ELANTÉ FLATS

May 25, 2026

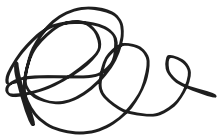
Dr. Permvir Chohan
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Dear Councillor Sharma,

I would like to respectfully reiterate that I, as the developer, am fully committed to adhering to and complying with the proposed parking management plan in its entirety. We understand the importance of ensuring that parking operations are well managed and compatible with the surrounding community.

In addition, all required signage, monitoring measures, and compliance obligations associated with the plan will be fully implemented and maintained as required.

To further support effective administrating of the property, the parking and day-to-day operations will be overseen by Ash Management, a well-regarded property management group in Winnipeg with experience overseeing similar properties and ensuring ongoing operational compliance.



Dr. Permvir Chohan
Owner, Developer

Elante Flats Parking Management Plan

The following information is developed and provided by the owner and expected tenants of the development.

Parking Management Plan Narrative

Project Overview

The proposed development consists of 32 residential units and three small-scale commercial units, comprising:

- An upscale coffee shop
- A medical office
- A neighborhood grocer

The total required parking for the development is 61 stalls as per the zoning bylaw and 66 parking stalls are provided, exceeding the requirement by 4 stalls.

This plan demonstrates that parking demand will be adequately met through a combination of surplus supply, staggered peak operating hours, and complementary residential and commercial usage patterns.

Commercial Uses and Operating Characteristics

Medical Office

- Operating hours: **9:00 AM – 5:00 PM**
- Last patient appointments scheduled at **4:30 PM**
- Peak parking demand occurs during mid-day business hours
- No evening or weekend parking demand

Based on over **20 years of operational experience** managing similar medical practices, patient visits are scheduled, predictable, and short in duration. Parking demand declines sharply after 4:30 PM and is fully absent in the evening.

Upscale Coffee Shop

- Operating hours: **7:00 AM – 7:00 PM**
- Peak usage: **Morning and early afternoon**
- Very limited clientele after **3:00–4:00 PM**

The coffee shop's parking demand aligns primarily with morning commuters and early daytime visitors. Evening demand is minimal and does not overlap with residential peak parking needs.

Neighborhood Grocer

- Operating hours: **9:00 AM – 9:00 PM**

- Small-format store with limited browsing space
- Typical customer stays of **10–15 minutes**

The grocer generates short-term, high-turnover parking rather than long-duration occupancy. This use does not create sustained parking congestion and is spread evenly throughout the day.

Residential Parking Demand

Residents are generally **away during daytime hours** for work and daily activities, resulting in lower residential parking demand during commercial peak periods. Residential parking demand increases in the **evening and overnight**, when:

- The medical office is closed
- The coffee shop experiences minimal activity
- The grocer's demand remains short-term

This complementary timing significantly reduces overlapping peak demand.

Parking Supply and Demand Balance

- **Required parking:** 65 stalls
- **Provided parking:** 66 stalls

The surplus parking, combined with staggered peak demand across uses, ensures that parking needs are met comfortably at all times of day. No single use generates sustained peak demand that conflicts with another.

Below is a detailed table showcasing the estimated parking demand, based on real time observations and feedback from potential tenants.

Table 1: Estimated Parking Demand by Time of Day

Time Period	Residential Demand	Medical Office	Coffee Shop	Grocer	Total Estimated Demand	Parking Supply
7:00– 9:00 AM	Low	None	Moderate	None	Low	66
9:00 AM– 12:00 PM	Low	Moderate	Moderate-High	Low-Moderate	Moderate	66

12:00– 3:00 PM	Low-Moderate	Moderate-High	Moderate	Moderate	Moderate	66
3:00– 5:00 PM	Moderate	Moderate	Moderate	Moderate	Moderate	66
5:00– 7:00 PM	Increasing	None	Low	Moderate-Low	Moderate	66
7:00– 9:00 PM	High	None	None	Low	Moderate	66
Overnight	High	None	None	None	Residential-Only	66

Community Benefits

The mix of residential and neighborhood-serving commercial uses creates a **walkable, bike-friendly amenity** for residents and nearby neighbors. The availability of daily services within walking or biking distance reduces vehicle trips, supports local commerce, and enhances neighborhood livability.

Conclusion

Based on the analysis of parking demand for the proposed mixed-use development, the provision of 66 parking stalls is sufficient to adequately serve both the residential and commercial components of the project. The development consists of 32 residential units and 3 commercial spaces, each with distinct and complementary demand patterns. Residential parking demand is primarily concentrated during evening and overnight hours, while commercial demand occurs mainly during daytime business hours. This separation significantly reduces peak combined parking demand.

The proposed parking supply meets as well as exceeds the anticipated demand generated by both uses, while allowing for visitor parking, service needs, and short-term fluctuations. The total number of stalls aligns with applicable parking standards and reflects efficient land use without creating excess, underutilized parking. As a result, the 66 parking stalls provided will ensure safe, convenient, and functional access for residents, employees, and visitors, while supporting the long-term operation needs of the mixed-use building.