

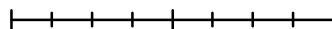


# LOCATION MAP



**SUBJECT LAND**

0 20 40 80 Meters



N



Name of Practice: JULIUS HORVATH ARCHITECT INC. 25 Bonny Meadows Dr., Aurora, Ontario, L4G 6M9	
Name of Project: Commercial Retail Shell Building	
Location: 253 Queensway South, Keswick, Ontario	
Date: September 12, 2022	
<b>Ontario Building Code Data Matrix Part 3</b>	
3.00 Building Code Version: O_Reg_332/12 Last Amendment O_Reg_762/20	Building Code Reference <sup>1</sup>
3.01 Project Type: New Addition Renovation Change of use Addition and renovation Description: Stand alone shell building	[A] 1.1.2
3.02 Major Occupancy Classification: Occupancy Use Group F Mercantile (Shell Building)	3.1.2.1.(1)
3.03 Superimposed Major Occupancies: No Yes Description:	3.2.2.7
3.04 Building Area (m <sup>2</sup> ): Description: Existing New Total 1,000 0 1,000 1,000 0 0 0 0 0 0 0 0 0 0 0 0 Total 0 1,000 1,000 0	[A] 1.4.1.2
3.07 Building Height: 1 Storeys above grade 0 Storeys below grade 5.4 (m) Above grade	[A] 1.4.1.2 & 3.2.1.1
3.08 High Building: No Yes	3.2.6
3.09 Number of Streets/Firefighter access: 1 street(s)	3.2.2.10 & 3.2.5

3.10 Building Classification: (Size and Construction Relative to Occupancy) 3.2.2.6.1 Group/Div Group E, up to 2 Storeys...	3.2.2.20 - 83.
3.11 Sprinkler System: Required Not Required Proposed: entire building selected floor areas in lieu of roof rating basement selected compartments none	3.2.1.5 & 3.2.2.17
3.12 Standpipe System: Not required Required	3.2.9
3.13 Fire Alarm System: Required Not required Proposed: Single stage Two stage None	3.2.4
3.14 Water Service / Supply is Adequate: No Yes	
3.15 Construction Type: Restriction: Combustible permitted Non-combustible required Actual: Combustible Non-combustible Combination Heavy Timber Construction: No Yes	3.2.2.20 - 83 & 3.2.1.4
3.16 Importance Category: Low Normal High Low human occupancy Post-disaster shelter Minor storage building Explosive or hazardous substances Post-disaster	4.1.2.1.(3) & 14.1.2.1.B
3.17 Seismic Hazard Index: (IE Fa Sa (0.2)) = 0 Seismic design required for Table 4.1.8.18, items 6 to 21: (IE Fa Sa (0.2)) ≥ 0.35 or Post-disaster No Yes	4.1.2.1.(3) & 4.1.8.18.(2)
3.18 Occupant Load: Floor Level/Area Occupancy Type Based On Occupant Load (Persons) 0 0 0 0 0 0 0 0 0 0 0 0	3.1.17
3.19 Barrier-free Design: Yes No No	3.8
3.20 Hazardous Substances: Yes No No	3.3.1.2 & 3.3.1.19
3.21 Required Fire Resistance Ratings: Horizontal Assembly Rating (H) S A	

Floors over basement	0	0	No Yes N/A
Floors	3/4	3/4	No Yes N/A
Mezzanine	0	0	No Yes N/A
Roof	0	0	No Yes N/A
3.22 Spatial Separation: Wall EBF Area (m <sup>2</sup> ) L.D. (m) LH or HL Required EBF (H) Construction Type Required Cladding Type Required	North 275 18 1-10 1 Noncombustible Noncombustible South 275 3 1-10 2 Noncombustible Noncombustible East 111 83.5 1.5 1 Noncombustible Noncombustible West 111 21.8 1.5 1 Noncombustible Noncombustible	3.2.3	
3.23 Plumbing Fixture Requirements: Ratio: Male:Female = 50:50 Except as noted otherwise Floor Level/Area Occupant Load OBC Reference Fixtures Required Fixtures Provided	0 0 0 0 0 0 0 0 0 0 0 0	3.7.4	
3.24 Energy Efficiency: Compliance Path: Division 3 table SB 5.5-6-2017 Climatic Zone: 6		SB-10	
3.25 Notes: Allowable and actual unprotected openings North wall: Allowed is 43% actual is 40% South wall: Allowed is 4% actual is 0% (rated doors) East wall: Allowed is 100% actual is 0.2% West wall: Allowed is 100% actual is 3%			

