

SHAW FESTIVAL - NEW ROYAL GEORGE THEATRE NIAGARA ON THE LAKE, ONTARIO

Vehicular Parking Assessment



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BA Group

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1.0 EXECUTIVE SUMMARY

- The Shaw Festival's proposed New Royal George Theatre is designed to dramatically improve several key characteristics of the theatre "experience" for patrons while also significantly improving and consolidating the functional operations of the events and plays that are associated with the Royal George Theatre as well as those that have been associated with the Court House Theatre operations. The Court House Theatre lease will not be renewed following the opening of the New Royal George Theatre.
- The net new parking associated with the new Royal George Theatre will be modest with forecasts from a reduction of approximately 18 parking spaces to an increase of approximately 10 parking spaces, depending upon which zoning bylaw standard is applied (seat-based or Gross Leasable Floor Area or GLFA-based calculation). This range is based on an overall decrease in net theatre seating capacity versus a small net increase in the GLFA space when compared to current theatre seating capacity and floor areas of the combined existing Royal George and Court House theatre operations.
- The associated creation of the Shaw Festival's Artist Village adjacent to their Festival Theatre / Jackie Maxwell Theatre operations, near Queen's Parade and Wellington Street in the Old Town area of the Town of Niagara on the Lake (NOTL), will result in the creation of approximately 38 net new parking spaces that could be used to offset any change in net new parking demands associated with the new Royal George Theatre improvements (and corresponding closure of the Court House Theatre operations).
- This increase in net Shaw Festival Campus parking within the Old Town area of NOTL will also precede the occupancy of both the Artist's Village and the new Royal George Theatre, ensuring that the available net new parking infrastructure would be in place in advance of any changes in parking demands associated with the Shaw Festival Campus activities.
- It should also be noted that many of the attendees of the Shaw Festival events and plays, regardless which of the several theatres they may attend within the Shaw Festival's various venues, do not require a parking space:
 - The theatre and event attendees often stay within local hotels and bed-and-breakfast accommodations so their vehicle parking spaces are already accounted for;
 - The theatre and event attendees are already in-town for other events and/or purposes so their vehicles are already accounted for in parking spaces provided by or for other uses within the Old Town;
 - The theatre and event attendees may have travelled by private charter bus operations – some of which are arranged for by the Shaw Festival itself and others by private tour agencies;
 - The theatre and event attendees may live in-town and attend performances using modes other than a private vehicle (e.g., walk); and,
 - Staff or performers live in the Old Town area during the theatre season and typically commute to work at the Shaw Festival facilities using modes other than a private vehicle (e.g., walk, ride a bicycle, etc.).
- The new Royal George Theatre, and related Shaw Festival strategic directions, will ensure that the new Royal George Theatre can be readily accommodated within the context of the Old Town area of the Town of Niagara on the Lake, without undue impact upon the general parking supply in the Old Town area.



2.0 INTRODUCTION

BA Group is retained by Shaw Festival Theatre, Canada (referred to herein as “*Shaw Festival*”) to review and assess the parking supply strategy for the New Royal George Theatre, located at 83 Queen Street, in the Town of Niagara on the Lake (referred to herein as “*NOTL*”), Ontario.

The existing Royal George Theatre was originally constructed in 1915 as a movie theatre to entertain troops stationed in NOTL during the First World War. It transitioned into a live stage performance theatre and became one of the venues that the Shaw Festival has to present its annual schedule of plays and events. **Appendix Figure 1** illustrates the location of the Royal George Theatre, relative to the Shaw Festival operations in the Old Town area of NOTL.

The original Royal George Theatre, given the era within which it was constructed, incorporated a limited amount of internal space to accommodate guests once they’ve entered the building from Queen Street. A theatre patron would essentially enter the theatre seating area itself, almost immediately upon entering the existing building.

The Shaw Festival event schedule generally spans from April to December every year. A significant component of the Shaw Festival operations is focused on the activities associated with staging a variety of theatrical performances and events, which change each season. In addition to productions, the Shaw Festival operates educational initiatives that offer insights into the dramatic arts through various workshops and programs.

As part of larger future strategic plan for the Shaw Festival, a reconfigured Royal George Theatre combined with planned rationalization of key theatre and performance infrastructure, will not only vastly improve the theatre goers experience at the Royal George theatre but also allow the Shaw Festival to deliver a more efficient and consolidated support system for all aspects of the Shaw Festival’s event and performance programmes.

3.0 PROPOSED NEW ROYAL GEORGE THEATRE

3.1 Location of Royal George Theatre Site and Component Properties

The existing Royal George Theatre building is located at 83 Queen Street in the Town of NOTL. An adjacent building at 79 Queen Street is a small existing structure that is currently used as the Royal George Theatre Box Office. Together they serve the needs of the current Royal George Theatre operations, albeit with significantly constrained spaces relative to what would typically accompany a programme and event schedule like that of the Royal George theatre. **Appendix Figure 2** illustrates the separate properties that make up the Royal George Theatre site and their relative location in the Old Town area of NOTL.

The location of the theatre along Queen Street in the Old Town area of the Town of NOTL places the theatre in the “middle” of the main street experience of the Old Town. Given the age of the existing theatre building and the character of the main street within the Old Town, the Royal George Theatre provides no vehicular parking on its existing site.

Parking has historically been distributed across the municipal parking resources along Queen Street, along other Old Town public streets where both metered and unrestricted parking is permitted and amongst other private parking lots where guests of the Royal George Theatre have secured overnight accommodations in area hotels and bed and breakfast establishments and also, potentially, at the Shaw Festival Theatre complex at Queens Parade and Wellington Street.

Guests to the Royal George Theatre also arrive at the theatre directly by charter and schedule coach bus service (approximately 650 scheduled coach bus trips service the Royal George and Festival Theatres annually from a variety of locations within southern Ontario and from the United States of America [USA]) as well as walk in guests that stay overnight in NOTL whilst attending the Royal George and other Shaw Festival theatres (amongst other activities whilst in NOTL and the Niagara Region).



In addition to the 83 Queen Street and 79 Queen Street properties that currently serve the needs of the Royal George Theatre, the Shaw Festival has acquired two additional properties that are contiguous to the Queen Street properties but have frontage on Victoria Street. 178 Victoria Street and 188 Victoria Street are adjacent to each other and are one property in from Queen Street. **Appendix Figure 3** illustrate the “Royal George” properties that Shaw Festival has ownership of, within the immediate context of the site survey area.

3.2 Description of New Royal George Theatre Project

The New Royal George Theatre is designed to dramatically improve several key characteristics of the theatre “experience” for patrons while also significantly improving and consolidating the functional operations associated with the theatre itself and the events and plays that are held at the Royal George Theatre.

By incorporating the additional adjacent properties within the scope of the physical project, many aspects of event planning and the performance itself can be consolidated and improved. The ‘footprint’ of the theatre would increase in size and offer opportunities to internalize several activities that currently cannot occur within the existing Royal George Theatre configuration.

The deliberate design exercise associated with the new Royal George Theatre has incorporated the following key internal components. These are set out physically within the Site Plan prepared by Unity Design Studio Inc. dated May 20, 2025 (see **Appendix D**):

- **Theatre area** – largely similar in size (**360 seats configured on the ground floor and within a balcony**) to the original seating capacity of the theatre (originally 325 seats in a similar ground floor / balcony arrangement – recently slightly reconfigured to 313 seats to facilitate internal guest circulation benefits). See **Sheets A-101 and A-102** of the architects plans in **Appendix D**;
- **Increased ground floor reception and public areas** – including box office window area, concession/bar area, café/pub area (See **Sheets A-101 and A-102** of the architects plans in **Appendix D**) – these areas are intended to accommodate guests activities both before, during and following events/performances to enhance the guests’ experience whilst attending the theatre (without having to leave the building as they do now);
- **Dedicated rehearsal space principally on the ground level, with a small viewing gallery on the second level of the theatre building** – (See **Sheets A-101 and A-102** of the architects plans in **Appendix D**) this is space which had to have been located off-site previously, generally at the Court House theatre space. This will significantly improve the overall integration of activities of performers and the preparation associated with putting on a performance;
- **Back-of-House space** – a larger and dedicated area that will better facilitate the delivery of materials and goods associated with the production of events and performances as well as for those involved in creating stage sets, wardrobe management, performance, and performer support areas, building services (electrical, mechanical, IT) and storage areas, etc. (See **Sheet A-100** of the architects plans in **Appendix D**);
- **Event space, separate from the Theatre space** – to hold pre- and post-performance gatherings (See **Sheet A-102** of the architects plans in **Appendix D**).

There would now be considerable flexibility when accommodating the scheduled events and performances throughout the year to ensure that patrons can arrive and enjoy activities on-site that were not available (or possible) under existing theatre configuration conditions.

Many of the different spaces within the new Royal George Theatre configuration would not typically accommodate coincident events. By this it is meant that the publicly available space on the ground and second floors would not be occupied coincidentally; patrons would gather and occupy these spaces prior to, or following, an event or performance, but



not both. Therefore there “capacity” to accommodate crowds would not overlap and create separate demands on the building or supporting infrastructure, like parking for patrons who drive to see the event or performance.

Similarly, the rehearsal / studio space would be occupied, typically, by performers or event staff at times when the theatre itself was not engaged in a performance.

The front space or café / pub area could serve people unrelated to an event or performance, but this would typically be people who were already in the Old Town area and generally milling about in the Town, not “destination” trips that required additional support infrastructure.

The combined effect of this new physical programme would not materially affect the size of the events or performances held at the Royal George Theatre; rather it would substantially improve the quality of the experience and ability to serve the patrons that frequent the Royal George Theatre.

The intent is to capture the patron for a longer period of time within the theatre, better serving the patron from a pre-, during-, and post-event (or performance) perspective. Further it will also substantially improve the overall integration of the event/performance preparation, planning, and execution of the events and performance themselves.

As a consequence of the new Royal George Theatre project, the lease to secure the existing Court House facilities and its theatre-related operations will not be renewed.

This will essentially have an effect of “transferring” many of the activities that occur at the Court House space to the new Royal George Theatre space. Former events and performances that could have been held at the Court House will generally end up at the new Royal George Theatre space. Given the general proximity of the two sites (the Court House theatre space is located just east of the Royal George site along Queen Street in the Old Town area of NOTL), this will effectively have no impact on the surrounding area in terms of supporting performer/patron infrastructure within the Old Town area itself.

As noted above, the current Royal George Theatre, given the period within which it was originally constructed, has no vehicular parking associated with it. This would continue to be the case with the redevelopment of the Royal George Theatre and expanded physical form. Given that the scale of events and performances that would be held at the newly reconfigured facility would change very little (i.e., seating would increase between 35 and 47 seats, relative to its original/current seating capacity), the nature of the vehicular parking demands would also change very little during peak event/performance periods, as well. More on this in subsequent sections of this report.

Lastly, there are structural reasons why the Royal George Theatre building itself requires reconstruction. The original foundation of the building needs to be structurally addressed and in doing so, the original building must be redeveloped. This provides an opportunity to redesign the Royal George Theatre building and achieve the above noted improvements to the theatre productions and patron experiences, as well as consolidate the theatre-related operations that, until this opportunity, were split between the original Royal George Theatre and the leased Court House facilities.

4.0 RELATED SHAW FESTIVAL STRATEGIC DIRECTION

As a part of the Shaw Festival strategic direction going forward, the Festival has elected to consolidate and improve many of its activities and operations to better serve the patrons of the Festival, the artists and performers and staff that make up the backbone of the community that enables the events and performances to occur, and to make more efficient the infrastructure that supports all of these Festival elements.

In addition to the redevelopment and enhancement to the Royal George Theatre site, the Shaw Festival has also acquired the Upper Canada Lodge lands from Parks Canada, located immediately to the south of the Festival Theatre grounds, at 272 Wellington Street in the Old Town area of the Town of NOTL. **Appendix Figure 4** illustrates the location of the Upper



Canada Lodge lands within the Old Town area of NOTL, relative to other Shaw Festival facilities in the Old Town area of NOTL.

The Upper Canada Lodge was a retirement home that closed its operations in July of 2024. The Shaw Festival, through negotiations with Parks Canada, are repurposing the lands and buildings as an Artists Village that will support artists that are affiliated with the Shaw Festival. The Artist's Village facilities will also contain wardrobe and educational spaces related to the Shaw Festival creative activities.

Given the proximity to the Shaw Festival building housing the Festival Theatre and the Jackie Maxwell Studio Theatre, the combined facilities will be known as the Shaw Festival Campus.

As part of the modifications to the former Upper Canada Lodge buildings and lands, an estimated 31 residential units will be created for artists and an additional 15 dormitory beds will be created for students who would be associated with the Shaw Festival during their academic pursuits. The balance of the newly created Artists Village will accommodate functions such as wardrobe space in support of the Shaw Festival's theatre operations and educational space that will support the creative endeavours of the resident artists and students.

In addition to the reconfiguration of the existing buildings at the Artists Village, additional vehicular parking will also be added to the site. Currently, approximately 52 formal parking spaces exist on the lands. An additional 9 informal parking spaces are used on a daily basis, bringing the total effective existing parking supply to approximately 61 parking spaces.

As part of the modifications, an additional 27 parking spaces, configured as originally contemplated on the original Upper Canada Lodge site plans, will be added to the site. This additional parking is highlighted in **Appendix F on Appendix Figure 5**. **Appendix Figure 5** illustrates the component of parking on the original Upper Canada Lodge site plans that was not original implemented, but formed a part of the original approved Site Plan.

This will bring the effective total parking supply at the Artists Village to 88 parking spaces. This would be in addition to the 81 formal guest parking spaces on the Festival Theatre grounds, the flexible parking spaces (which is shared between coach buses and passenger vehicle parking) of some 9 to 19 vehicle parking spaces, and the staff and employee parking which includes 18 spaces; totalling 118 parking spaces on the Festival Theatre grounds. The total parking on the Shaw Festival Campus lands will increase from the current 118 parking spaces to 206 parking spaces, when the Artist's Village parking is accounted for. **Appendix Figure 5** illustrates the additional parking spaces (in addition to the existing parking on the property) that will be implemented within what will become the Artist's Village.

Of the 88 parking spaces that will be located on the Artists Village component of the Shaw Festival Campus, approximately 50 of those spaces would be required to accommodate the needs of the Artists Village itself, including the "resident" population that would be accommodated there as well as the employees and visitors associated with the activities (wardrobe functions and artist / student rehearsal/training) that are planned to occur there. **The balance of up to 38 net new parking spaces would be available to accommodate net new parking demands associated with Shaw Festival theatre patrons from their various theatres, including the new Royal George Theatre.**

The Shaw Festival also appreciates that the context of their facilities within the Old Town area of NOTL. A variety of mobility options will be available to its patrons when they are staying in the local area or visiting other destinations within the Old Town area (i.e., local Transportation Demand Management). This includes recognizing that given that the Shaw Festival's facilities are distributed across the Old Town area of the Town of NOTL, the vehicular parking provided within the Shaw Festival Campus facilities (including the Artist's Village facilities) will facilitate secondary internal Old Town mobility through active modes of travel to other Shaw Festival facilities and general destinations within the Old Town area itself.

To this end, the Shaw Festival supports the potential future development of mobility systems that would contribute to the mobility choices of visitor and employees of the Town of NOTL.



5.0 ASSESSMENT OF NET NEW VEHICULAR PARKING REQUIREMENTS – ROYAL GEORGE THEATRE

5.1 Context

As noted above, the new Royal George Theatre will be configured and will be operated in a manner that will result in very little additional attendance “capacity” associated with the reconfigured internal floor area and event/performance characteristics.

The principal events and performances will still reflect a similar seasonal schedule of peak event occurrences. There may be some lengthening of the season of events, but that would occur generally outside of the peak activities within the Old Town area (i.e., during the shoulder season of the performance schedule currently in effect – January / February periods). But during the peak summer periods of general activity within the Old Town area and the Shaw Festival itself, there would be little change to the frequency of or capacity to deliver performances.

Furthermore, the Royal George Theatre building will be increasing its seating capacity by only a small amount. The increase in seating compared to original seating capacity at the theatre will be approximately 35 seats. Compared to the currently seating capacity, the increase will be approximately 47 seats.

The balance of the space within the new Royal George Theatre building will be space enjoyed by the patrons who will be attending a performance, as noted earlier in his report.

Approximately 8 to 10 new employees would be hired to support the overall Shaw Festival operations across their various theatres and event spaces within the Old Town area. They would be distributed across the Shaw Festival Campus as well as the Royal George Theatre. These employees, should they require parking, will likely be accommodated on the Shaw Festival Campus.

It is important to note that the existing lease on the Court House space, which accommodated a capacity of approximately 281 persons, will not be renewed once the new Royal George Theatre facility is operational. Taking this into account, there will actually be a reduction in the overall seat-based capacity of the new Royal George Theatre building and its operations versus the existing combined Royal George Theatre and Court House operations.

5.2 Zoning Bylaw Requirements for the New Royal George Theatre Building

The applicable parking standard for a theatre (i.e., Commercial Entertainment Establishment, Theatre) as set out in the Town of NOTL’s Comprehensive Zoning Bylaw 4316-09, as amended, is 1 parking space per 6 seats or 1 parking space per 18.5 m² of GFLA, whichever is greater.

The appropriate standard, within the context of the new Royal George Theatre redevelopment, would be the “seating” based standard of the aforementioned Zoning Bylaw standard. This would be the case since the “area” based standard would include uses and areas that would not be generating coincident demands for parking during the peak conditions. The “area” based standard uses the “GFLA” acronym for its area metric. In the comprehensive zoning bylaw, there are definitions for both “Floor Area, Gross or Gross Floor Area” and for “Floor Area, Gross Leasable”. Notwithstanding that the term involving the word “Leasable” mentions ‘tenants that pay rent and have exclusive occupancy’, the definition itself for the Floor Area, Gross Leasable, and the obvious acronym GFLA, both more closely describe the nature of how the floor area of the new Royal George Theatre will be used. That is, there are exclusions in the definition of Floor Area, Gross Leasable that exclude areas within which the public would not have access to or would be “used in common” by the tenants such as a mall, aisle, hallway, elevator shafts, staff areas, maintenance areas, mechanical-electrical-utility rooms, etc.. This definition resembles how the interior of the Royal George Theatre will be used on a daily basis. The areas open to the public would be those areas that would be populated by the “seating capacity” of the theatre, just at different times of the events or performances. Therefore, the “area” basis would double count the demands place upon the overall theatre



building by assuming that the theatre seating would be typically occupied by those in the publicly accessible areas, “at the same time” – which will not be the case.

The planned integration of the functional components of the new Royal George Theatre operations (theatre seating, rehearsal space, increased public reception areas, back-of-house areas, and pre-post event space within the overall building within the context of its consolidation of several of those activities from other facilities in the Old Town that will cease to operate) indicates that the determination of how parking would be measured will be governed by the seating capacity of the theatre itself and its associated event/performance schedule throughout the season.

The simpler and more direct way of assessing the parking requirement of the theatre building would be on the “seating” based capacity of the theatre component of the Royal George Theatre.

More specifically, assessing the **“net” change in parking demand** associated with the new Royal George Theatre involves assessing the “net” change in anticipated parking demands based upon the “net” change in seating capacity associated with the new Royal George Theatre, versus the current seating capacity – which includes both the existing Royal George Theatre and the leased Court House facilities.

On this basis and using the “seating (or occupancy)” based parking requirements with Zoning Bylaw 4316-09, as amended, the “net” increase in seating capacity relative to current conditions would be a reduction of approximately 106 seats (or occupancy capacity).

Applying the 1 per 6 seat parking requirement, yields a “net” reduction in parking requirement of approximately 18 parking spaces for the new Royal George Theatre, relative to the existing combined Royal George Theatre / Court House facility configuration.

By way of comparison, when the floor-area based method of calculating the “net” change in parking requirements is applied, an increase of approximately 10 parking spaces results.

Suffice it to say, that the “net” parking requirements associated with the new Royal George Theatre facilities will be small and as noted above, the net increase in overall Shaw Festival facilities parking within the Old Town area of NOTL of some 38 parking spaces would accommodate the “net new” broadly distributed parking demands of the new Royal George Theatre project.

Appendix G provides a summary of the seating/occupancy values and the GFLA values used in calculating the “net” change in parking requirements given the proposed new Royal George Theatre facilities.



5.3 Integration of Shaw Festival Patrons within Town of NOTL and Region of Niagara Destinations

There is a complex relationship (interaction) between the Shaw Festival patrons and the general economic activities that occur with the Town of NOTL as well as the Niagara Region in general. This interaction suggests that the Shaw Festival theatre goers are themselves a significant component of those who visit the Town of NOTL, and Niagara Region.

This relationship was recently documented in a Price Waterhouse Coopers (PwC) study prepared in September 2023 where the economic footprint of the Shaw Festival's operations was assessed within the context of the Niagara Region and the Province of Ontario. In doing so, the PwC study determined that the Shaw Festival played a significant role in influencing visitors to come to the Town of NOTL and Niagara Region, who may not have visited had it not been for the Festival's operations.

These findings assist in highlighting the overlap that visitors to the Shaw Festival operations, including the Royal George Theatre, have with other establishments in the Old Town area of the Town of NOTL. In other words, many of the "trips" to the Shaw Festival operations, including the existing and new Royal George Theatre, are the same "trips" that are visiting hotels and bed and breakfast establishments, restaurant and food and beverage establishments, other entertainment and leisure activities, and retail shops and malls in the area.

All of these inter-related "trips" to NOTL and the Old Town area, in particular, reduce the "net" effects of the parking impacts across the Old Town area of NOTL, including the trips associated with patrons of the Royal George Theatre (current and future conditions). This is because many of the "trips" that occur by private vehicle only require one parking space to accommodate their many stops within the Old Town area of NOTL, including a potential trip to the Royal George Theatre (under current or future New Royal George Theatre conditions).

Many of the trips that are destined to the existing or new Royal George Theatre originate from, and are destined to, hotels and bed and breakfast operations in the Old Town area. Parking spaces have already been provided for these "trips" at their local origin (i.e., the hotel or bed and breakfast). This further reduces the net effects of the parking associated with the Shaw Festival operations in general, and the new Royal George Theatre, in particular.

In addition to the "local origin" phenomenon of trips within NOTL, as noted in Section 2.1 above, patrons of the Royal George Theatre also arrive at the theatre directly by charter and scheduled coach bus service (approximately 650 scheduled coach bus trips service the Royal George and Festival Theatres annually from a variety of locations within southern Ontario and from the United States of America [USA]). This also reduces the net effects of private vehicle parking requirements as it relates to the Shaw Festival operations, including the Royal George Theatre operations – present and future.

5.4 Summary Assessment of Parking Requirements – New Royal George Theatre

In summary, the **net new vehicular parking requirements** of the new Royal George Theatre will be modest, at best.

Application of the Town of NOTL's Comprehensive Zoning Bylaw requirements to the practical operating conditions and characteristics of the new Royal George Theatre development would result in a range of net new parking requirements from approximately a reduction of 18 parking spaces to an increase of approximately 10 parking spaces. This is premised on the net new seating/occupancy within the new Royal George Theatre – relative to the combined operations of both the existing Royal George Theatre and Court House facilities – that reflects a reduction of some 106 seats. The "experience and quality" of the new Royal George Theatre – relative to the combination of the existing Royal George Theatre and Court House facilities – will result in significant benefits to the patrons, performers, and staff of the Shaw Festival.

