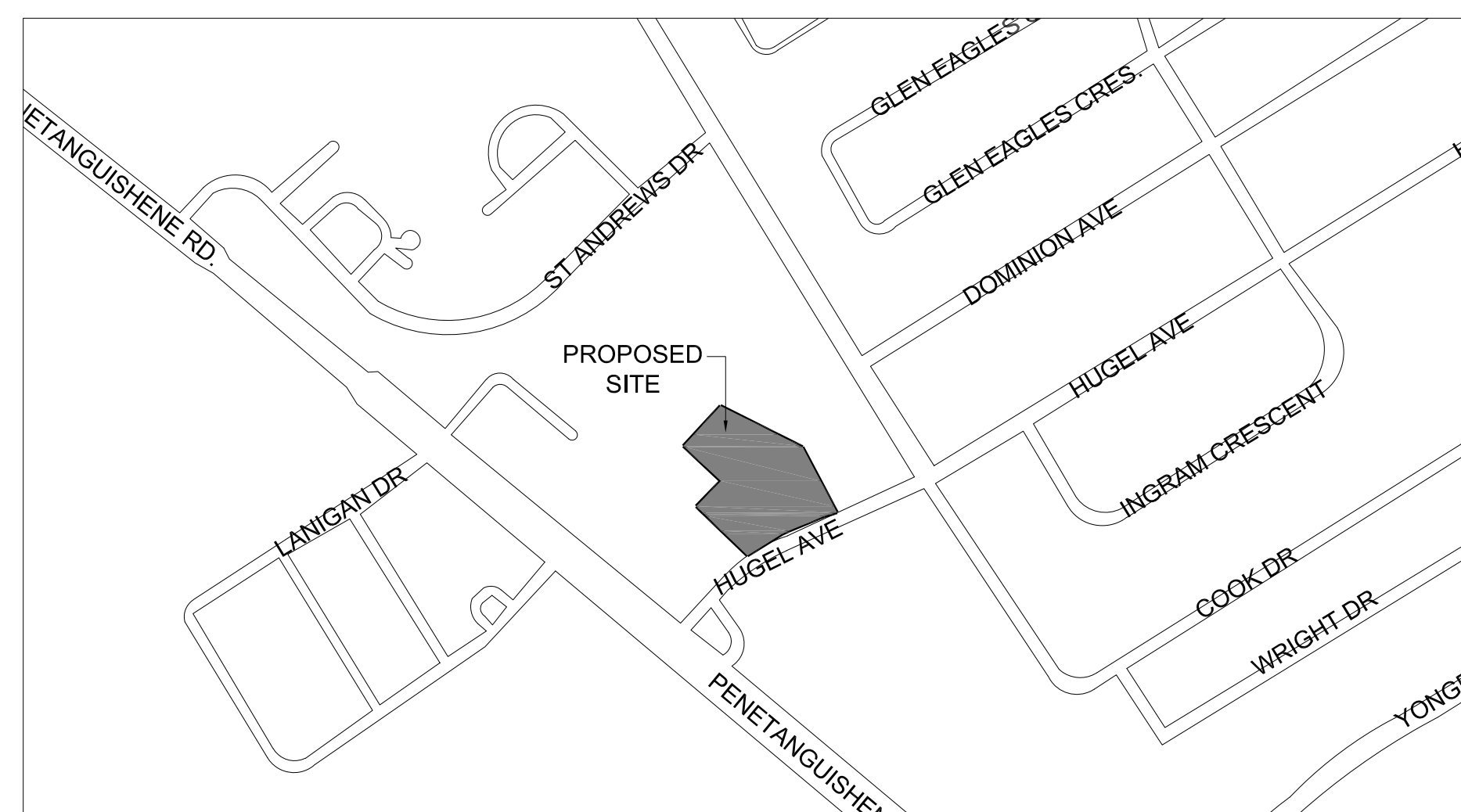
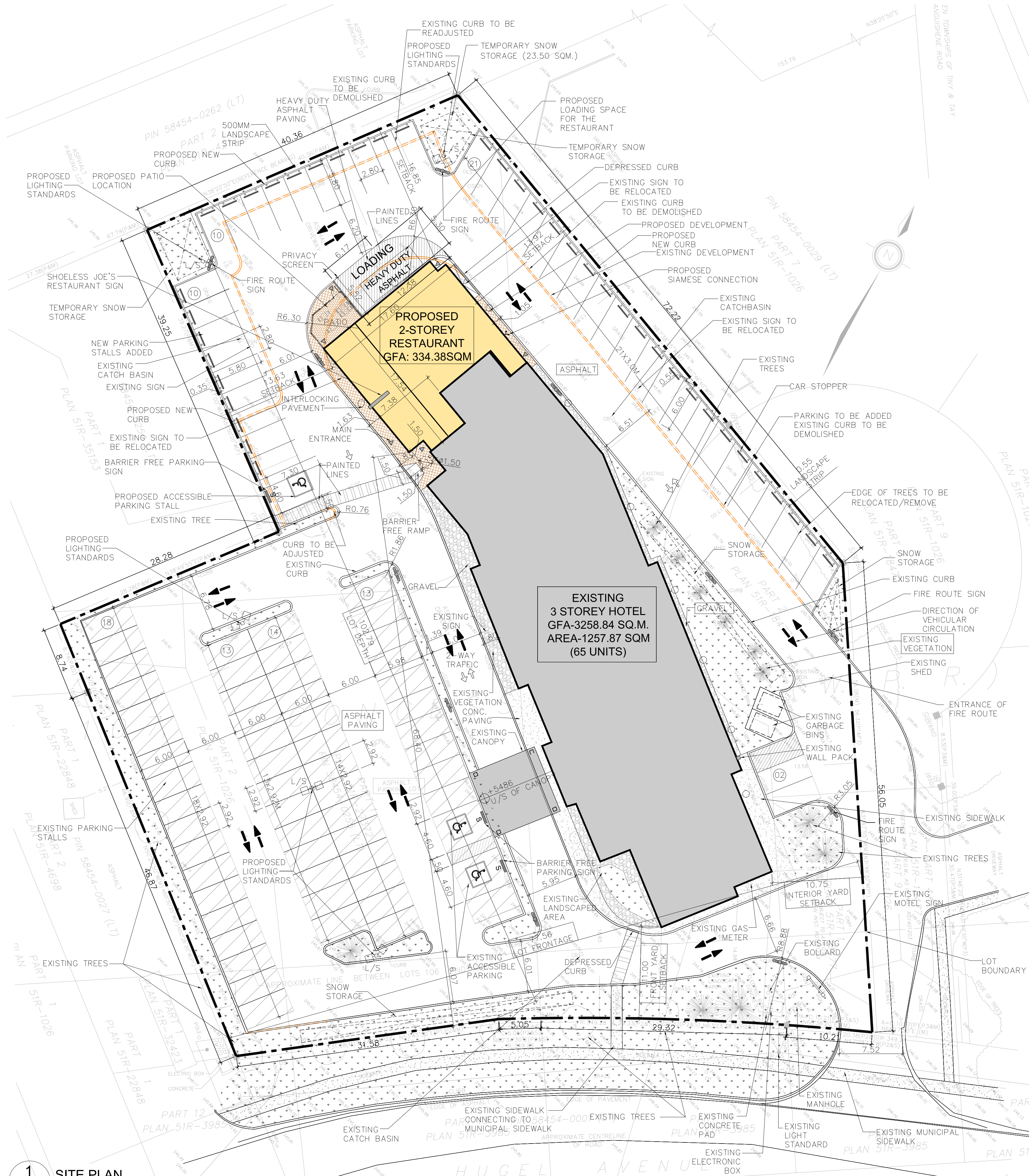
I have attached a file that has two methodology options for the Parking Survey. Could you please send this to the town staff in charge of Parking Study's have them review and recommend which methodology they prefer us to use.

I hope to hear from you soon.

Regards,

APPENDIX B

Site Plan



KEY PLAN

MUNICIPAL ADDRESS & LEGAL DESCRIPTION

1144 HUGEL AVE, MIDLAND, ON.
 PART OF EAST-HALF LOT 106 & PART OF LOT 107, CONCESSION 1 FORMERLY THE TOWNSHIP OF TINY NOW TOWN OF MIDLAND (COUNTY OF SIMCOE)

SURVEYOR INFORMATION

SURVEY PLAN ON DATED: F.S SURVEYING INC. 7 Colwick Drive, North York, ON M2K 2G2 T: 416.786.8080 E: Info@fssurveying.com

APPLICANT

n Architecture Inc 9120 LESLIE STREET, SUITE-208, RICHMOND HILL, ONTARIO L4B 3J9 T: 416. 256. 9741 E: Info@narchitecture.com www.narchitecture.com

OWNER INFORMATION

SONU DHILLON SUPER 8 HOTEL, 1144 HUGEL AVE 14R 0B1 E: GSM@SUPER8 MIDLAND.COM

LEGEND

- PROPERTY LINE
- NEW BUILDING
- EXISTING BUILDING
- LANDSCAPE
- CONC. PAVEMENT, 150MM RAISED
- ASPHALT
- BARRIER FREE PARKING
- BARRIER FREE CURB
- BARRIER CURB
- ▲ MAIN DOOR ENTRANCE
- △ OVERHEAD DOOR
- ▨ LOADING
- - - DEMO LINE
- ▨ EXISTING PARKING
- FIRE ROUTE SIGN

LOADING REQUIREMENT (PROPOSED DEVELOPMENT)

	REQUIRED	PROPOSED
FOR NON-RESIDENTIAL(500SQM. OR LESS)	0	1 (9.27MX5.3M)

PROJECT STATISTICS

ADDRESS: 1144 HUGEL AVE MIDLAND, ON
 ZONING: HIGHWAY COMMERCIAL, HC

	REQUIRED	PROPOSED	EXISTING
TOTAL LOT AREA (m ²)	0.3ha	0.74ha (1.84 Acres)	
EXISTING HOTEL GFA	-	-	3258.84 SQ.M.
EXISTING GUEST ROOMS	-	-	65
PROPOSED RESTAURANT GFA	-	334.38 SQ.M.	-
TOTAL GFA (HOTEL+RESTAURANT)	-	-	3593.22 SQ.M.
COVERAGE	265.55 SQ.M. (3.56%)	1257.87 SQ.M. (15.3%)	
MAX. LOT COVERAGE	50%	1397.75 SQ.M. (18.77%)	
LANDSCAPED AREA	-	944.94 SQ.M. (12.69%)	
PAVED AREA	-	5103.53 SQ.M. (65.63%)	
MIN. LOT FRONTAGE	30 M.	77.56 M.	
MIN. LOT DEPTH	-	102.79 M.	
MAX. BUILDING HEIGHT	11 M.	9.36 M.	10.18 M.

