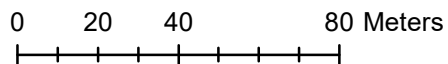




LOCATION MAP



SUBJECT LAND



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	
Ontario Building Code Data Matrix Part 3	
3.00 Building Code Version: O_Reg_332/12 Last Amendment O_Reg_762/20	Building Code Reference: [A] 1.1.2
3.01 Project Type: New Addition Renovation Change of use Addition and renovation Description: Stand alone shell building	3.1.2.1.(1)
3.02 Major Occupancy Classification: Occupancy Use Group E Mercantile (Shell Building)	3.2.2.7
3.03 Superimposed Major Occupancies: No Yes Description:	[A] 1.4.1.2 & 3.2.1.1
3.04 Building Area (m2): 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	3.2.6
3.07 Building Height: 1 Storeys above grade 5.4 (m) Above grade 0 Storeys below grade	3.2.2.10 & 3.2.5
3.08 High Building: No Yes	
3.09 Number of Streets/Firefighter access: 1 street(s)	

3.10 Building Classification: (Size and Construction Relative to Occupancy) 3.2.2.6.1 Group/Div Group E, up to 2 Storeys	3.2.2.0 - 83.
3.11 Sprinkler System: Required Not Required Proposed: entire building basement selected floor areas selected compartments in lieu of roof rating 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	3.2.2.0 - 83. & 3.2.1.4
3.16 Importance Category: Low Low human occupancy Post-disaster shelter Normal High Minor storage building Explosive or hazardous substances Post-disaster	4.1.2.1.(3) & 74.1.2.1.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)	3.1.17
3.19 Barrier-free Design: Yes No	3.8
3.20 Hazardous Substances: Yes No	3.3.1.2 & 3.3.1.19
3.21 Required Fire Resistance Ratings: Horizontal Assembly Rating (H) S Δ	

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 (m2) L.D. (m) LH or HL Required EBR (H) Construction Type Required Cladding Type Required	3.2.3					
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
3.23 Plumbing Fixture Requirements: Ratio: Male:Female = 50:50 Except as noted otherwise	3.7.4					
Floor Level/Area Occupant Load OBC Reference Fixtures Required Fixtures Provided						
0 0 0 0 0						
0 0 0 0 0						
0 0 0 0 0						
0 0 0 0 0						
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
- 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)

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

Ontario Building Code Data Matrix, Part 3
© Ontario Association of Architects

October 2016

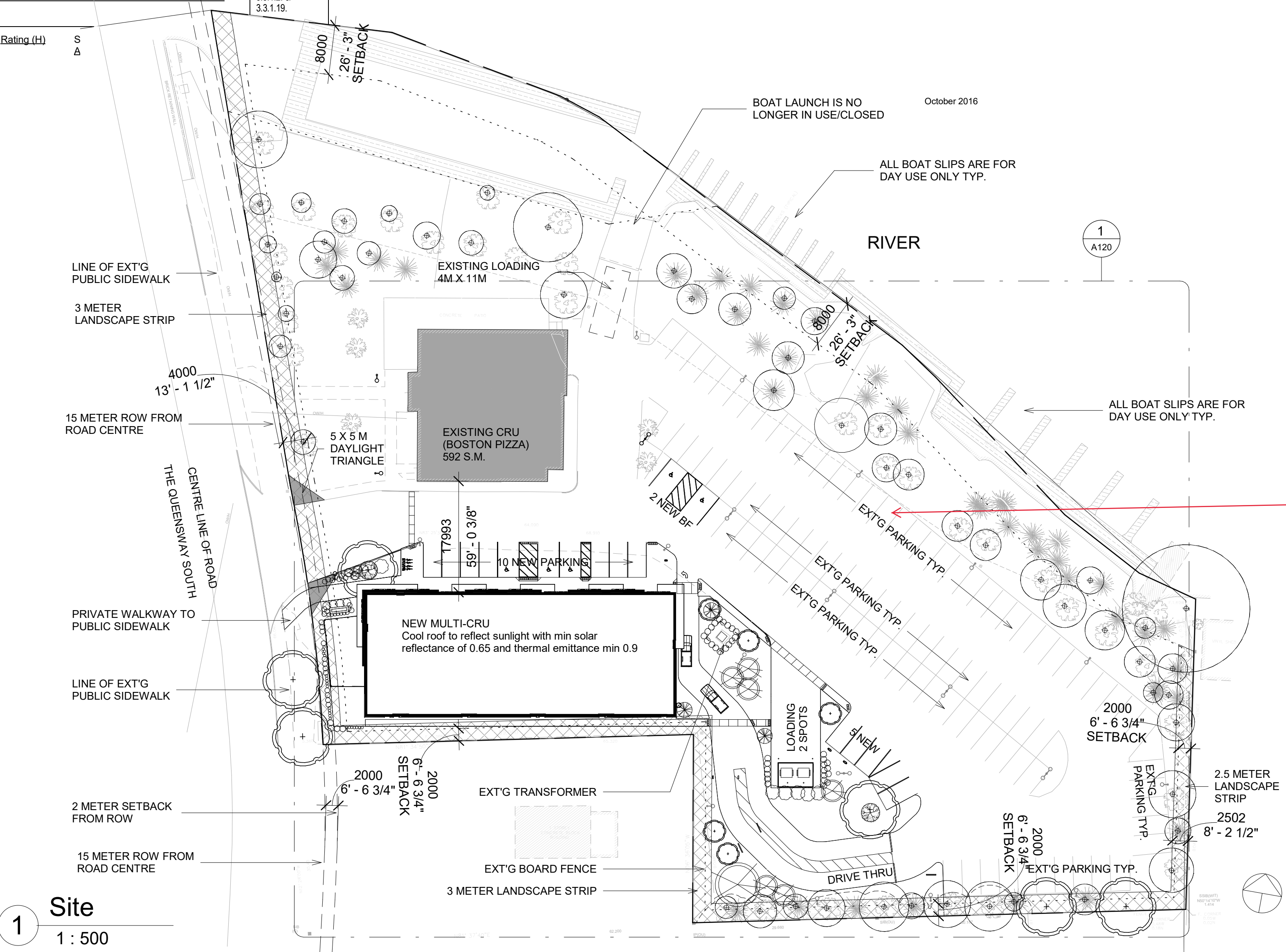
Ontario Building Code Data Matrix, Part 3
© Ontario Association of Architects

October 2016

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.	121.3	M EXISTING	
FSI (FLOOR SPACE INDEX) FOR LOT COVERAGE		n/a	MAX.	0.07		
LOT COVERAGE BASED OFF LOT AREA		35%	MAX.	11%		
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. S.M.	90.00	S.M. WALK IN COOLERS / FREEZERS, WASHROOMS, MECH/ELEC	
EXISTING RESTAURANT PATIO AREA as per building permit drawings			S.M. S.M.	162.76	S.M.	
GROSS FLOOR AREA NEW BUILDING (TO OUTSIDE WALL FACES & CENTRE OF DEMISING WALLS)						
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.	16	S.M.	Excluded from GFA per zoning by-law definitions
TOTAL GFA			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. S.M.	491	S.M.	Less than 50% of GFA of building
PARKING						
EXISTING BOSTON PIZZA						
NUMBER OF STALLS BASED ON 10 / 95 SM RESTAURANT USE	502.00	S.M.	53	# MIN.	43	# BUILDING GFA MINUS 90 S.M. FOR BACK OF HOUSE DEDUCTIONS PER SECTION 18.5.19 (g) OF THE BY-LAW
OUTDOOR DINING / PATIO 6 PER 95 SM OF PATIO FLOOR AREA	162.76	S.M.	10	# MIN.	10	Per section 18 (e) of C5 Zoning By-Law
TOTAL			63	#	56	
NEW BUILDING						
Unit 1 (Restaurant) BASED ON 10 STALLS / 95 SM	214	S.M.	23	# 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 STALLS / 95 SM	216	S.M.	13	# MIN.	13	#
Unit 3 (Non-Restaurant) BASED ON 5 STALLS / 95 SM	110	S.M.	6	# MIN.	6	#
Unit 4 (Non-Restaurant) BASED ON 5 STALLS / 95 SM	110	S.M.	6	# MIN.	6	#
Unit 5 (Non-Restaurant) BASED ON 5 STALLS / 95 SM	124	S.M.	7	# MIN.	7	#
Unit 6 (Restaurant) BASED ON 10 STALLS / 95 SM	210	S.M.	22	# MIN.	12	#
TOTAL			81	# MIN.	60	#
EXISTING AND NEW PARKING GRAND TOTALS			144	# MIN.	116	#
BARRIER FREE PARKING STALLS REQUIRED FOR ENTIRE SITE (INCLUDED IN ABOVE GRAND TOTAL)						
NUMBER OF STALLS LOADING GFA BETWEEN 550 AND 2,300 SM			5	# MIN.	5	PER SCHEDULE A OF BY-LAW 3% OF TOTAL
DRIVE AISLE WIDTHS			7	M MIN.	6	M PER 5.25 QTY AND SIZE 4 X 11 METERS
SETBACKS			7	M MIN.	6	M PER 5.28 (i) - MATCHES EXISTING WIDTHS PER SURVEY
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)	



Section 5.28 (b): To permit a minimum of one-hundred and sixteen (116) parking spaces; whereas a minimum of one-hundred and forty-four (144) parking spaces are 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