The Shaw Festival's future strategic direction involves having acquired the Upper Canada Lodge lands from Parks Canada. The future plan for these lands is to incorporate them into what will be referred to as the Shaw Festival Campus – including the existing building housing the Festival Theatre and the Jackie Maxwell Theatre, and the outdoor (seasonal) Spiegeltent facility.



As part of the plans for the Upper Canada Lodge lands, will be the creation of an Artist's Village, through modifications to the existing buildings that will include implementing 31 residential units for Artists in residence as well as 15 dormitory beds for students who would be associated with the Shaw Festival during their academic pursuits. Also, as part of the Artist's Village, additional parking will be added to the lands facilitating a supply of parking that would be over and above that which is required for the Artist's Village itself. A total of up to 38 net new parking spaces would be available to accommodate demands associated with Shaw Festival theatre patrons from their various theatres, including the new Royal George Theatre.

This would more than offset the anticipated net new requirement of vehicular parking associated with the new Royal George Theatre development and offer some additional benefit to the overall Shaw Festival theatre operations and potentially to the parking needs of the Old Town area of the Town of NOTL, in general.

The net new parking that would be created within the Artist's Village on the Shaw Festival Campus would be within the typical scope of walking distance to the various Shaw Festival theatres, including the Royal George Theatre site, as experienced by many visitors to the Old Town area. The Royal George Theatre site is approximately 825 metre from the Artist's Village.

For example, the existing bus parking area offered by the Town of NOTL (on Queen's Parade, by Fort George) is approximately 300 metre to the Festival / Jackie Maxwell theatres, approximately 600 metres to the intersection of King Street and Queen Street, and approximately 870 metres to the Royal George Theatre site. These walking distances are typical within the Old Town area.

These provisions and actions will more than accommodate the anticipated demands associated with the net new facilities proposed at the new Royal George Theatre development.

6.0 TIMING OF PROPOSED NEW ROYAL GEORGE THEATRE AND RELATED FACILITIES.

The new Royal George Theatre itself is scheduled for construction starting in Q1/Q2 of 2026. Occupancy is planned for Q3 of 2027.

The planned Artist's Village is scheduled for occupancy in late 2025/early 2026. The additional parking described herein associated with the planned Artist's Village is scheduled for implementation in 2025.

Therefore, the vehicular parking that would be more than offsetting any net new required parking demands associated with the new Royal George Theatre would precede the construction and occupancy of the new Royal George Theatre by almost 1.5 to 2 years.

This would ensure that any effects of additional vehicular parking demands associated with the new Royal George Theatre operations would have infrastructure in place well ahead of its possible impacts on Old Town vehicle parking operations.

In the intervening 1 to 2 year period, the Old Town area would benefit from an increase in private vehicular parking that would enable Shaw Festival theatre goers the ability to park "off-street" freeing up parking spaces within municipally operated on-street and off-street parking locations.



7.0 OVERALL SUMMARY

BA Group is retained by the Shaw Festival Theatre, Canada to review and assess the parking supply strategy for the New Royal George Theatre, in the Town of Niagara on the Lake, Ontario.

A summary of key points and conclusions follows:

Shaw Festival Operational Context:

- Royal George Theatre - originally constructed in 1915 as a movie theatre to entertain troops stationed in NOTL during the First World War; transitioned into a live stage performance theatre becoming one of the venues that the Shaw Festival has to present its annual schedule of plays and events.
- The original Royal George Theatre, given the era within which it was constructed, incorporated a limited amount of internal space to accommodate guests once they've entered the building from Queen Street.
- The Shaw Festival generally spans from April to December every year. A significant component of the Shaw Festival operations is focused on the activities associated with staging a variety of theatrical performances and events, which change each season. In addition to productions, the Shaw Festival operates educational initiatives that offer insights into the dramatic arts through various workshops and programs.
- As part of a larger future strategic plan for the Shaw Festival, the reconfigured Royal George Theatre, combined with planned rationalization of key theatre and performance infrastructure, vastly improves the theatre goers' experience at the Royal George theatre and allows the Shaw Festival to deliver a more efficient and consolidated support system for all aspects of the Shaw Festival's event and performance programmes.

Locational Context:

- The existing Royal George Theatre building is located at 83 Queen Street in the Town of NOTL with an adjacent building at 79 Queen Street used as the Royal George Theatre Box Office.
- They present significantly constrained operating space relative to what would typically accompany a programme and event schedule like that of the Royal George theatre.
- The existing site is in the "middle" of the main street experience of the Old Town area of NOTL.
- Given the age of the existing theatre building and the character of the main street within the Old Town, the Royal George Theatre provides no vehicular parking on its existing site.
- Parking has historically been accommodated within existing municipal parking resources in the Old Town area and amongst other private parking lots where patrons of the Royal George Theatre have secured overnight accommodations in area hotels and bed and breakfast establishments and also, potentially, at the Shaw Festival Theatre complex at Queens Parade and Wellington Street.
- Significant charter and scheduled coach bus service also facilitates patron arrivals at the Royal George Theatre throughout the performance season.
- Patrons also arrive by foot from a variety of internal locations within the Town of NOTL.
- Two additional properties that are contiguous to the Royal George Queen Street properties have been acquired by the Shaw Festival on Victoria Street - 178 Victoria Street and 188 Victoria Street. Together, these properties form the site for the new Royal George Theatre development.



Description of the New Royal George Theatre Development:

- The new Royal George Theatre has incorporated the following key internal components:
 - **Theatre area** – largely similar in size to the original seating capacity of the theatre;
 - **Increased ground floor reception and public areas** – enhancing the experience of patrons whilst attending theatre/event productions (without having to leave the building as they do now);
 - **Dedicated rehearsal space within the new theatre building** – this is space which had to have been located off-site previously, generally at the Court House theatre space. This will significantly improve the overall integration of activities of performers and the preparation associated with putting on a performance;
 - **Back-of-House space** – a larger and dedicated area that will better facilitate the delivery of materials and goods associated with the production of events and performances;
 - **Event space, separate from the Theatre space** – to hold pre- and post-performance gatherings.
- Considerable flexibility would now be available to enhance the experience of the theatre goer.
- Many of the different spaces within the new Royal George Theatre configuration would not typically accommodate coincident events.
- The seating capacity of events and performances held at the new Royal George Theatre would continue to define the nature of the overall peak occupancy from a parking perspective.
- The combined effect of the new Royal George Theatre physical programme would not materially affect the size of the events or performances held at the Royal George Theatre; rather it would substantially improve the quality of the experience and ability to serve the patrons that frequent the Royal George Theatre.
- As a consequence of the new Royal George Theatre project, the lease associated with the Court House theatre operations and facilities will not be renewed. This will essentially have the effect of “transferring” many of the activities that occur at the Court House space to the new Royal George Theatre space.
- As with the existing Royal George Theatre, the new Royal George Theatre development would have no dedicated vehicular parking associated with it.

Related Shaw Festival Strategic Direction

- The Shaw Festival has elected to consolidate and improve many of its activities and operations to better serve the patrons of the Festival, the artists and performers and staff that make up the backbone of the community that enables the events and performances to occur and to make more efficient the infrastructure that supports all of these Festival elements.
- The Shaw Festival has also acquired the Upper Canada Lodge lands from Parks Canada, located immediately to the south of the Festival Theatre grounds, at 272 Wellington Street in the Old Town area of the Town of NOTL.
- The **net new parking that would become available at the Artists Village, surplus to the needs of the Artists Village would amount to appropriately 38 parking spaces.** A more detailed assessment of the Artists Village parking requirements and proposed parking supply is documented in BA Group’s May 2025 – Artists Village Parking Assessment Report.
- The Shaw Festival supports the potential future development of mobility systems (local Transportation Demand Management) that would contribute to the mobility choices of visitor and employees of the Town of NOTL.



Assessment of Vehicular Parking Requirements for the New Royal George Theatre Development

- The Royal George Theatre will be **increasing its seating capacity by** only a small amount - approximately 35 seats compared to original seating capacity and by **47 seats** compared to current capacity.
- Approximately 8 to 10 new employees would be hired to support the overall Shaw Festival operations across their various theatres and event spaces within the Old Town area.
- When the current circumstance of the combined existing Royal George Theatre and Court House facilities are compared to the consolidated new Royal George Theatre, there is **a reduction in seating/occupancy of some 106 persons**. However, there is also a corresponding small increase in the net floor area that will accommodate the persons that would attend the consolidated new Royal George Theatre facilities.
- Zoning Bylaw Requirements:
 - The applicable parking standard for a theatre (i.e., Commercial Entertainment Establishment, Theatre) as set out in the Town of NOTL's Comprehensive Zoning Bylaw 4316-09, as amended, is 1 parking space per 6 seats or 1 parking space per 18.5 m of GFLA, whichever is greater.
 - The appropriate standard, within the context of the new Royal George Theatre redevelopment, would be the "seating" based standard of the aforementioned Zoning Bylaw standard.
 - The planned integration of the functional components of the new Royal George Theatre operations indicates that the determination of how parking would be measured will be governed by the seating capacity of the theatre itself and its associated event/performance schedule throughout the season.
 - Assessing the **"net" change in parking demand** associated with the new Royal George Theatre involves assessing the "net" change in anticipated parking demands based upon the "net" change in seating capacity associated with the new Royal George Theatre, versus the current seating capacity – which includes both the existing Royal George Theatre and the leased Court House facilities.
 - On this basis and using the "seating" based parking requirements with Zoning Bylaw 4316-09, as amended, the "net" change in seating capacity relative to current conditions would be a reduction of 106 seats.
 - Applying the 1 per 6 seat parking requirement, yields a "net" decrease in parking requirement of 18 parking spaces for the new Royal George Theatre, relative to the existing combined Royal George Theatre / Court House configuration.
 - By way of comparison, when the floor-area based method of calculating the "net" change in parking requirements is applied, an increase of approximately 10 parking spaces results.
 - **The "net change" in parking associated with the new Royal George Theatre project is small, regardless of how the net change is measured.**
- Relationship Between Shaw Festival Patrons and Town of NOTL Destinations
 - Shaw Festival theatre goers are themselves a significant component of those who visit the Town of NOTL, and Niagara Region.
 - A Price Waterhouse Coopers (PwC) study prepared in September 2023 reviewed the economic footprint of the Shaw Festival's operations within the context of the Niagara Region and the Province of Ontario.
 - The PwC study determined that the Shaw Festival played a significant role in influencing visitors to come to the Town of NOTL and Niagara Region, who may not have had it not been for the Festival's operations.



- These findings highlighting the overlap that visitors to the Shaw Festival operations, including the Royal George Theatre, have with other establishments in the Old Town area of the Town of NOTL.
- Many of the “trips” to the Shaw Festival operations, including the existing and new Royal George Theatre, are the same “trips” that are visiting hotels and bed and breakfast establishments, restaurant and food and beverage establishments, other entertainment and leisure activities, and retail shops and malls in the area.
- These inter-related “trips” to NOTL and the Old Town area, reduce the “net” effects of the parking impacts across the Old Town area of NOTL.
- Many of the “trips” that occur by private vehicle only require one parking space to accommodate their many stops within the Old Town area of NOTL, including a potential trip to the Royal George Theatre (under current or future New Royal George Theatre conditions).
- Significant numbers of patrons of the Royal George Theatre also arrive at the theatre directly by charter and scheduled coach bus service. This also reduces the net effects of private vehicle parking requirements as it relates to the Shaw Festival operations, including the Royal George Theatre operations – present and future.
- Summary of Parking Assessment:
 - Application of the Town of NOTL’s Comprehensive Zoning Bylaw requirements to the practical operating conditions and characteristics of the new Royal George Theatre development would result in a small change to the net new parking requirements – ranging from a **reduction of 18 parking spaces to an increase of 10 parking spaces**.
 - As part of the plans for the creation of an Artist’s Village, additional parking will be added to the lands facilitating a **surplus of parking of up to 38 parking spaces that would be available to accommodate demands associated with Shaw Festival theatre patrons from their various theatres**, including the new Royal George Theatre.
 - **This net increase in parking supply would more than offset the anticipated requirement of vehicular parking associated with the new Royal George Theatre development and offer some additional benefit to the overall Shaw Festival theatre operations and potentially to the parking needs of the Old Town area of the Town of NOTL, in general.**
 - The net new parking that would become available would be within approximately 825 metre of the Royal George Theatre site. This well within the typical walking distance experienced by many visitors to the Old Town area.
 - These provisions and actions will more than accommodate the anticipated demands associated with the net new facilities proposed at the new Royal George Theatre development.
 - **The timing of the net new parking within the Shaw Festival Campus will precede the occupancy of both the Artist’s Village and the new Royal George Theatre, ensuring that the appropriate parking infrastructure would be in place in advance of any changes in parking demands.**



Appendix A:
Appendix Figure 1 – Shaw Festival Operations - Royal George Theatre Site Relative Location



Appendix Figure 1

Shaw Festival Operations - Royal George Theatre Site Relative Location

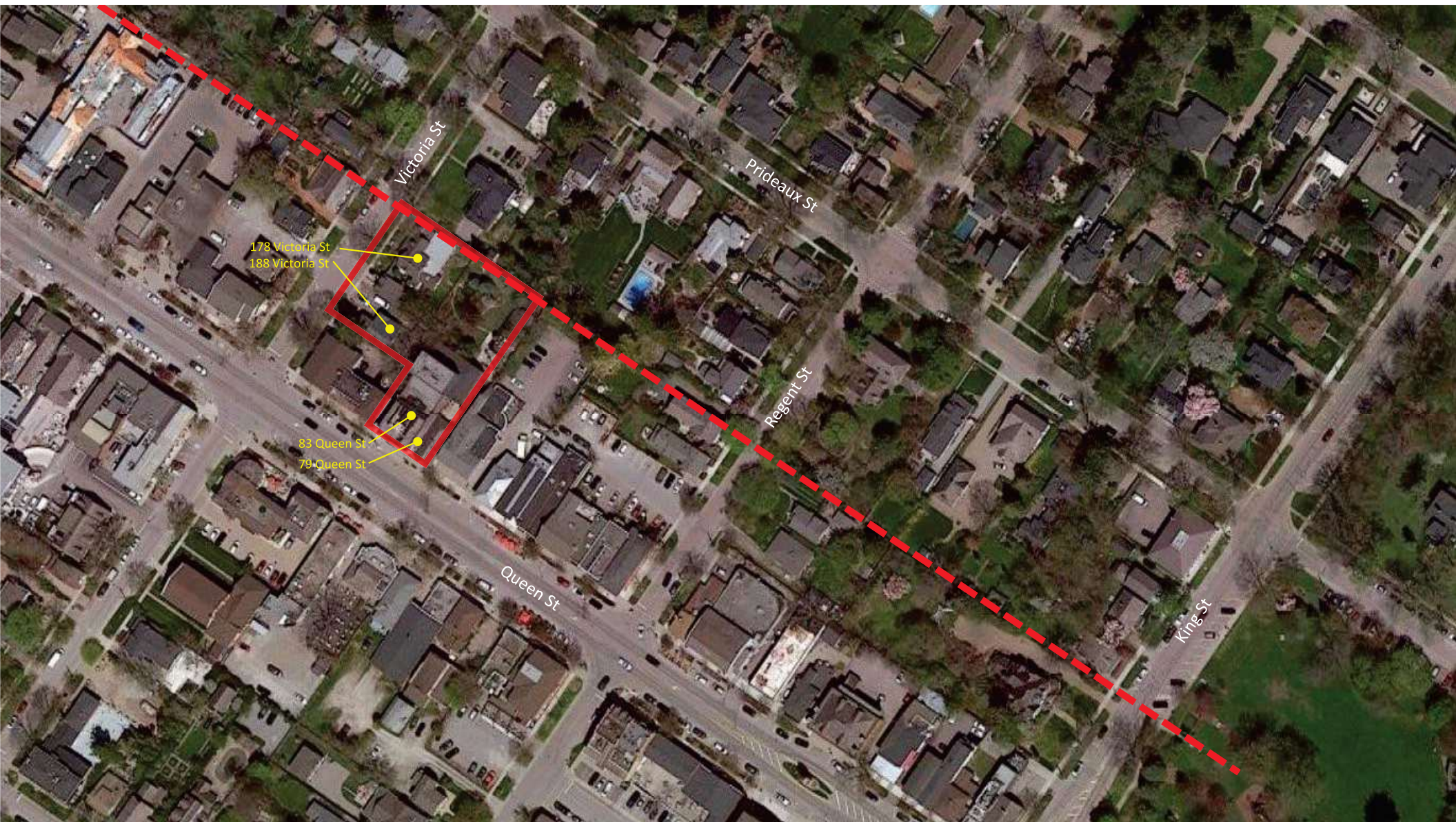
SITE

Shaw Festival, Niagara-on-the Lake



Appendix B:
Appendix Figure 2 – Royal George Theatre Site Properties along
Queen Street in "Old Town", Niagara on the Lake





Appendix Figure 2

Royal George Theatre Site Properties along Queen Street in "Old Town", Niagara on the Lake

Appendix C:
Appendix Figure 3 – “Royal George Properties” Existing Site Survey



Appendix Figure 3
"Royal George Properties" Existing Site Survey

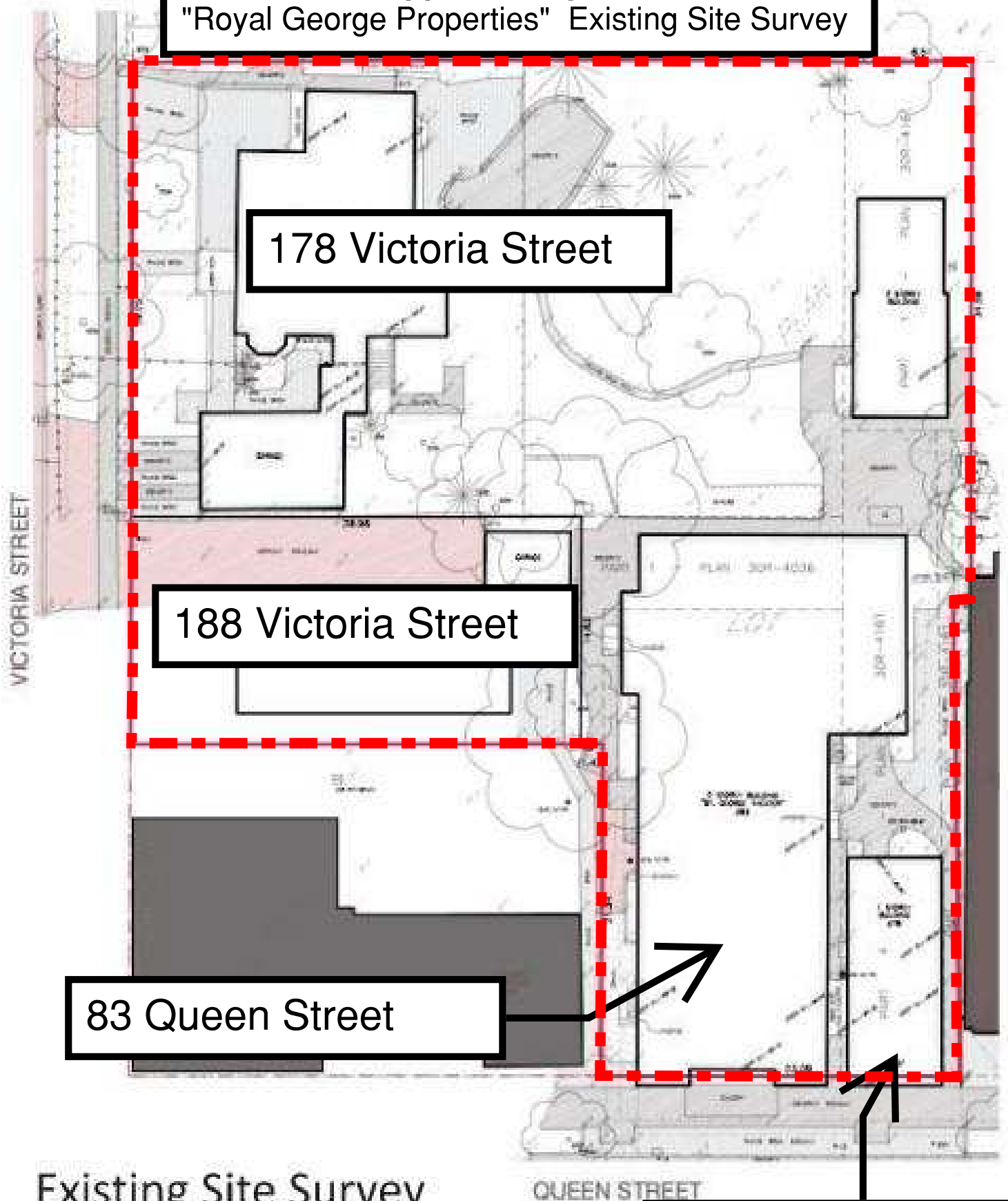
178 Victoria Street

188 Victoria Street

83 Queen Street

79 Queen Street

Existing Site Survey



Appendix D:
New Royal George Theatre – Site Plans, Unity Design Studio Inc.,
dated May 20, 2025



ISSUED DATE:.