**SYMBOLS**  
1 : 200

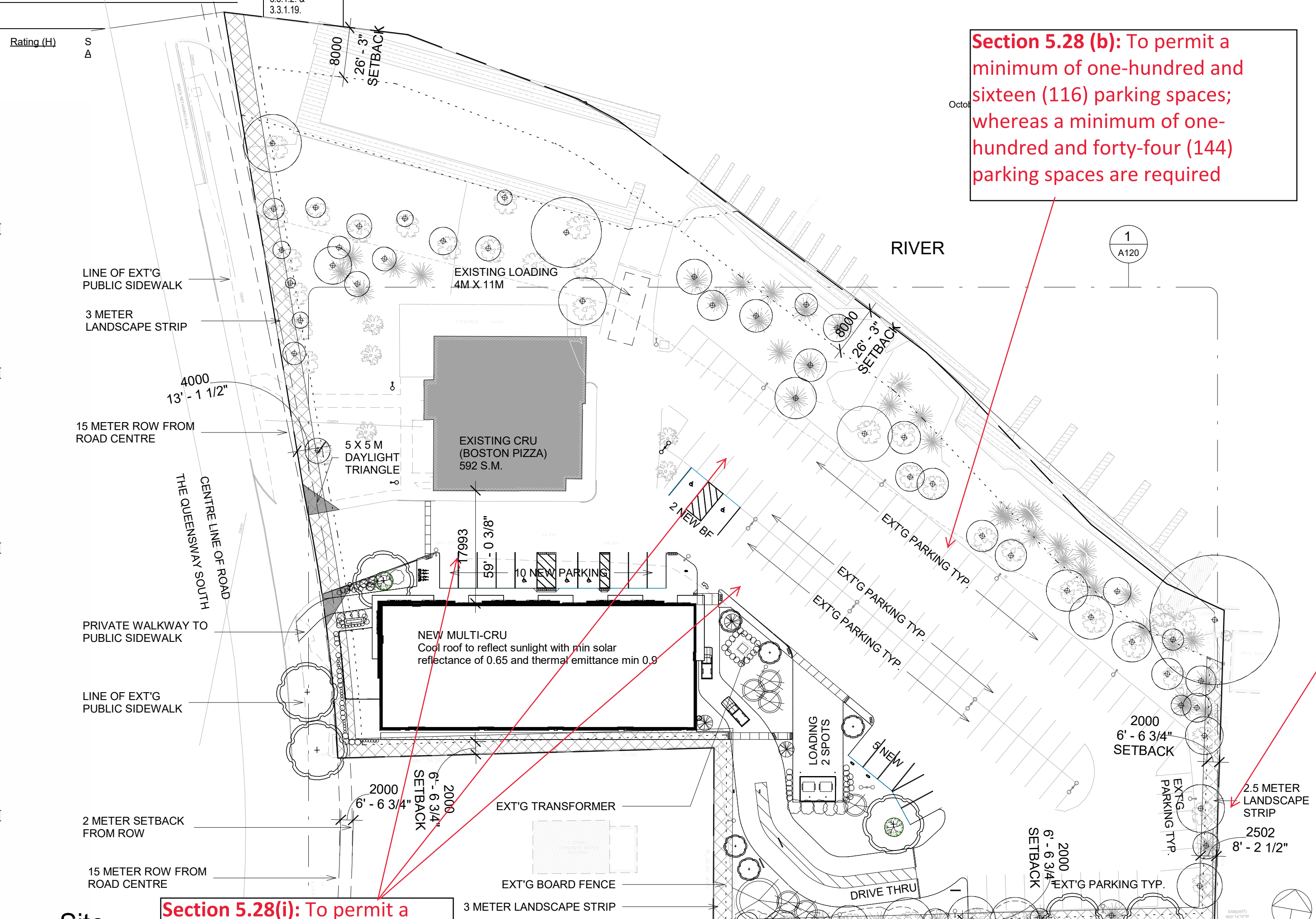
- MAIN ENTRANCE
- LANDSCAPE STRIP
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- B.F. CURB CUT
- B.F. PARKING STALL SYMBOL
- WASTE BIN
- PEDESTRIAN CROSSING
- EXT'G FIRE HYDRANT
- TRAFFIC ARROW
- EXISTING LIGHT POLE STANDARD (UNLESS NOTED OTHERWISE)