PARKING REQUIREMENT

	REQUIRED	EXISTING	PROPOSED
HOTEL (65 UNITS) (1.25 PER UNIT) INCLUDING 2 ACCESSIBLE PARKING SPACES	81.25	79	
RESTAURANT (1/EVERY 4-PERSON EATING CAPACITY, 127 INDOOR & OUTDOOR SEATS) INCLUDING 1 ACCESSIBLE PARKING SPACE	31.75	-	101 (INCL. 3 BF)
TOTAL	113	79	
DIFFERENCE			-12

SETBACK

	REQUIRED	PROPOSED
MINIMUM FRONT YARD	7.5 M.	11.00M(EXISTING)
MINIMUM REAR YARD	3.3 M.	16.85 M
MINIMUM INTERIOR SIDE (EAST)	0.0 M.	10.75M(EXISTING)
MINIMUM INTERIOR SIDE (WEST)	0.0 M.	13.63 M

RESTAURANT AREA CHART

	PROPOSED
FIRST FLOOR GFA	176.82 SQ.M.
SECOND FLOOR GFA	157.56 SQ.M.
TOTAL GFA :	334.38SQ.M.

SEATING CAPACITY OF RESTAURANT

INDOOR SEATING	75
PATIO SEATING	52
TOTAL SEATING	127

n Architecture Inc
 PRINCIPAL: NITIN MALHOTRA, ARCHITECT.
 9120 Leslie Street, Suite-208
 Richmond Hill, Ontario. L4B 3J9
 T : 4 1 6 . 2 5 6 . 9 7 4 1
 E: info@narchitecture.com
 www.narchitecture.com

ONTARIO ASSOCIATION OF ARCHITECTS
 NITIN MALHOTRA LICENCE 6211
 PROJECT NORTH

17th MAY 2023

17th MAY 2023
 ISSUED FOR SPA
 NOT FOR CONSTRUCTION

No.	Date	Version	Dwn.
2.	17 MAY 2023	ISSUED FOR SPA	JB
1.	16 AUG 2021	ISSUED FOR PRE-CON	JB

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PROJECT:
SHOELESS JOE'S RESTAURANT
 1144 HUGEL AVE
 MIDLAND, ONTARIO

DRAWING TITLE:
SITE PLAN

DRAWN BY: JB	DATE: 01 JUNE 2021
CHECKED BY: NM	SCALE: AS NOTED
PROJECT NO.:	DRAWING NO.:
21-37	A-1.0

APPENDIX C

Parking Occupancy Survey Data

Parking Survey Results Sheet

Data Collector: *Gurminder Jagrajit*

Date: *July 8th, 2022*

Location of Proxy Site: 1144 Hugel Avenue, Midland, Ontario [Super 8]

	At Proxy Site
Available Parking Spots	72

Time	Number of Occupied Parking Spots	Curbside & Illegal Parked Cars
11:00 AM		
11:30 AM		
12:00 PM	10	0
12:30 PM	11	0
1:00 PM	11	0
1:30 PM	10	2
2:00 PM	8	0
2:30 PM	11	0
3:00 PM	12	0
3:30 PM	12	0
4:00 PM	9	0
4:30 PM	9	0
5:00 PM	12	0
5:30 PM	15	0
6:00 PM	18	0
6:30 PM	15	0
7:00 PM	18	0
7:30 PM	20	0
8:00 PM	21	0
8:30 PM	21	0
9:00 PM	30	0
9:30 PM	-	-
10:00 PM	40	0
11:00 PM	40	0

Notes: *. Sunny day 27°C*
. Max at night

Gurminder

Parking Survey Results Sheet

Data Collector: Harshdeep Randhawa

Date: July 8th, 2022

Location of Proxy Site: 917 King Street, Midland, Ontario [Kelseys]

	At Proxy Site
Available Parking Spots	76 72

Time	Number of Occupied Parking Spots	curbside & Illegal Parked Cars
12:00 PM	9	-
12:30 PM	8	-
1:00 PM	15	-
1:30 PM	18	-
2:00 PM	17 17	-
2:30 PM	20	-
3:00 PM	22 15	-
3:30 PM	12	-
4:00 PM	10	-
4:30 PM	17	-
5:00 PM	19	-
5:30 PM	24	-
6:00 PM	24	-
6:30 PM	20	-
7:00 PM	25	1
7:30 PM	27	-
8:00 PM	30	-
8:30 PM	33	-
9:00 PM	37	-
9:30 PM	35	-
10:00 PM	30	-

- Notes:
- Warm Summer day 27°C
 - Internet down most of the day.
 - Closes at 11:00pm

Harshdeep

Parking Survey Results Sheet

Data Collector: *Gurminder Jagjit*

Date: *July 9th, 2022*

Location of Proxy Site: 1144 Hugel Avenue, Midland, Ontario [Super 8]

	At Proxy Site
Available Parking Spots	72

Time	Number of Occupied Parking Spots	Curbside & Illegal Parked Cars
11:00 AM		
11:30 AM	16	0
12:00 PM	15	0
12:30 PM	14	0
1:00 PM	15	0
1:30 PM	15	0
2:00 PM	15	0
2:30 PM	14	0
3:00 PM	14	0
3:30 PM	19	0
4:00 PM	20	0
4:30 PM	18	0
5:00 PM	16	0
5:30 PM	15	0
6:00 PM	19	0
6:30 PM	24	0
7:00 PM	22	0
7:30 PM	27	0
8:00 PM	31	0
8:30 PM	35	0
9:00 PM	41	0
9:30 PM	43	0
10:00 PM	48 45	0
11:00pm	45	0

Notes: *22° c , slightly windy*

Gurminder

Parking Survey Results Sheet

Data Collector: Harshdeep Randhawa

Date: July 9th, 2022

Location of Proxy Site: 917 King Street, Midland, Ontario [Kelseys]

	At Proxy Site
Available Parking Spots	76 + 2

Time	Number of Occupied Parking Spots	Curbside & Illegal Parked Cars
12:00 PM	8	-
12:30 PM	10	-
1:00 PM	13	-
1:30 PM	14	-
2:00 PM	16	-
2:30 PM	18	-
3:00 PM	15	-
3:30 PM	15	-
4:00 PM	17	-
4:30 PM	18	-
5:00 PM	20	-
5:30 PM	25	-
6:00 PM	23	-
6:30 PM	27	-
7:00 PM	27	-
7:30 PM	29	-
8:00 PM	33	-
8:30 PM	38	-
9:00 PM	41	-
9:30 PM	40	-
10:00 PM	38 32	-

Notes: • Sunny day, 22°C
 • average stay is 45 mins for customers

Harshdeep

APPENDIX D

Owner Email Thread



joline bouhamdan B. Arch | Intern Architect

9120 Leslie Street, Suite-208, Richmond Hill, Ontario. L4B3J9 T: 905-597-5937

<http://narchitecture.com/> | <https://www.facebook.com/nArchitectureInc>

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From: S.P Dhillon [<mailto:gsm@super8midland.com>]

Sent: October 25, 2022 7:29 PM

To: Joline Bouhamdan | nArchitecture Inc.

Subject: Re: n2137 | FW: 1144 Hugel Ave - Parking Analysis Study - Preliminary Town Comments

Hello Joline the conference room is only used by our guests for example hockey teams, groups staying at the hotel wanting a meeting room etc.

S.P Dhillon
General Manager
SUPER 8 MIDLAND
1144 Hugel Avenue, Midland Ontario, L4R 0B1
705-526-8288 (local)
705-526-8810 (FAX)
800-800-8000 (reservations)
www.super8midland.com

On 2022-10-25 07:35, Joline Bouhamdan | nArchitecture Inc. wrote:

Good morning Sonu,

Hoping your day is going well.

Further to the below comment;

"Please confirm whether the existing conference boardroom, designed to accommodate 45 individuals, is to remain and function as a rental meeting facility within the Super 8 Hotel. "

Can you please kindly confirm if the existing conference room is only used by the visitors of the hotel? Or does it also function as a rental meeting facility for outside users?

From: [Joline Bouhamdan | nArchitecture Inc.](#)
To: ["Sonu Shillon"; "S.P. Dhillon"](#)
Cc: ["Nitin Malhotra | NArchitecture Inc."; "Abu Ziauddin | nEngineering Inc."; "Gurminder Jagjait | nEngineering Inc"](#)
Subject: n2137 | 1144 Hugel Ave, Midland
Date: February 3, 2023 11:02:36 AM
Attachments: [image002.png](#)
[image003.png](#)

Hello Sonu,

Thank you for the information.

I would also like to inform you that we still have not received the letter from the snow removal contractor yet.

Regards,



joline bouhamdan B. Arch | Intern Architect

9120 Leslie Street, Suite-208, Richmond Hill, Ontario. L4B3J9 T: 905-597-5937

<http://narchitecture.com/> | <https://www.facebook.com/nArchitectureInc>

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From: Sonu Shillon [mailto:dhillon7865@yahoo.ca]
Sent: February 3, 2023 10:56 AM
To: Joline Bouhamdan | nArchitecture Inc.
Subject: Re: n2137 | 1144 Hugel Ave, Midland

Hello Joline

We do get coach buses time to time. Specially during high season and throughout fall. I would say twice a week from June to November. They usually book a block of 30 rooms.

Thank you
Sonu Dhillon

On Friday, February 3, 2023, 10:24:18 AM EST, Joline Bouhamdan | nArchitecture Inc. <jb@narchitecture.com>

wrote:

Good morning Sonu,

I hope all is well with you.

Can you please let us know how often coach buses are parking within the facility?

The city requires this information for the parking study.

Thank you.