MAY.20.25

Shaw Festival

NEW ROYAL
GEORGE THEATRE

PROJECT ADDRESS:

83 Queen Street,
Niagara-on-the-Lake, ON



ARCHITECT:

Unity Design Studio Inc.
138 Simcoe Street, Peterborough, Ontario, K9H 2H5
P.705.743.3311 info@unitydesignstudio.ca

MECHANICAL ENGINEER

Smith + Andersen
100 Shepard Ave E, North York, ON, M2N 6N5
P.519-286-1494 raed.el-khatib@smithandandersen.com

CIVIL ENGINEER:

Quartek
89-91 St. Paul Street, St. Catharines, ON, K9J 2R8
P.905-984-8676 dpeters@quartekgroup.com

STRUCTURAL ENGINEER

LEA Consulting
40 University Avenue, Suite 503 Toronto, ON, M5J 1T1
P.905-470-0015 JFord@lea.ca

ELECTRICAL ENGINEER

Smith + Andersen
100 Shepard Ave E, North York, ON, M2N 6N5
P.519 963 8889 Brad.Tilson@smithandandersen.com

LANDSCAPE ARCHITECT:

Basterfield & Associates
416 Chambers Street, Peterborough, Ontario, K9H 3V1
P.705 745 3623 kim@basterfield.ca

THEATRE CONSULTANTS

Theatre Consultants Collaborative
6325 Old NC, 86 Chapel Hill, NC, 27516
P.000 006-0000 Other@email.com

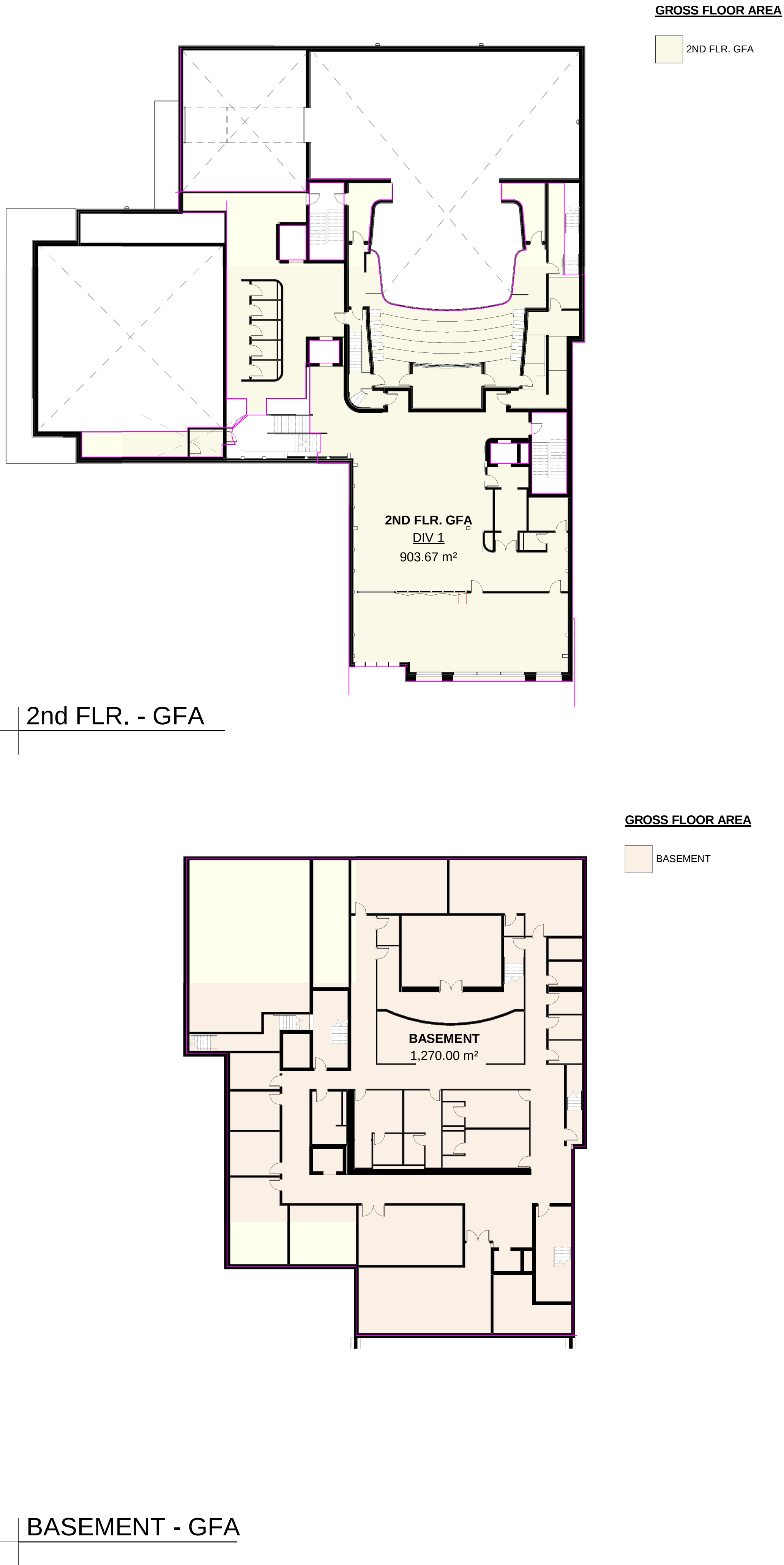
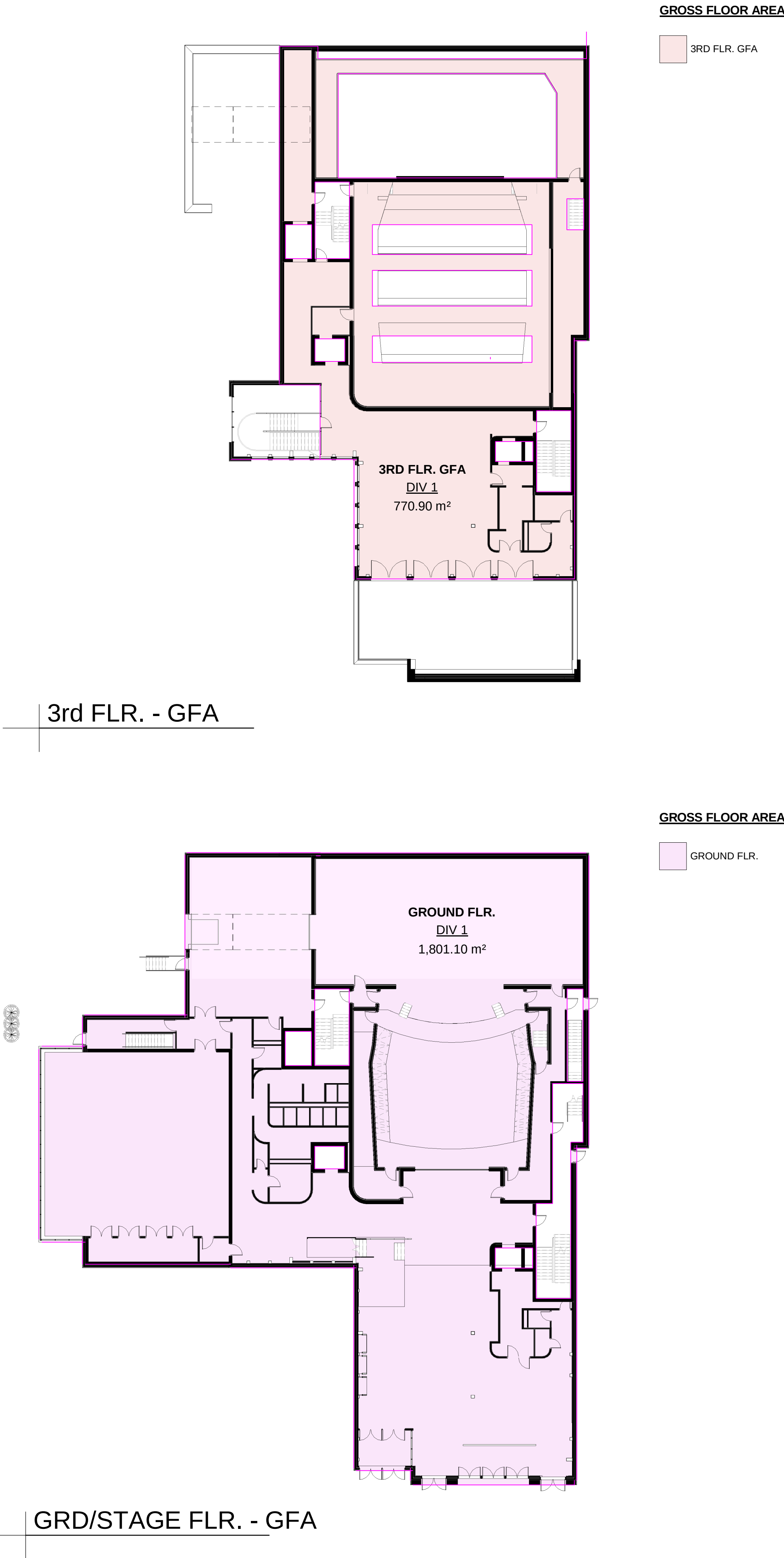
ACOUSTICS

Threshold Acoustics LLC
141 West Jackson Boulevard, Suite 2080 Chicago, IL, 60604
P.312-386-1400 sptelffer@thresholdacoustics.com

No.	SHEET NAME
GENERAL	
G-001	BUILDING INFORMATION SHEET
ARCHITECTURAL SITE	
AS-100	SITE PLAN - EXTENDED CONTEXT
AS-101	SITE PLAN
AS-102	SITE PLAN - EXISTING & REMOVALS
AS-110	EXISTING - SHADOW STUDY - APRIL 21 & JUNE 21
AS-111	EXISTING - SHADOW STUDY - JULY 21 & AUGUST 21
AS-112	EXISTING - SHADOW STUDY - SEPTEMBER 21 & DECEMBER 21
AS-122	SHADOW STUDY - APRIL 21 & JUNE 21
AS-123	SHADOW STUDY - JULY 21 & AUGUST 21
AS-124	SHADOW STUDY - SEPTEMBER 21 & DECEMBER 21
ARCHITECTURAL	
A-100	BASEMENT FLOOR PLAN
A-101	GROUND FLOOR PLAN
A-102	SECOND FLOOR PLAN
A-103	THIRD FLOOR PLAN
A-190	ROOF PLAN OVERALL
A-201	BUILDING ELEVATIONS
A-204	BUILDING ELEVATIONS - COLOURED
A-301	BUILDING SECTIONS

ISSUED FOR RE-ZONING

GROSS FLOOR AREA			
NAME	OBC CLASSIFICATION	AREA	AREA ft2
BASEMENT	DIV 1	1,270.00 m²	13670.16 SF
GROUND FLR.	DIV 1	1,801.10 m²	19386.86 SF
2ND FLR. GFA	DIV 1	903.67 m²	9727 SF
3RD FLR. GFA	DIV 1	770.90 m²	8297.95 SF
		4,745.67 m²	50983.96 SF



O.B.C. MATRIX

NAME OF PRACTICE: LEE ARCHITECTS INC. 138 Simcoe St. Peterborough, ON K9H 2H5				NAME OF PROJECT: NEW ROYAL GEORGE THEATRE PROJECT LOCATION: 83 Queen St. Niagara-on-the-Lake, ON L0S 1J0			
ITEM	2012 ONTARIO BUILDING CODE DATA MATRIX - PARTS 3 AND 9				OBC REFERENCE		
01	PROJECT DESCRIPTION	☒ NEW ☐ ADDITION ☐ ALTERATION	☐ CHANGE OF USE	☐ PART 11 11.1 TO 11.4	☐ PART 3 3.1.2 [A]	☐ PART 9	REFERENCES ARE TO PARTS 3 AND 9 UNLESS NOTED IN FOOTNOTES OR DIVISION C.
02	MAJOR OCCUPANCY(S): A1				3.1.2.1. (1) APPENDIX "A"		
03	BUILDING AREA (m²): EXISTING: 0 m² NEW: 2,188.99 m² TOTAL: 2,188.99 m²				3.1.2.2 [A]		
04	GROSS FLOOR AREA (m²): EXISTING: 0 m² NEW: 6,233.24 m² TOTAL: 6,233.24 m²				3.1.2.2 [A]		
05	MEZZANINE(S) AREA (m²): EXISTING: 0 m² NEW: 0 m² TOTAL: 0 m²				3.2.3.1. (3) thru (8)		
06	MEZZANINE 10% OR LESS ENCLOSED AREA (m²): 0 m²						
07	MEZZANINE 40% OR MORE UNCLOSED AREA (m²): 0 m²						
08	NUMBER OF STOREYS: ABOVE GRADE: 3 BELOW GRADE: 1				1.4.1.2 [A], 3.2.1.1.		
09	BUILDING HEIGHT (m): 9.135 m						
10	NUMBER OF STREETS / FIRE FIGHTER ACCESS: 2				3.2.2.10, 6.3.2.5.		
11	BUILDING CLASSIFICATION: Assembly Occupancy Only						
12	SPRINKLER SYSTEM PROPOSED:	☒ ENTIRE BUILDING ☐ SELECTED COMPARTMENTS ☐ SELECTED FLOOR AREAS ☐ BASEMENT ONLY ☐ IN LIEU OF ROOF RATING ☐ NOT REQUIRED			3.2.3.5. 3.2.3.17. INDEX		
13	STANDPIPE SYSTEM REQUIRED:	☐ YES ☒ NO			3.2.8. 3.2.8.2.		
14	FIRE ALARM REQUIRED:	☒ YES ☐ NO			3.2.4.		
15	WATER SERVICE/SUPPLY IS ADEQUATE:	☒ YES ☐ NO			3.2.5.7.		
16	HIGH BUILDING:	☐ YES ☒ NO			3.2.6.		
17	CONSTRUCTION RESTRICTIONS:	REQUIRED: ☐ COMBUSTIBLE PERMITTED ☐ NON-COMBUSTIBLE ☐ BOTH PROVIDED: ☐ COMBUSTIBLE ☐ NON-COMBUSTIBLE ☐ BOTH					
18	HAZARDOUS SUBSTANCES:	☐ YES ☒ NO					
19	BARRIER-FREE DESIGN:	☒ YES ☐ NO (EXPLAIN):			3.8.		
20	BARRIER-FREE ENTRANCES:	NO. OF ENTRANCES REQ'D TO BE BARRIER FREE: 1			3.8.1.2. 3.8.3.3.		
21	POWER DOOR OPERATORS REQ'D:	☒ YES ☐ NO					
22	REQUIRED FIRE RESISTANCE RATINGS:	HORIZONTAL ASSEMBLIES FIRE RESISTANCE RATINGS (F.R.R.) FLOOR: FLOOR: ROOF: ROOF: MEZZANINE: MEZZANINE: FIRE RESISTANCE RATINGS OF SUPPORTING MEMBERS (F.R.R.) FLOOR: FLOOR: ROOF: ROOF: MEZZANINE: MEZZANINE: REQUIRED SEPARATION, FIRE RESISTANCE RATINGS: SPACE NAME: REQUIRED RATING: LOBBY SEPARATION TO OTHER EXITS			3.2.4.1.		
23	EXITS:	MAX. TRAVEL DISTANCE: 0 m			3.2.3.1.		
24	PURPOSE BUILDING FACE & SPATIAL SEPARATION:	WALL FACE AREA OF E.B.F. (m²) AREA OF U.P.O. OR HL (m²) LIMITING DISTANCE (m) RATIO (L/K) PERMITTED MAX. % OF OPENINGS PROPOSED MAX. % OF OPENINGS REQUIRED F.R.R. OF WALL LISTED DESIGN OR DESCRIPTION NON-COMB. CONSTR. REQ'D NON-COMB. CLADDING REQ'D					
25	NORTH	0.5 m²	1 m²	>0 m	0 %	200 %	
26	EAST	4 m²	2 m²	>0 m	0 %	50 %	
27	SOUTH	0.002 m²	0.001 m²	>0 m	0 %	50 %	
28	WEST	9 m²	3 m²	>0 m	0 %	33.333333 %	
29	OCCUPANT LOAD:	(REFER TO OCCUPANT LOAD CHART FOR SPECIFICS) OCCUPANT LOAD BASED ON: ☐ SLM/PERSON ☒ DESIGN OF BUILDING OCCUPANCY: ☐ PERSONS BASEMENT: TBD LEVEL 01: TBD LEVEL 02: TBD LEVEL 03: TBD TOTAL OCCUPANT LOAD: 488 PEOPLE			3.1.17.		
30	WASHROOM REQUIREMENTS:	(REFER TO WASHROOM AND HEALTH REQUIREMENTS CHART)			3.7.5.		
31	OTHER:						



NOTICE:
The issuance of this record drawing is a representation by the architect that the construction, enlargement or alteration of the building is in general, as proposed to provide, conformity with the design proposed and provided by the architect, but it is not a representation that the construction, enlargement or alteration of the building is in conformity with a design that has been prepared or provided by others.
The revisions to these contract documents, reflecting the significant changes in the Work made during construction, are based on data furnished by the contractor to the architect. The architect shall not be held responsible for the accuracy or completeness of the information provided by the contractor.

All dimensions to be checked and verified on site. Do not scale drawings. Any discrepancies are to be reported to the Consultant. All drawings remain the property of the Consultant. Only latest approved drawings to be used for construction.

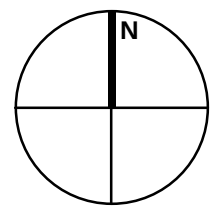
DESIGN DEVELOPMENT
PROJECT No. 25-105
START DATE APR.23

Shaw Festival
NEW ROYAL GEORGE
THEATRE

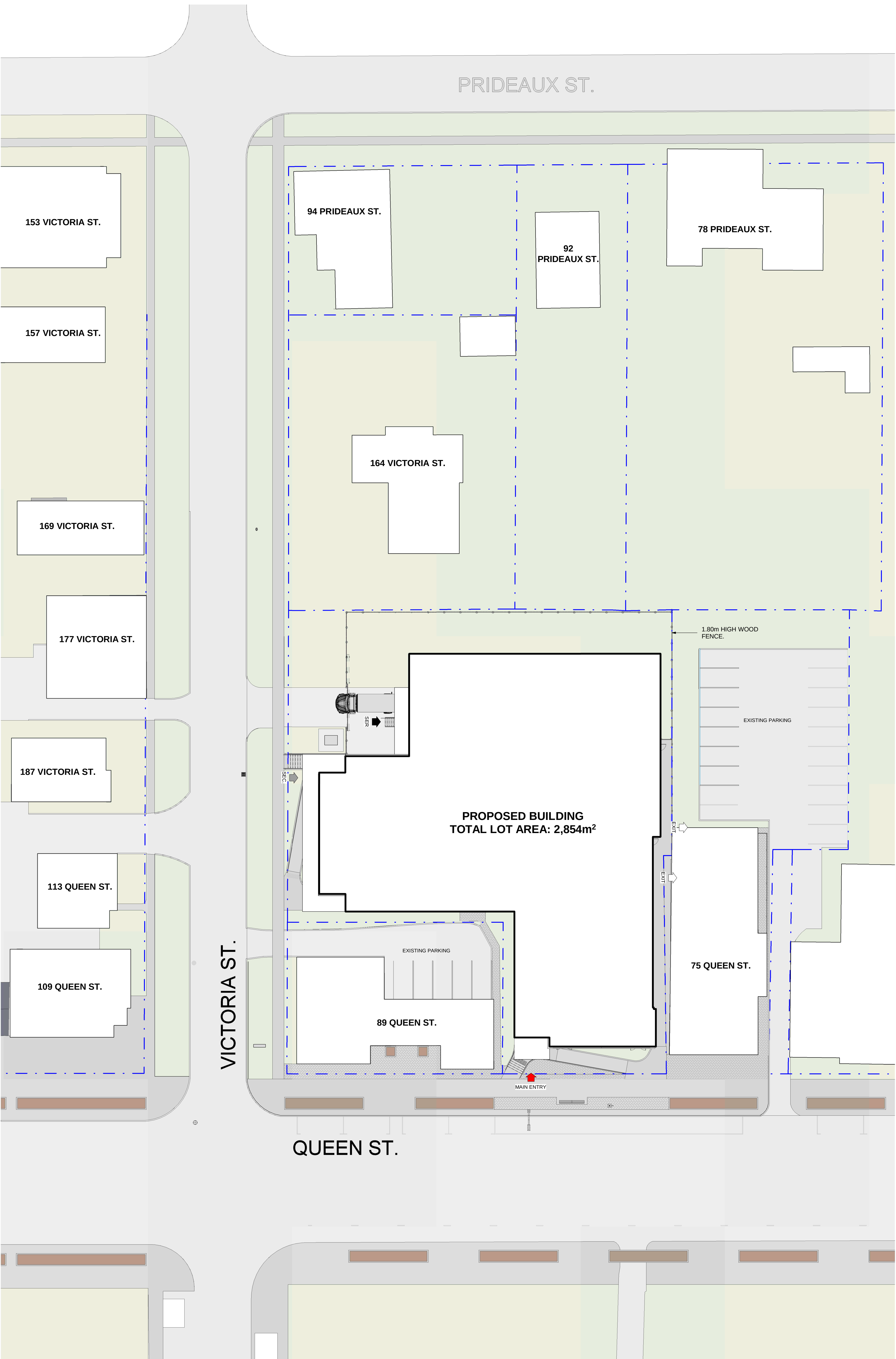
83 Queen Street, Niagara-on-the-Lake, ON

BUILDING
INFORMATION SHEET

G-001



ISSUE / REVISIONS	
1	ISSUED FOR RE-ZONING MAY 20 25



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The issuance of this record drawing is a representation by the architect that the construction, enlargement or alteration of the building is in general, as depicted by the drawing, conforms with the design prepared and provided by the architect. It is not a representation that the construction, enlargement or alteration of the building is in conformity with a design that has been prepared or provided by others.

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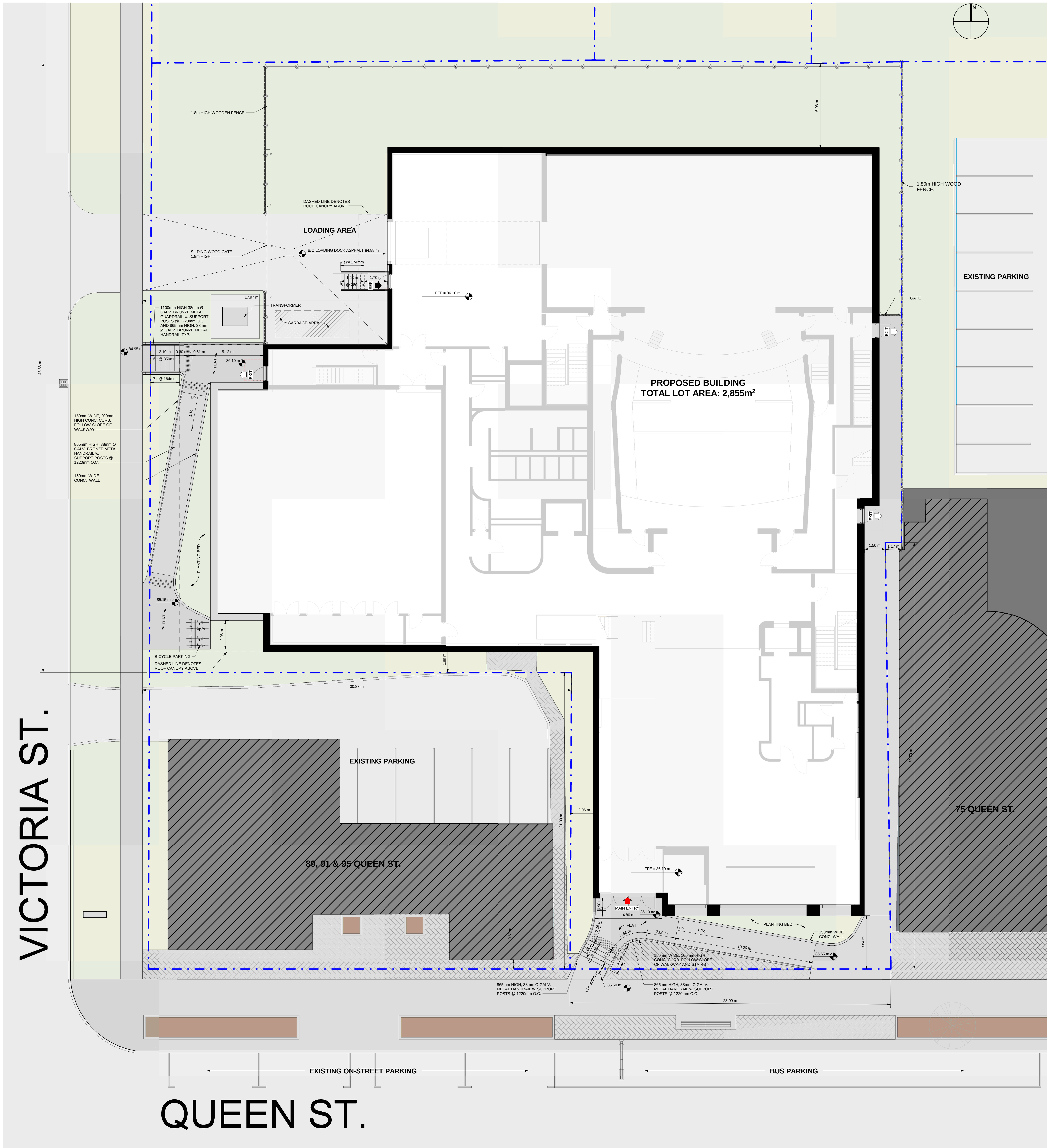
PRELIMINARY
REVIEW NOT FOR
DISTRIBUTION

All dimensions to be checked and verified on site. Do not scale drawings. Any discrepancies are to be reported to the Consultant. All drawings remain the property of the Consultant. Only latest approved drawings to be used for construction.