1 All references are to Division B of the OBC unless preceded by [A] for Division A and [C] for Division C.

**SITE STATISTICS 253 Queensway South, Keswick, Ontario**

Zoned C5-19 TOURIST COMMERCIAL

PROVISION / ITEM	GFA	REQUIRED UNITS	PROPOSED UNITS	COMMENTS
LOT AREA	1,400.00	S.M.	MIN. 14,122.00	S.M. EXISTING
LOT FRONTAGE	none	M	MIN. 122.1	M EXISTING
FSI (FLOOR SPACE INDEX) FOR LOT COVERAGE	n/a	MAX.	0.07	
LOT COVERAGE BASED OFF LOT AREA	35%	MAX.	31%	
BUILDING GFA NEW BUILDING		S.M.	MAX. 984.00	S.M. NEW
BUILDING GFA EXISTING BUILDING (BOSTON PIZZA) as per building permit drawings		S.M.	MAX. 592.00	S.M.
TOTAL BUILDING GFA BOTH BUILDINGS	4,942.70	S.M.	MAX. 1,576.00	S.M. TOTAL
EXISTING BACK OF HOUSE PORTION (BOSTON PIZZA) as per building permit drawings		S.M.	90.00	S.M. WALK IN COOLERS / FREEZERS, WASHROOMS, MECH/ELEC
EXISTING RESTAURANT PATIO AREA as per building permit drawings		S.M.	162.76	S.M.
<b>GROSS FLOOR AREA NEW BUILDING (TO OUTSIDE WALL FACES &amp; CENTRE OF DEMISING WALLS)</b>		S.M.	MAX.	S.M.
Unit 1 (Restaurant)	n/a	S.M.	MAX. 214	S.M.
Unit 2 (Non-Restaurant)	n/a	S.M.	MAX. 216	S.M.
Unit 3 (Non-Restaurant)	n/a	S.M.	MAX. 110	S.M.
Unit 4 (Non-Restaurant)	n/a	S.M.	MAX. 110	S.M.
Unit 5 (Non-Restaurant)	n/a	S.M.	MAX. 124	S.M.
Unit 6 (Restaurant)	n/a	S.M.	MAX. 210	S.M.
MECH ROOM	n/a	S.M.	MAX. 75	S.M.
<b>TOTAL GFA</b>	n/a	S.M.	MAX. 984	S.M.
Unit 1 (Restaurant) Patio		S.M.	MAX. 67	S.M.
Percentage of GFA for Restaurant Use			49.9%	
Unit 1 (Restaurant and Patio) and Unit 6 (Restaurant)		S.M.	491	S.M. Less than 50% of GFA of building
<b>PARKING</b>				
<b>EXISTING BOSTON PIZZA</b>				
NUMBER OF STALLS BASED ON 10 / 95 SM RESTAURANT USE	502.00	S.M.	53	# MIN. 43 #
OUTDOOR DINING / PATIO 6 PER 95 SM OF PATIO FLOOR AREA	162.76	S.M.	10	# MIN. 10 #
<b>TOTAL</b>			63	# MIN. 56 #
<b>NEW BUILDING</b>				
Unit 1 (Restaurant) BASED ON 5.5 STALLS / 95 SM	214	S.M.	12	# MIN. 12 #
Unit 1 (Restaurant) OUTDOOR DINING / PATIO BASED ON 6 PER 95 SM OF PATIO FLOOR AREA	67	S.M.	4	# MIN. 4 #
Unit 2 (Non-Restaurant) BASED ON 5.5 STALLS / 95 SM	216	S.M.	13	# MIN. 13 #
Unit 3 (Non-Restaurant) BASED ON 5.5 STALLS / 95 SM	110	S.M.	6	# MIN. 6 #
Unit 4 (Non-Restaurant) BASED ON 5.5 STALLS / 95 SM	110	S.M.	6	# MIN. 6 #
Unit 5 (Non-Restaurant) BASED ON 5.5 STALLS / 95 SM	124	S.M.	7	# MIN. 7 #
Unit 6 (Restaurant) BASED ON 5.5 STALLS / 95 SM	210	S.M.	12	# MIN. 12 #
<b>TOTAL</b>			60	# MIN. 60 #
<b>EXISTING AND NEW PARKING GRAND TOTALS</b>			123	# MIN. 116 #
<b>BARRIER FREE PARKING STALLS REQUIRED FOR ENTIRE SITE (INCLUDED IN ABOVE GRAND TOTAL)</b>			5	# MIN. 5 # PER SCHEDULE A OF BY-LAW 3% OF TOTAL
<b>NUMBER OF STALLS LOADING GFA BETWEEN 550 AND 2,300 SM</b>			3	# MIN. 3 # PER 5.25 QTY AND SIZE 4 X 11 METERS
<b>DRIVE AISLE WIDTHS</b>			7	M MIN. 6 M PER 5.28 (i) - MATCHES EXISTING WIDTHS PER SURVEY
<b>SETBACKS</b>				
FRONT YARD	4	M	MIN.	6.8 M Section 18 note 12, however CR-19 notes 4M however York Region has a 30M ROW with 15M centreline of road
REAR YARD	8	M	MIN.	54.4 M
SIDE YARD - EXTERIOR	12	M	MIN.	na M
SIDE YARD - INTERIOR	2	M	MIN.	3 M Section 18 note 8, however CR-19 notes 2
LANDSCAPE STRIP	3	M	MIN.	2.5 M PER SECTION 5.31
BUILDING HEIGHT	11	M	MAX.	5.4 M TO UNDERSIDE ROOF (7.6 TO TOP OF HIGH PARAPET)



**JULIUS HORVATH ARCHITECT**  
25 Bonny Meadows Dr., Aurora, Ontario, ON, L4G 6M9  
C: 289-380-0407  
E: julius@jhorvatharchitect.com  
www.jhorvatharchitect.com

ARCHITECT'S STAMP RELATES ONLY TO THE ARCHITECTURAL ITEMS SHOWN ON THIS DRAWING.  
DO NOT SCALE OFF DRAWINGS. CONTRACTOR TO SITE VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO ARCHITECT. DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND ARE NOT TO BE REPRODUCED AND DISTRIBUTED WITHOUT WRITTEN PERMISSION FROM ARCHITECT. DRAWINGS ARE NOT TO BE USED FOR ANY PURPOSE OTHER THAN THE LATEST ISSUE SHOWN BELOW CONTACT THE ARCHITECT IF VERIFICATION IS REQUIRED TO ENSURE AUTHENTICATION OF ARCHITECT'S SEAL AND OWNERSHIP OF THIS DRAWING AND IT'S CONTENTS

No.	Description	Date
1	CLIENT REVIEW	2022-07-14
4	SPA SUBMISSION	2022-09-16
6	SPA RE-SUBMISSION	2023-11-14
7	SPA RE-SUBMISSION	2024-03-12
8	SPA RE-SUBMISSION	2024-05-05
9	SPA / VARIANCE RE-SUBMISSION	2024-07-08

No.	Description	Date
1	CLIENT REVIEW	2022-07-14
4	SPA SUBMISSION	2022-09-16
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7	SPA RE-SUBMISSION	2024-03-12
8	SPA RE-SUBMISSION	2024-05-05
9	SPA / VARIANCE RE-SUBMISSION	2024-07-08

**Section 5.31 (a):** To permit a minimum planting strip width of 2.5 metres along the rear lot line abutting properties zoned Residential; whereas a minimum planting strip width of 3.0 metres is required