Attachment 2
A18-24 (253 & 253B TQS)
Page 1 of 7

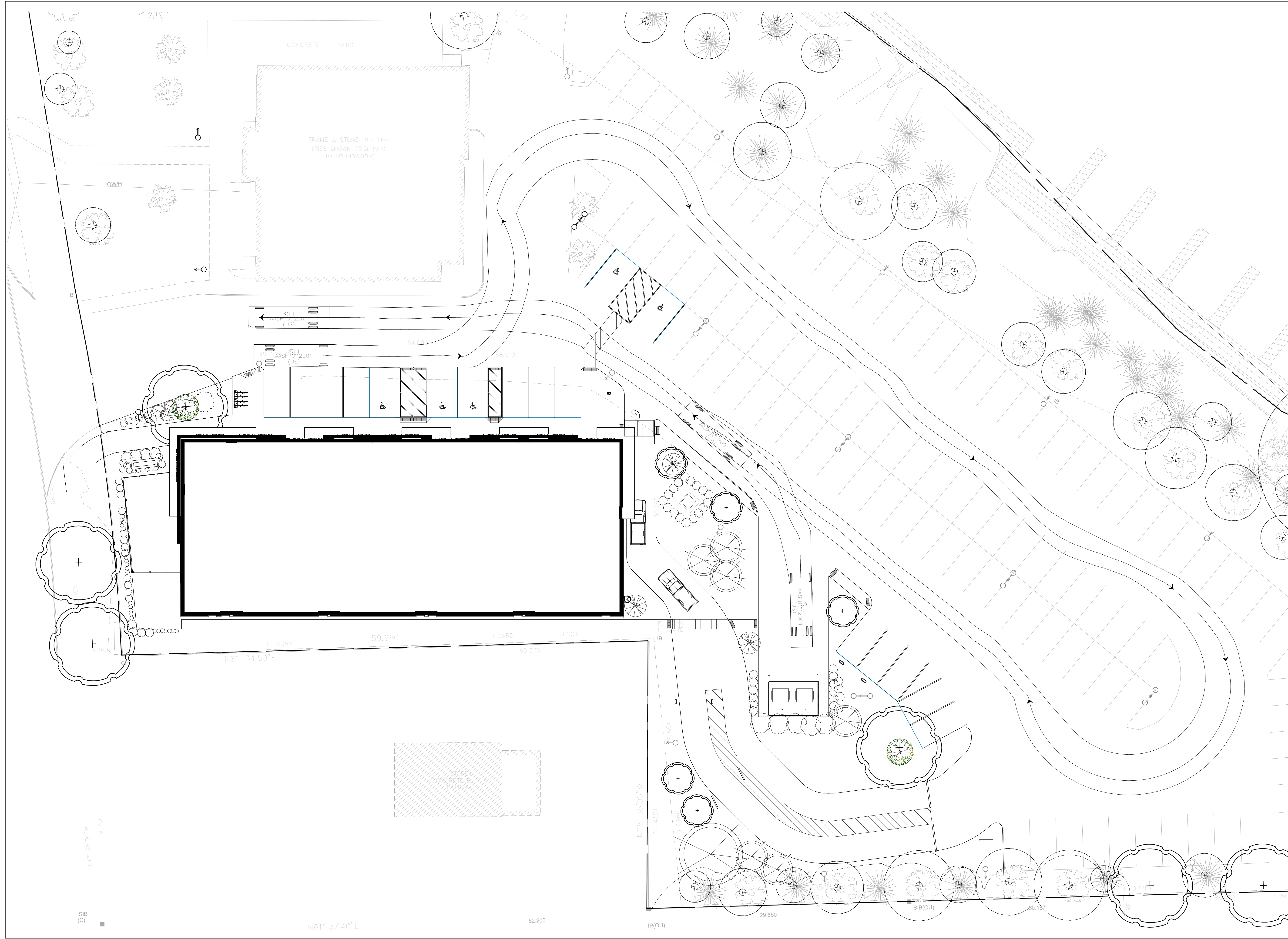
JULIUS HORVATH
ARCHITECT
25 Bonny Meadows Dr.,
Aurora, Ontario, ON, L4G 6M9
C: 289-380-0407
E: julius@horvatharchitect.com
www.horvatharchitect.com

ONTARIO ASSOCIATION
OF
ARCHITECTS
JULIUS HORVATH
LICENCE
6996

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 ITS 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
10	SPA / VARIANCE RE-SUBMISSION	2024-11-19

2024-11-19 7:20:30 PM



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 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 ITS CONTENTS

No.	Description	Date
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

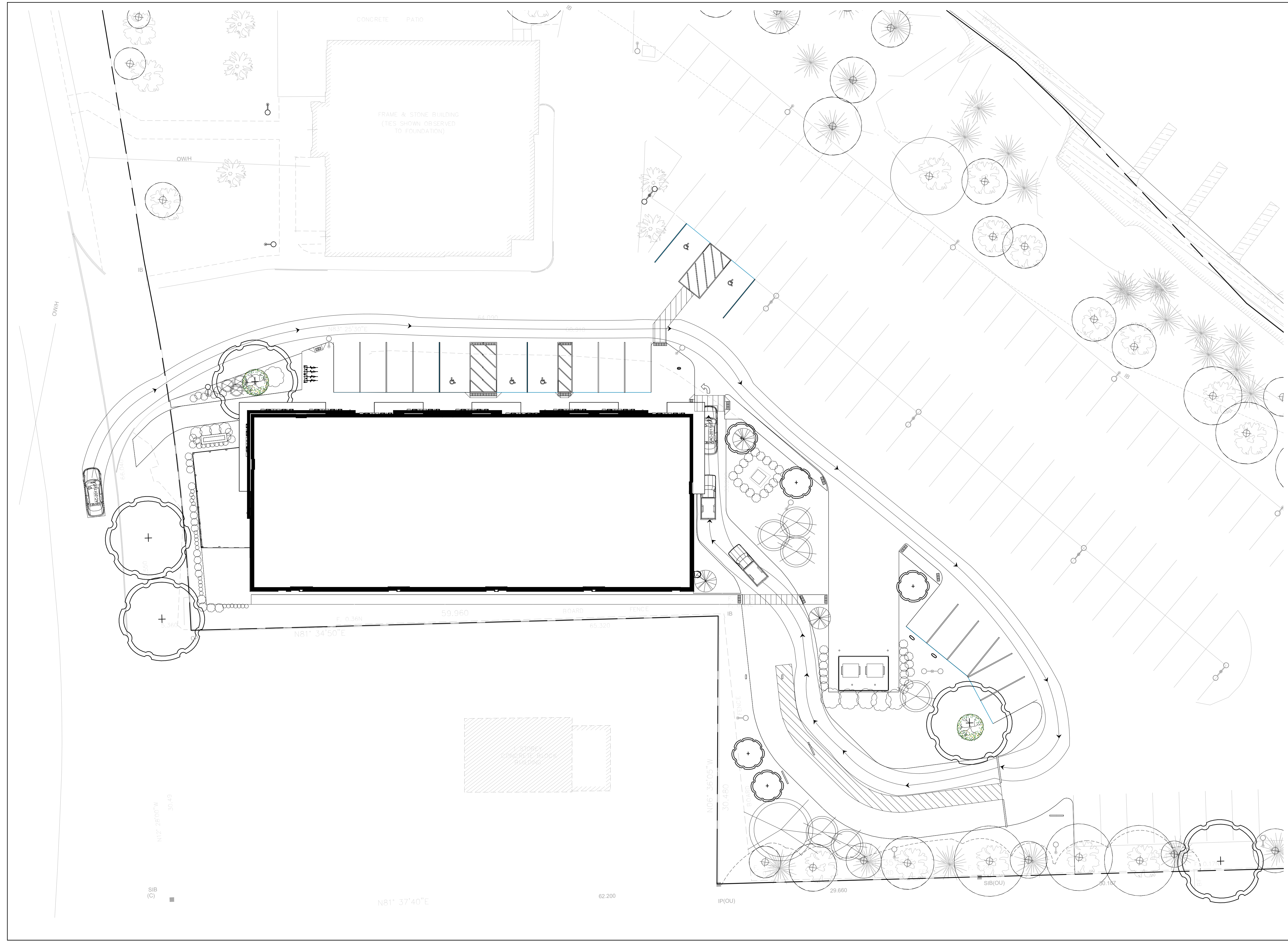
**VEHICLE PATH
 SEMI-TRAILER**

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

A115

Scale 1 : 200

4:07:17 12:56:59 PM



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 ITS CONTENTS

No.	Description	Date
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

VEHICLE PATHS CAR

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

A116

Scale 1/2" = 1'-0"
 Attachment 2
 A18-24 (253 & 253B TQS)
 Page 3 of 7

4-07-17 12:57:01 PM



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 ITS CONTENTS.