CONSTRUCTION
DOCUMENTATION
PROJECT No. 22-140
START DATE JAN. 2023

SHAW FESTIVAL
NEW ROYAL GEORGE
THEATRE

Address:
Niagara on the Lake ON



SITE AREA			
Name	Area	Area m2	Comments
SITE	0.28 hectares	2,855 m ²	

GROSS FLOOR AREA			
NAME	OBC CLASSIFICATION	AREA	AREA ft2
GROUND FLR.	DIV 1	1,853.10 m ²	19986.88 SF
BASEMENT	DIV 1	1,270.00 m ²	13670.16 SF
END FLR. GFA	DIV 1	303.87 m ²	3277.58 SF
3RD FLR. GFA	DIV 1	178.90 m ²	1927.95 SF
		4,205.87 m ²	45083.58 SF

ISSUE / REVISIONS	
1	ISSUED FOR CM RFP
2	ISSUED FOR RE-ZONING

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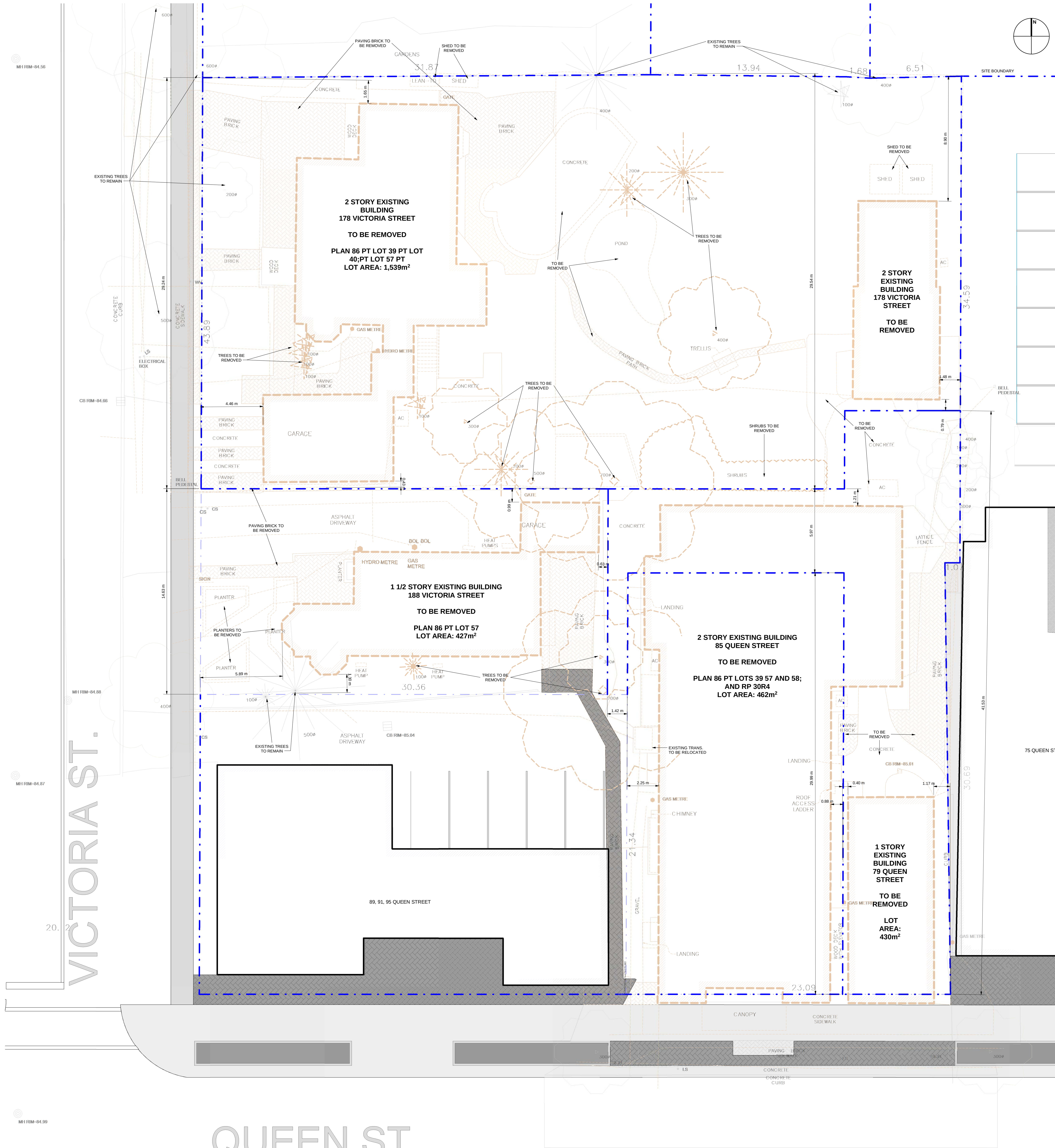
**CONSTRUCTION
DOCUMENTATION**
PROJECT No. 22-140
START DATE JAN. 2023

**SHAW FESTIVAL
NEW ROYAL GEORGE
THEATRE**

Address:
Niagara on the Lakes ON

SITE PLAN

AS-101



TO BE REMOVED

SITE BOUNDARY
EXTENT OF REMOVAL

ISSUE / REVISIONS		
1	HERITAGE PRECONSULT	23.10.04
2	ISSUED FOR RE-ZONING	MAY 20.25

NOTICE:
The issuance of this record drawing is a representation by the architect that the construction, enlargement or alteration of the building is in general, as depicted by the drawing, conforms with the design prepared and provided by the architect. It is not a representation that the construction, enlargement or alteration of the building is in conformity with a design that has been prepared or provided by others.
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CONSTRUCTION
DOCUMENTATION
PROJECT No. 22-140
START DATE JAN. 2023