Beswick Group of Companies  
253 Queensway South, Keswick, Ontario  
Commercial Shell Building

**SITE PLAN**

Project number: 202205  
Date: APRIL 24, 2022  
Drawn by: JHA INC  
Checked by: JHA INC

**A110**  
Scale: As indicated







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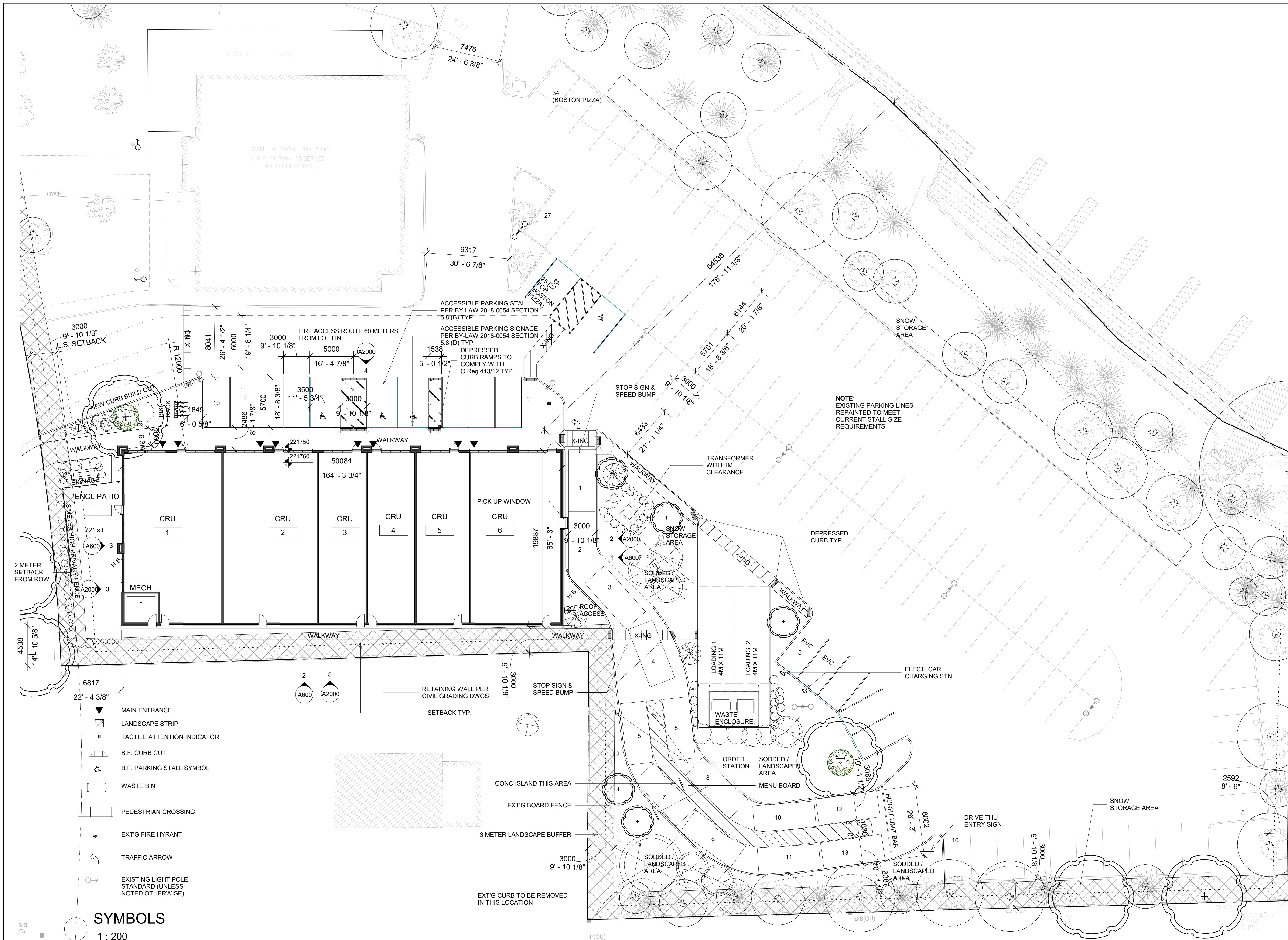
No.	Description	Date
1	CLIENT REVIEW	2022-07-14
4	SPA SUBMISSION	2022-09-16
5	Square Area Added	2023-03-09
6	SPA RE-SUBMISSION	2023-11-14
7	SPA RE-SUBMISSION	2024-03-12
8	SPA RE-SUBMISSION	2024-05-05
9	SPA / VARIANCE RE-SUBMISSION	2024-07-08

Beswick Group of Companies  
 253 Queensway South,  
 Keswick, Ontario  
 Commercial Shell Building

**SITE PLAN  
 ENLARGED**

Project number 202205  
 Date APRIL 24, 2022  
 Drawn by JHA INC  
 Checked by JHA INC

**A120**  
 Scale 1 : 200



- SYMBOLS**  
 1 : 200
- ▼ MAIN ENTRANCE
  - ▨ LANDSCAPE STRIP
  - TACTILE ATTENTION INDICATOR
  - ▵ B.F. CURB CUT
  - ♿ B.F. PARKING STALL SYMBOL
  - WASTE BIN
  - ▨ PEDESTRIAN CROSSING
  - EXT'G FIRE HYDRANT
  - ➔ TRAFFIC ARROW
  - EXISTING LIGHT POLE STANDARD (UNLESS NOTED OTHERWISE)