Regards,



joline bouhamdan B. Arch | Intern Architect

9120 Leslie Street, Suite-208, Richmond Hill, Ontario. L4B3J9 T: 905-597-5937

<http://narchitecture.com/> | <https://www.facebook.com/nArchitectureInc>

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APPENDIX E

Zoning By-Law Maps

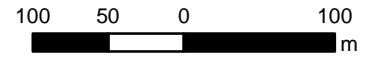
Town of Midland

Schedule A

Zoning By-law 2004-90,

as amended

Map 37



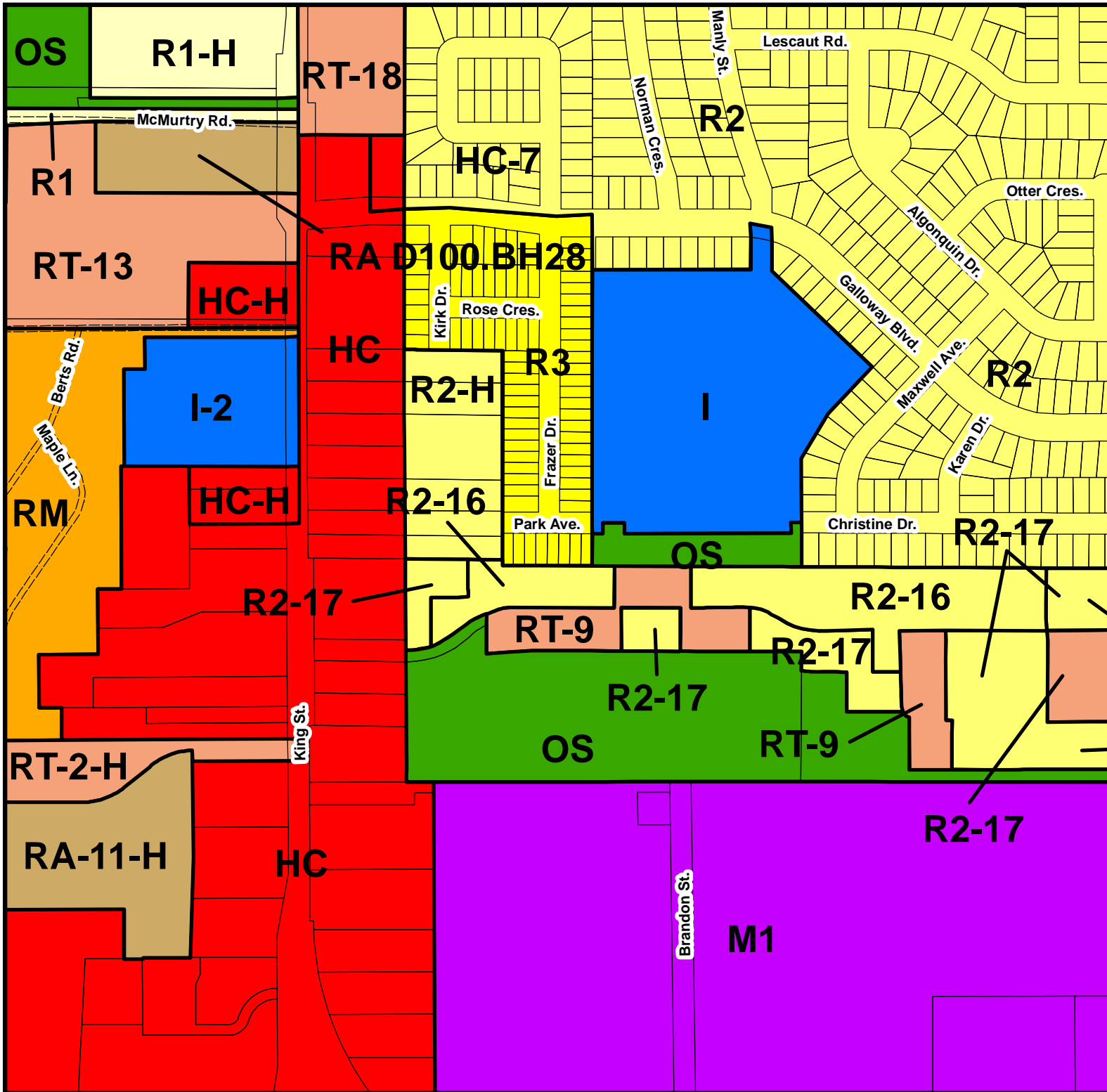
1:5,000

Legend	
R1	Residential Zone
R2	Residential Zone
R3	Residential Zone
R4	Residential Zone
R5	Residential Zone
RT	Residential Townhouse Zone
RA	Residential Apartment Zone
RM	Residential Mobile Home Zone
RO	Residential Office Zone
DC-F2	Downtown Core Commercial Zone
HC	Highway Commercial Zone
NC	Neighbourhood Commercial Zone
MC	Marine Commercial Zone
M1	Industrial Zone
M2	Industrial Zone
I	Institutional Zone
OS	Open Space Zone
RU	Rural Zone
EP	Environmental Protection Zone
	Parking Exemption Area

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Revision Date: August 29, 2017
 Created By: Town of Midland Planning and Building Services

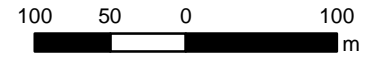


Town of Midland

Schedule A

Zoning By-law 2004-90, as amended

Map 23



1:5,000

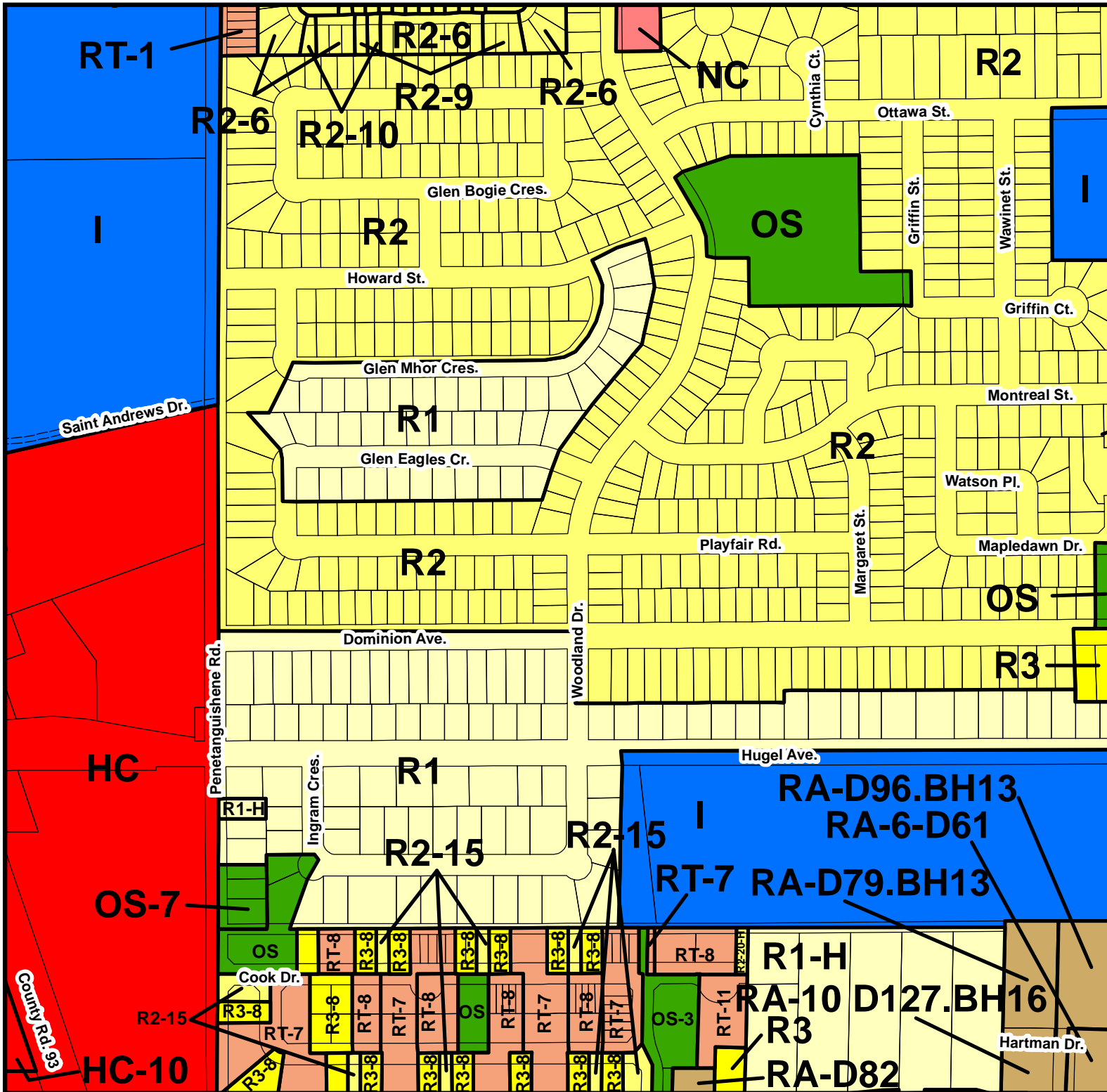
Legend

	R1 Residential Zone
	R2 Residential Zone
	R3 Residential Zone
	R4 Residential Zone
	R5 Residential Zone
	RT Residential Townhouse Zone
	RA Residential Apartment Zone
	RM Residential Mobile Home Zone
	RO Residential Office Zone
	DC-F2 Downtown Core Commercial Zone
	HC Highway Commercial Zone
	NC Neighbourhood Commercial Zone
	MC Marine Commercial Zone
	M1 Industrial Zone
	M2 Industrial Zone
	I Institutional Zone
	OS Open Space Zone
	RU Rural Zone
	EP Environmental Protection Zone
	Parking Exemption Area