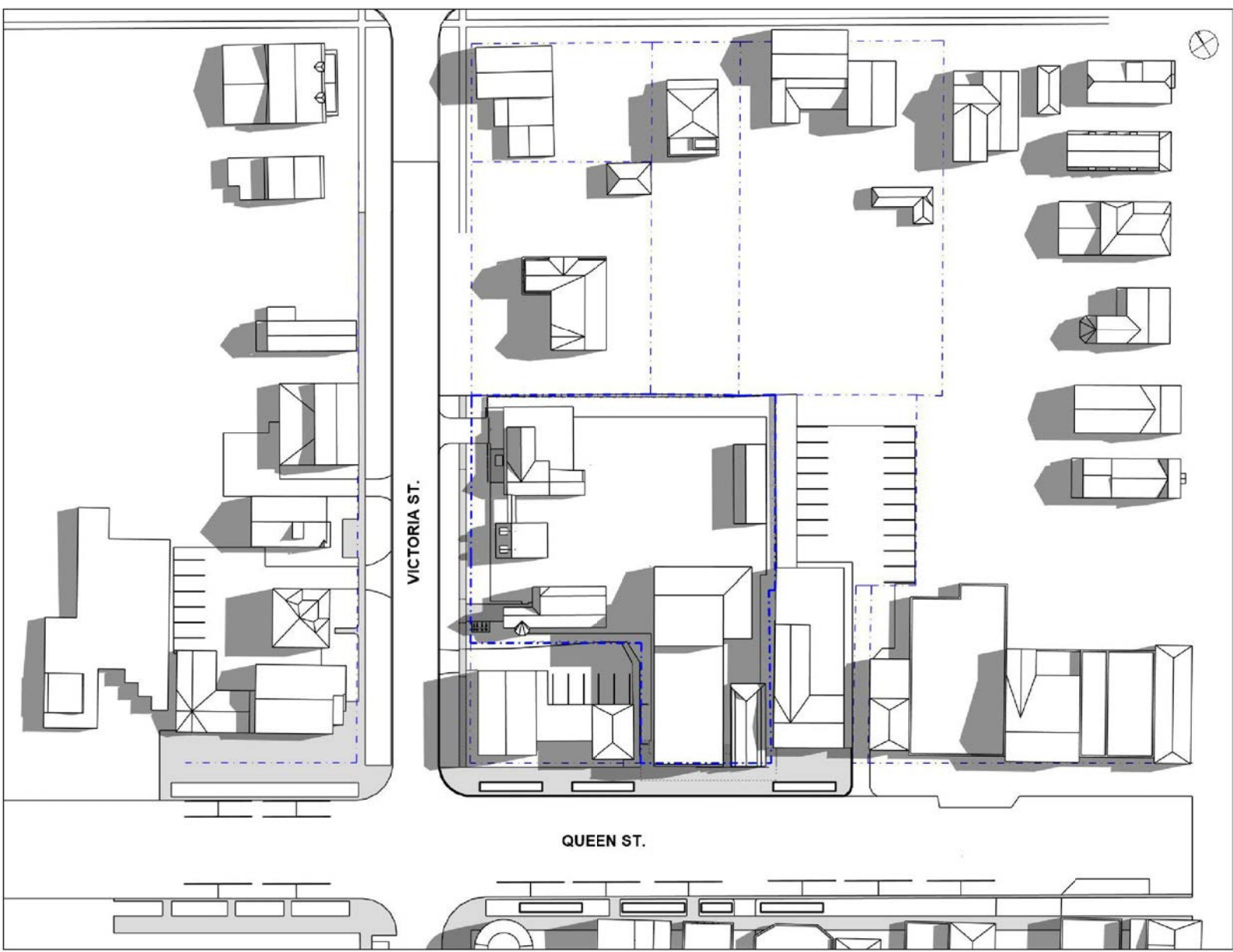
SHAW FESTIVAL
NEW ROYAL GEORGE
THEATRE

Address:
Niagara on the Lake ON

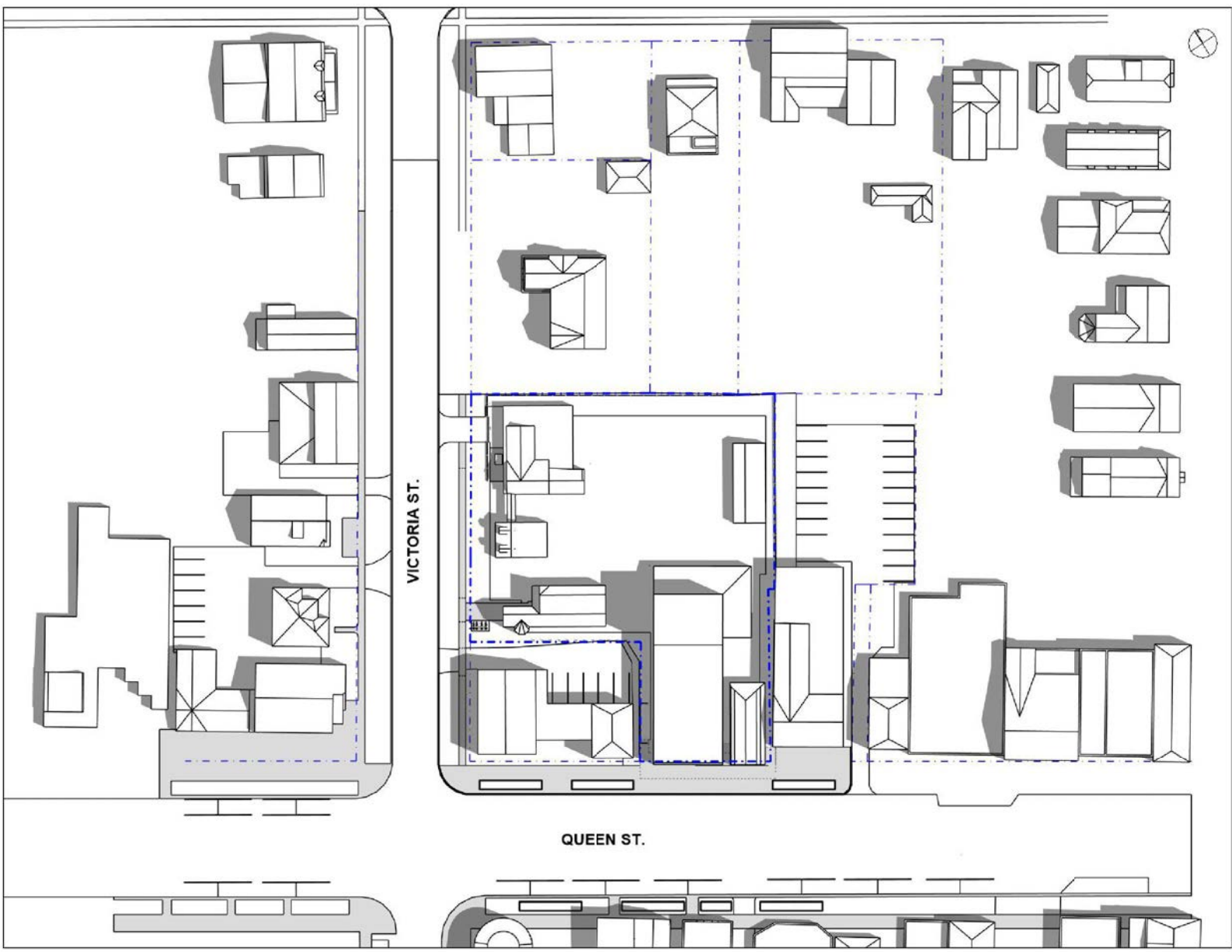
SITE PLAN - EXISTING
& REMOVALS

AS-102

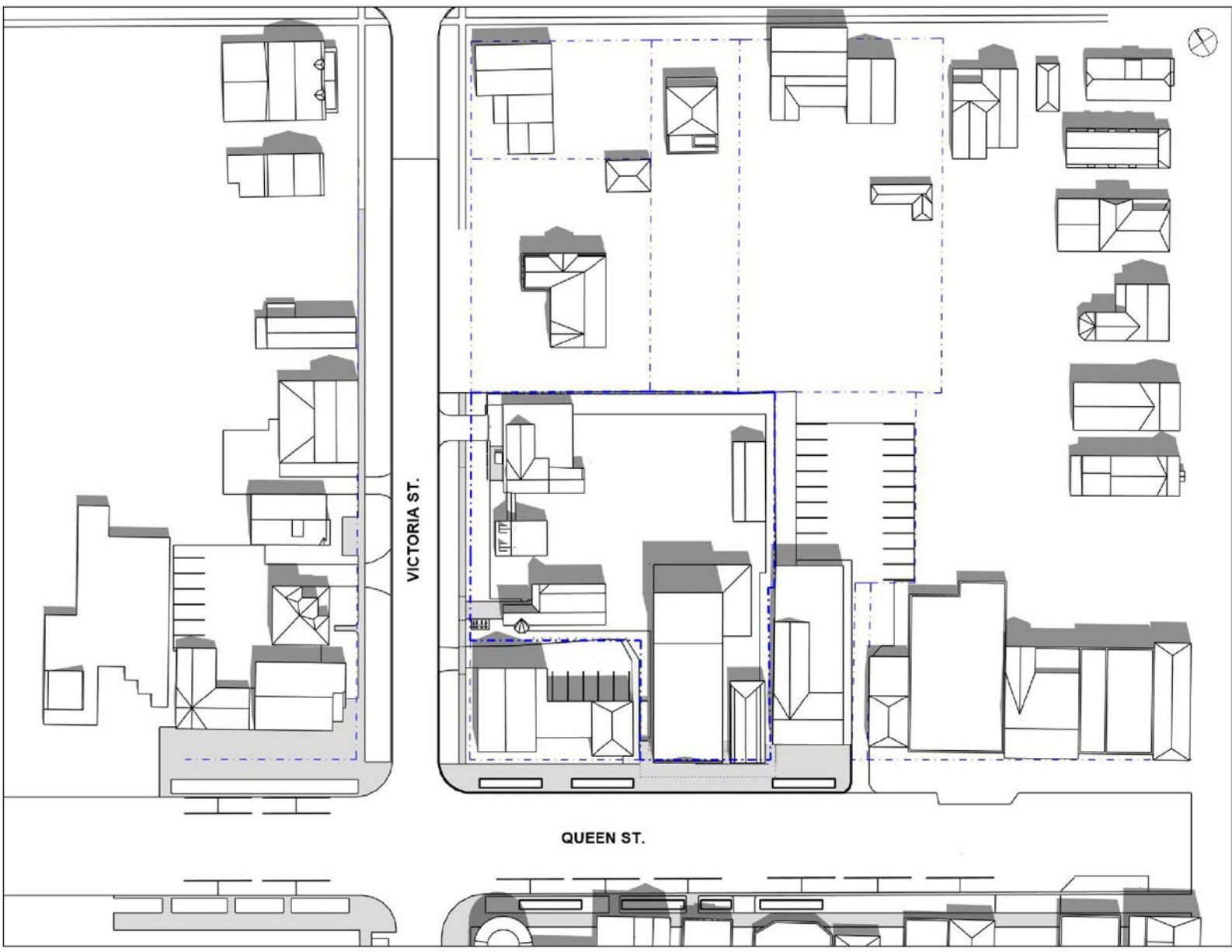
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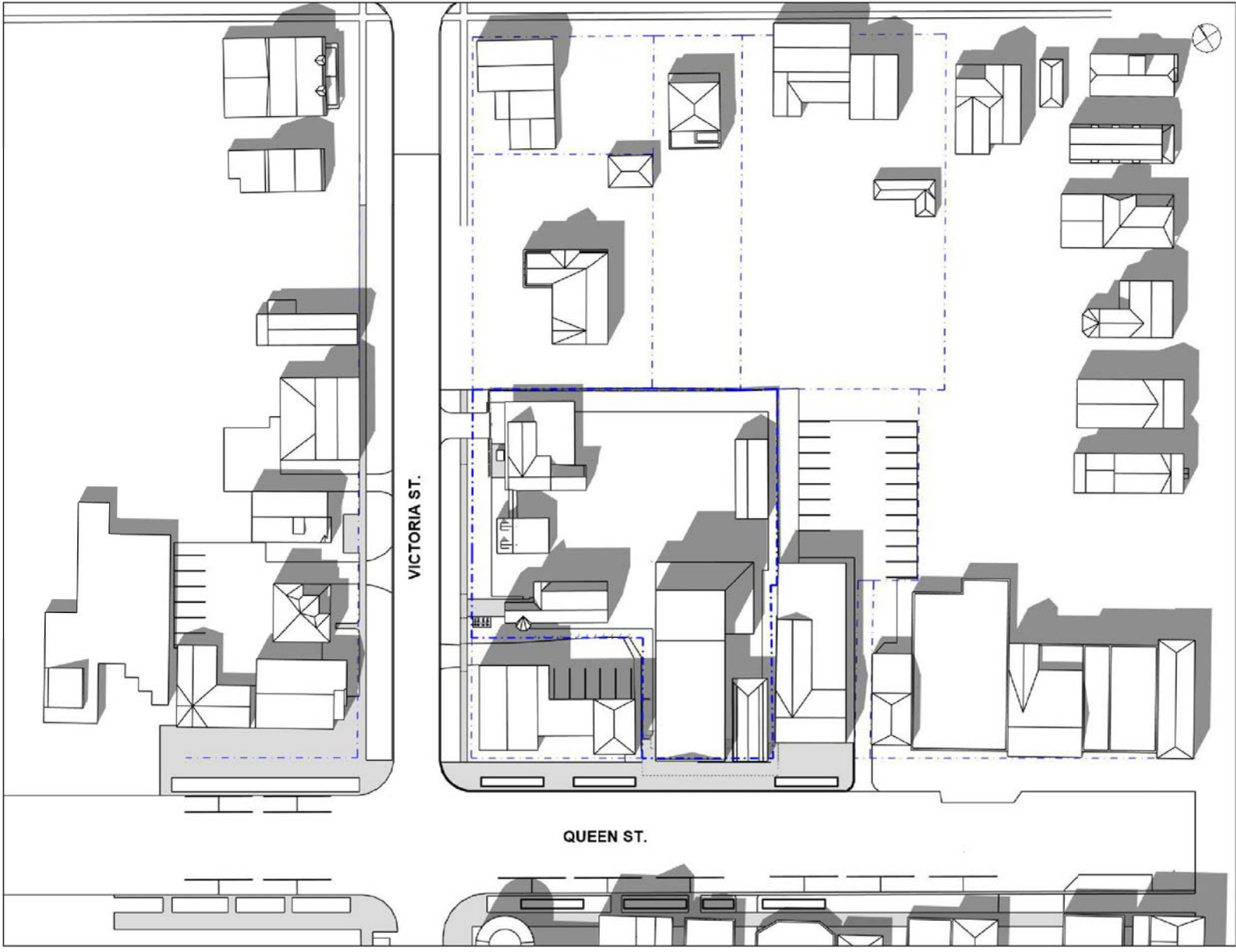
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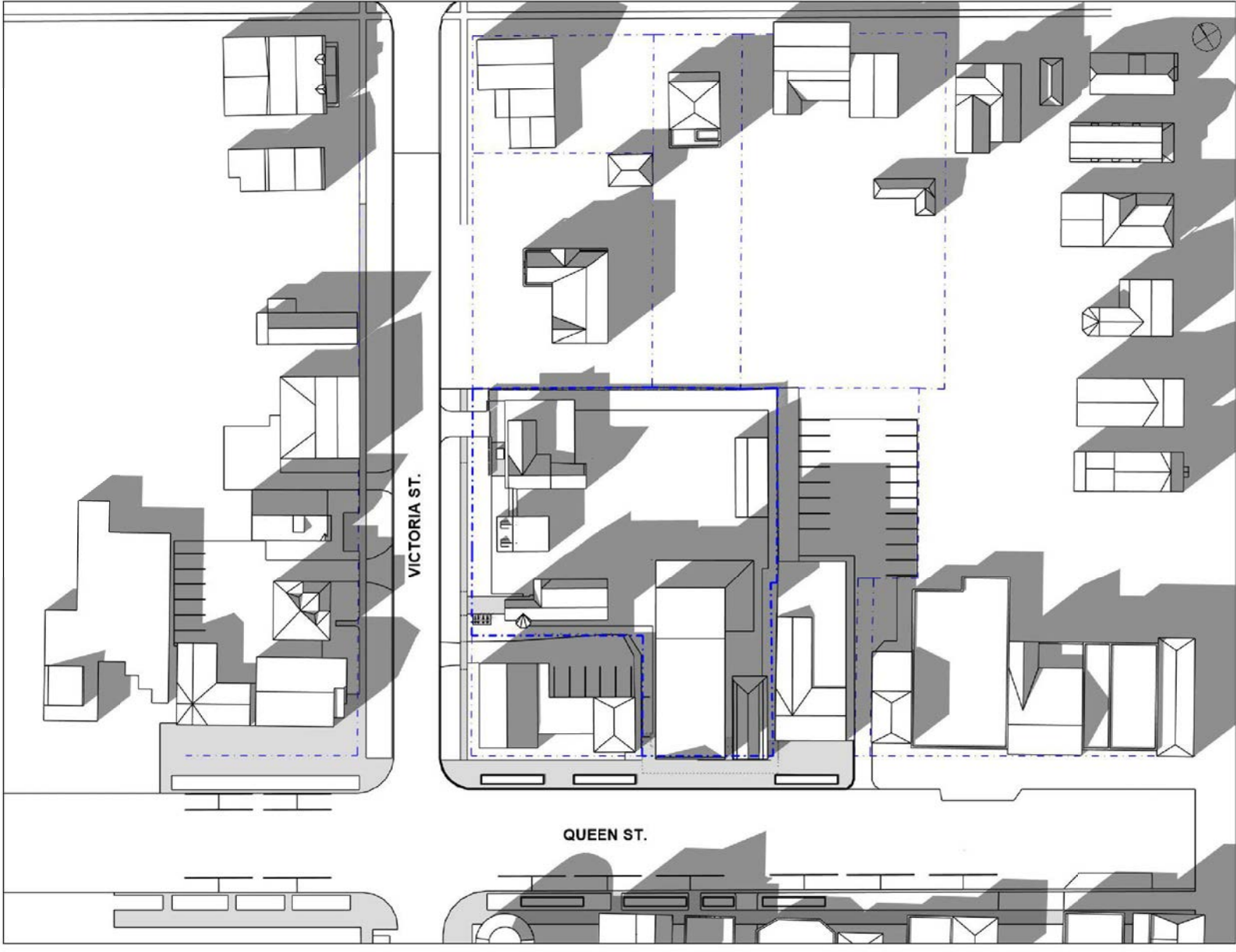
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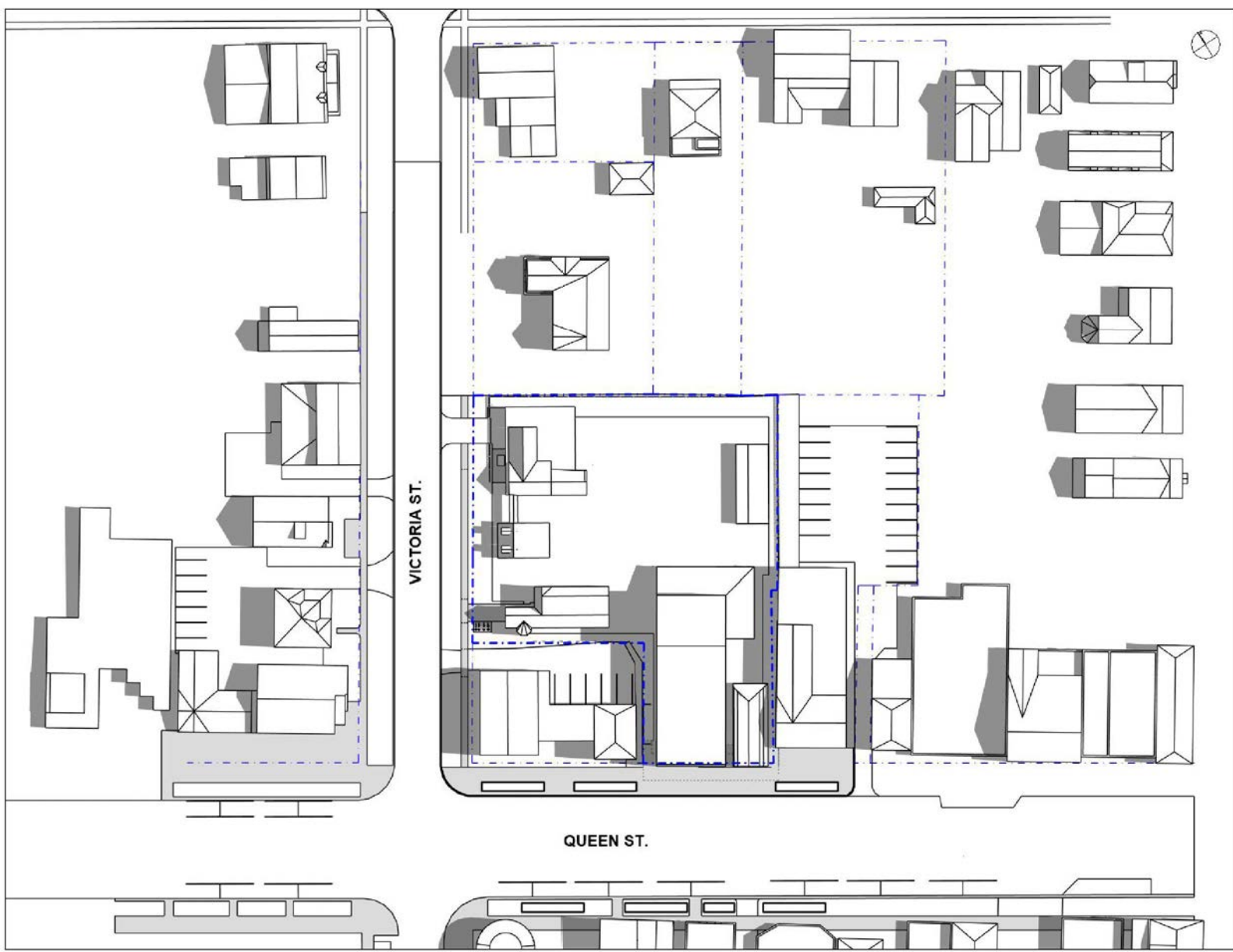
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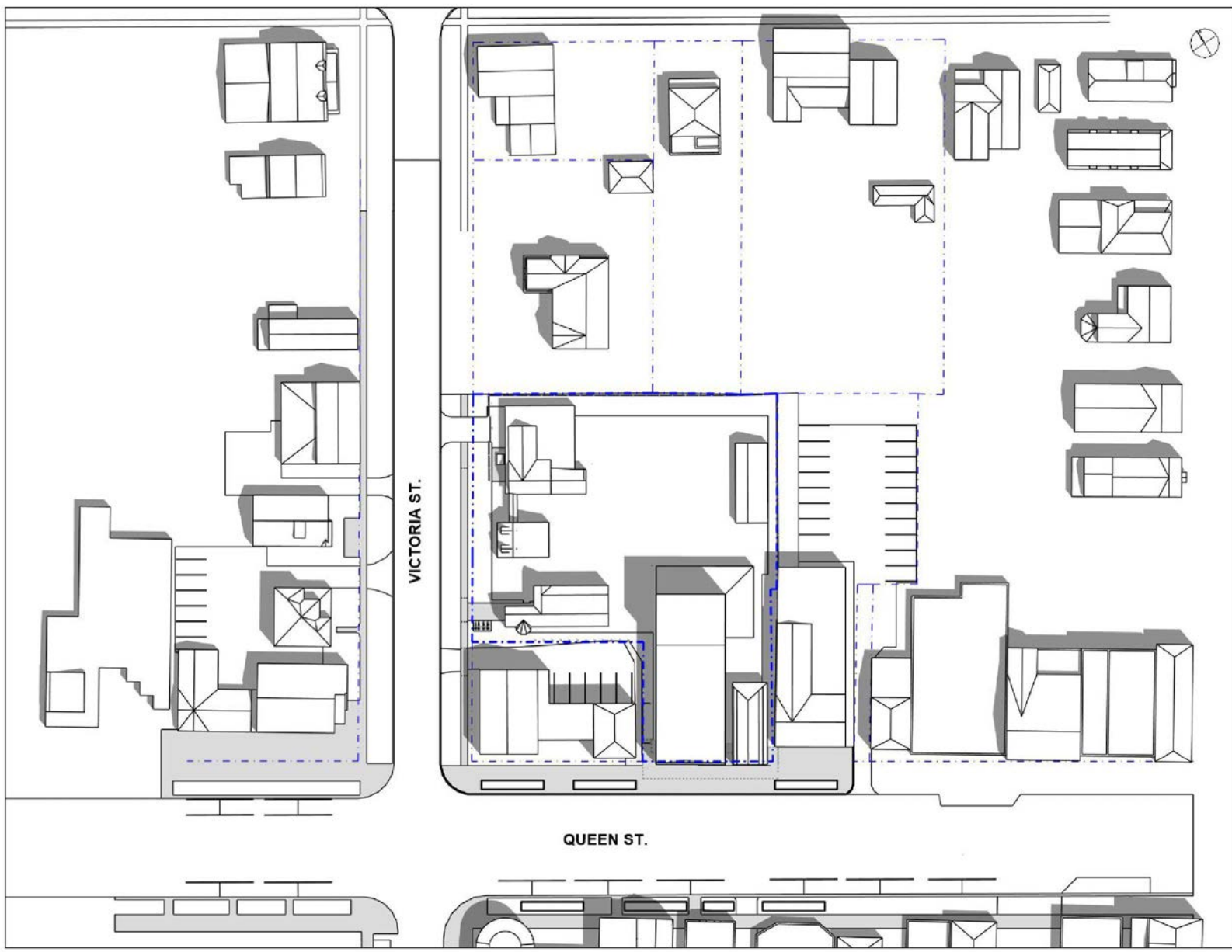
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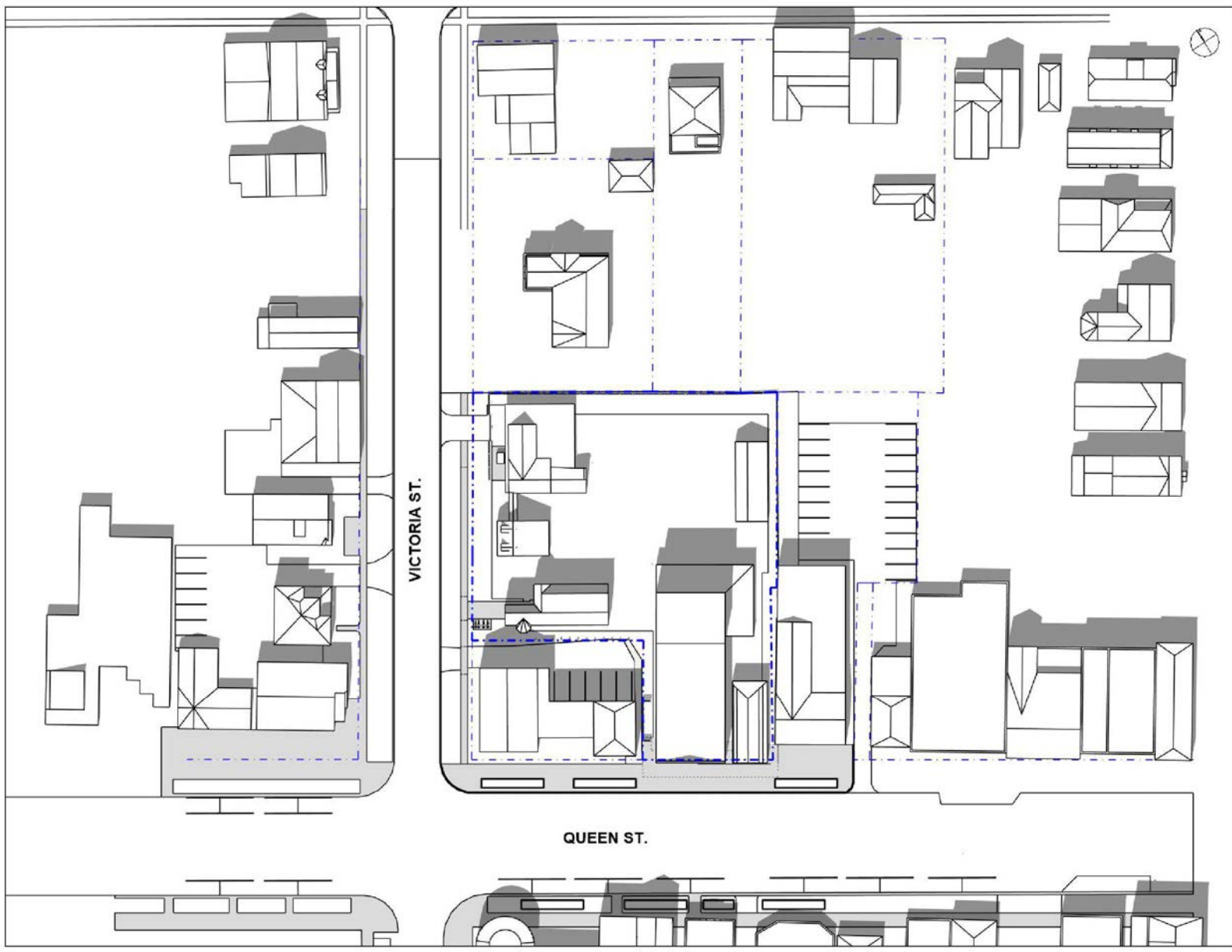
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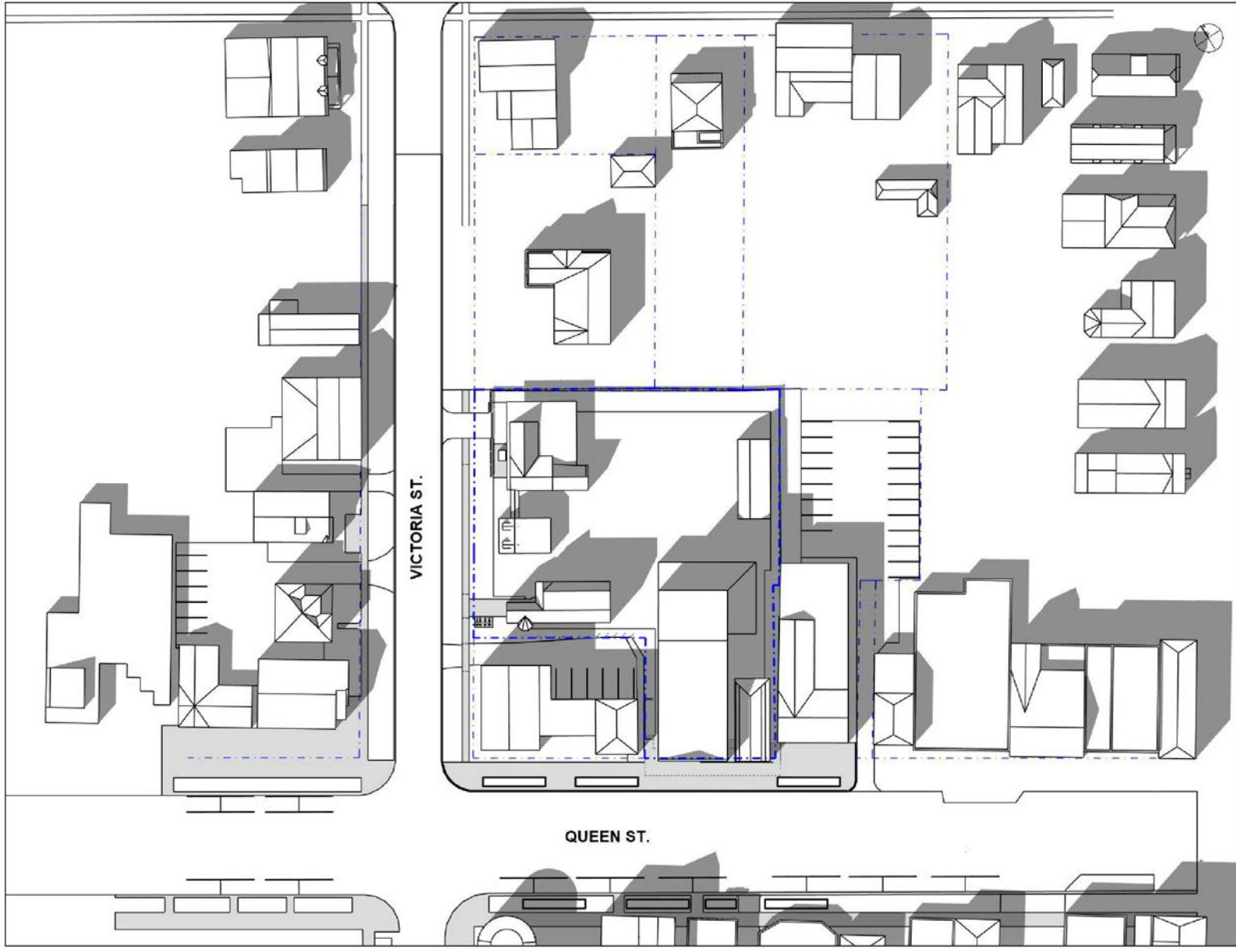
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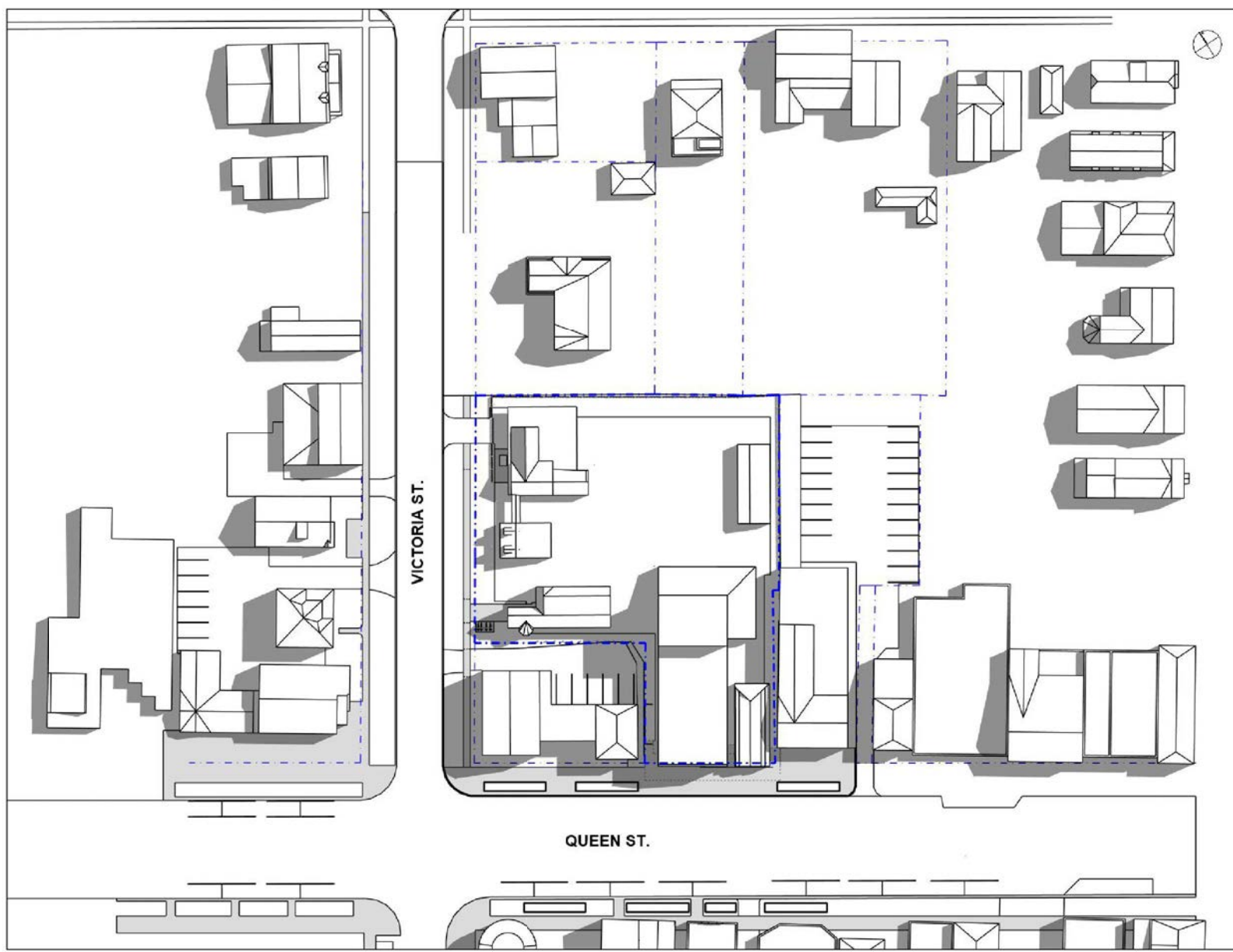
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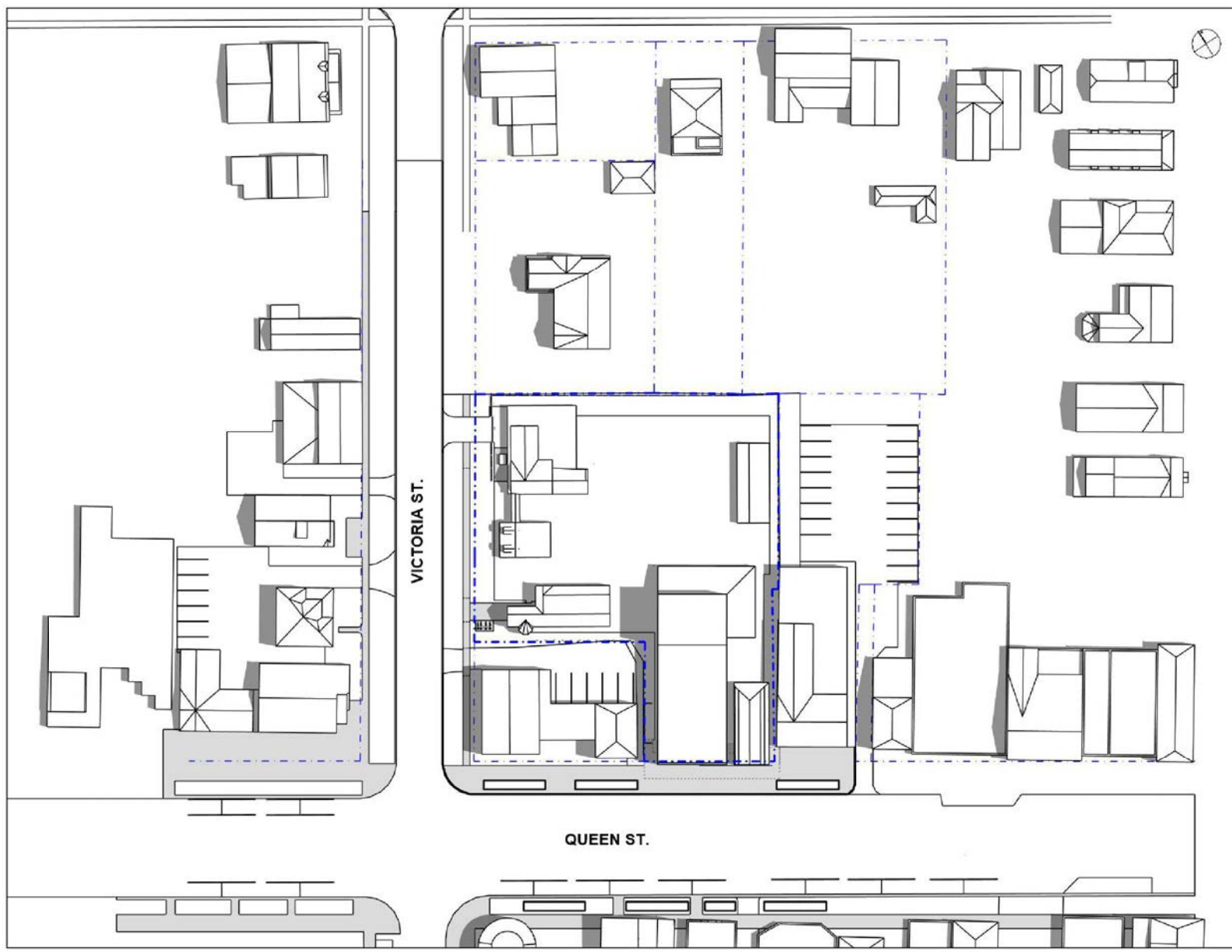
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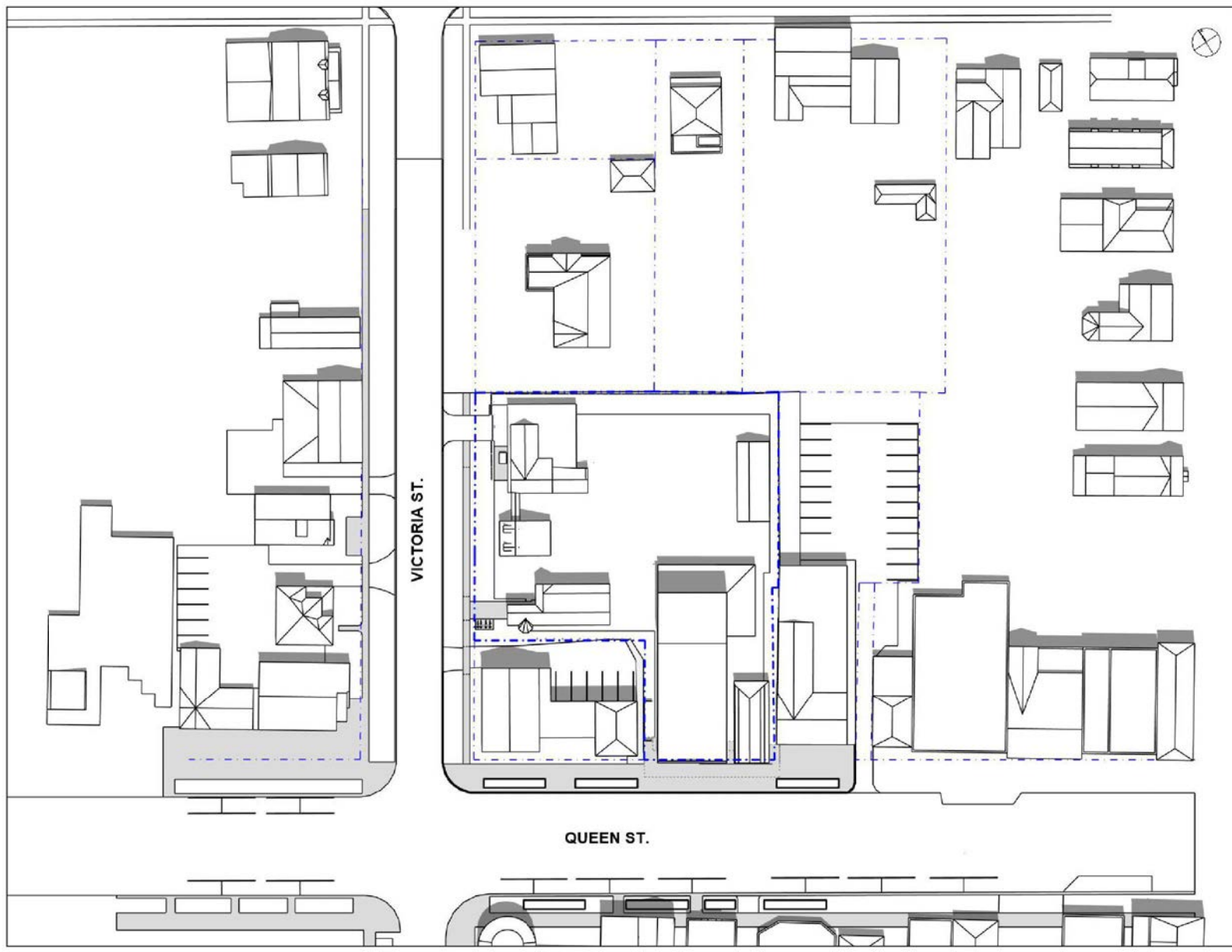
[1 of 9] [June 21, 2023 - 10:00]