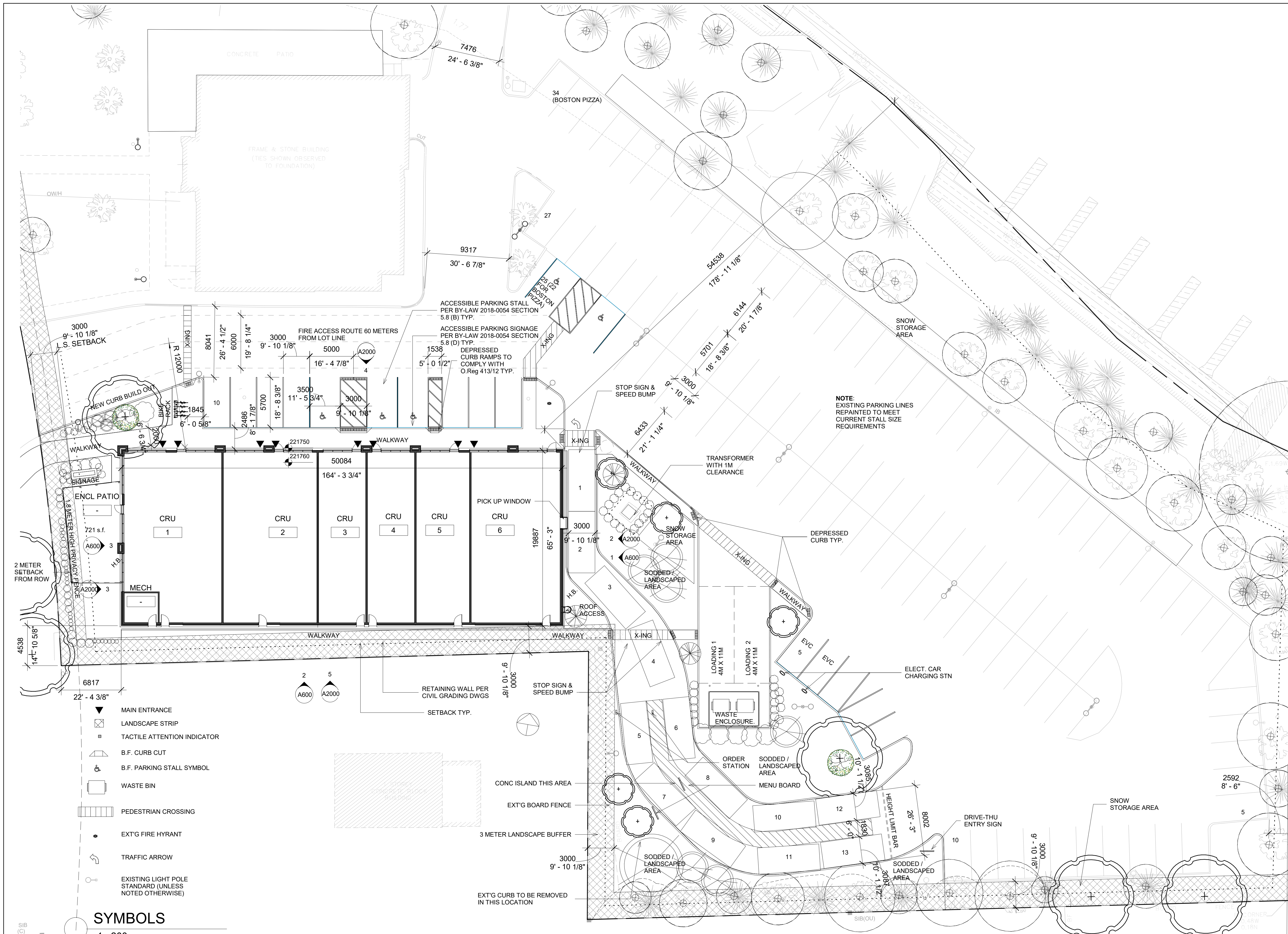
No.	Description	Date
1	CLIENT REVIEW	2022-07-14
4	SPA SUBMISSION	2022-09-16
5	Square Area Added	2023-03-09
6	SPA RE-SUBMISSION	2023-11-14
7	SPA RE-SUBMISSION	2024-03-12
8	SPA RE-SUBMISSION	2024-05-05
9	SPA / VARIANCE RE-SUBMISSION	2024-07-08

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





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 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
7	SPA RE-SUBMISSION	2024-03-12
8	SPA RE-SUBMISSION	2024-05-05
9	SPA / VARIANCE RE-SUBMISSION	2024-07-08

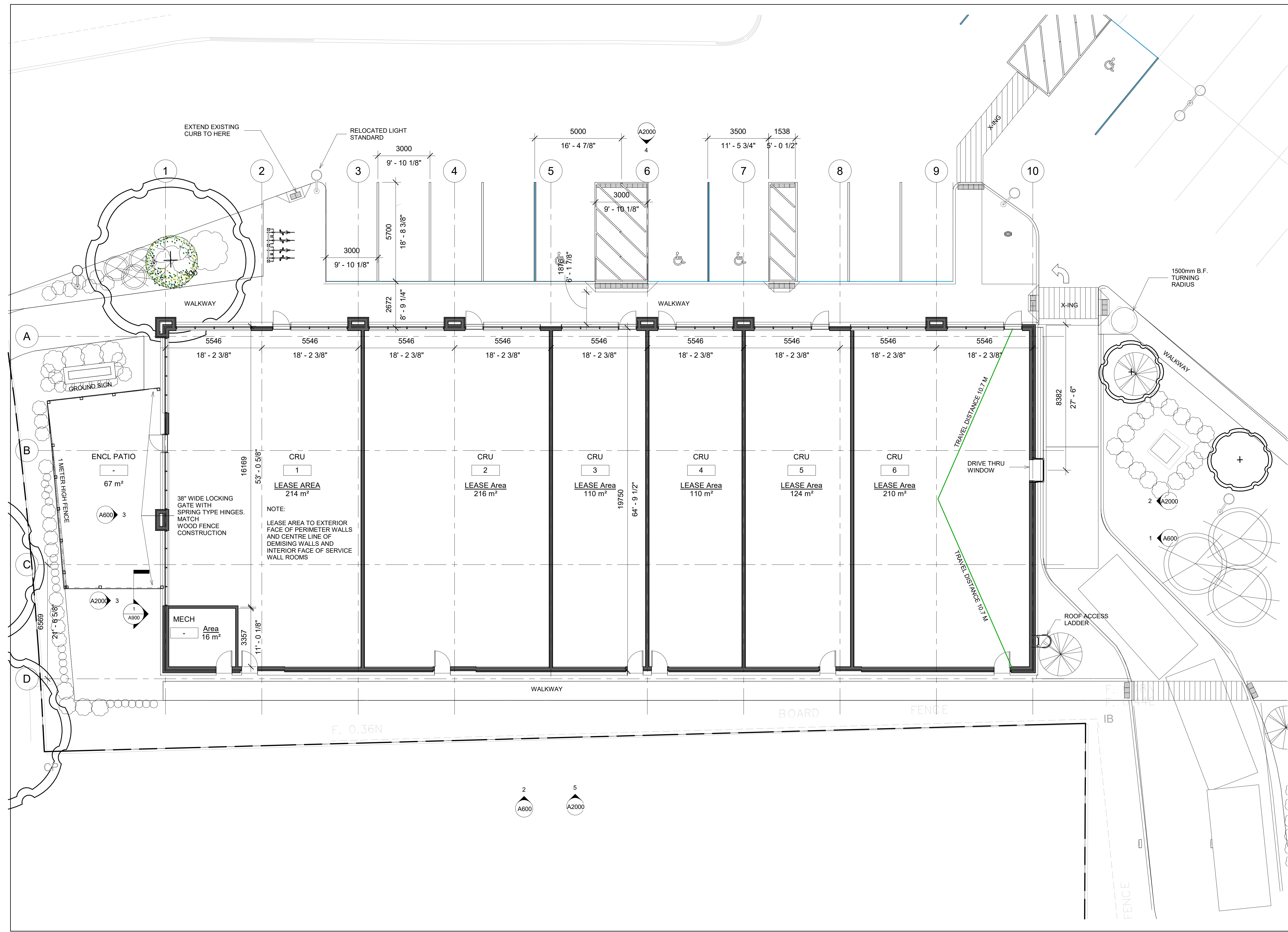
Beswick Group of Companies
 253 Queensway South,
 Keswick, Ontario
 Commercial Shell Building

**FLOOR PLAN
 GROUND**

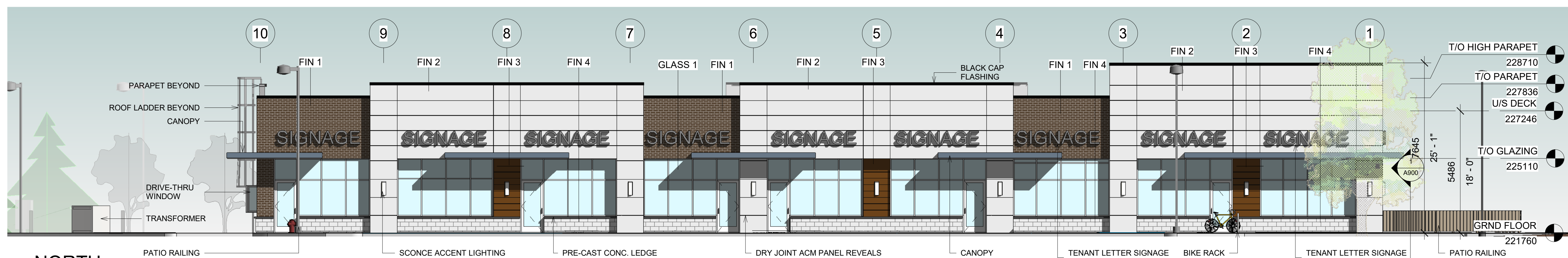
Project number	202205
Date	APRIL 24, 2022
Drawn by	JHA INC
Checked by	JHA INC