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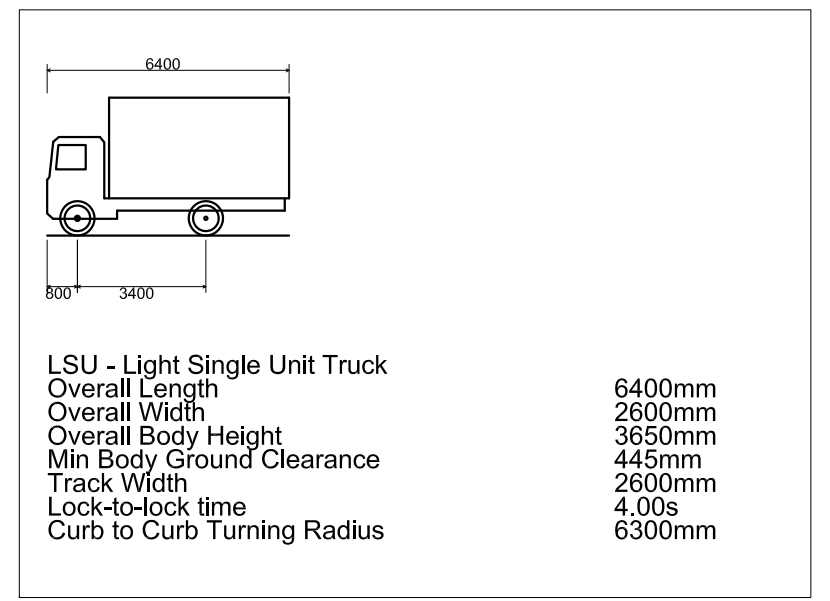
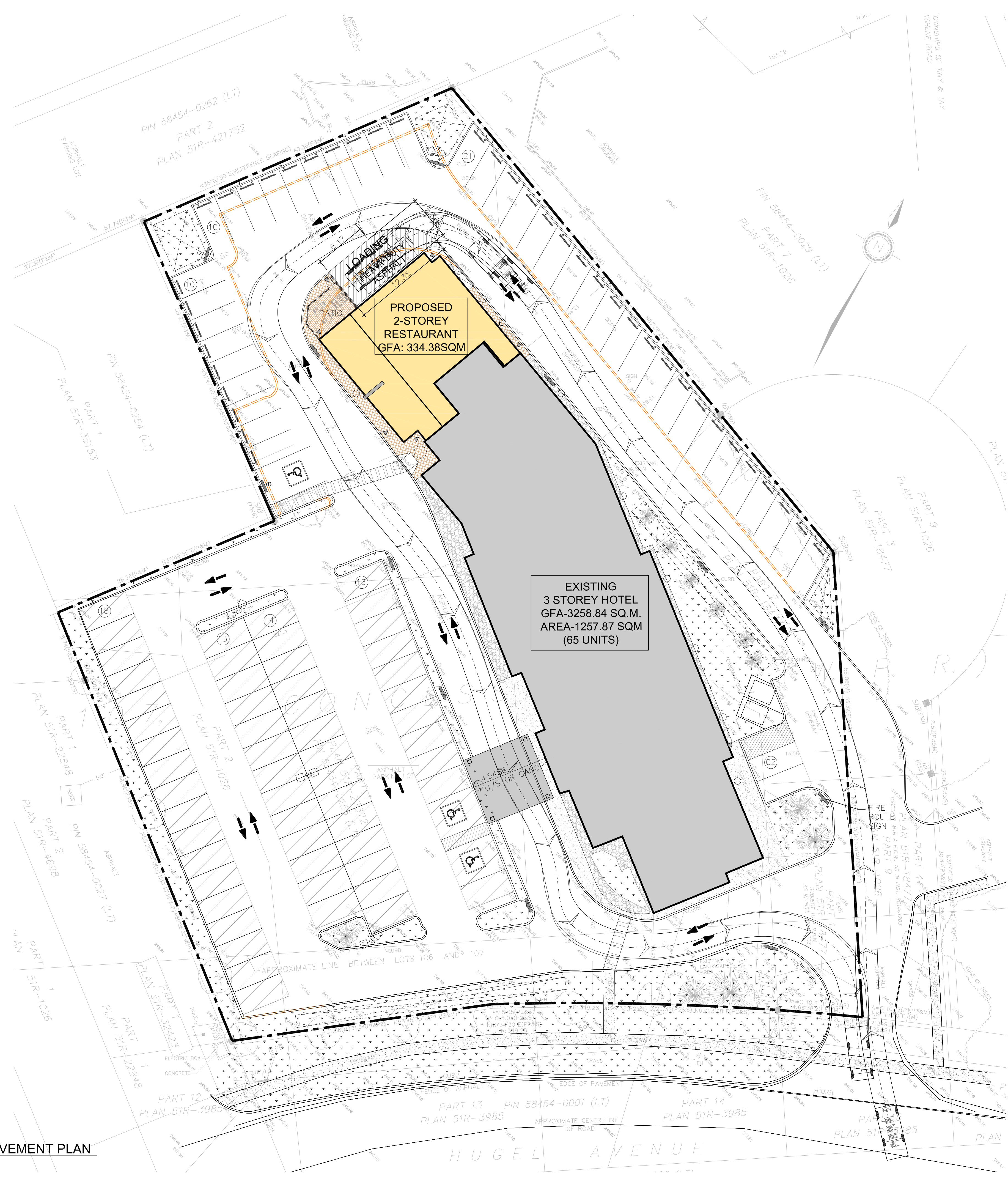
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Revision Date: August 29, 2017
Created By: Town of Midland Planning and Building Services

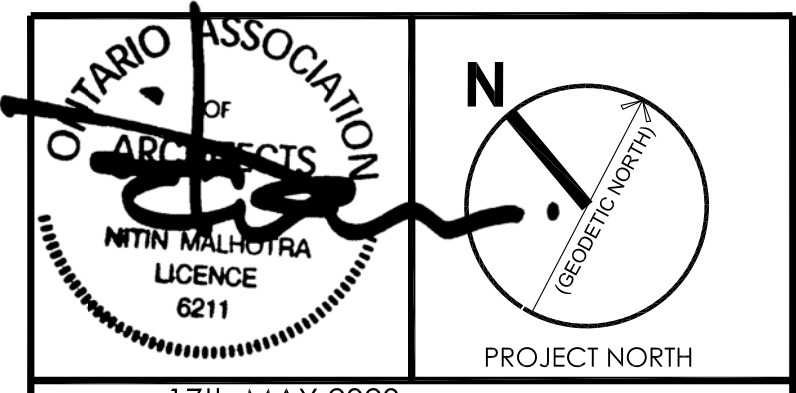


APPENDIX F

Vehicle Manoeuvring Diagrams



n Architecture Inc
 PRINCIPAL: NITIN MALHOTRA, ARCHITECT.
 9120 Leslie Street, Suite-208
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 E: info@narchitecture.com
 www.narchitecture.com



17th MAY 2023

17th MAY 2023
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2.	17 MAY 2023	ISSUED FOR SPA	JB
1.	16 AUG 2021	ISSUED FOR PRE-CON	JB

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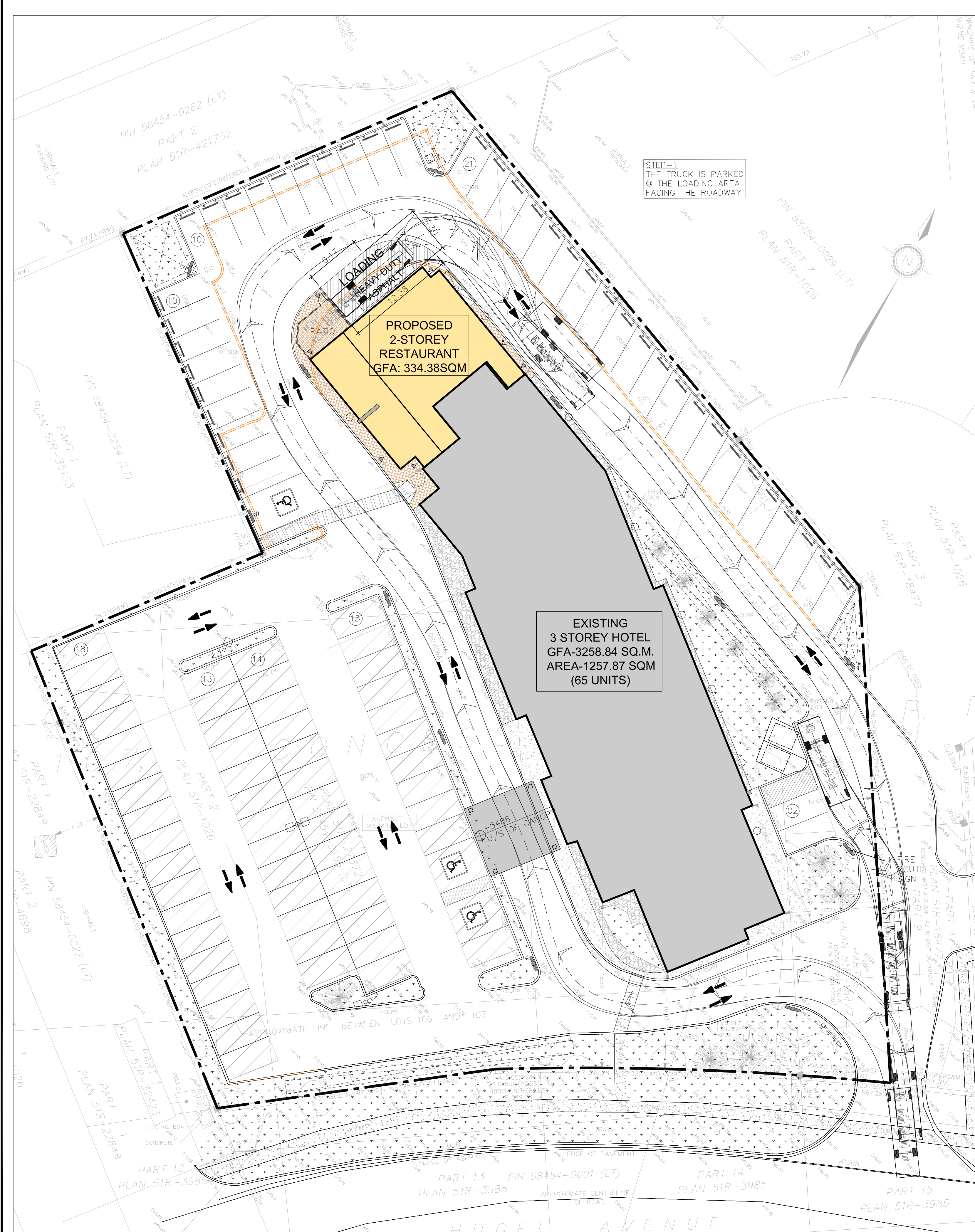
PROJECT:
SHOELSS JOE'S RESTAURANT
 1144 HUGEL AVE
 MIDLAND, ONTARIO