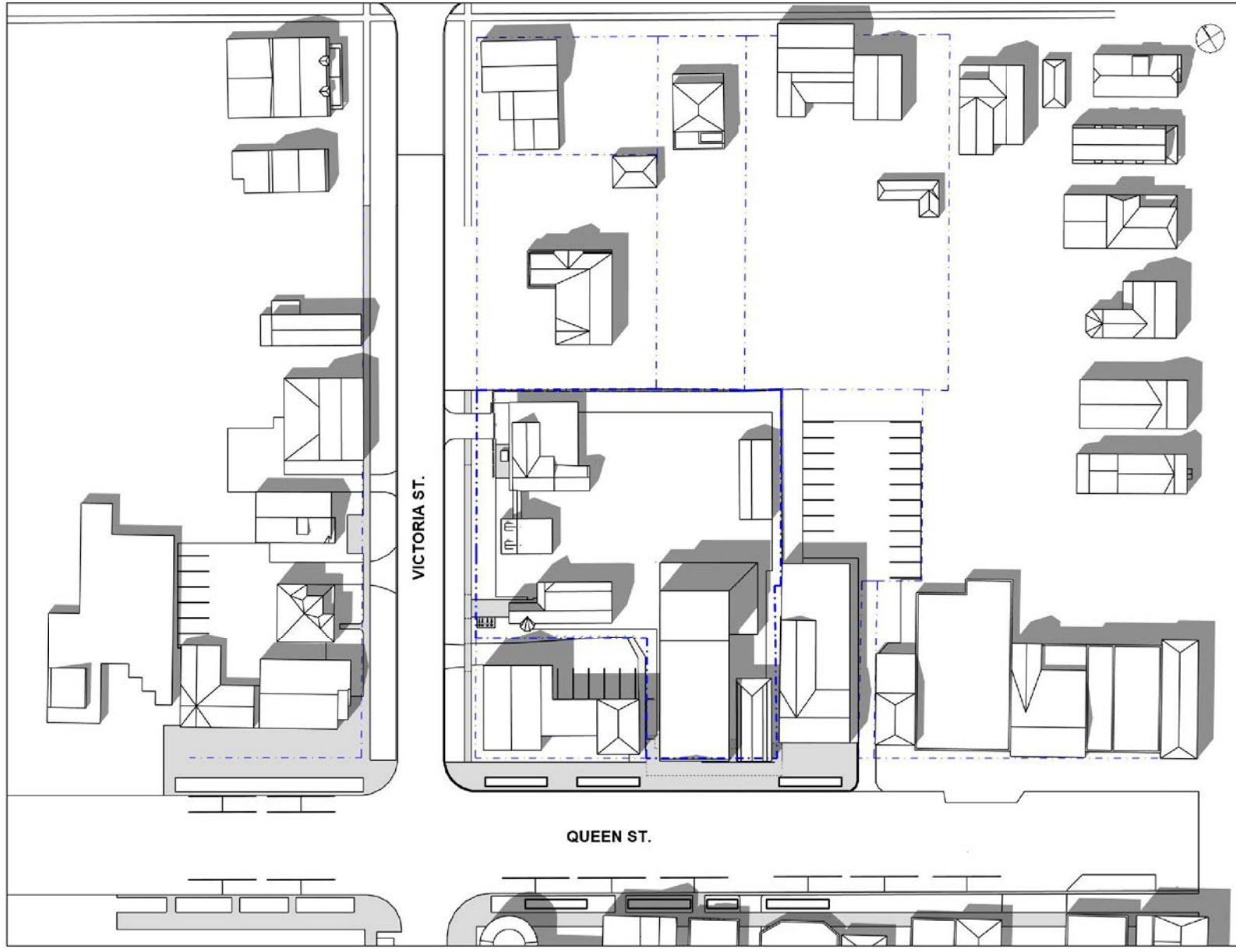
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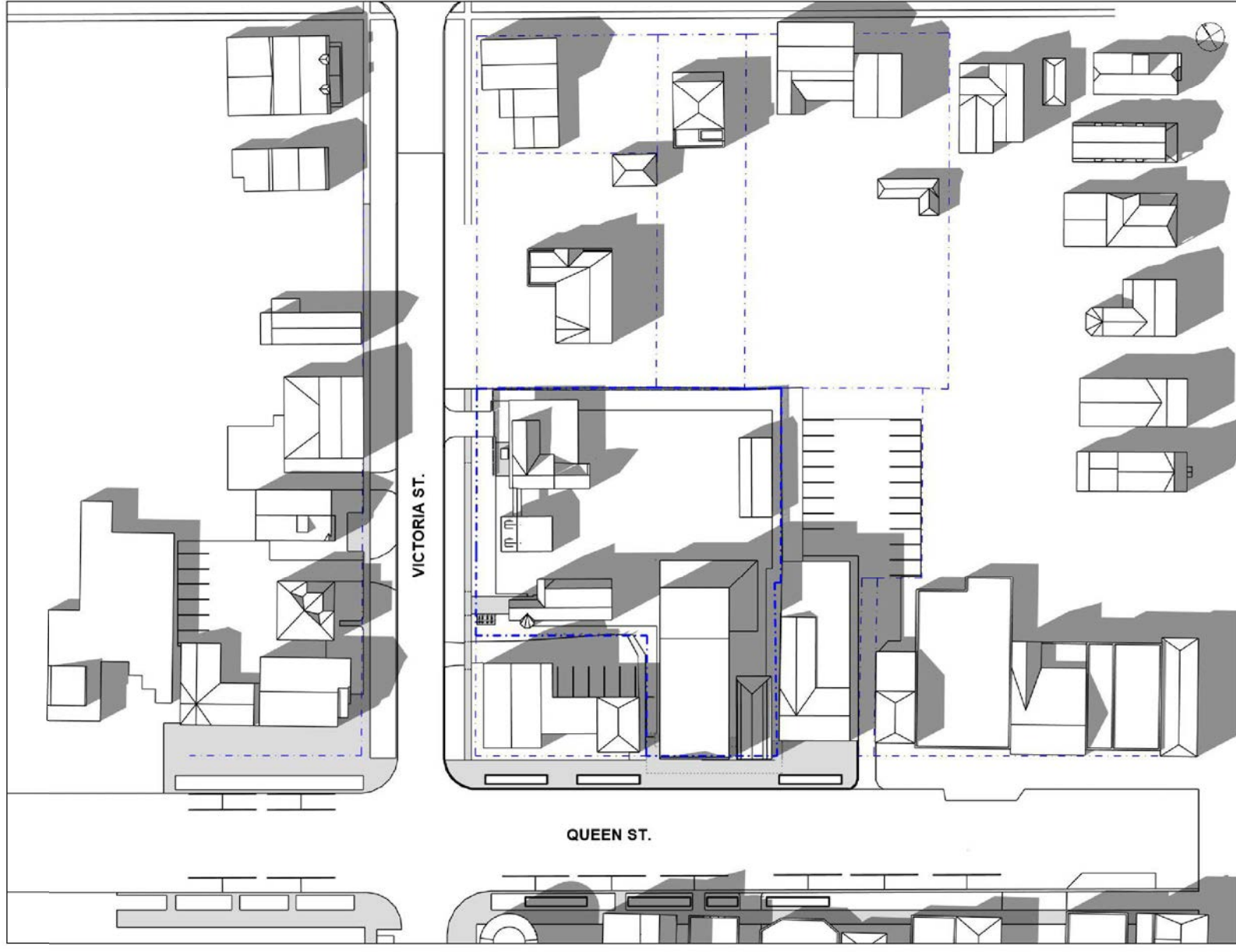
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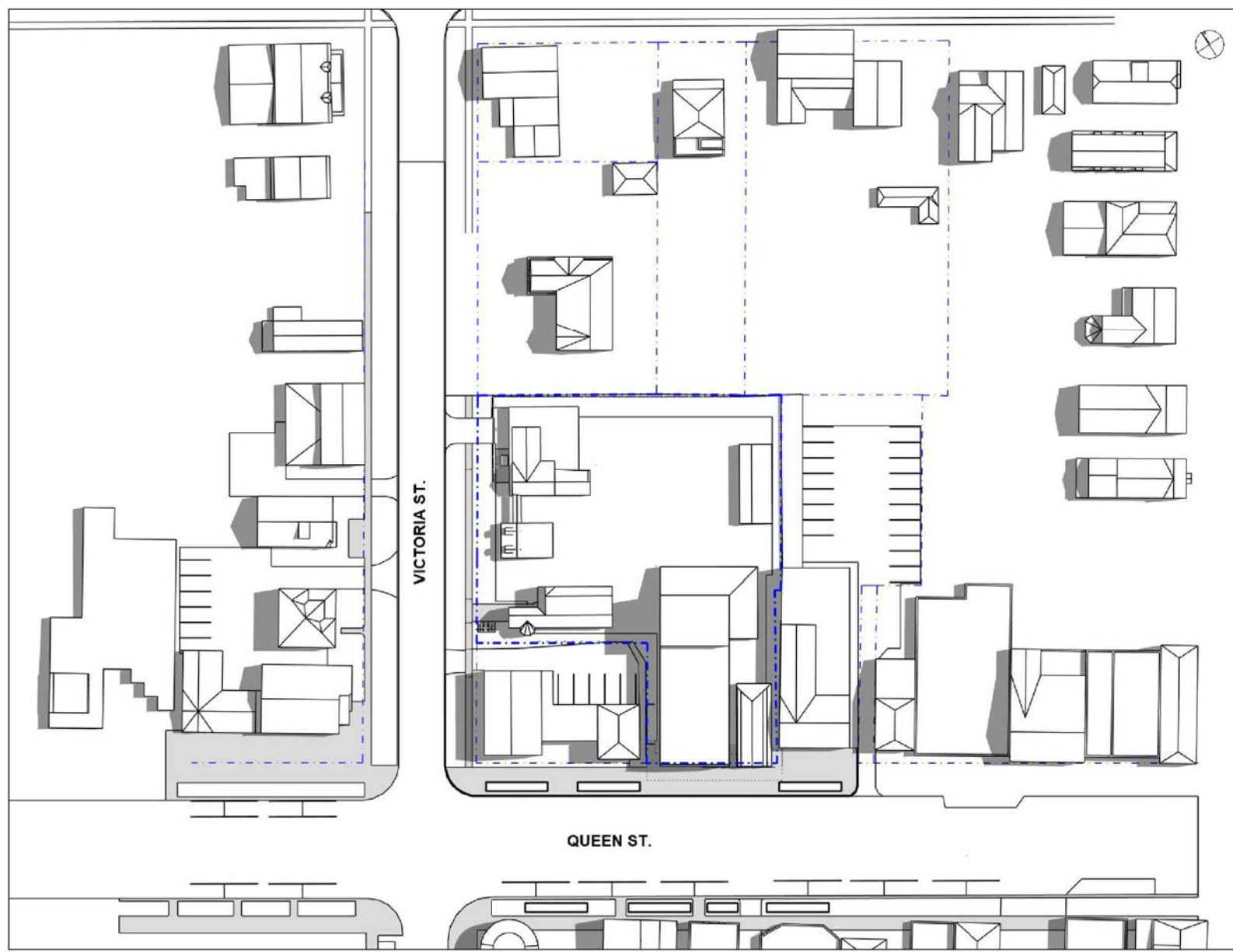
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[9 of 9] [June 21, 2023 - 18:00]



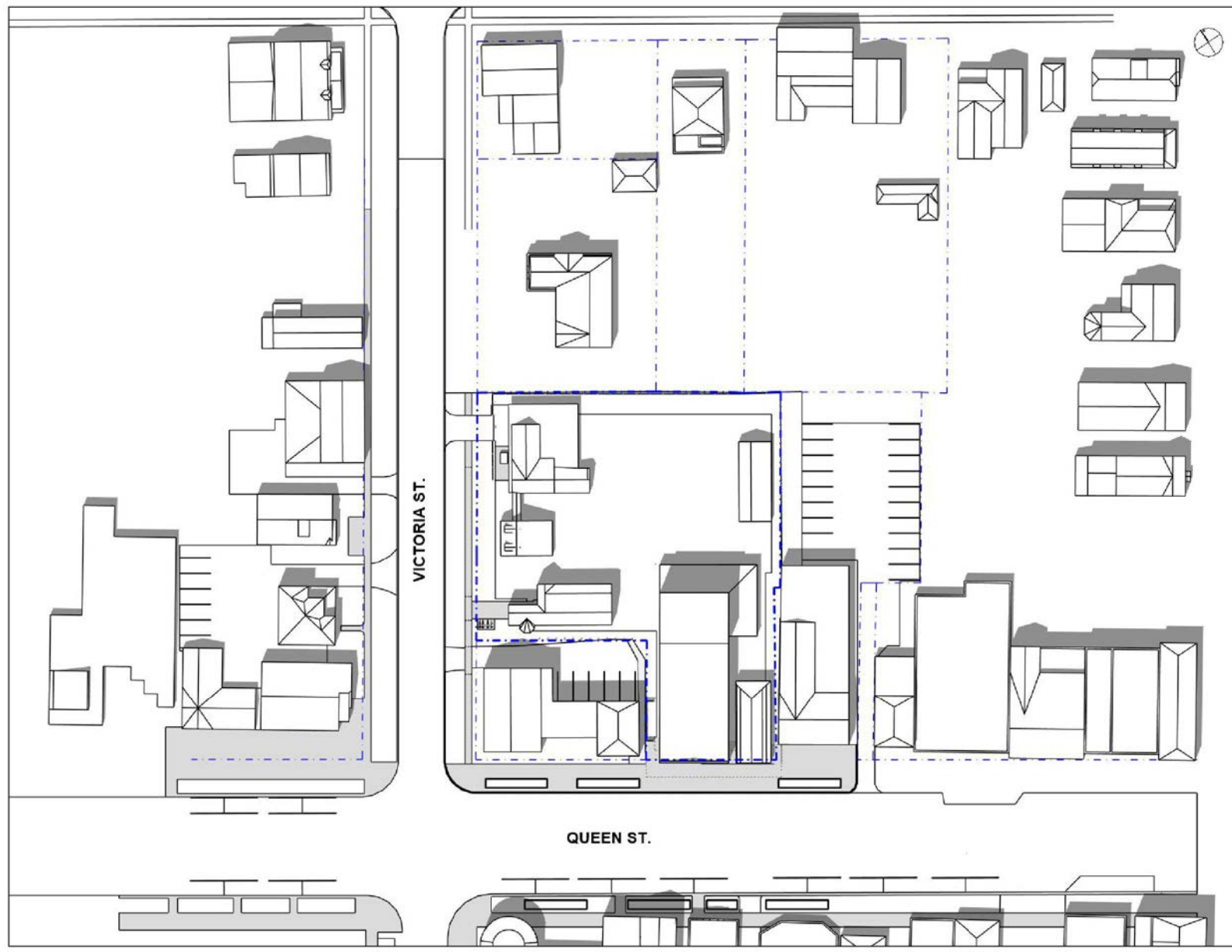
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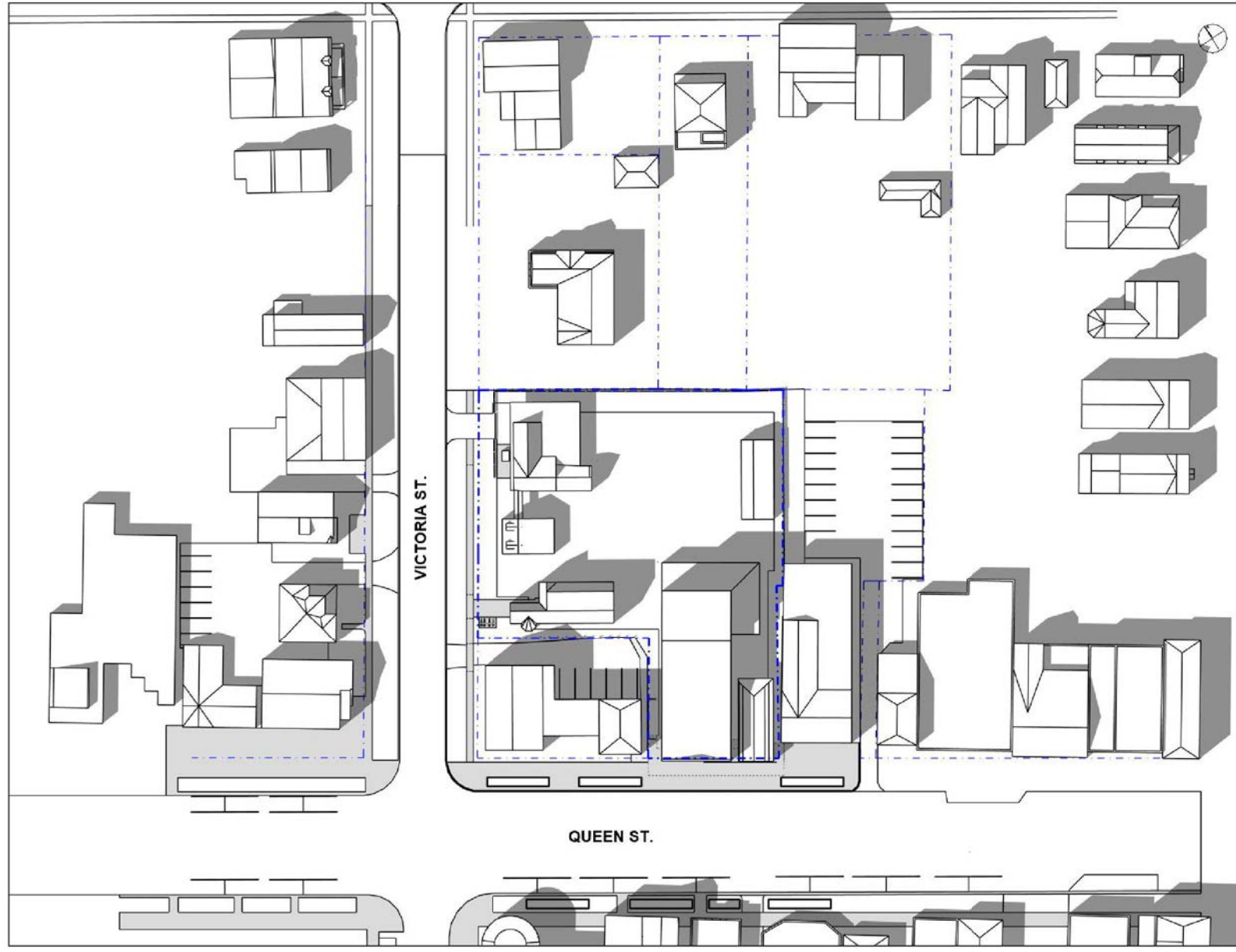
[4 of 9] [June 21, 2023 - 13:00]



[6 of 9] [June 21, 2023 - 15:00]



[8 of 9] [June 21, 2023 - 17:00]