A210

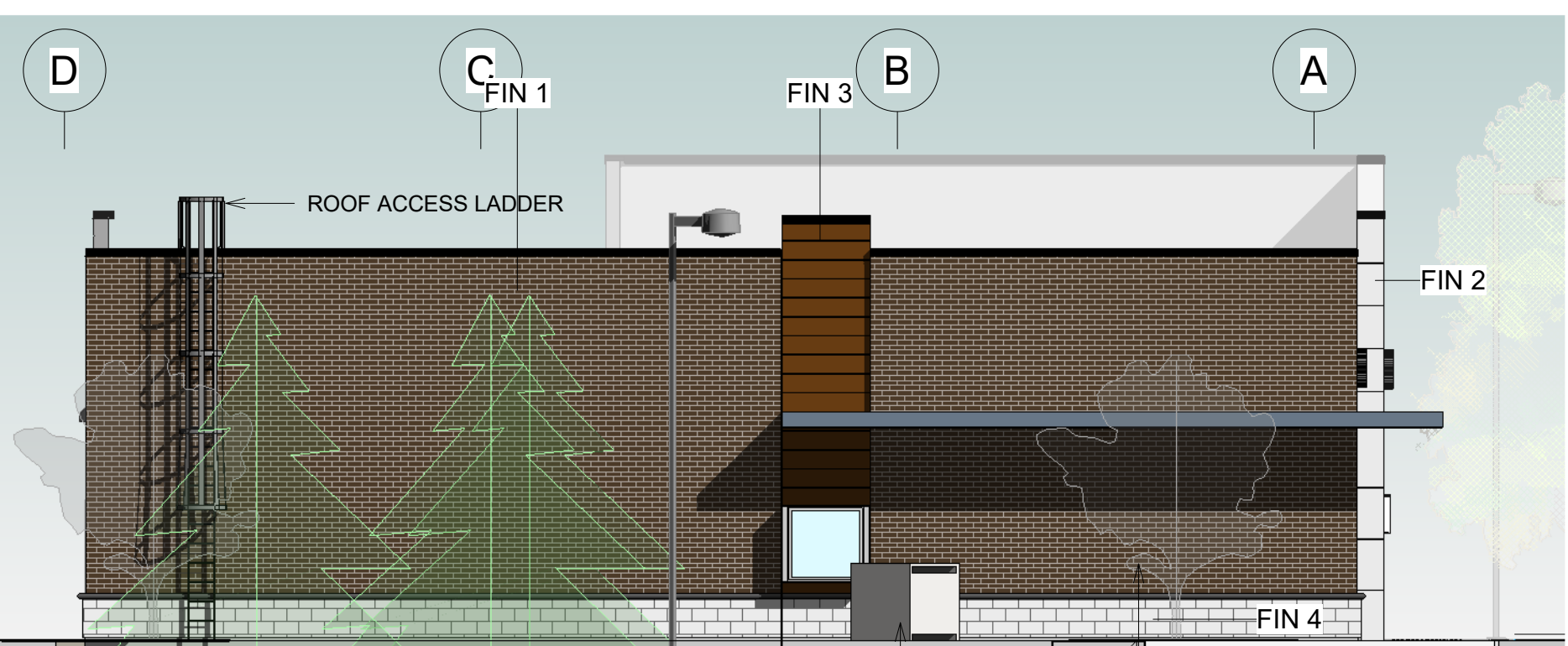
Attachment 2
 A18-24 (253 & 253B TQS)
 Page 5 of 7



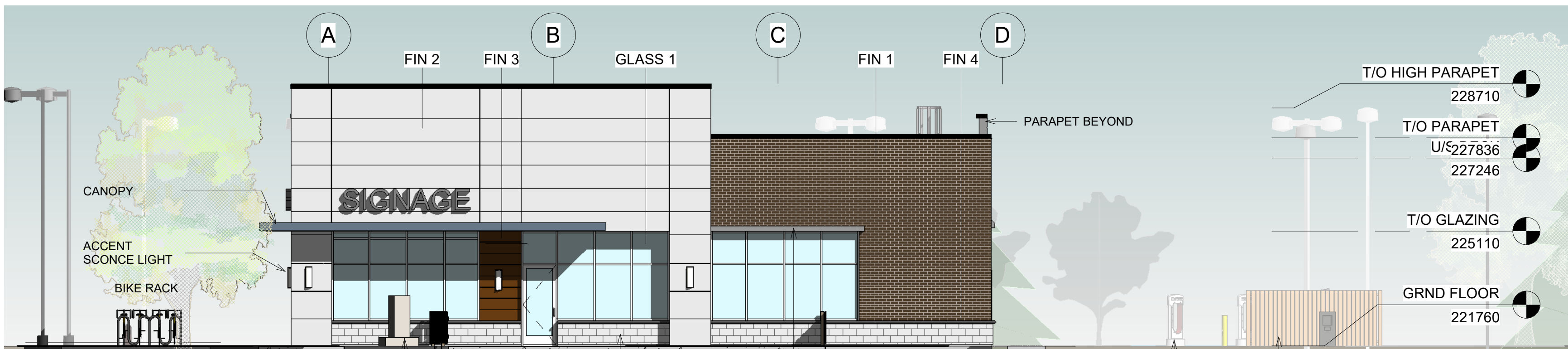
4-07-17 12:57:05 PM



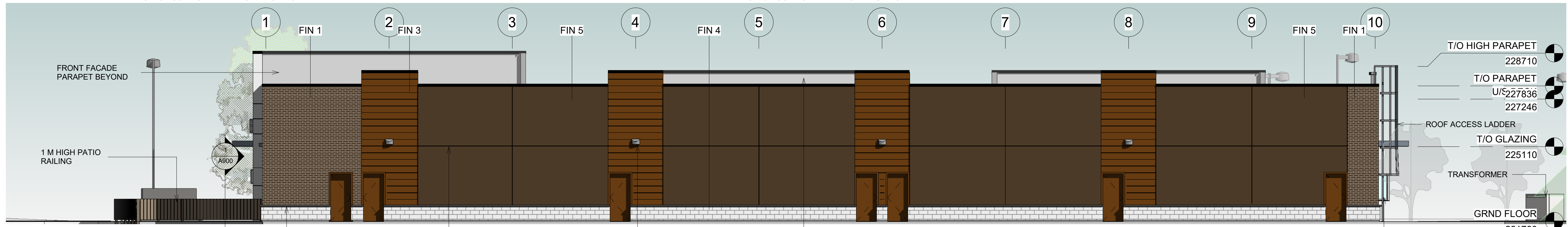
4 NORTH.
 1 : 100
 GROSS WALL AREA (TO U/S ROOF) 275 SM
 GROSS WINDOW AND DOOR AREA 108 SM
 WINDOW & DOOR TO WALL PERCENTAGE 40%



1 EAST.
 1 : 100
 GROSS WALL AREA (TO U/S ROOF) 111 SM
 GROSS WINDOW AND DOOR AREA 2 SM
 WINDOW & DOOR TO WALL PERCENTAGE 0.2%



3 WEST
 1 : 100
 GROSS WALL AREA (TO U/S ROOF) 111 SM
 GROSS WINDOW AND DOOR AREA 35 SM
 WINDOW & DOOR TO WALL PERCENTAGE 3%



2 SOUTH
 1 : 100
 GROSS WALL AREA (TO U/S ROOF) 275 SM
 GROSS WINDOW AND DOOR AREA 21 SM
 WINDOW & DOOR TO WALL PERCENTAGE 8%

- FIN 1 - COMMON BRICK**
 MANUF. - BRAMPTON BRICK
 TYPE - CLAY, CONTEMPORARY SERIES
 SIZE - Metric Norman - 57 x 290 x 90
 COLOUR - BISTRO OR EXPRESSO (BROWN COLOUR CLASS)
- FIN 2 - ACM (ALUM. COMPOSITE METAL) PANEL**
 MANUF. - VIC WEST
 TYPE - ACM SYSTEM 3, 4mm CORE
 COLOUR - BONE OR IMPERIAL WHITE
- FIN 3 - ACM (ALUM. COMPOSITE METAL) PANEL**
 MANUF. - VIC WEST
 TYPE - ACM SYSTEM 3, 4mm CORE
 COLOUR - COCOA OR DARK BROWN
- FIN 4 - FINISHES CONC BLOCK**
 MANUF. - BRAMPTON BRICK
 TYPE - STONE, FINISS SERIES
 SIZE - 290 X 590 X 90
 COLOUR - TAN, CREAM OR WHITE SMOOTH FINISH
- FIN 5 - EIFS (EXTERIOR INSULATED FINISH SYSTEM)**
 MANUF. - DUROCK
 TYPE - PUCCS SYSTEM FOR COMMERCIAL USE,
 FINE / PEBBLE OR SPACCO COAT TEXTURE
 COLOUR - MATCH BRICK
- PRE-CAST CONCRETE SILLS**
 MANUF. - EDS CONCRETE PRODUCTS
 TYPE - SB02 - BULL NOSE FRONT
 SIZE - 89H X 152D X 1524 TO 1981 LONG
 COLOUR - PRECAST GREY SMOOTH
- INSULATED GLASS UNITS**
 MANUF. - VITRO ARCHITECTURAL GLASS
 TYPE - SOLARBAN 70 SOLAR CONTROL
 LOW E GLASS
 COLOUR - TRANSPARENT, NEUTRAL

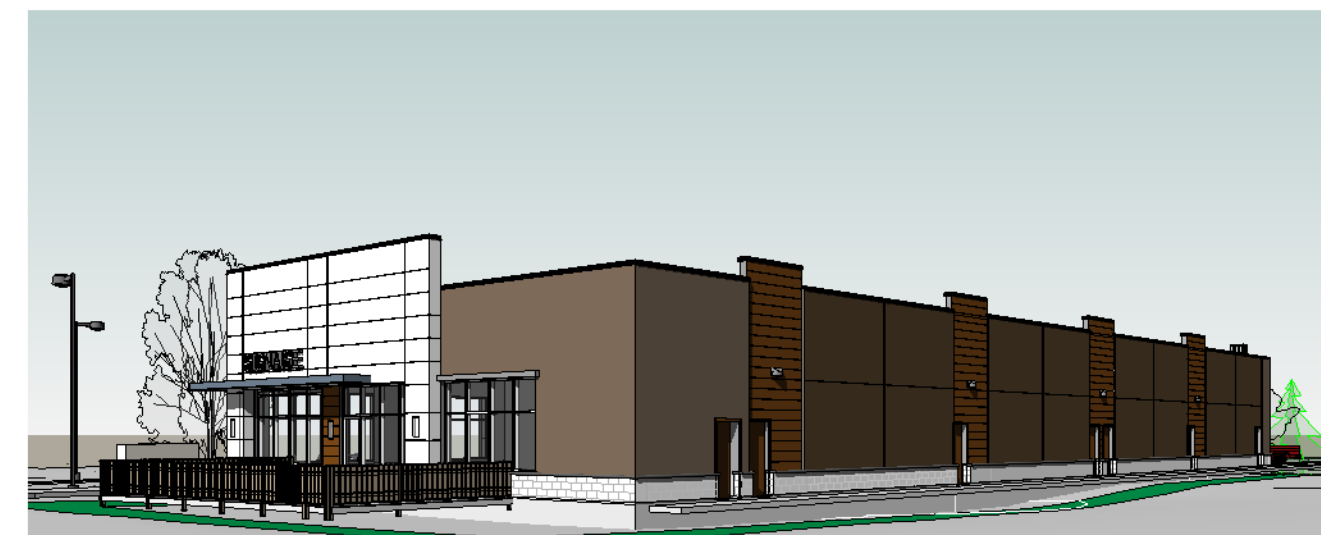
MATERIALS
 1 : 1



5 3D View From Street



6 3D View Front w/ drive thru



7 3D View Rear from street



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 ITS CONTENTS.