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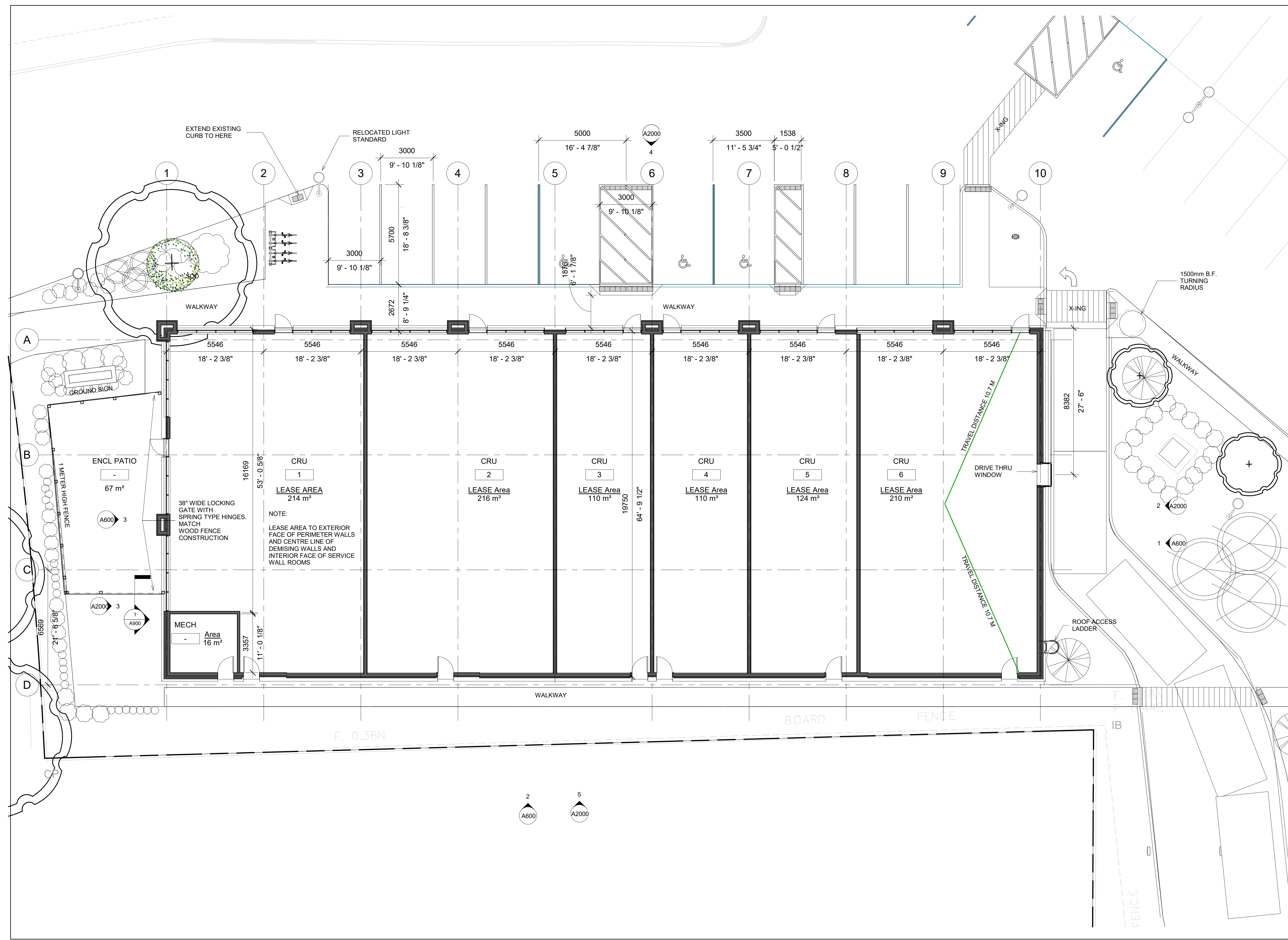
Beswick Group of Companies  
 253 Queensway South,  
 Keswick, Ontario  
 Commercial Shell Building

**FLOOR PLAN  
 GROUND**

Project number	202205
Date	APRIL 24, 2022
Drawn by	JHA INC
Checked by	JHA INC

**A210**

Attachment 2  
 A18-24 (253 & 253B TQS)  
 Page 5 of 7



4-07-17 12:57:05 PM







# Site Photos

253 The Queensway S  
Facing East



253 The Queensway S  
Facing West



253 The Queensway S  
Facing North



253 The Queensway S  
Facing West



443 The Queensway S  
Facing South



253 The Queensway S  
Facing East





Sent via e-mail: [msadler@georgina.ca](mailto:msadler@georgina.ca)

October 3, 2024

**Municipal File No.: A18-24**  
**LSRCA File No.: VA-192469-100224**

**Monika Sadler**  
**Planner I**  
**Development Services Department**  
**26557 Civic Centre Road**  
**Keswick, ON L4P 3G1**

Dear Ms. Sadler,

**Re: Application for Minor Variance**  
**253 & 253B The Queensway South**  
**Town of Georgina**  
**Owner: 2186015 Ontario Inc.**  
**Applicant: Alexander Planning Inc. (c/o Deborah Alexander)**

---

Thank you for circulating the above-captioned application to the Lake Simcoe Region Conservation Authority (LSRCA) for review and comment. It is our understanding that the Applicant/Owner is proposing to construct a multi-unit commercial development. The Applicant/Owner is seeking relief from the following section of the Town of Georgina Zoning By-law No. 500, as amended:

- **Section 5.28 (b)** of the By-law which requires a minimum of 144 parking spaces, whereas the proposal is requesting a minimum of 116 parking spaces;
- **Section 5.28 (i)** of the By-law which requires a minimum drive aisle width of 7 metres, whereas the proposal is requesting a minimum width of 6 metres;
- **Section 5.31 (a)** of the By-law which requires a minimum planting strip width of 3 metres, whereas the proposal is requesting a minimum planting strip width of 2.5 metres.