DRAWING TITLE:
LOADING TRUCK TURNING MOVEMENT PLAN

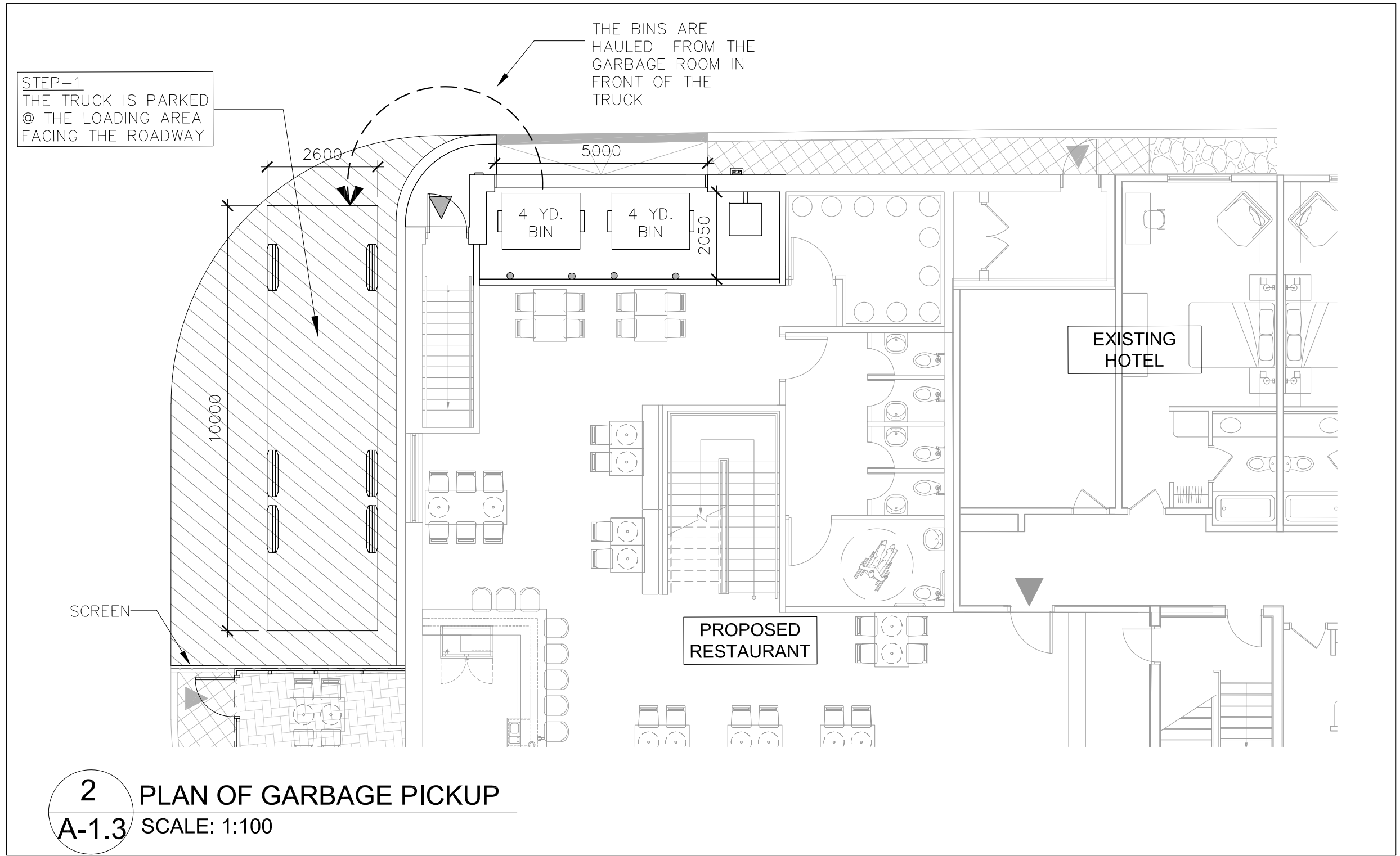
DRAWN BY: JB	DATE: 01 JUNE 2021
CHECKED BY: NM	SCALE: AS NOTED
PROJECT NO.:	DRAWING NO.:

21-37 A-1.2

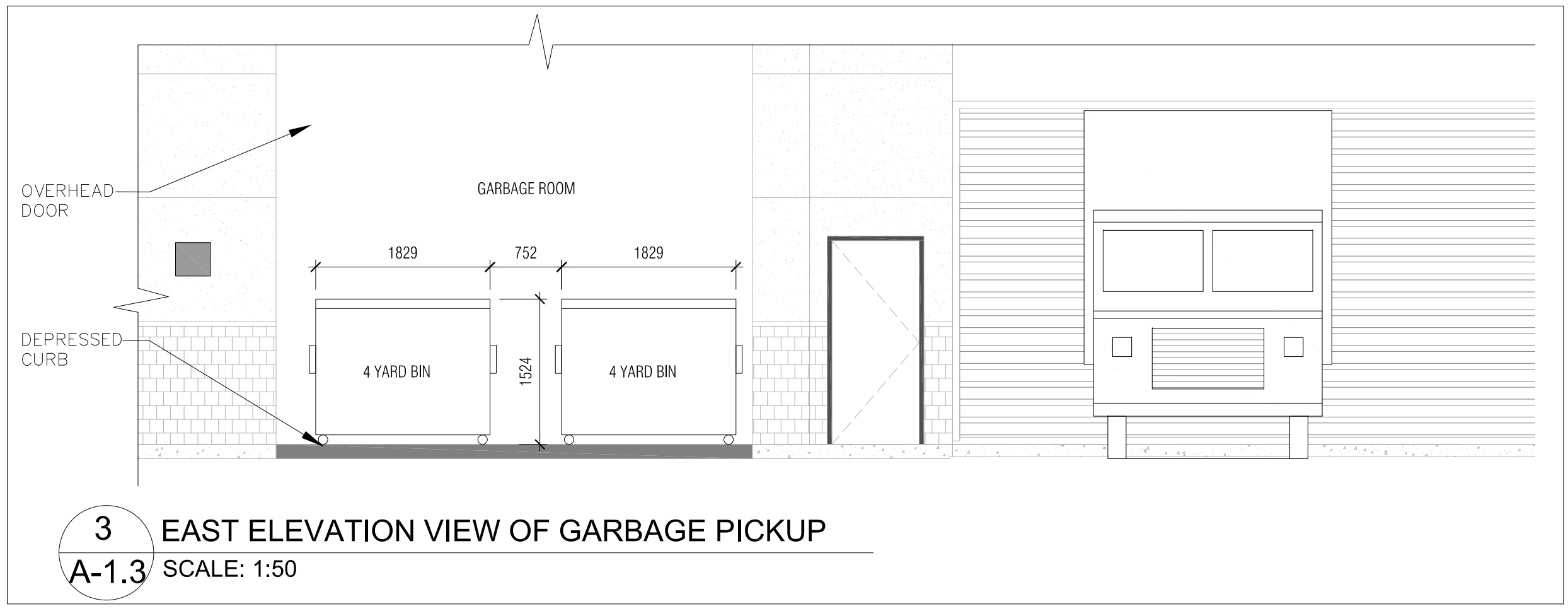
1 LOADING TRUCK TURNING MOVEMENT PLAN
 SCALE: 1:250



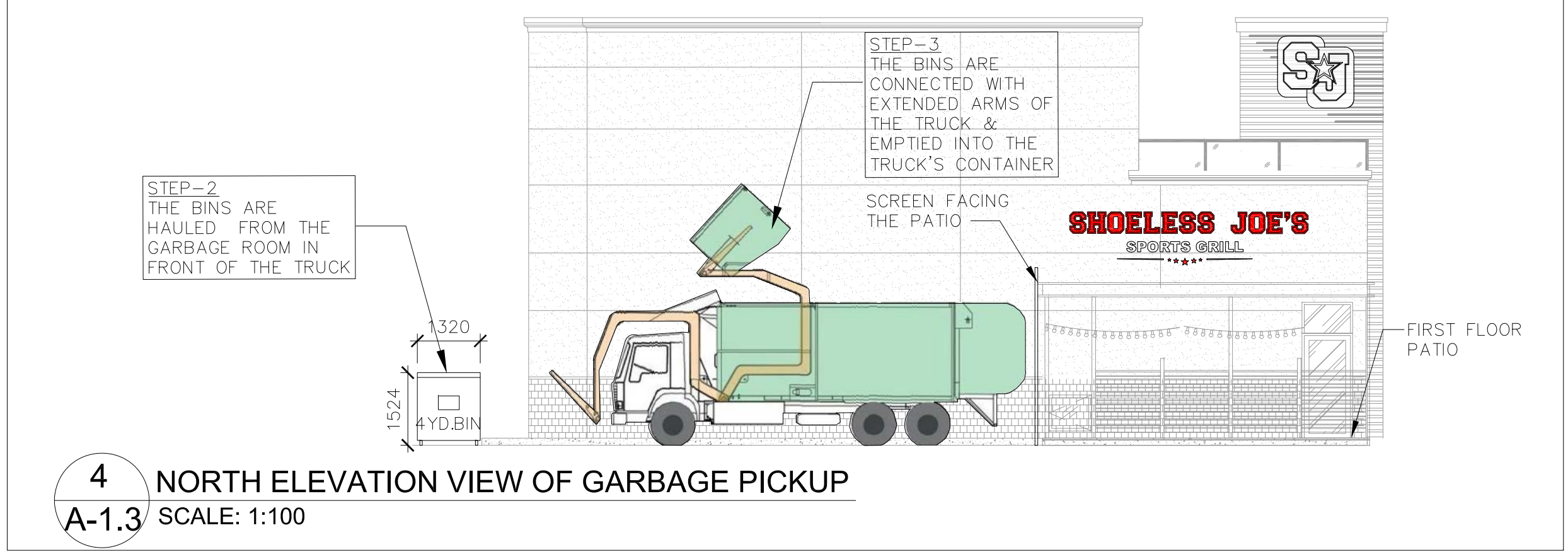
1 SOLID WASTE MANAGEMENT PLAN
A-1.3 SCALE: 1:250



2 PLAN OF GARBAGE PICKUP
A-1.3 SCALE: 1:100



3 EAST ELEVATION VIEW OF GARBAGE PICKUP
A-1.3 SCALE: 1:50



4 NORTH ELEVATION VIEW OF GARBAGE PICKUP
A-1.3 SCALE: 1:100

MSU - Medium Single Unit Truck/ Front Loader	10000mm
Overall Length	2600mm
Overall Width	3650mm
Overall Body Height	445mm
Min Body Ground Clearance	2600mm
Track Width	4.00s
Lock-to-lock time	11100mm
Curb to Curb Turning Radius	