No.	Description	Date
2	CLIENT REVIEW	2022-08-16
3	CLIENT REVIEW - MATERIAL SPECS	2022-08-23
4	SPA SUBMISSION	2022-09-16
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

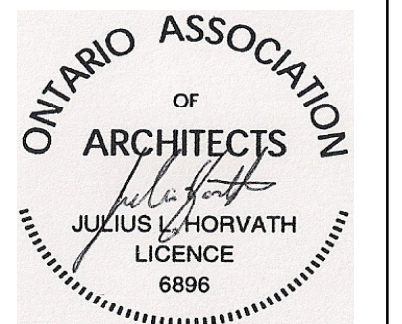
ELEVATIONS EXTERIOR

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

A600

Scale As indicated

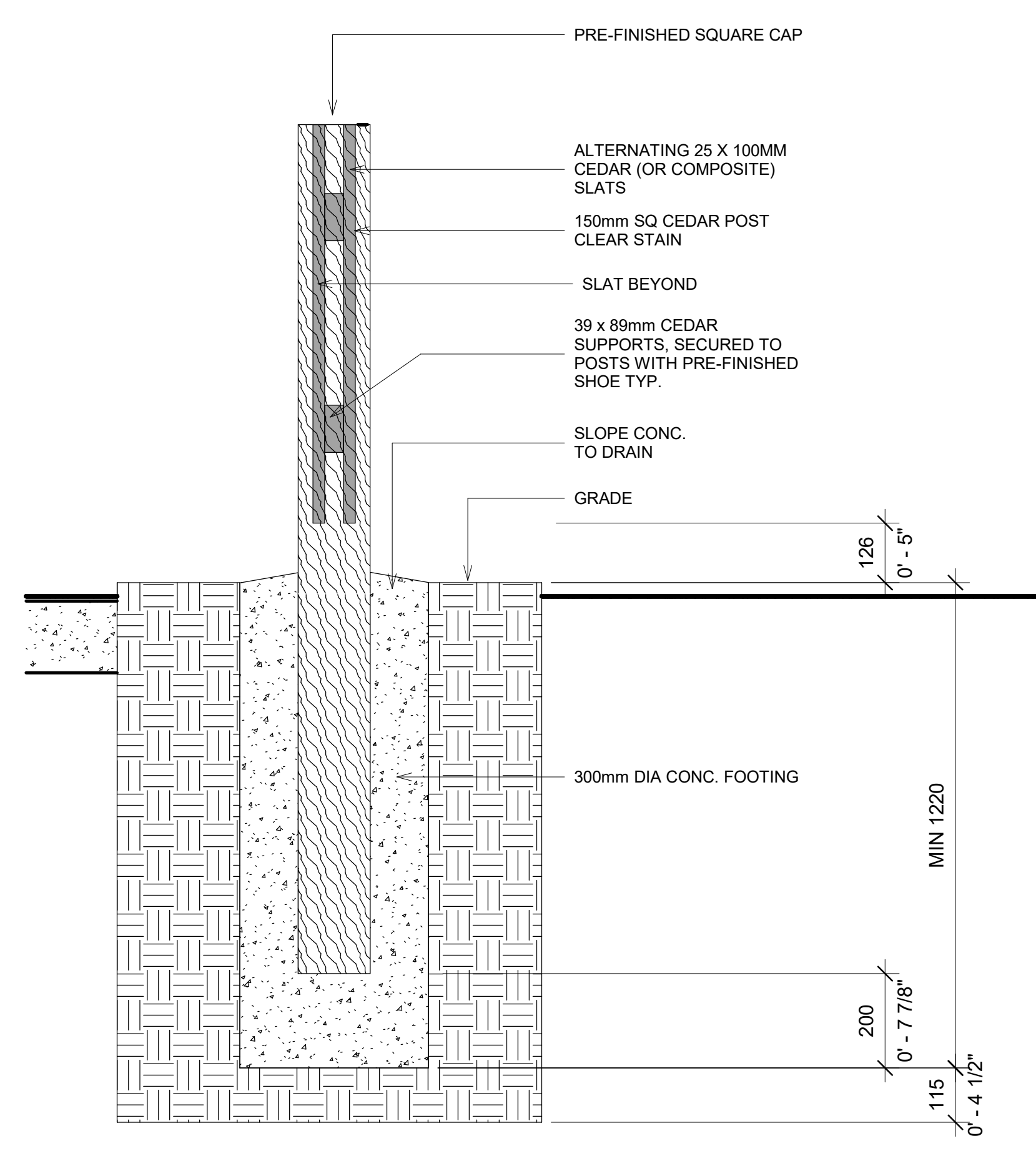
2024-07-17 12:57:06 PM



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 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
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



1 Section Thru Fence
 1 : 10

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

DETAILS

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

A900

Scale 1 : 10

2024-07-17 12:57:07 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



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 m²) with patio (162.76 m²) and 63-slip marina with boat launch and has a total of 145 parking spaces. The proposal is to construct a 984 m² multi-tenant commercial building and the removal of the marina and boat launch. The proposed site plan is provided in **Figure 1**.

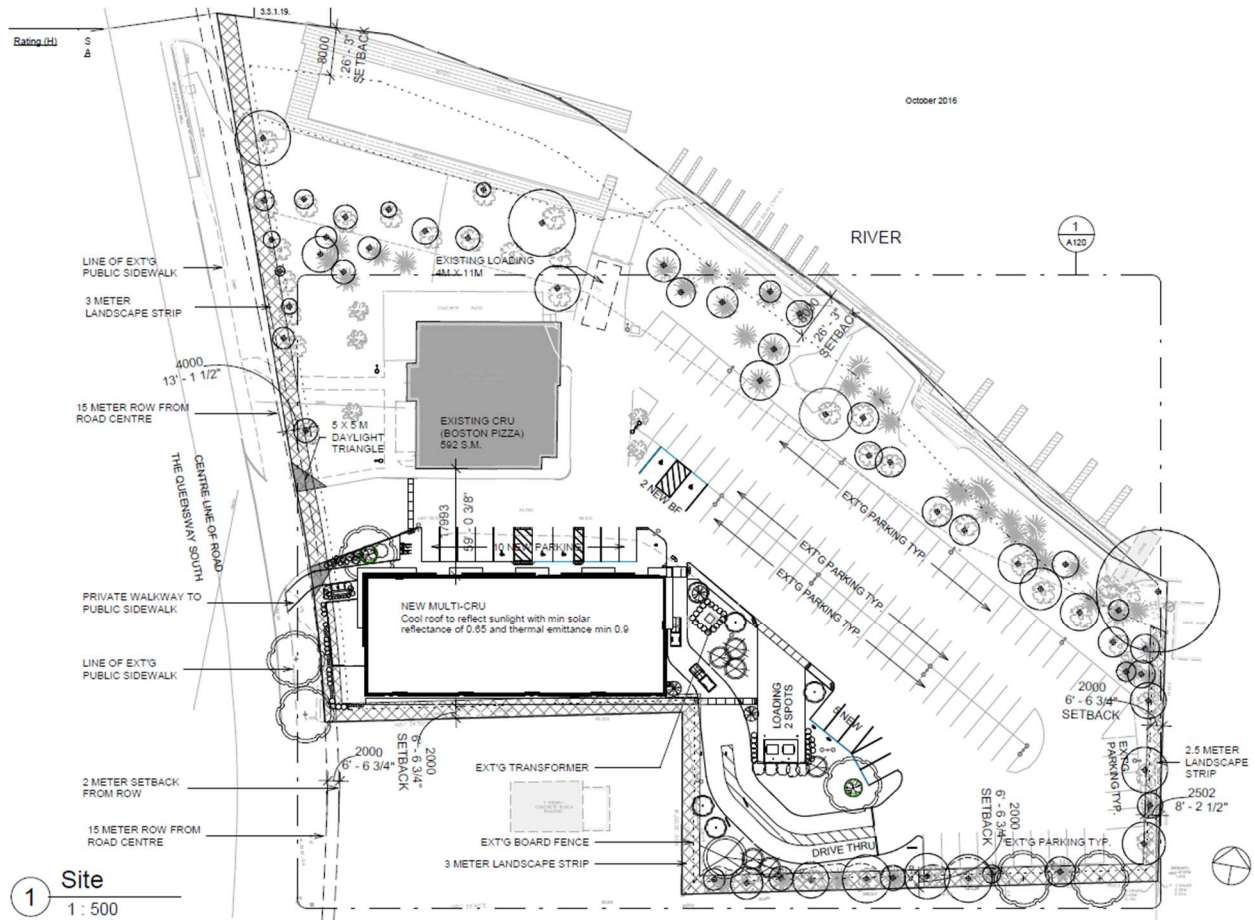


Figure 1 Site Plan

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 ²	10 spaces / 95 m ²	53 spaces
Outdoor Patio (Boston Pizza)	162.76 m ²	6 spaces / 95 m ²	10 spaces
Marina	63 slips	1 spaces / slip	63 spaces
Total			126 spaces

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 ²	10 spaces / 95 m ²	53 spaces
Ex.	Outdoor Patio (Boston Pizza)	162.76 m ²	6 spaces / 95 m ²	10 spaces
Unit 1	Restaurant	214 m ²	10 spaces / 95 m ²	23 spaces
Unit 1	Outdoor Patio	67 m ²	6 spaces / 95 m ²	4 spaces
Unit 2	Non-Restaurant	216 m ²	5.5 spaces / 95 m ²	13 spaces
Unit 3	Non-Restaurant	110 m ²	5.5 spaces / 95 m ²	6 spaces
Unit 4	Non-Restaurant	110 m ²	5.5 spaces / 95 m ²	6 spaces
Unit 5	Non-Restaurant	124 m ²	5.5 spaces / 95 m ²	7 spaces
Unit 6	Restaurant	210 m ²	10 spaces / 95 m ²	22 spaces
Total				144 spaces

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
20:00	36	30	45

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 m².