**Documents Received and Reviewed by Staff**

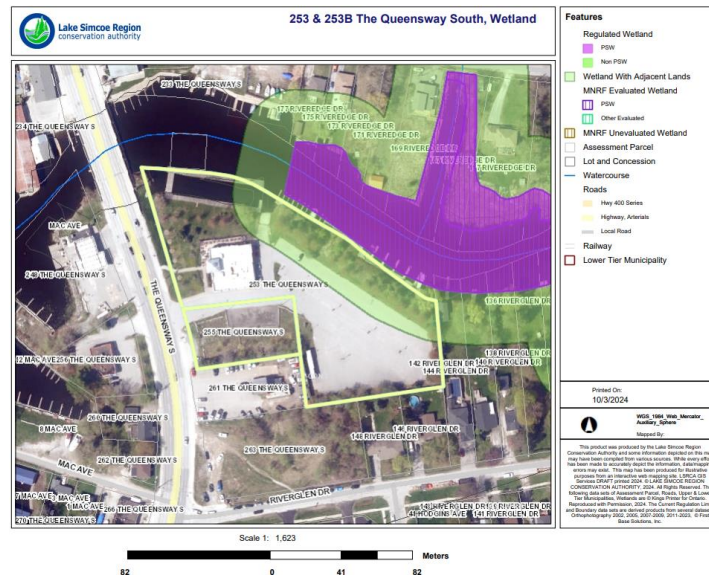
Staff have received and reviewed the following documents submitted with this application:

- Notice of Hearing, Agency Circulation (dated September 27, 2024)
- Architectural Drawing Set prepared by Julius Horvath Architect Inc. (dated April 24, 2022, revised July 8, 2024)

Staff have reviewed this application as per our delegated responsibility from the Province of Ontario to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020) and as a regulatory authority under Ontario Regulation 41/24 of the *Conservation*







**Delegated Responsibility and Statutory Comments**

1. LSRCA has reviewed the application through our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS). There are identified natural hazards on the subject lands (floodplain, erosion hazard area). Based on the information submitted as part of this application, the proposal is located outside of the hazardous lands and is therefore consistent with 3.1 of the PPS.
2. LSRCA has reviewed the application as per our responsibilities as a regulatory authority under Ontario Regulation 41/24. This regulation, made under Section 28 of the *Conservation Authorities Act*, enables conservation authorities to regulate development in or adjacent to river or stream valleys, Great Lakes and inland lake shorelines, watercourses, hazardous lands and wetlands. Development taking place on these lands may require permission from the conservation authority to confirm that the control of flooding, erosion, dynamic beaches, pollution or the conservation of land are not affected. LSRCA also regulates the alteration to or interference in any way with a watercourse or wetland.

Ontario Regulation 41/24 applies to the subject property. It appears that the proposed development will be within the regulated area, therefore a permit from the LSRCA will be required prior to any development or site alteration taking place.

**Advisory Comments**

1. LSRCA has reviewed the application through our responsibilities as a service provider to the Town of Georgina in that we provide through a MOU as well as through our role as a public body, pursuant to the *Planning Act*.

**Summary**

Based on our review of the submitted information in support of this application, we have no objection to the approval of this application for Minor Variance.

Given the above comments, it is the opinion of the LSRCA that:

1. Consistency with Section 3.1 of the PPS has been demonstrated;
2. Ontario Regulation 41/24 applies to the subject site. A permit from the LSRCA will be required prior to any development or site alteration taking place;
3. That the Applicant/Owner shall pay the LSRCA Plan Review Fee in accordance with the approved LSRCA Fee Schedule. The applicable fee for Minor Variance (Minor – planner review only) is \$536.

Please inform this office of any decision made by the municipality with regard to this application. We respectfully request to receive a copy of the decision and notice of any appeals filed.

Should you have any questions, please contact the undersigned ([j.lim@lsrca.on.ca](mailto:j.lim@lsrca.on.ca)).

Sincerely,

A handwritten signature in blue ink that reads "J. Lim." with a period at the end.

Jessica Lim  
Planner I  
Lake Simcoe Region Conservation Authority (LSRCA)



July 18, 2024

Project Number: J228001

Aaron Clodd  
Real Estate Development Manager

KB Developments Inc.  
16188 Bathurst Street  
King City, ON L7B 1K5

**RE: Parking Justification for 253 The Queensway South  
Keswick, Georgina**

## 1. INTRODUCTION

Safe Roads Engineering Inc. (SRE) was retained by KB Developments Inc. (the "Owner") to undertake a parking justification for 253 The Queensway South. The site is currently occupied by a Boston Pizza (502 m<sup>2</sup>) with patio (162.76 m<sup>2</sup>) and 63-slip marina with boat launch and has a total of 145 parking spaces. The proposal is to construct a 984 m<sup>2</sup> multi-tenant commercial building and the removal of the marina and boat launch. The proposed site plan is provided in **Figure 1**.