REFERENCES:

4 YARD BINS AS REQUIRED BY SHOELESS RESTAURANT (SHOELESS VICE PRESIDENT NOV. 21, 2021 nick@shoelessjoes.ca)

DWG-3/A-1.4

4YARD BIN ILLUSTRATION : G.F.L.(N.D.) 4 YARD GARBAGE DUMPSTER GREEN FOR LIFE (FEBRUARY 27, 2022)

DWG-4/A-1.4

G.F.L.(N.D.) ILLUSTRATION OF 4 YARD PICKUP GREEN FOR LIFE (FEBRUARY 27, 2022)

n Architecture Inc
PRINCIPAL: NITIN MALHOTRA, ARCHITECT.
9120 Leslie Street, Suite-208
Richmond Hill, Ontario. L4B 3J9
T : 4 1 6 . 2 5 6 . 9 7 4 1
E: info@narchitecture.com
www.narchitecture.com

ONTARIO ASSOCIATION OF ARCHITECTS
NITIN MALHOTRA
LICENCE 6211
PROJECT NORTH

17th MAY 2023

17th MAY 2023
ISSUED FOR SPA
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No.	Date	Version	Dwn.
2.	17 MAY 2023	ISSUED FOR SPA	JB
1.	16 AUG 2021	ISSUED FOR PRE-CON	JB

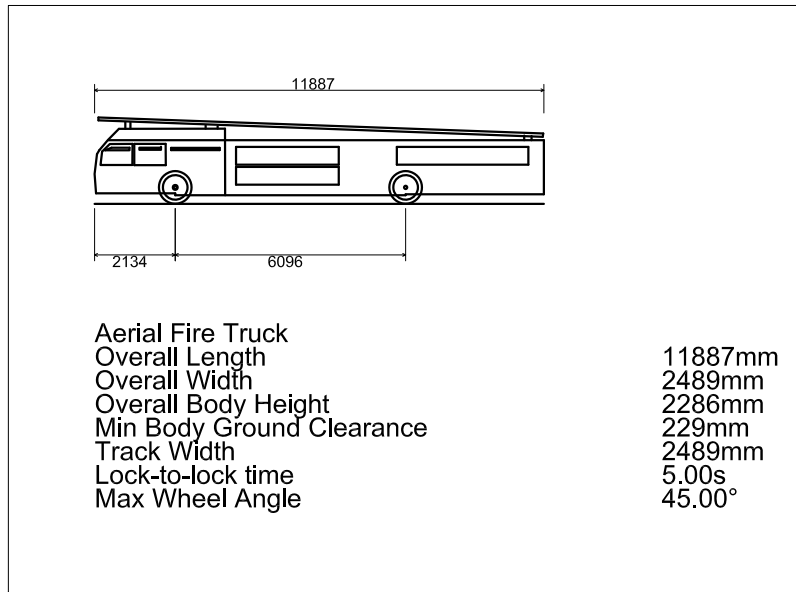
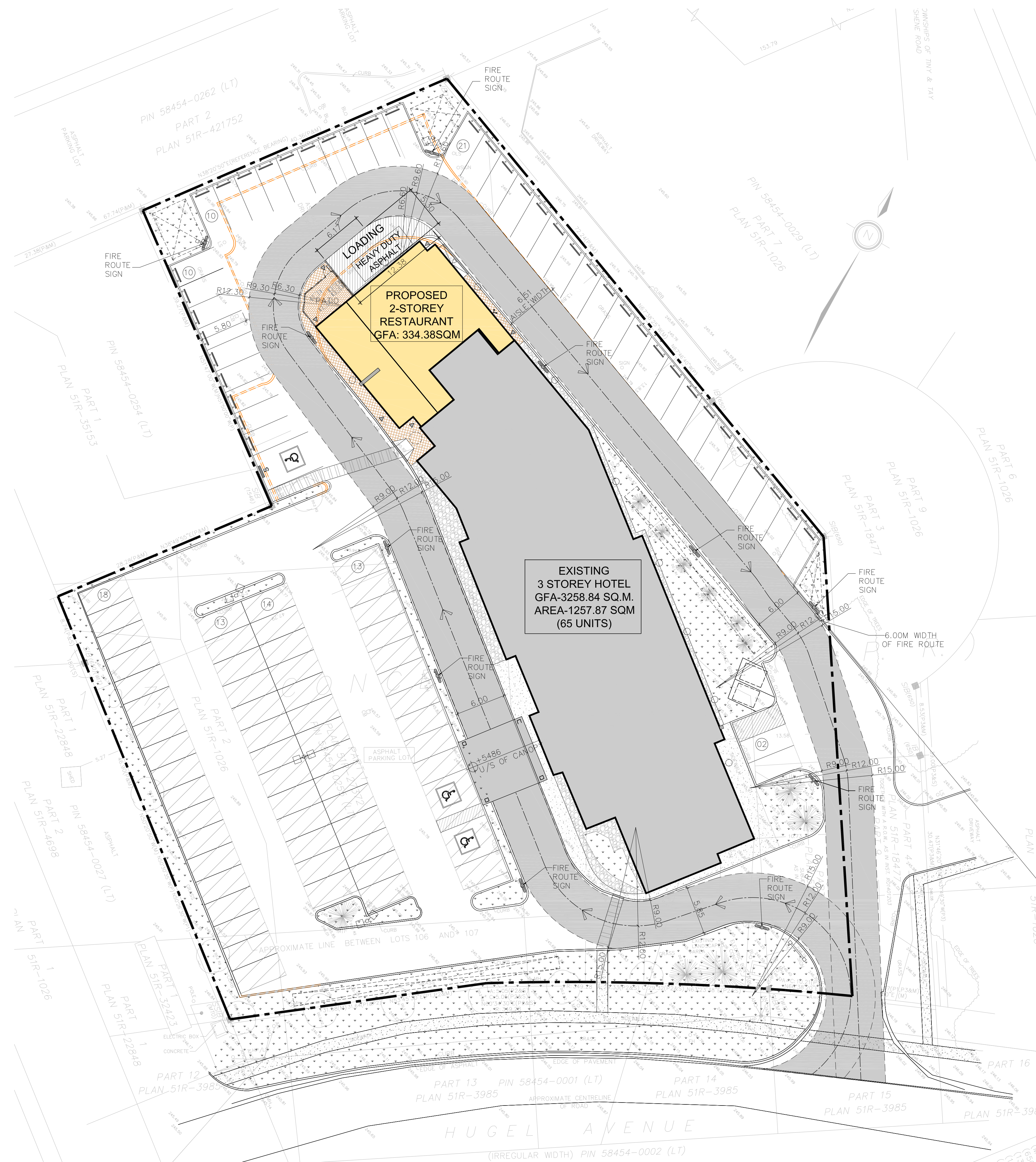
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PROJECT:
SHOELESS JOE'S RESTAURANT
1144 HUGEL AVE
MIDLAND, ONTARIO


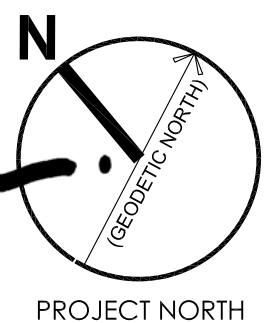
DRAWING TITLE:
SOLID WASTE MANAGEMENT PLAN

DRAWN BY: JB DATE: 01 JUNE 2021
CHECKED BY: NM SCALE: AS NOTED
PROJECT NO.: DRAWING NO.:

21-37 A-1.3




n Architecture Inc
 PRINCIPAL: NITIN MALHOTRA, ARCHITECT.
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 E : info@narchitecture.com
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PROJECT NORTH

17th MAY 2023

17th MAY 2023
 ISSUED FOR SPA
 NOT FOR CONSTRUCTION

No.	Date	Version	Dwn.
2.	17 MAY 2023	ISSUED FOR SPA	JB
1.	16 AUG 2021	ISSUED FOR PRE-CON	JB

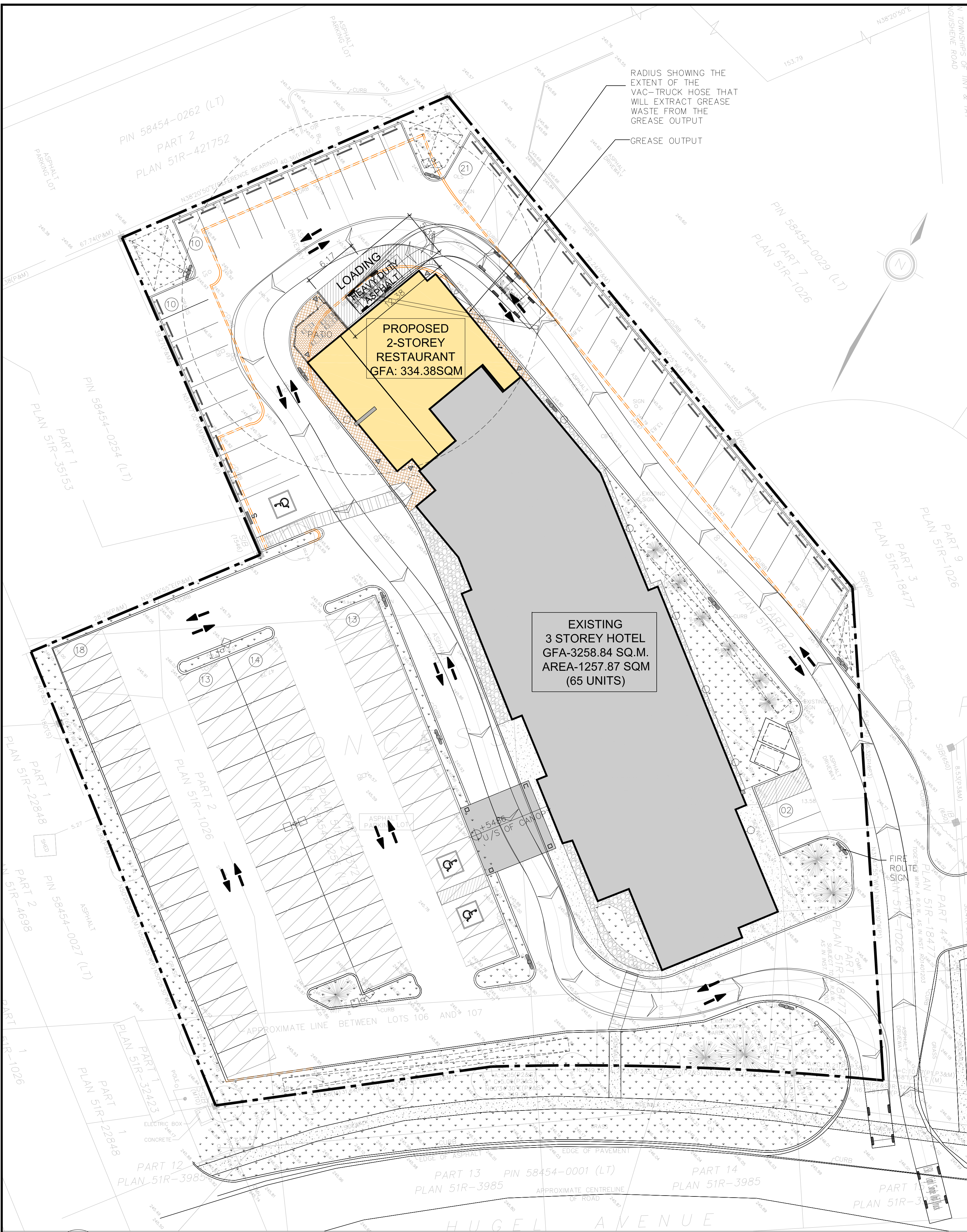
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PROJECT:
SHOELSS JOE'S RESTAURANT
 1144 HUGEL AVE
 MIDLAND, ONTARIO