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 ²	6.43 spaces / 95 m ²	45 spaces
Unit 1	Restaurant	214 m ²	5.5 spaces / 95 m ²	12 spaces
Unit 1	Outdoor Patio	67 m ²	6 spaces / 95 m ²	4 spaces
Unit 2	Non-Restaurant	216 m ²	5.5 spaces / 95 m ²	13 spaces
Unit 3	Non-Restaurant	110 m ²	5.5 spaces / 95 m ²	6 spaces
Unit 4	Non-Restaurant	110 m ²	5.5 spaces / 95 m ²	6 spaces
Unit 5	Non-Restaurant	124 m ²	5.5 spaces / 95 m ²	7 spaces
Unit 6	Restaurant	210 m ²	5.5 spaces / 95 m ²	12 spaces
Total				105 spaces

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 m² restaurant use (Boston Pizza) with 162.76 m² 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 m² 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 m² 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

Joseph E. Gowrie, P.Eng.
Manager of Transportation & Planning
Mobile: 905-717-5632
Email: jgowrie@saferoadseng.com

THE CORPORATION OF THE TOWN OF GEORGINA

REPORT NO. DS-2024-0064

FOR THE CONSIDERATION OF
COMMITTEE OF ADJUSTMENT

November 4, 2024

SUBJECT: MINOR VARIANCE APPLICATION A18-24
253 AND 253B THE QUEENSWAY SOUTH
CON 3 PT LOT 9 RP; 65R11093 PT PART 1, PART 2 AND PT

1. RECOMMENDATIONS:

- 1) That the Committee of Adjustment receive Report No. DS-2024-0064 prepared by the Development Planning Division, Development Services Department, dated November 4, 2024, respecting Minor Variance Application A18-24, for the property municipally addressed as 253 and 253B The Queensway South; and,
- 2) That in the event no public or Committee concerns are raised at the meeting warranting investigation and a further meeting, Staff recommend the following:
 - a) That the Committee of Adjustment approve Minor Variance Application A18-24 to permit relief from the following:
 - i) Section 5.28 (b): To permit a minimum of one-hundred and sixteen (116) parking spaces; whereas a minimum of one-hundred and forty-four (144) parking spaces are required
 - ii) 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
 - iii) Section 5.28(i): To permit a minimum drive aisle width of 6 metres for two-way drive aisles providing direct, 90-degree access to parking spaces; whereas a minimum width of 7.0 metres is required
 - b) That the approval of Minor Variance Application A18-24 be subject to the following term(s):
 - i) That the marina use only be used as boat slips and that only 10 of the boat slips shall be used as seasonal rental boat slips, while the remaining 53 shall only be used as day boat slips for visitors by boat; and

- ii) That the proposed addition be constructed in general conformity with Attachment 2 to Report DS-2024-0064, in accordance with the relief recommended to be approved in Recommendation 2a);
- c) That the approval of Minor Variance Application A18-24 be subject to the following condition(s):
 - i) Submission to the Secretary-Treasurer of written confirmation from the Lake Simcoe Region Conservation Authority (LSRCA) that all matters identified in Attachment 4 to Report No. DS-2024-0064 have been addressed to the satisfaction of the LSRCA; and
 - ii) That the above-noted conditions be fulfilled within two (2) years of the date of the Notice of Decision.

2. PURPOSE:

The purpose of this report is to provide Staff's analysis concerning Minor Variance Application A18-24 for the property located at 253 and 253B The Queensway South regarding the construction of a multi-unit commercial building.

3. BACKGROUND:

Property Description: (refer to Attachments 1 to 3)
253 and 253B the Queensway South
Concession 3 Part Lot 9, Plan 65R-11093 Part of Part 1,
Part 2 and Part of Part 3
Roll #: 146-490 and 146-492

PROPOSAL

The owner of the subject property is proposing to construct a multi-unit commercial building.

A Minor Variance application has been submitted concerning the proposal, requesting the following relief:

- i) **Section 5.28 (b):** To permit a minimum of one-hundred and sixteen (116) parking spaces; whereas a minimum of one-hundred and forty-four (144) parking spaces are required.
- ii) **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.

- iii) **Section 5.28 (i):** To permit a minimum drive aisle width of 6 metres for two-way drive aisles providing direct, 90-degree access to parking spaces; whereas a minimum width of 7.0 metres is required.

A Site Sketch and building plans showing the proposal and the requested relief are included as Attachment 2.

3.1 SUBJECT PROPERTY AND THE SURROUNDING AREA:

The subject property is located at 253 and 253B the Queensway South. A summary of the characteristics of the property is as follows:

General Property Information		
Municipal Address	253 and 253B the Queensway South	
Zoning	Tourist Commercial (C5-19)	
Frontage	121.3 Metres	
Area	14,122 Square Metres	
Official Plan / Secondary Plan Land Use Designation	Maskinonge Urban Centre	
Regional Official Plan Land Use Designation	Community Area	
Related Applications	Site Plan Approval – B.1.398	
Land Use and Environmental Considerations		
Existing Structures	Restaurant (Boston Pizza) and Marina Slips	
Proposed Structures	Multi-unit Commercial building	
Heritage Status	Neither Listed nor Designated	
Regulated by LSRCA	Not regulated	
Key Natural Heritage Features	None	
Natural Hazards	None	
Servicing		
	Existing	Proposed
Water	Municipal	Municipal
Sanitary	Municipal	Municipal
Access	Existing driveway	Existing driveway

4. PUBLIC CONSULTATION AND NOTICE REQUIREMENTS:

4.1 PUBLIC CIRCULATION

In accordance with the provisions of the *Planning Act*, the Notice of Hearing for the subject application was sent by mail on October 22, 2024, to all landowners within 60.0 metres of the subject property.

As of the date of writing this report, Town Staff have received two submissions (Attachment 6) from the general public.

The first member of the public had concerns regarding parking spaces, the reduction of the plantings strip, increased traffic, the drive-thru and the boat launch.

The second member of the public has concerns regarding increased traffic, drive-thru, fence, and planting strip abutting the residential properties.

4.2 EXTERNAL AGENCY AND TOWN DEPARTMENT COMMENTS

All Town department and external agency comments for Minor Variance Application A18-24 are outlined below.

The Lake Simcoe Region Conservation Authority has indicated (Attachment 4) that they have no objections and require, as a condition of the minor variance, that the applicant/owner pay the LSRCA Plan Review Fee and successfully obtain a permit from the LSRCA.

Hydro One has indicated no objections and advises that the Developer bring servicing requirements to the attention of Hydro One Inc. as soon as possible to ensure capacity is available. Hydro One also notes that there is a 3PH private primary service that dips from the pole north of the Boston pizza feeding back to existing transformer #02158. Locates are required.

The following Town departments / divisions and external agencies have indicated no objections to the Minor Variance:

- Georgina Fire Department
- Tax and Revenue Division
- Municipal Law Enforcement Division
- Development Engineering Division
- York Region

A number of external agencies and Town departments / divisions have not provided comments.

5. ANALYSIS:

The following evaluation of Minor Variance Application A18-24 is based on the four (4) prescribed tests as set out in Section 45(1) of the *Planning Act*:

i. Is the general intent and purpose of the Official Plan maintained? – Yes

The subject property is designated Making Urban Centre in the Keswick Secondary Plan. Retail, service, marinas, tourist commercial uses, and business and professional offices are permitted under this designation.

Staff are of the opinion that the proposal maintains the general intent and purpose of the Official Plan.

ii. Is the general intent and purpose of the Zoning By-law maintained? – Yes

The subject property is zoned site-specific Tourist Commercial (C5-19) on Map 2, page 2 of Schedule 'A' to Zoning By-law No. 500, as amended. Marinas, restaurants, retail stores, business and professional offices, and many other uses are permitted in the C5-19 zone.

a. Parking

Section 5.28 (b) of Zoning By-law No. 500, as amended, requires 144 parking spaces for the restaurant and multi-unit commercial building. The Applicant is requesting relief to allow 116 parking spaces for the subject property.

The general intent of minimum parking regulations is to ensure that sufficient on-site parking is provided to accommodate permitted land uses.

The applicant has provided floor plan drawings indicating the commercial uses.