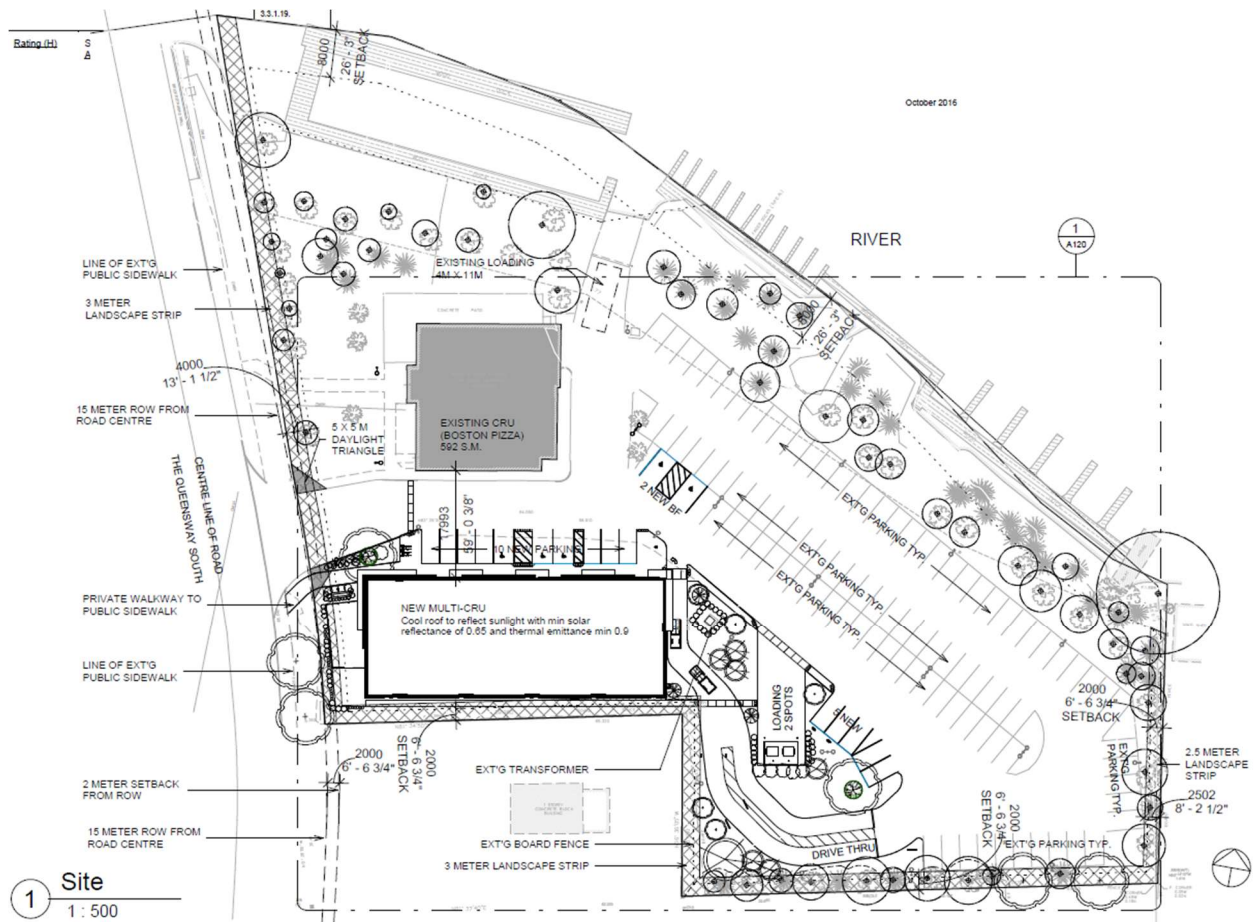


Figure 1 Site Plan

## 2. BY-LAW REQUIREMENT

### 2.1 EXISTING PARKING REQUIREMENT

The parking requirements for the existing site based on the by-law are provided in **Table 1**.

Table 1 Existing Site Parking By-Law Requirement

Use	Size	Parking By-Law Rate	Parking Requirement
Restaurant (Boston Pizza)	502 m <sup>2</sup>	10 spaces / 95 m <sup>2</sup>	53 spaces
Outdoor Patio (Boston Pizza)	162.76 m <sup>2</sup>	6 spaces / 95 m <sup>2</sup>	10 spaces
Marina	63 slips	1 spaces / slip	63 spaces
<b>Total</b>			<b>126 spaces</b>

Based on the existing conditions of the site and the by-law, the site requires a total of 126 parking spaces.

### 2.2 PROPOSED PARKING REQUIREMENT

The parking requirement for the proposed site plan based on the by-law is provided in **Table 2**.