NOTE

TIME DURATION

10:00 AM - 6:00 PM

SUNRISE/SUNSET

APRIL

SUNRISE - 6:25 AM

SUNSET - 8:06 PM

JUNE

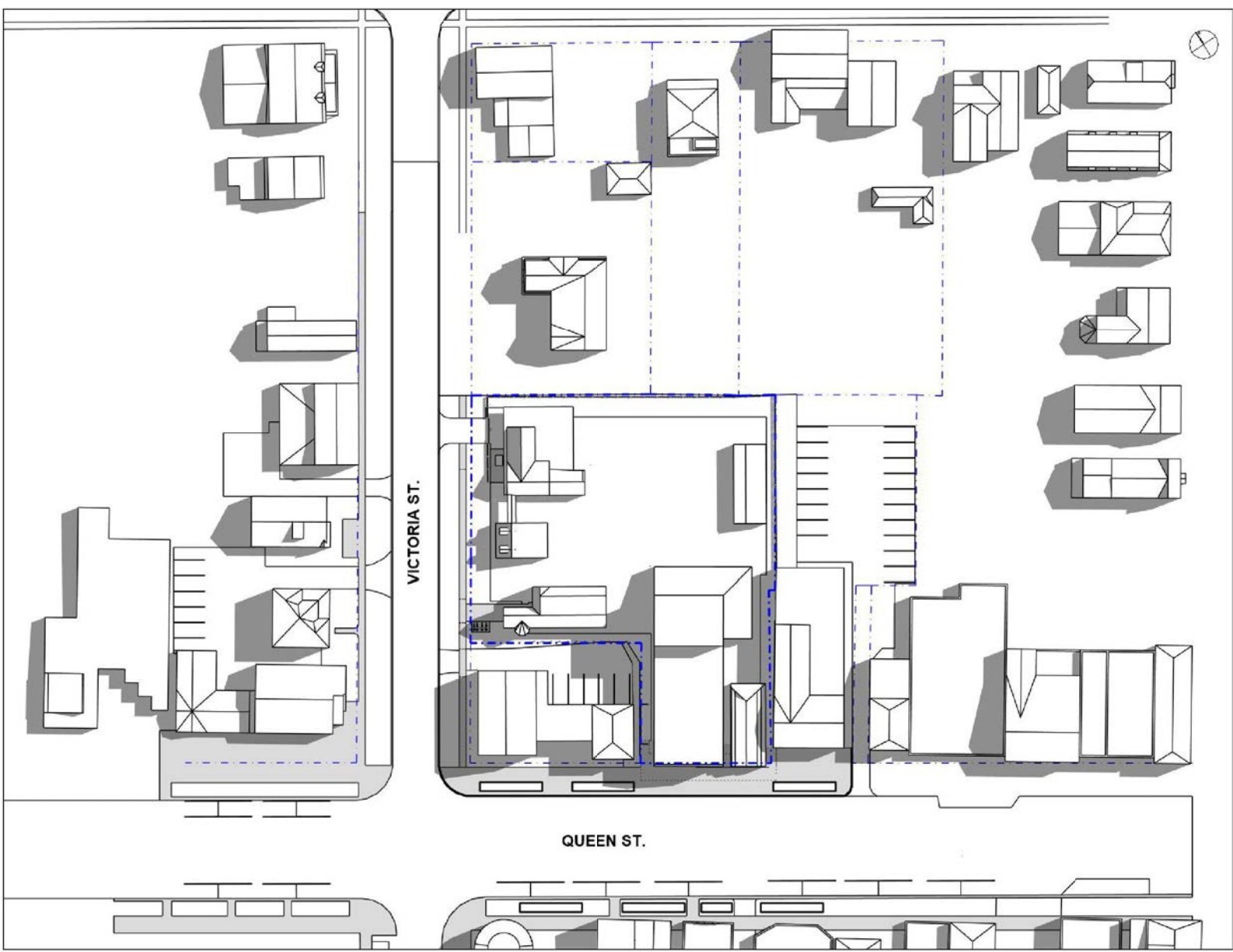
SUNRISE - 5:36 AM

SUNSET - 9:00 PM

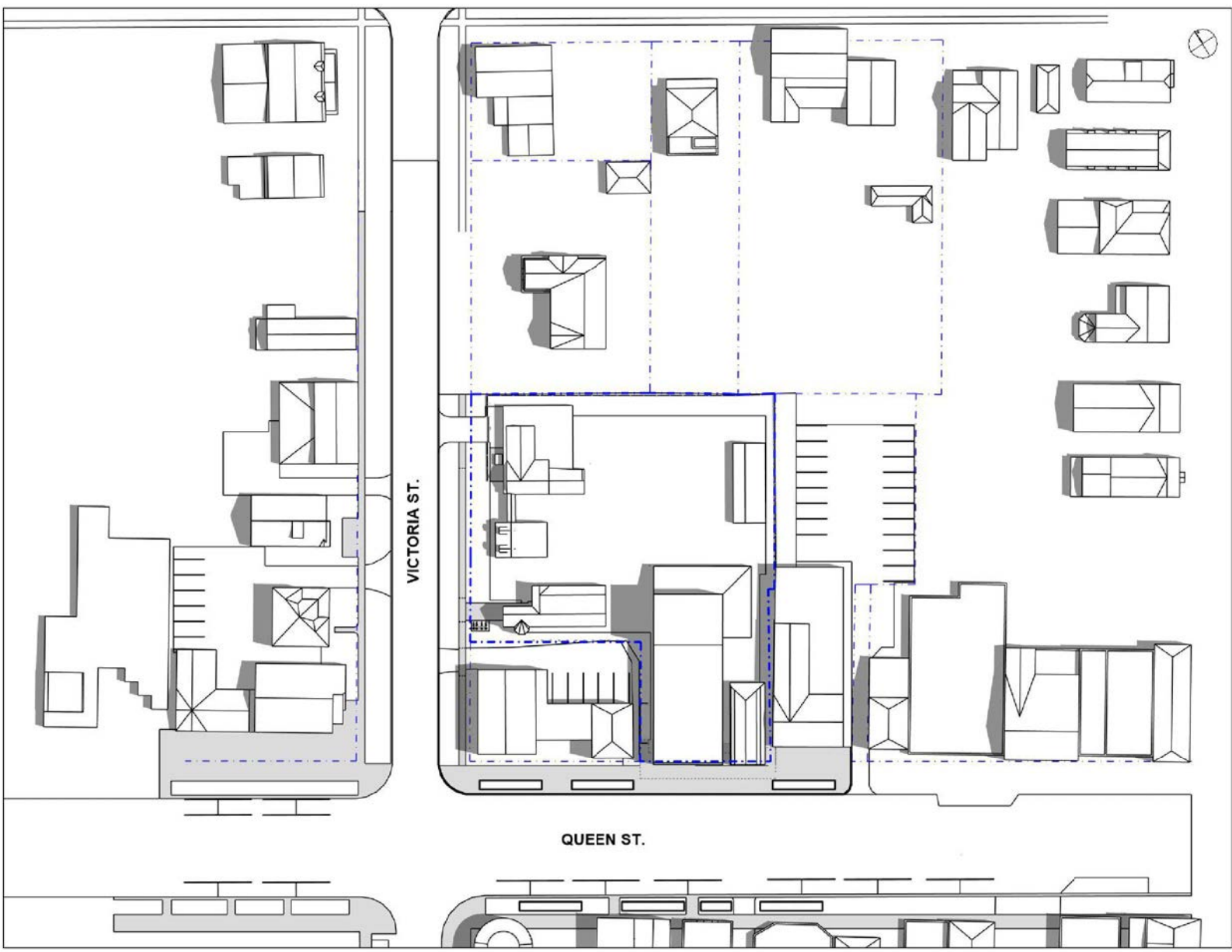
ISSUE / REVISIONS

1 ISSUED FOR RE-ZONING MAY 20, 2023

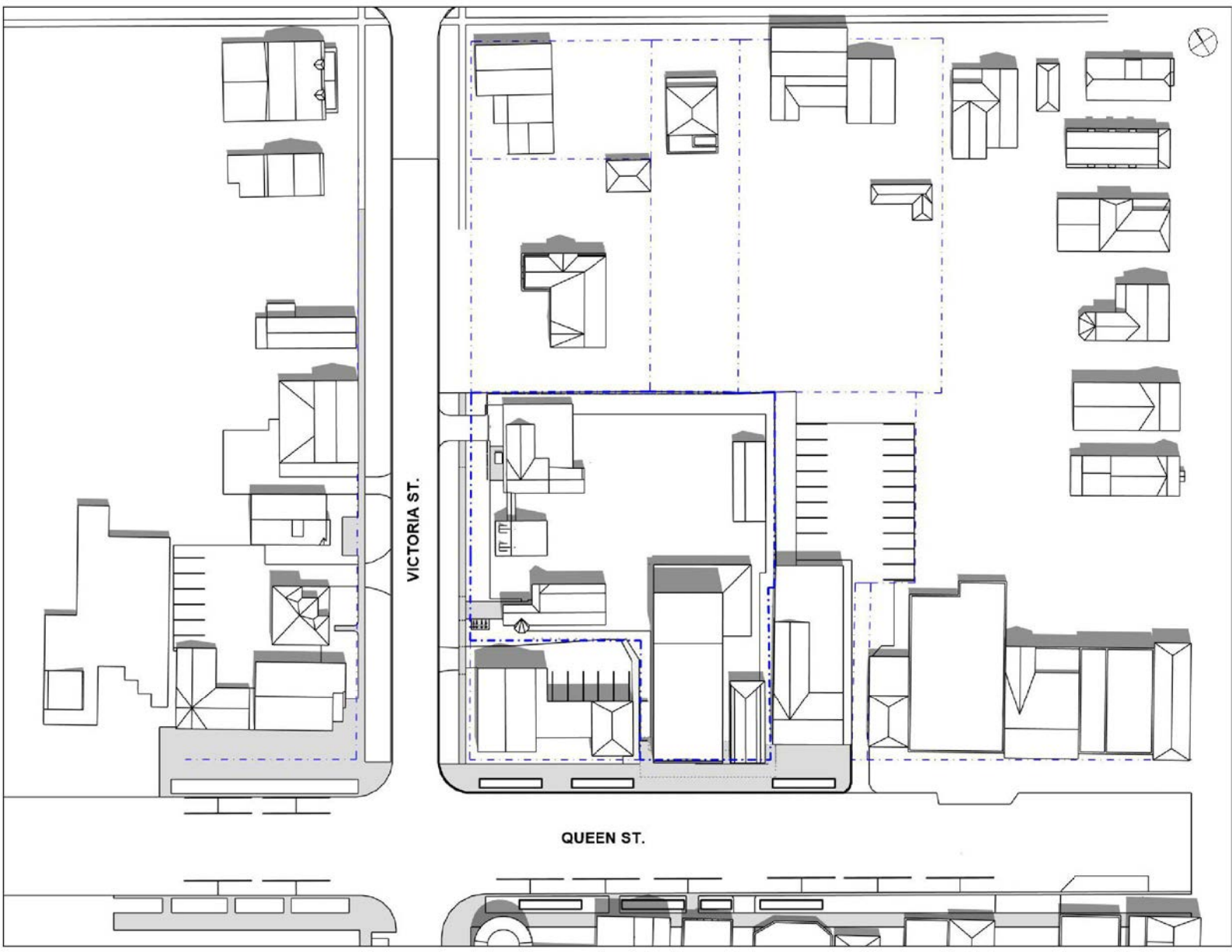
[1 of 9] [July 21, 2023 - 10:00]



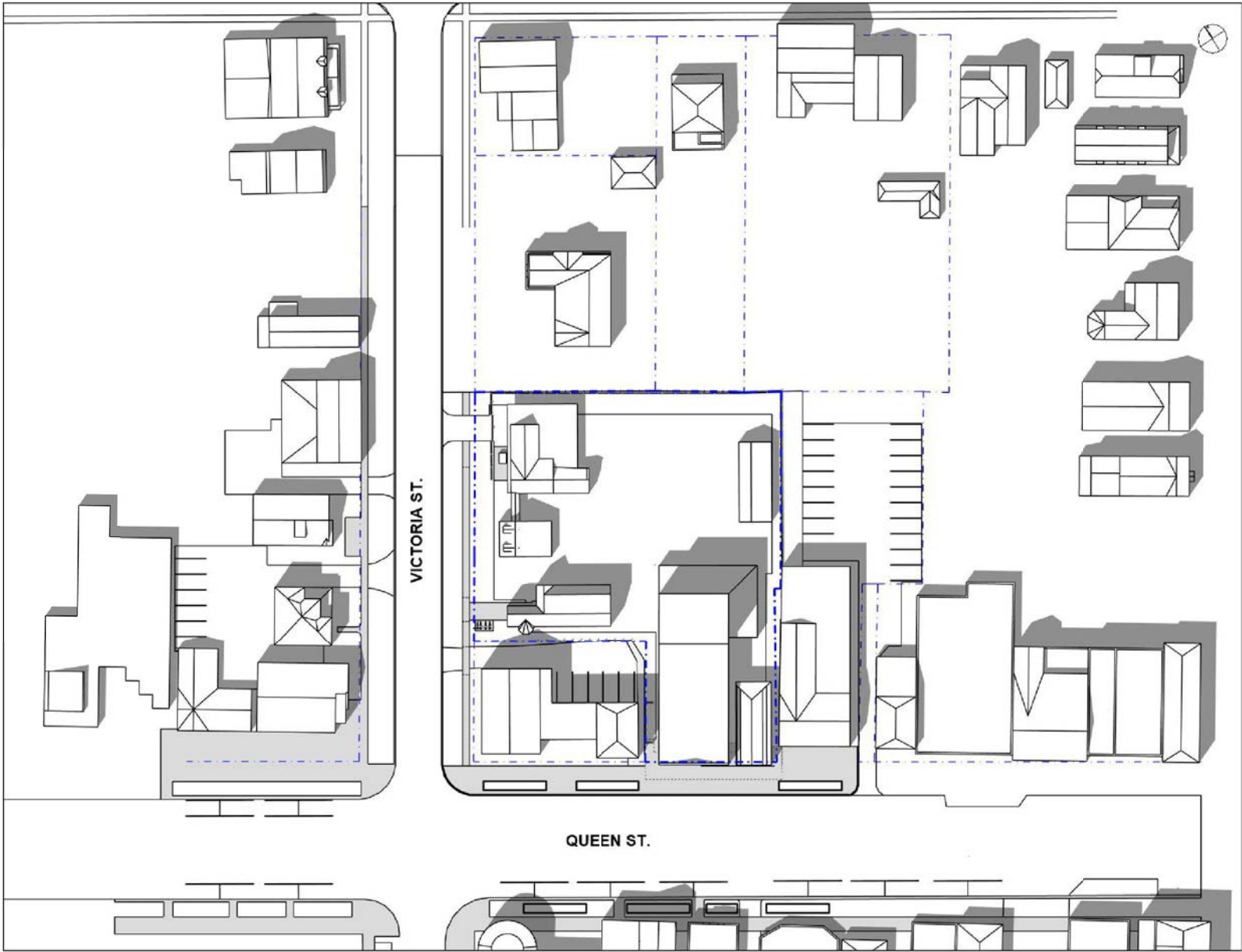
[3 of 9] [July 21, 2023 - 12:00]



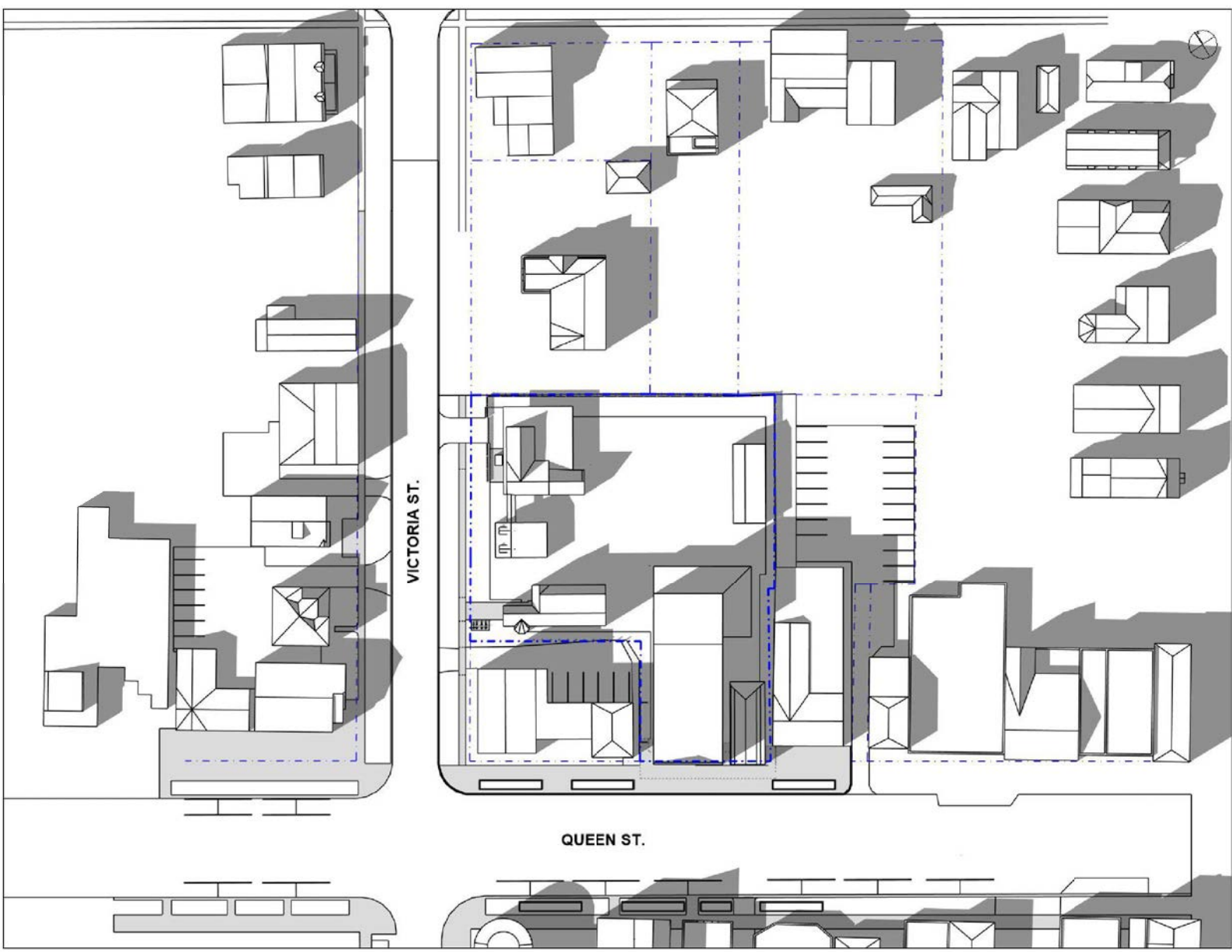
[5 of 9] [July 21, 2023 - 14:00]



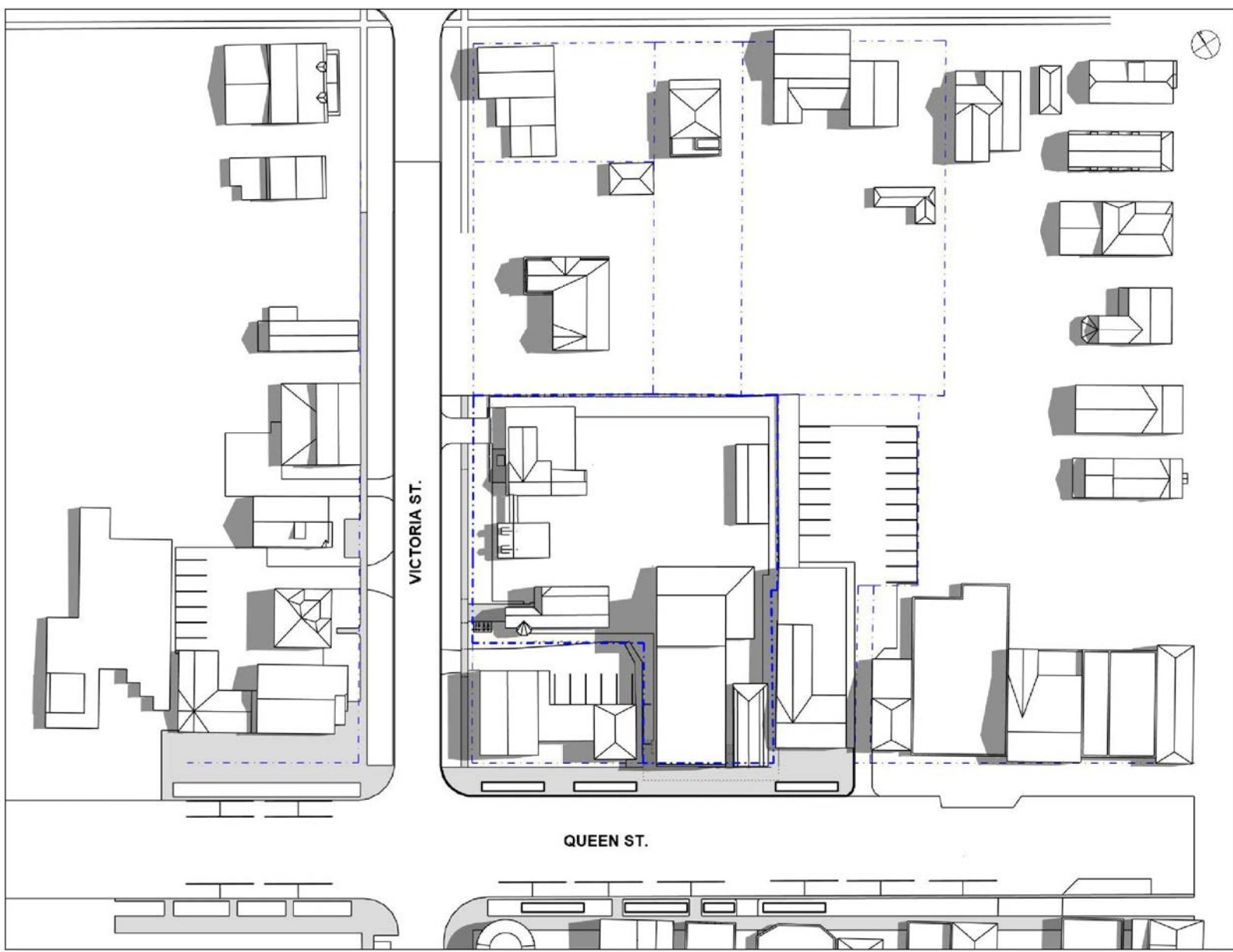
[7 of 9] [July 21, 2023 - 16:00]



[9 of 9] [July 21, 2023 - 18:00]



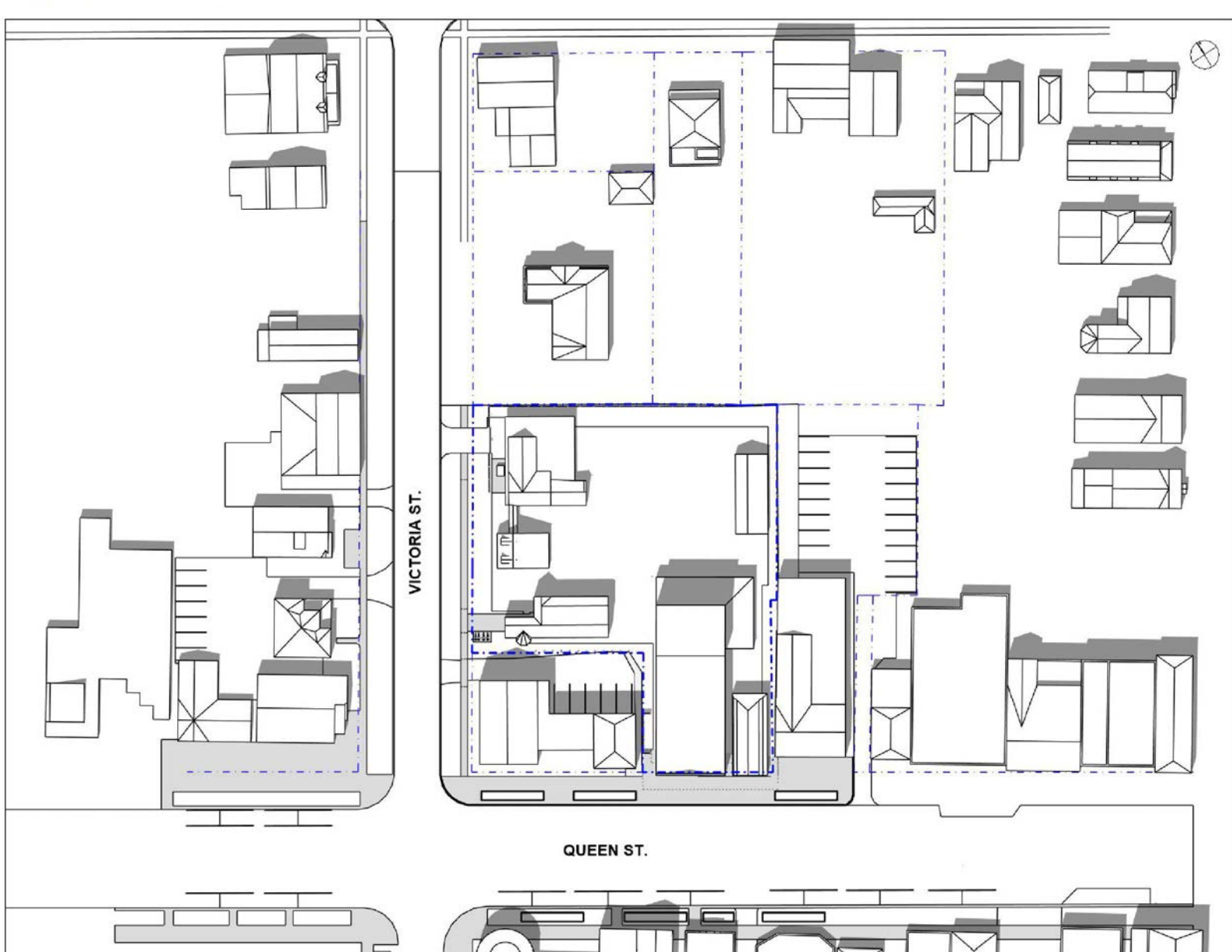
[2 of 9] [July 21, 2023 - 11:00]