See the table below for minimum parking requirements:

Table 2 – Parking Requirements Summary

Use	Floor Area	Required Parking ratio	Required Parking
Resturant (Boston Pizza)	502 m2	10 per 95 m2	53
Outdoor Patio (Boston Pizza)	162.76 m2	6 per 95 m2	10
Unit 1 (Resturant)	214 m2	10 per 95 m2	23
Unit 1 (Outdoor Patio)	67 m2	6 per 95 m2	4
Unit 2 (Non-resturant)	216 m2	5.5 per 95 m2	13
Unit 3 (Non-resturant)	110 m2	5.5 per 95 m2	6
Unit 4 (Non-resturant)	110 m2	5.5 per 95 m2	6
Unit 5 (Non-resturant)	124 m2	5.5 per 95 m2	7
Unit 6 (Resturant)	210 m2	10 per 95 m2	22
Total			144

The Applicant is proposing 116 parking spaces for the subject property. This is a reduction of 28 parking spaces.

In addition to the current and proposed uses, the applicant is planning to maintain the 63 marina boat slips but has not included this use in the parking calculation as the marina does not encompass the whole definition of the marina.

The applicant has provided staff with a parking study (Attachment 5) which analyzes 3 days (May 30, May 31, and June 1, 2024) to assess the parking requirements of the site for the current uses (Boston Pizza and Outdoor Patio). They observed that the maximum parking used for the current use was 45 parking spaces, which is the basis for the proposed ratio of 6.43 spaces per 95 square metres. Given this ratio and the multi-unit commercial centre calculation of 5.5 spaces per 95 square metres and 6 spaces per 95 square metres for an outdoor patio, the parking study concluded that the proposed new development would only require 105 parking spaces to service the future site.

Section 2.128 of Zoning By-law 500, as amended, defines a marina as a commercial establishment located on or abutting a navigable waterway, where facilities are provided for, and where boats and other marine pleasure craft may be berthed, stored, serviced, repaired, rented, fuelled or kept for sale. The marina use on the subject property only includes boat slips (berthed).

Staff have assessed the boat slips and concluded that approximately ten could be used for seasonal boat slips, increasing the parking calculation for required parking to approximately 115 spaces, which is one parking space less than the proposed parking for the subject property. The remaining boat slips are to be used for people who wish to visit the commercial buildings by boat and do not require a vehicle parking space in the lot. A term has been included in the recommendations to reflect the required parking spaces for the marina use.

Staff are of the opinion that the proposed reduction of minimum parking spaces is appropriate for the development.

b. Planting Strip

Section 5.31(a) of Zoning By-law No. 500, as amended, requires a planting strip width of 3 metres for a commercial building abutting a property zoned residential. The Applicant is requesting to legalize the minimum planting strip of 2.5 metres along the rear lot line abutting a property zoned residential.

The intent of minimum planting strip widths is to provide a buffer between non-residential uses and residential uses.

Staff notes that a wooden privacy fence is also located along the rear lot line. Staff are of the opinion that the wooden privacy fence and the existing reduction in the minimum planting strip are appropriate.

c. Drive aisle width

Section 5.28 (i) of Zoning By-law No. 500, as amended, requires a minimum two-way drive aisle width providing direct, 90-degree access to the parking lot to be 7 metres. The Applicant is requesting relief to two-way drive aisle width providing direct, 90-degree access to the parking lot to be 6 metres.

The intent of the minimum drive aisle width regulation is to provide sufficient manoeuvring space for motorists entering, exiting, and passing by parking spaces.

Staff note that the requested relief is to legalize the existing drive aisle width at the entrance and the aisle width in the existing parking lot.

Staff note that the existing curb to edge of parking spaces at the entrance is approximately 8 metres; however, with the new curb build-out, 6 metres is being requested for the drive aisle width to ensure adequate space for vehicle traffic from the curb. This will provide adequate space within the entrance of the parking lot for sufficient manoeuvring.

The applicant has demonstrated how vehicles can maneuver in the reduced drive aisle (Attachment 2 pages 2 and 3). Staff are of the opinion the reduction in the drive aisle is appropriate.

Staff are of the opinion that the proposed variance maintains the general intent and purpose of Zoning By-law 500, as amended.

iii) Is the Minor Variance desirable for the appropriate development of the property or use of land, building or structure? – Yes

The proposed multi-unit commercial building is in keeping with the existing physical character of the neighbourhood as the area generally consists of commercial buildings for various uses.

Staff note that the creation of the new multi-unit commercial building along the Queensway South will provide more amenities to residents.

Staff are satisfied that the proposal is desirable for the appropriate development of the subject land and surrounding neighbourhood.

iv) Is the relief sought minor in nature? – Yes

In considering whether the relief sought is minor, Staff note that this test is not simply a question of numerical value. The principal consideration is that of the potential impact the variance may have and whether those impacts are minor or acceptable. In light of the above evaluation of the application, Staff are of the opinion that the requested variance is minor in nature.

6. CONCLUSION:

Subject to the recommendations by Staff in Section 1 of this report, Staff are of the opinion that Minor Variance Application A18-24, as it pertains to the proposed multi-unit commercial building, meets the four (4) prescribed tests as set out in Section 45(1) of the Planning Act, R.S.O. 1990 and represents good planning.

APPROVALS:

Prepared by:

Monika Sadler
Planner I

Approved By:

Janet Porter, MCIP, RPP
Manager of Development Planning

Attachments:

Attachment 1 – Location Map

Attachment 2 – Site Plan and Architectural Drawings

Attachment 3 – Site Photos

Attachment 4 – Agency Comments

Attachment 5 – Parking Study

Attachment 6 – Public Comments

- a. **That the Committee of Adjustment approve Minor Variance Application A24-24 to permit relief from the following:**
 - i. **Section 5.1(b): To permit the construction of an accessory structure in the front yard, whereas an accessory structure shall not be erected in any yard other than in an interior side yard or rear yard.**
 - ii. **Section 5.1 (b): To permit the construction of an accessory structure to be located a minimum of 1.7 metres from the existing dwelling, whereas a minimum setback of 2.0 metres is required.**
 - iii. **Section 5.1(d): To legalize the existing rear yard setback of the existing rear framed shed of 0.7 metres; whereas 1m is required.**
 - iv. **Section 5.1(d): To legalize the existing west interior side yard setback of the existing rear framed shed of 0.6 metres; whereas 1m is required.**
- b. **That the approval of Minor Variance Application A24-24 be subject to the following term(s):**
 - i. **That the proposed addition be constructed in general conformity with Attachment 3 to Report DS-2024-0063, in accordance with the relief recommended to be approved in Recommendation 2a);**

Carried Unanimously

- 2. **MINOR VARIANCE APPLICATION A18-24
253 AND 253B THE QUEENSWAY SOUTH
CON 3 PT LOT 9 RP; 65R11093 PT PART 1, PART 2 AND PT**

The Agent, Deborah Alexander, Alexander Planning Inc. spoke to the application.

Monika Sadler, Planner I, made a presentation on the application.

There were two written comments.

A resident, Cathy Rozema, spoke in regard to the application. She was looking for clarification on reducing the planting strip and fence maintenance.

There were no other public speakers.

Committee Member Burns questioned whether the submitted parking study was an adequate study. Monika Sadler, Planner I, advised that a

parking study is required. She advised that the marina is in use, but will not be used on the subject property, and the study was amended to only use the boat slips. Given that, the parking study encompassed the existing restaurant (Boston Pizza), the patio, and is accurate for the current use and proposed uses for the property.

Committee Member Burns then asked for the proposed multi-tenant building, how do you enforce requests for additional restaurants from moving into the units. Janet Porter, Manager of Development Planning, advised that we would require them to comply with the Zoning By-Law. when the building permit comes in for the use. Any proposed use would need to provide proof of adequate parking on the property.

Committee Member Bonello inquired about the seating capacity in the proposed restaurants, will there be ample parking for the restaurant uses, and other proposed uses (medical/retail) which may require parking for a significant amount of time.

Mrs. Alexander advised the tenants have not been finalized and further noted that the parking study was conducted, in part during a Saturday evening when the patio was in use. Monika Sadler, Planner I advised that under the Zoning By-Law, a health care clinic is a permitted use.

Committee Member Bonello then asked if the Zoning By-Law stipulates seating capacity of the restaurants by size. Monika Sadler, Planner I clarified the parking rates for the proposed uses in accordance with the Zoning By-Law.

Aaron Clodd, Development Manager for the Applicant advised that no leases have been signed at this time, he advised that the middle units could be used for take-out food uses.

Committee Chair Rogers stated that the parking study specifically talks about the units 2-5 are not restaurants, if it is counter serve then it is a restaurant use. This will restrict those units to non-restaurant uses. Janet Porter, Manager of Development Planning advised that when the building permit application comes in, staff will have a better understanding of the units proposed and will determine if the amount of parking is sufficient.

Mr. Clodd advised that the uses proposed would fall within the 116 parking stalls, if all restaurants are proposed that they would have to come back for a further minor variance which is not the intent. He further advised that the owner has not used the property as a commercial marina since Boston Pizza has been operating, the dragon boats currently use the slips on weeknights for practice. He advised that they welcome the community to park their boats in the slips to go to the Boston Pizza but they do not let anyone store their boat there overnight, and if they do they are doing it illegally.

Committee Chair Rogers inquired on the parking impact of ten (10) slips to be rented out, when the parking study is based on no calculations for use of the marina. Mrs. Alexander advised that the intent was to not have the boat slips, staff advised that there were eleven extra spaces, if the boat slips remain then parking will not be required for them. Monika Sadler, Planner I, agreed that it was approved along that basis.

Committee Chair Rogers asked regarding the planting strip, is there a way the Notice of Decision can refine the variance to reflect the existing condition. Janet Porter, Manager of Development Planning, confirmed that it can be indicated on a schedule to the Notice of Decision.