Table 2 Proposed Site Plan Parking By-Law Requirement

Building	Use	Size	Parking By-Law Rate	Parking Requirement
Ex	Restaurant (Boston Pizza)	502 m <sup>2</sup>	10 spaces / 95 m <sup>2</sup>	53 spaces
Ex.	Outdoor Patio (Boston Pizza)	162.76 m <sup>2</sup>	6 spaces / 95 m <sup>2</sup>	10 spaces
Unit 1	Restaurant	214 m <sup>2</sup>	10 spaces / 95 m <sup>2</sup>	23 spaces
Unit 1	Outdoor Patio	67 m <sup>2</sup>	6 spaces / 95 m <sup>2</sup>	4 spaces
Unit 2	Non-Restaurant	216 m <sup>2</sup>	5.5 spaces / 95 m <sup>2</sup>	13 spaces
Unit 3	Non-Restaurant	110 m <sup>2</sup>	5.5 spaces / 95 m <sup>2</sup>	6 spaces
Unit 4	Non-Restaurant	110 m <sup>2</sup>	5.5 spaces / 95 m <sup>2</sup>	6 spaces
Unit 5	Non-Restaurant	124 m <sup>2</sup>	5.5 spaces / 95 m <sup>2</sup>	7 spaces
Unit 6	Restaurant	210 m <sup>2</sup>	10 spaces / 95 m <sup>2</sup>	22 spaces
<b>Total</b>				<b>144 spaces</b>

Based on the existing by-law, the proposed site plan requires a total of 144 parking spaces.

## 3. PARKING SURVEY

Parking utilization studies were conducted on Thursday May 30, Friday May 31, and Saturday June 1 at the site from 11:00 AM – 8:00 PM to confirm the parking requirements of the site. At the time of the surveys, the patio at the Boston Pizza was open and being used, while the marina was not in operation. The results of the analysis are provided in **Table 3**.

Table 3 Parking Usage at 253 The Queensway South

Time	Thursday May 30, 2024	Friday May 31, 2024	Saturday June 1, 2024
11:00	4	5	5
11:30	4	7	10
12:00	5	8	10
12:30	6	10	12
13:00	6	7	30
13:30	6	11	33
14:00	5	8	37
14:30	6	9	31
15:00	8	11	36
15:30	5	14	30
16:00	7	12	29
16:30	7	13	25
17:00	13	15	31
17:30	19	22	27
18:00	29	30	32
18:30	41	38	29
19:00	42	41	40
19:30	39	40	41
<b>20:00</b>	<b>36</b>	<b>30</b>	<b>45</b>

The maximum parking usage of 45 parking spaces was observed at 8:00 PM on Saturday June 1, 2024, which was observed to be increasing from 29 vehicles at 6:30 PM to 40 vehicles at 7:00 PM and then further increase to 45 vehicles at 8:00 PM. Since this maximum occurred at 8:00 PM on a Saturday evening, SRE is confident that the observed maximum of 45 parking spaces is sufficient for the existing on-site restaurant and patio uses representing a blended parking rate of 6.43 spaces / 95 m<sup>2</sup>.

#### 4. PROPOSED PARKING RATES

Based on the parking surveys and the existing by-law, the following parking rates are recommended for the site are provided in **Table 4**.

Table 4 Proposed Parking Requirements

Building	Use	Size	Parking By-Law Rate	Parking Requirement
Ex	Restaurant and Outdoor Patio (Boston Pizza)	664.76 m <sup>2</sup>	6.43 spaces / 95 m <sup>2</sup>	45 spaces
Unit 1	Restaurant	214 m <sup>2</sup>	5.5 spaces / 95 m <sup>2</sup>	12 spaces
Unit 1	Outdoor Patio	67 m <sup>2</sup>	6 spaces / 95 m <sup>2</sup>	4 spaces
Unit 2	Non-Restaurant	216 m <sup>2</sup>	5.5 spaces / 95 m <sup>2</sup>	13 spaces
Unit 3	Non-Restaurant	110 m <sup>2</sup>	5.5 spaces / 95 m <sup>2</sup>	6 spaces
Unit 4	Non-Restaurant	110 m <sup>2</sup>	5.5 spaces / 95 m <sup>2</sup>	6 spaces
Unit 5	Non-Restaurant	124 m <sup>2</sup>	5.5 spaces / 95 m <sup>2</sup>	7 spaces
Unit 6	Restaurant	210 m <sup>2</sup>	5.5 spaces / 95 m <sup>2</sup>	12 spaces
<b>Total</b>				<b>105 spaces</b>

Based on the parking surveys, a parking supply of 105 parking spaces will be sufficient for the site.

## 5. CONCLUSIONS & RECOMMENDATIONS

Based on our review of the site, our conclusions and recommendations are as follows:

- ◆ The existing site is occupied by a 502 m<sup>2</sup> restaurant use (Boston Pizza) with 162.76 m<sup>2</sup> outdoor patio and a 63-slip marina and boat launch that is not in operation;
- ◆ The existing site requires a total of 126 parking spaces;
- ◆ The proposal is to close the marina and construct a 984 m<sup>2</sup> multi-tenant commercial building;
- ◆ The proposed development will require a total of 144 parking spaces based on the by-law;
- ◆ Parking surveys were conducted on Thursday May 30, 2024, Friday May 31, 2024 and Saturday June 1, 2024 and recorded a maximum of 45 parking spaces at 8:00 pm resulting in a blended parking rate of 6.43 spaces / 95 m<sup>2</sup> for the restaurant and outdoor patio uses;
- ◆ Based on the surveyed parking rates for the existing restaurant and outdoor patio uses, the proposed development will require a total of 105 parking spaces to service the future site.
- ◆ The total parking proposed for the site of 116 spaces as per the stie plan exceeds the recommended amount of 105 spaces required.

We trust that this letter is to your satisfaction, and should you have any questions please do not hesitate to contact the undersigned.

Yours truly,

Safe Roads Engineering

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