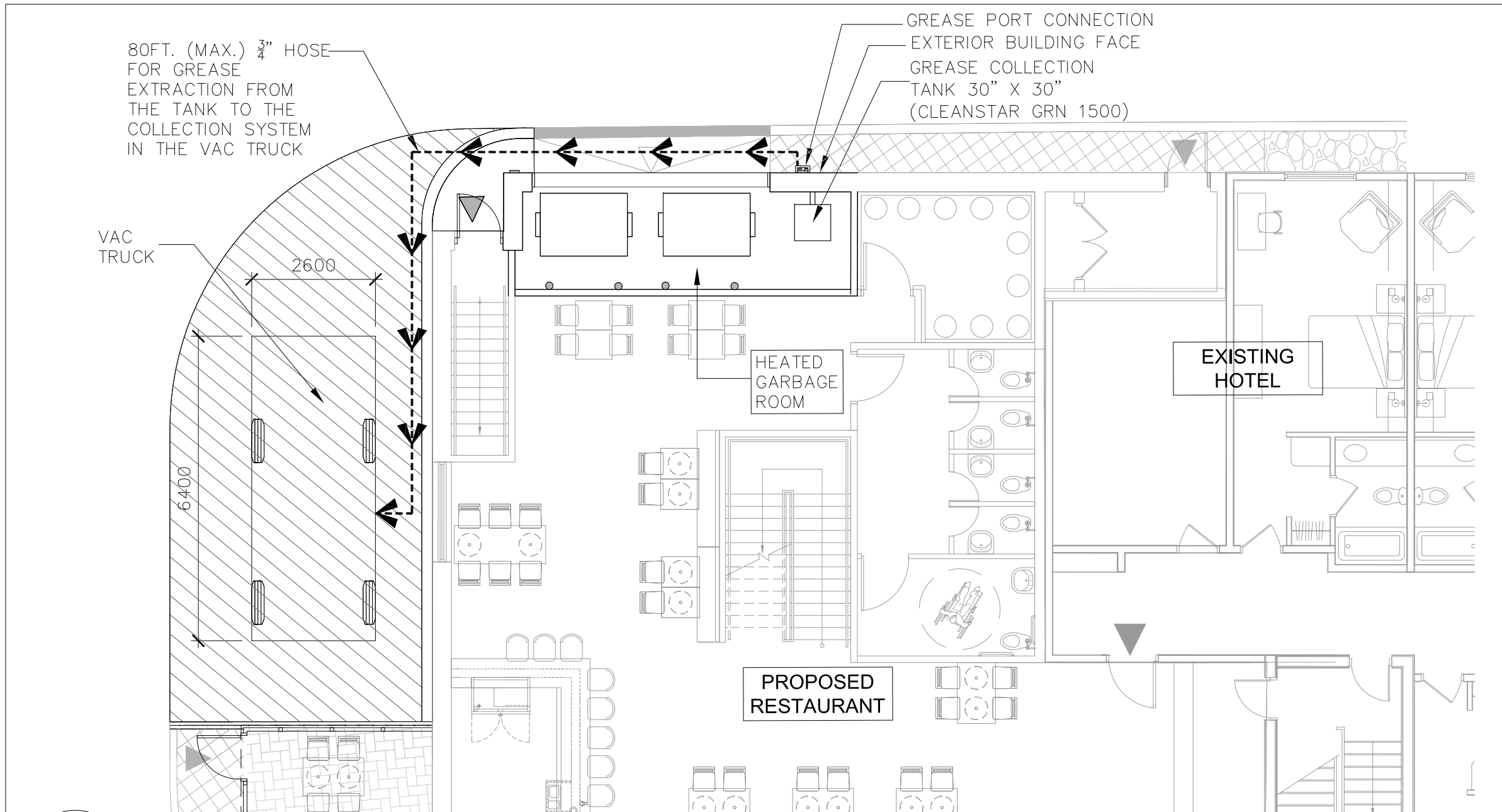
DRAWING TITLE:
FIRE ROUTE PLAN

DRAWN BY: JB	DATE: 01 JUNE 2021
CHECKED BY: NM	SCALE: AS NOTED
PROJECT NO.:	DRAWING NO.:
21-37	A-1.4

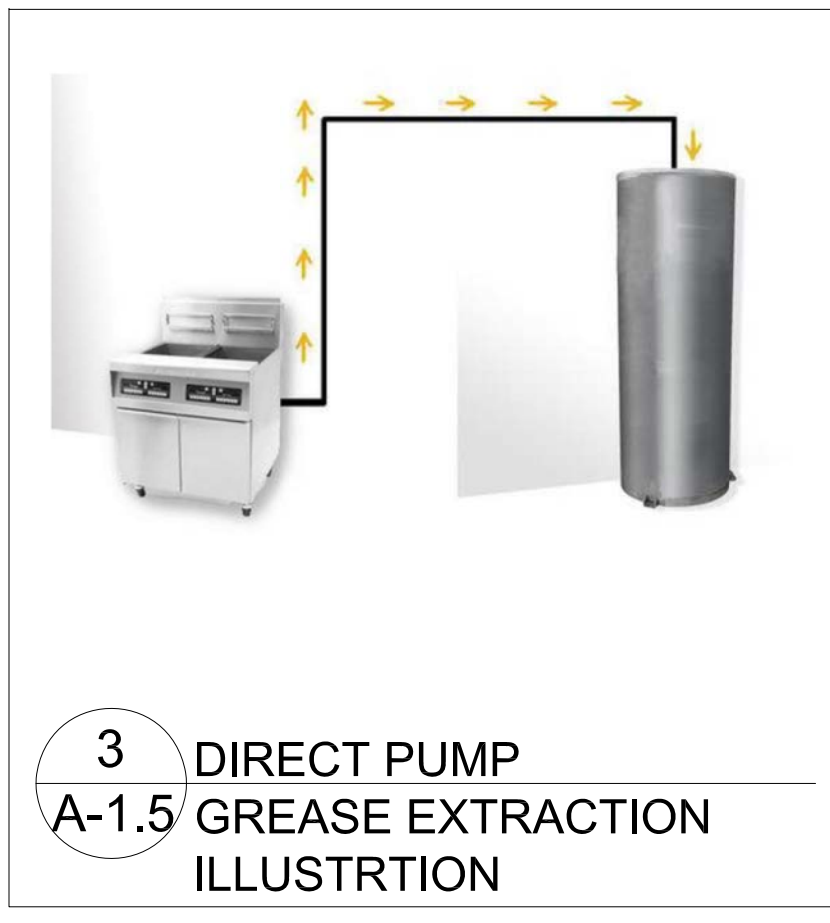
1 FIRE ROUTE PLAN
 A-1.4 SCALE: 1:250



1 VAC TRUCK MOVEMENT PLAN
A-1.5 SCALE: 1:250



2 BUILDING ILLUSTRATION OF GREASE EXTRACTION DIRECT SYSTEM
A-1.5 SCALE: 1:100



3 DIRECT PUMP GREASE EXTRACTION ILLUSTRATION
A-1.5

Automated, Fully Enclosed UCO System
CLEANSTAR GRN 1500

TECHNICAL DETAILS

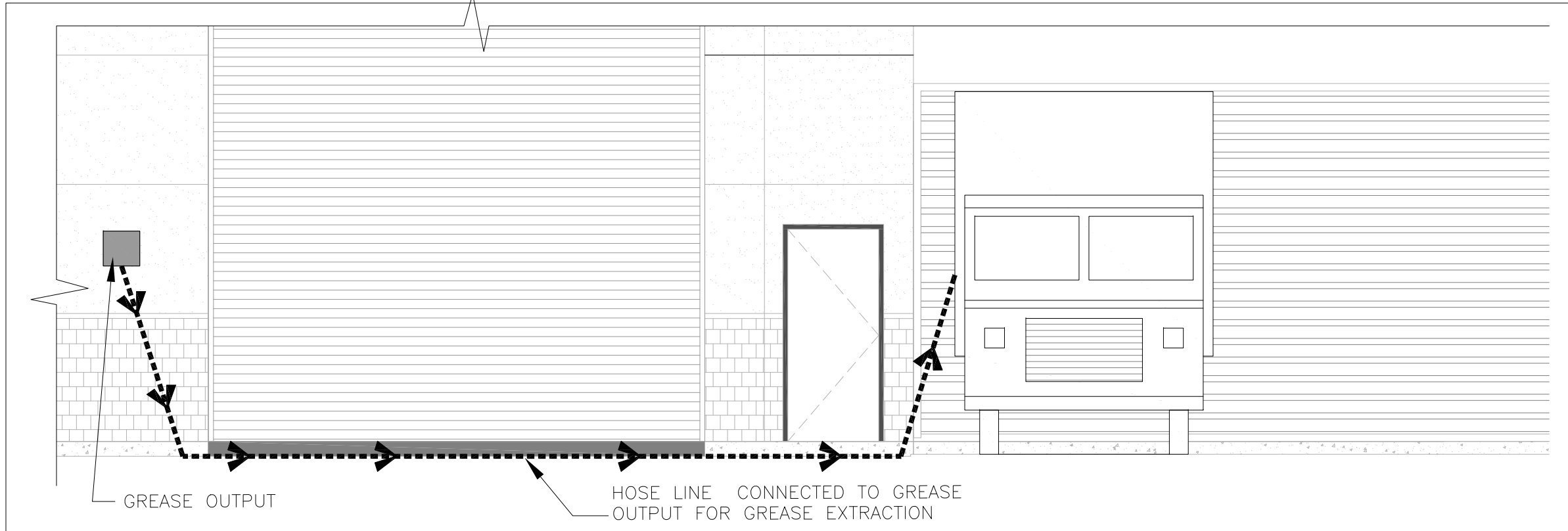
CAPACITY 1425LBS./190GAL. OF USED COOKING OIL
 SIZE 64"H/30"W/30"D

OIL TRANSFER OPTIONS
 •DIRECT PUMP •GREASE CADDY TRANSPORT
 •PUMP STATION •PORTABLE FILTER MACHINE

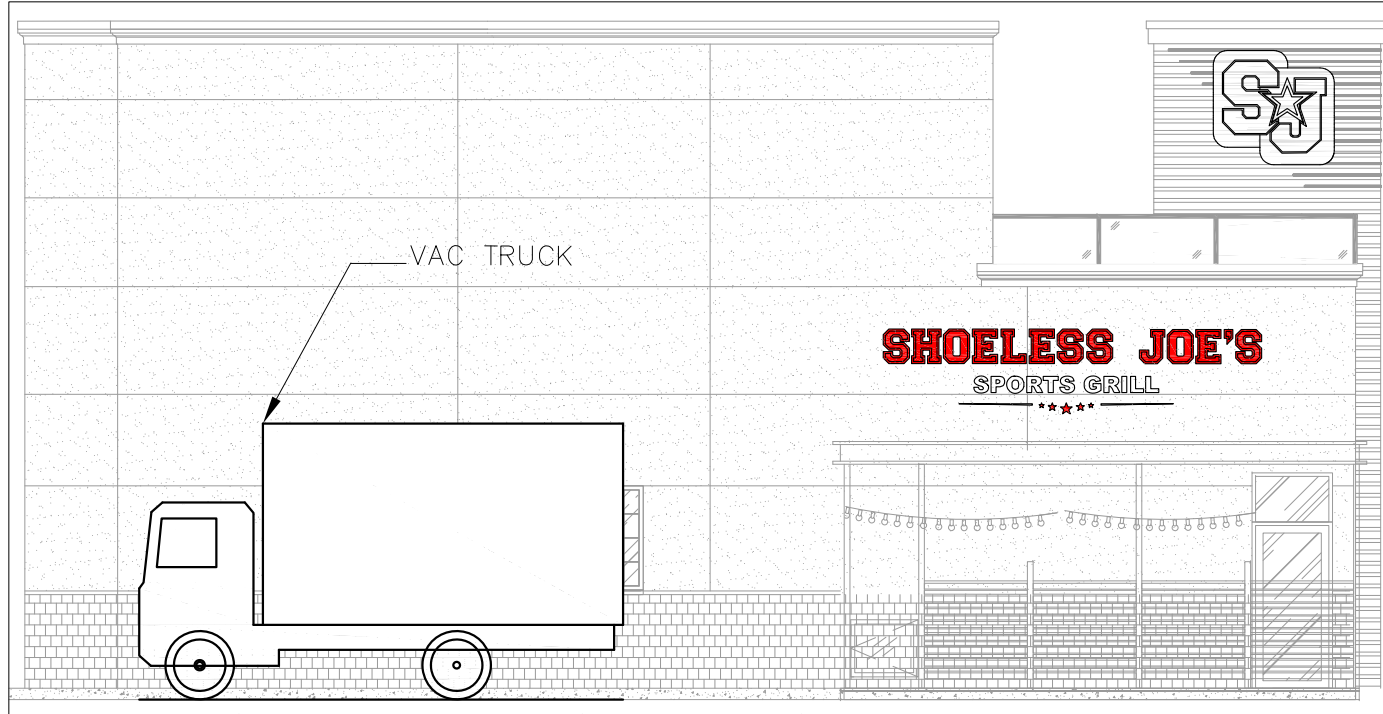
CERTIFICATIONS NSF/ANSI/ANSINFPA 30/UL142 APPROVED
 ORIGIN USA

SPECIAL FEATURES
 •CARBON STEEL TANK
 •FOR USED WITH LIQUID SHORTENING ONLY
 •CONTROL PANEL WITH FULL ALARM
 •PROPRIETARY 'ANTI-THEFT FITTING' ALLOWING ONLY A DAR PRO TRUCK HOSE TO REMOVE OIL.

REQUIREMENTS
 •PRE-INSTALL SURVEY AND SERVICE AGREEMENT
 •110 VOLT/20AMP DEDICATED CIRCUIT.



4 EAST ELEVATION VIEW OF GREASE EXTRACTION DIRECT SYSTEM
A-1.5 SCALE: 1:50



5 NORTH ELEVATION VIEW OF GREASE EXTRACTION DIRECT SYSTEM
A-1.5 SCALE: 1:100

SPECIFICATIONS OF THE VAC-TRUCK AND GREASE EXTRACTION PLAN HAD BEEN PROVIDED BY:
 JACK TERSIGNI, DARLING INGREDIENTS 800 HWY 5 W DUNDAS, ON
 T: 800 263 0302 M: 289 308 7626 Jack.Tersigni@darlingii.com

GREASE WASTE EXTRACTION: GREASE IS TRANSPORTED DIRECTLY FROM KITCHEN THROUGH INSTALLED PIPING FROM 2nd FLOOR TO THE MAIN FLOOR. THE PIPING ARE CONNECTED TO A TANK LOCATED IN THE GARBAGE ROOM, THAT IS ATTACHED TO A PART THAT EXTENDS OUT TO THE BUILDING EXTERIOR. THE VAC TRUCK HOSE WILL CONNECT TO THE PART ON THE EXTERIOR & EXTRACT THE GREASE WASTE FROM THE TANK AS NEEDED.

LSU - Light Single Unit Truck
 Overall Length 6400
 Overall Body Height 800
 Min Body Ground Clearance 3400
 Track Width 800
 Lock-to-lock time
 Curb to Curb Turning Radius

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PROJECT:

SHOELESS JOE'S RESTAURANT
 1144 HUGEL AVE
 MIDLAND, ONTARIO

DRAWING TITLE:
GREASE WASTE MANAGEMENT PLAN

DRAWN BY: JB	DATE: 01 JUNE 2021
CHECKED BY: NM	SCALE: AS NOTED
PROJECT NO.:	DRAWING NO.:

21-37 A-1.5

APPENDIX G

Email Regarding Snow Storage

Sultan Ahmed | nEngineering Inc

From: Jonathanscontracting@hotmail.ca Bobcat [jonathanpridham48@gmail.com]
Sent: April 18, 2023 9:48 AM
To: Joline Bouhamdan | nArchitecture Inc.
Cc: Nitin Malhotra | NArchitecture Inc.; S.P Dhillon; Sonu Shillon
Subject: Re: n2137 | RE: Super 8 Snow Removal
Attachments: Snow removal letter S8.docx

Categories: Saved on Server

Good morning,