Mrs. Rozema advised that the parking lot is very busy on the nights that the Dragon Boats practice as there are typically ten to fifteen people parking in the lot with a minimum of 2 Dragon Boats practicing.

Committee Member Bonello asked if the parking spots retained for cars and trailers are they the same size as all the other parking spaces or do they require two spaces one for the car and one for the trailer. Mrs. Alexander advised that they look to be the same size. If someone comes onto the property with a car and trailer, they will take two parking spots.

Mr. Clodd spoke on how it has hard to police people coming on to the property and what they do on the property. He spoke to the fact that the intent is to have enough parking for the proposed uses and unfortunately people do come on private property and its hard to police what they do on the property.

Following the vote, Committee Chair John Rogers advised that two of the requested variance applications are approved subject to a 20-day appeal period and two years to meet all conditions.

Motioned By Chris Burns

Seconded By Joseph Bonello

1. **That the Committee of Adjustment receive Report No. DS-2024-0064 prepared by the Development Planning Division, Development Services Department, dated November 4, 2024, respecting Minor Variance Application A18-24, for the property municipally addressed as 253 and 253B The Queensway South; and,**
 - a. **That the Committee of Adjustment approve Minor Variance Application A18-24 to permit relief from the following:**
 - i. **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

- ii. **Section 5.28(i):** To permit a minimum drive aisle width of 6 metres for two-way drive aisles providing direct, 90-degree access to parking spaces; whereas a minimum width of 7.0 metres is required
- b. That the approval of Minor Variance Application A18-24 be subject to the following term(s):
 - i. That the proposed addition be constructed in general conformity with Attachment 2 to Report DS-2024-0064, in accordance with the relief recommended to be approved in Recommendation 2a)ii) and 2a)iii);
- c. That the approval of Minor Variance Application A18-24 be subject to the following condition(s):
 - i. Submission to the Secretary-Treasurer of written confirmation from the Lake Simcoe Region Conservation Authority (LSRCA) that all matters identified in Attachment 4 to Report No. DS-2024-0064 have been addressed to the satisfaction of the LSRCA; and
 - ii. That the above-noted conditions be fulfilled within two (2) years of the date of the Notice of Decision.

Carried Unanimously

Committee Member Chris Burns brought a motion to defer Minor Variance:

- i. **Section 5.28 (b):** To permit a minimum of one-hundred and sixteen (116) parking spaces; whereas a minimum of one-hundred and forty-four (144) parking spaces are required.

Moved by Chris Burns

Carried Unanimously

8. POWER OF SALE/FORECLOSURE/VALIDATION OF TITLE APPLICATIONS

None.



Sent via e-mail: 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*

Authorities Act. LSRCA has also provided comments as per our Memorandum of Understanding (MOU) with the Town of Georgina. The application has also been reviewed through our role as a public body under the *Planning Act* as per our CA Board approved policies. Finally, LSRCA has provided advisory comments related to policy applicability and to assist with implementation of the South Georgian Bay Lake Simcoe Source Protection Plan under the *Clean Water Act*.

Recommendation

Based on our review of the submitted information in support of the application, the proposal is generally consistent and in conformity with the natural hazard policies of the applicable plans. On this basis, we have no objection to the approval of this application for Minor Variance. It is recommended that any approval of this application be subject to the following conditions:

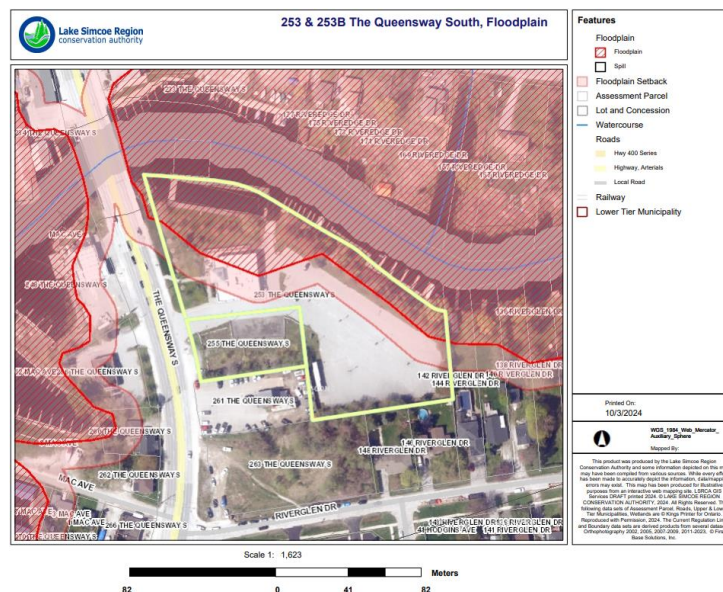
- That the Applicant/Owner shall pay the LSRCA Plan Review Fee in accordance with the approved LSRCA Fee Schedule. The applicable fee for Minor Variance (Minor – planner review only) is \$536;
- That the Applicant/Owner successfully obtain a permit from the LSRCA.

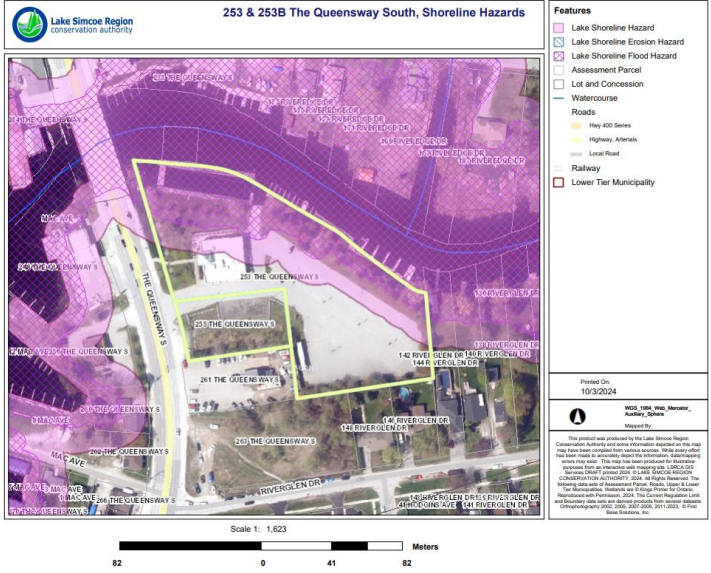
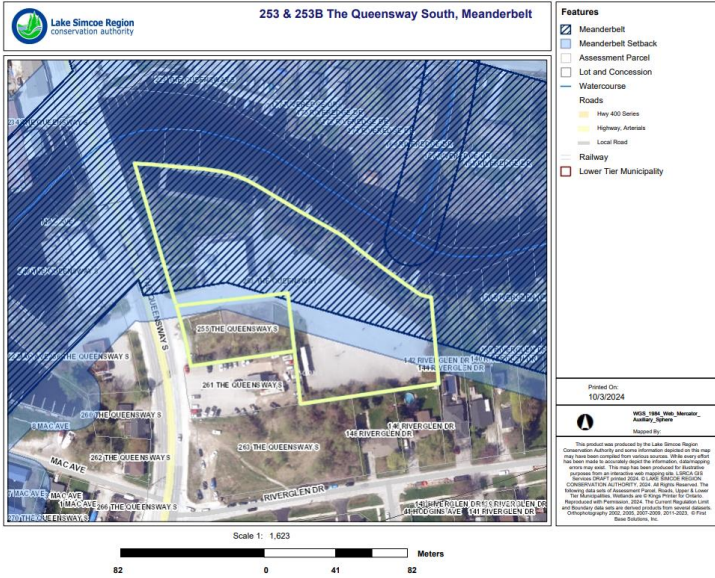
Site Characteristics

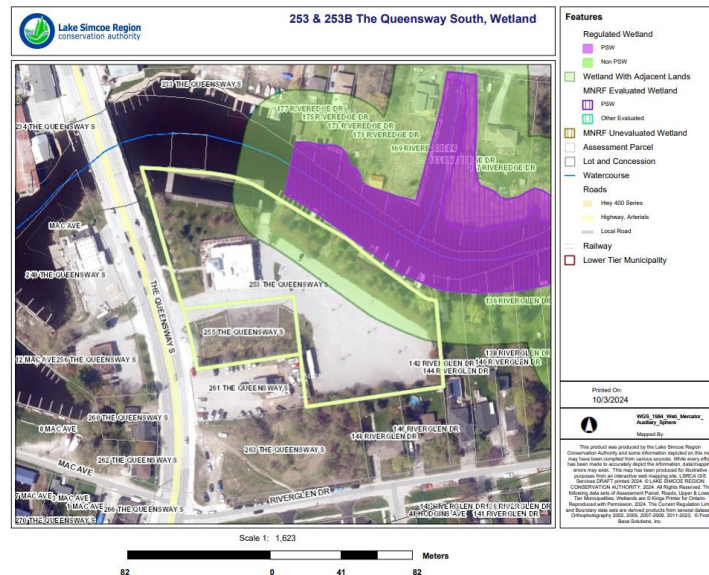
The subject land is approximately 1.41 hectares (3.49 acres) in area and is located east of The Queensway South and north of Riverglen Drive within the Town of Georgina. The subject land is currently zoned ‘Tourist Commercial (C5-19)’ per the Town of Georgina Zoning By-law No. 500, as amended.

Existing environmental mapping indicates the following:

- The subject property is regulated by the LSRCA under Ontario Regulation 41/24. Please see a detailed regulatory map below. This is representative of:
 - Riverine flooding and erosion (meanderbelt) hazards associated with Maskinonge River
 - Shoreline flooding and erosion hazards
 - Provincially Significant Wetland (PSW) and the associated 30 metre adjacent lands
- The subject property is within the Protected Countryside designation per the Greenbelt Plan.







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).

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)