please see the revised copy of the letter you requested.

thanks,

Jonathan

On Tue, Apr 11, 2023 at 2:53 PM Joline Bouhamdan | nArchitecture Inc. <jb@narchitecture.com> wrote:

Hello Jonathan,

Hoping all is well with you.

We'd appreciate it if you kindly revised your letter based on the markups shown, if possible.

Thank you.

Regards,

Jonathan's Contracting

776 Overhead Bridge Road P.O. Box 5056

Penetanguishene, Ontario L9M 2G3

Jonathan's Contracting is the snow removal contractor for Super 8 Midland 1144 Hugel Avenue Midland, Ontario.

During construction of the proposed restaurant at Super 8 Motel in Midland, Ontario, we at Jonathan's Contracting will ensure that all snow will be removed after each snow fall from the parking lot and immediate area around the construction site. All excess snow outside of snow storage areas will be hauled away offsite within 24 hours of snow event as necessary.

After completion of the restaurant, snow will continue to be removed from the property as stated above during the construction of the restaurant.

Thank you,

Jonathan Pridham

APPENDIX H

Email Regarding Hotel Occupancy

Sultan Ahmed | nEngineering Inc

From: Joline Bouhamdan | nArchitecture Inc. [jb@narchitecture.com]
Sent: April 10, 2023 4:22 PM
To: sa@nengineering.com
Cc: 'Nitin Malhotra | NArchitecture Inc.'; 'Abu Ziauddin | nEngineering Inc.'
Subject: n2137 | 1144 Hugel Ave, Midland

Hello Sultan,

Please see the below as requested.

Regards,



n Architecture Inc



joline bouhamdan B. Arch | Intern Architect

9120 Leslie Street, Suite-208, Richmond Hill, Ontario. L4B3J9 T: 905-597-5937

<http://narchitecture.com/> | <https://www.facebook.com/nArchitectureInc>

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From: S.P Dhillon [<mailto:gsm@super8midland.com>]

Sent: April 10, 2023 4:17 PM

To: Joline Bouhamdan | nArchitecture Inc.

Subject: Re: n2137 | 1144 Hugel Ave, Midland

Hi Joline

On July 9th the occupancy rate was 93.6%
On July 8th the occupancy rate was 80.95%.

Thank you

Sonu Dhillon

S.P Dhillon
General Manager
SUPER 8 MIDLAND
1144 Hugel Avenue, Midland Ontario, L4R 0B1
705-526-8288 (local)
705-526-8810(FAX)
800-800-8000 (reservations)
www.super8midland.com

On 2023-04-10 10:27, Joline Bouhamdan | nArchitecture Inc. wrote:

Good afternoon Sonu,

Hoping all is well with you.

We'd appreciate it if you kindly provided us with the occupancy level of your hotel for the following dates;

- 8 and 9 July 2022

Thank you.

Regards,



n Architecture Inc



joline bouhamdan B. Arch | Intern Architect

9120 Leslie Street, Suite-208, Richmond Hill, Ontario. L4B3J9 T: 905-597-5937

<http://narchitecture.com/> | <https://www.facebook.com/nArchitectureInc>

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