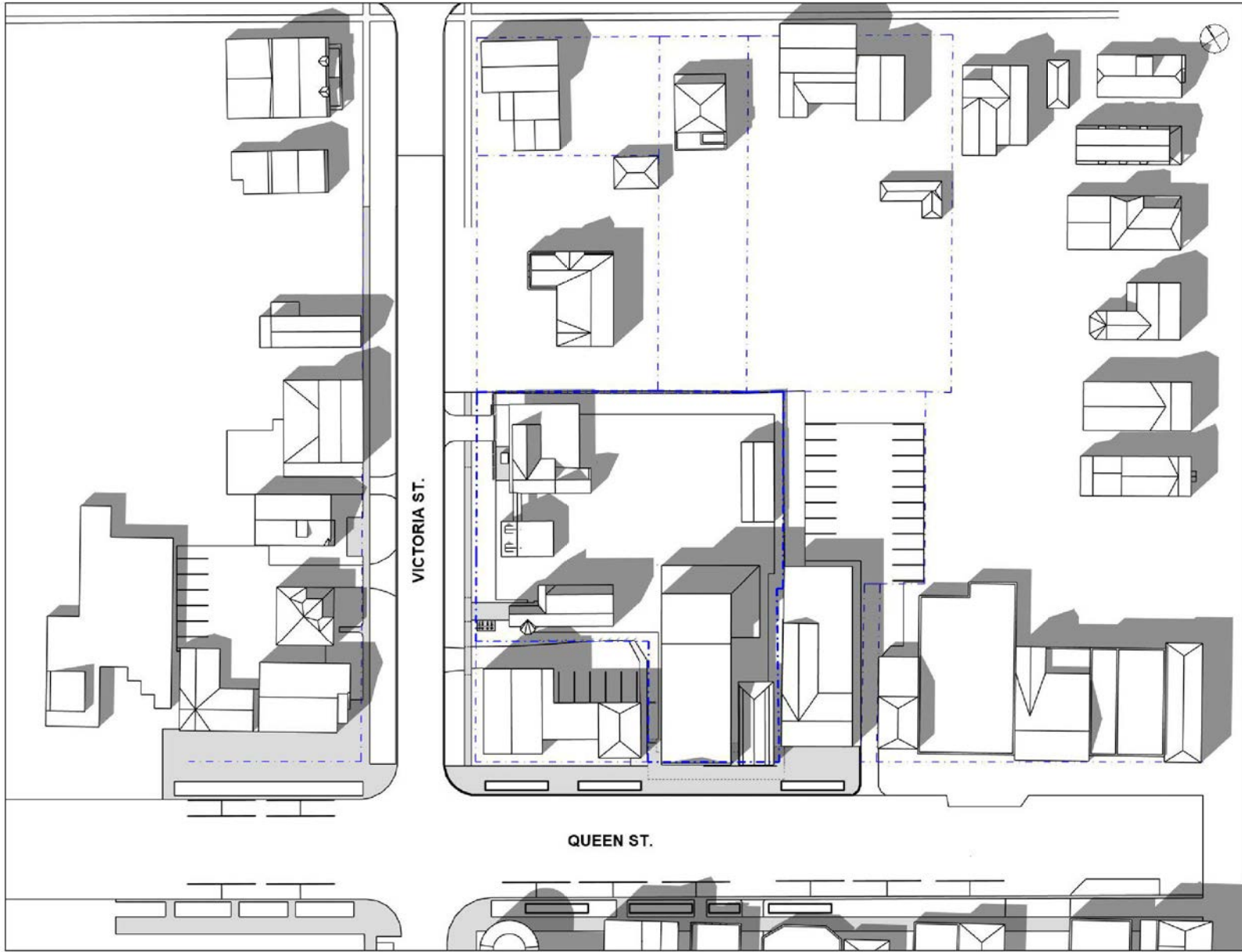
[4 of 9] [July 21, 2023 - 13:00]



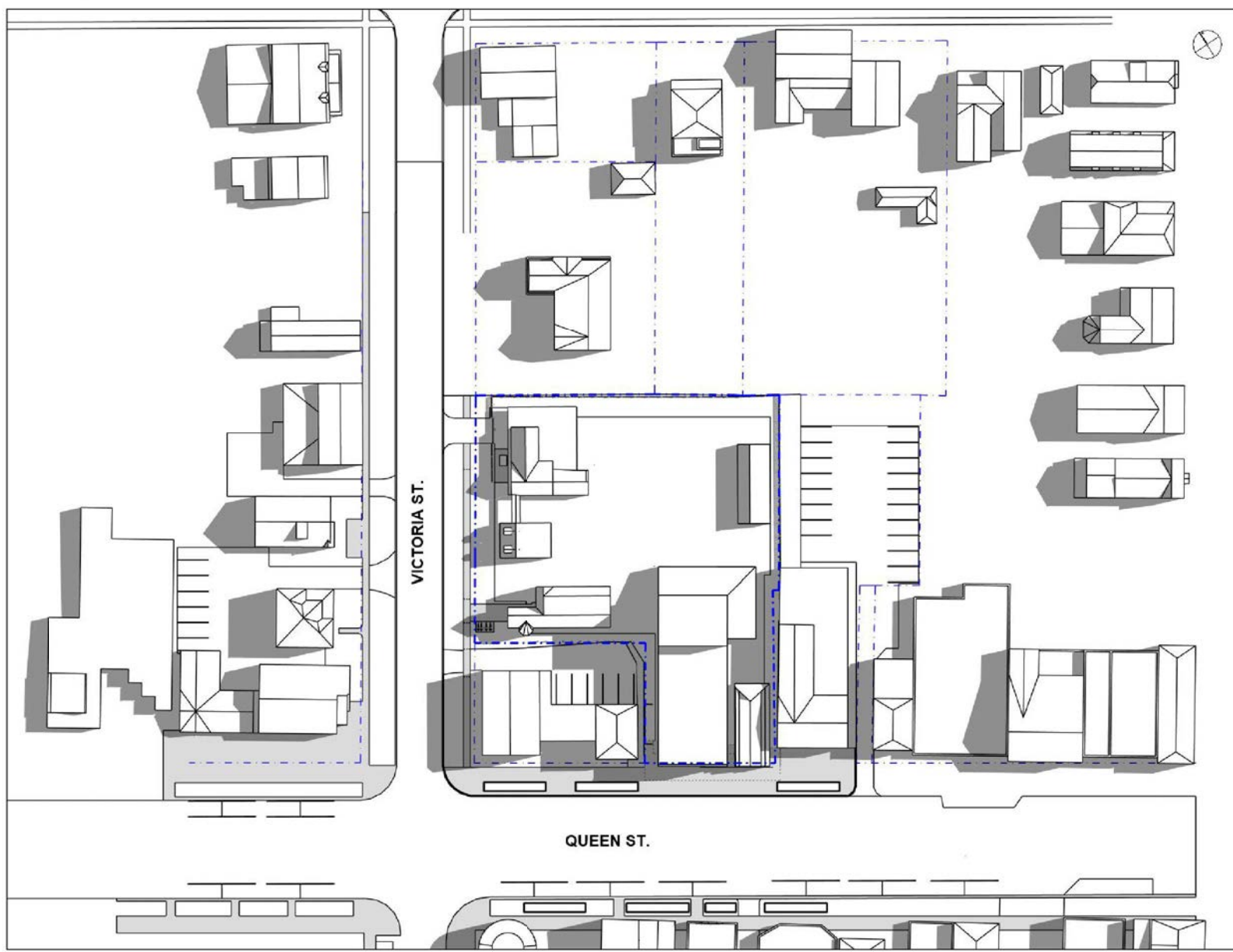
[6 of 9] [July 21, 2023 - 15:00]



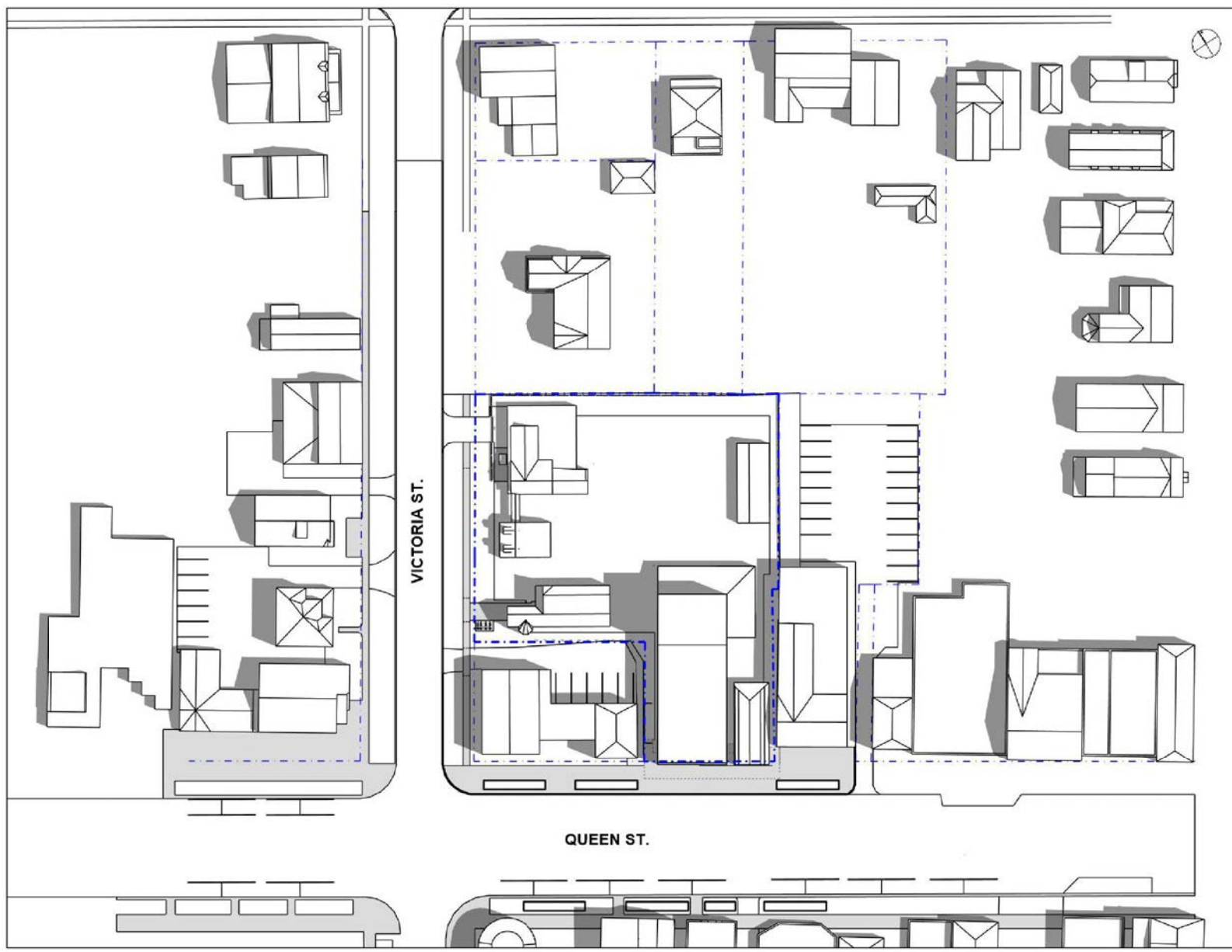
[8 of 9] [July 21, 2023 - 17:00]



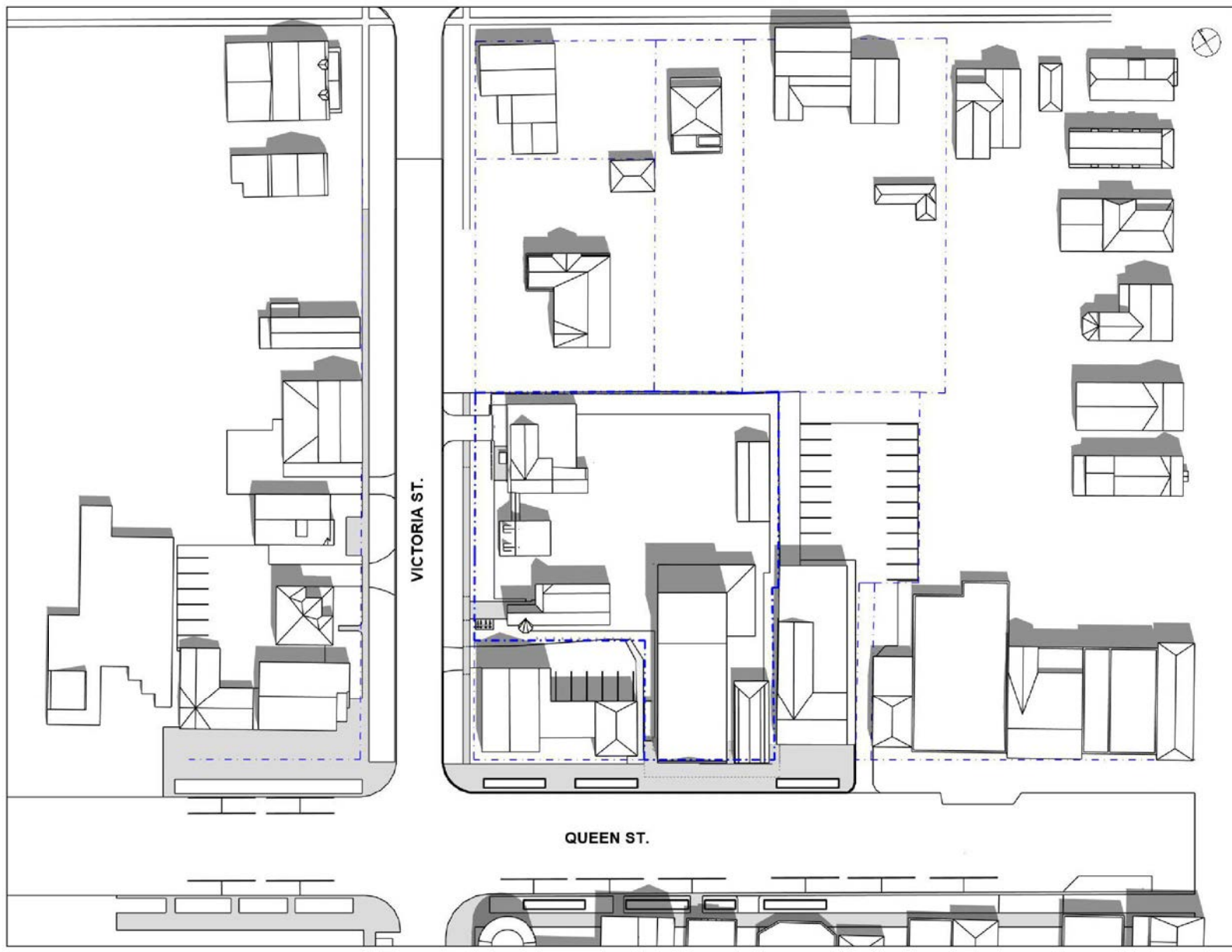
[1 of 9] [August 21, 2023 - 10:00]



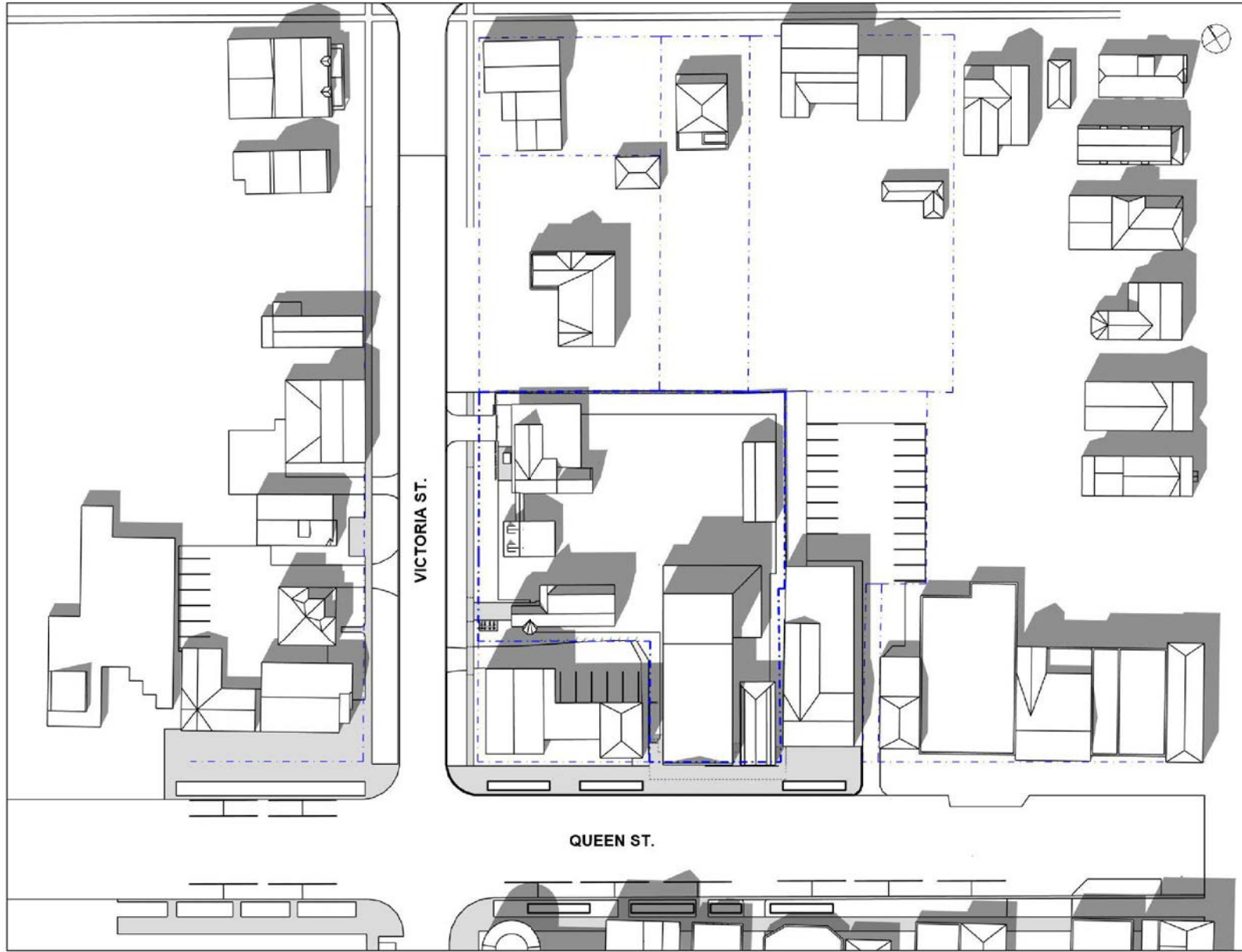
[3 of 9] [August 21, 2023 - 12:00]



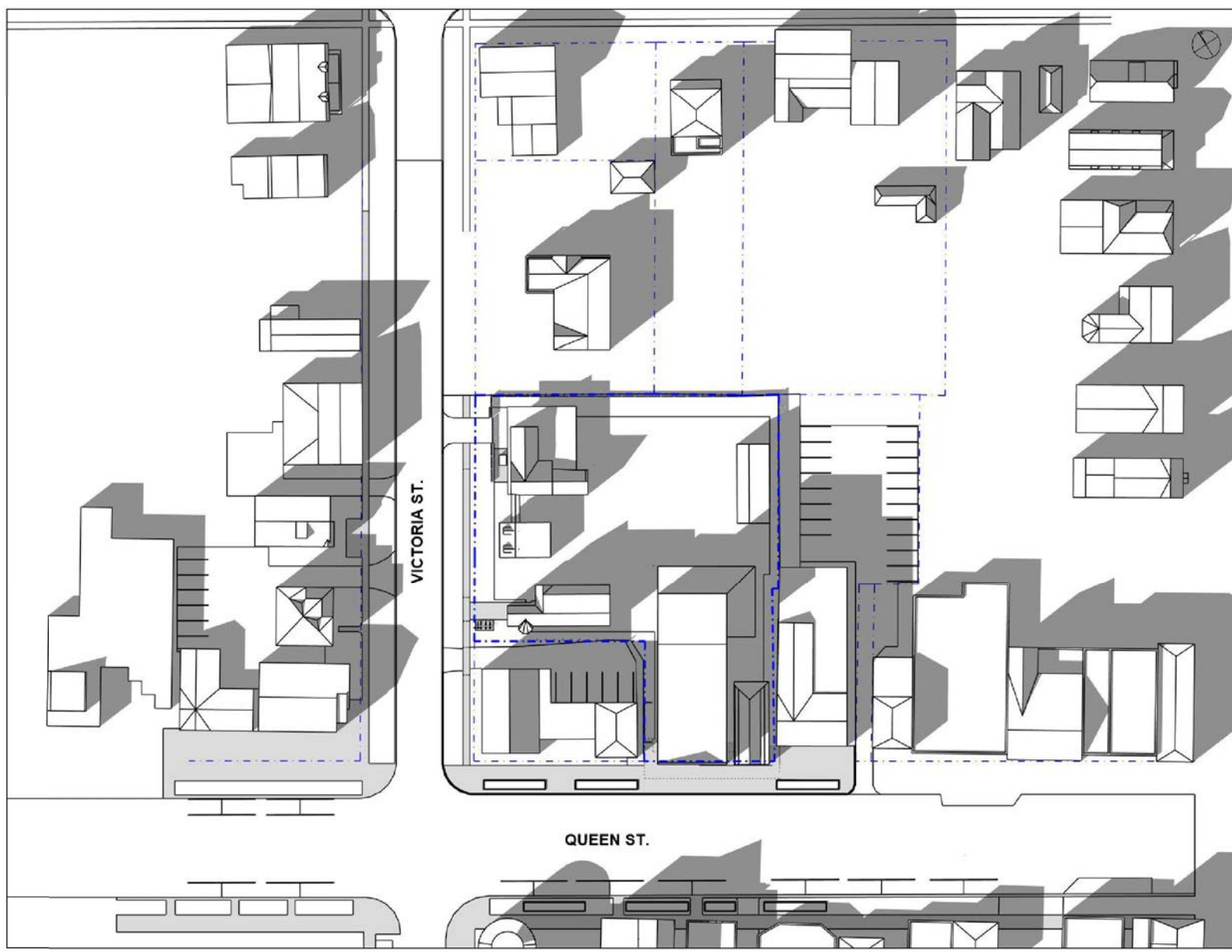
[5 of 9] [August 21, 2023 - 14:00]



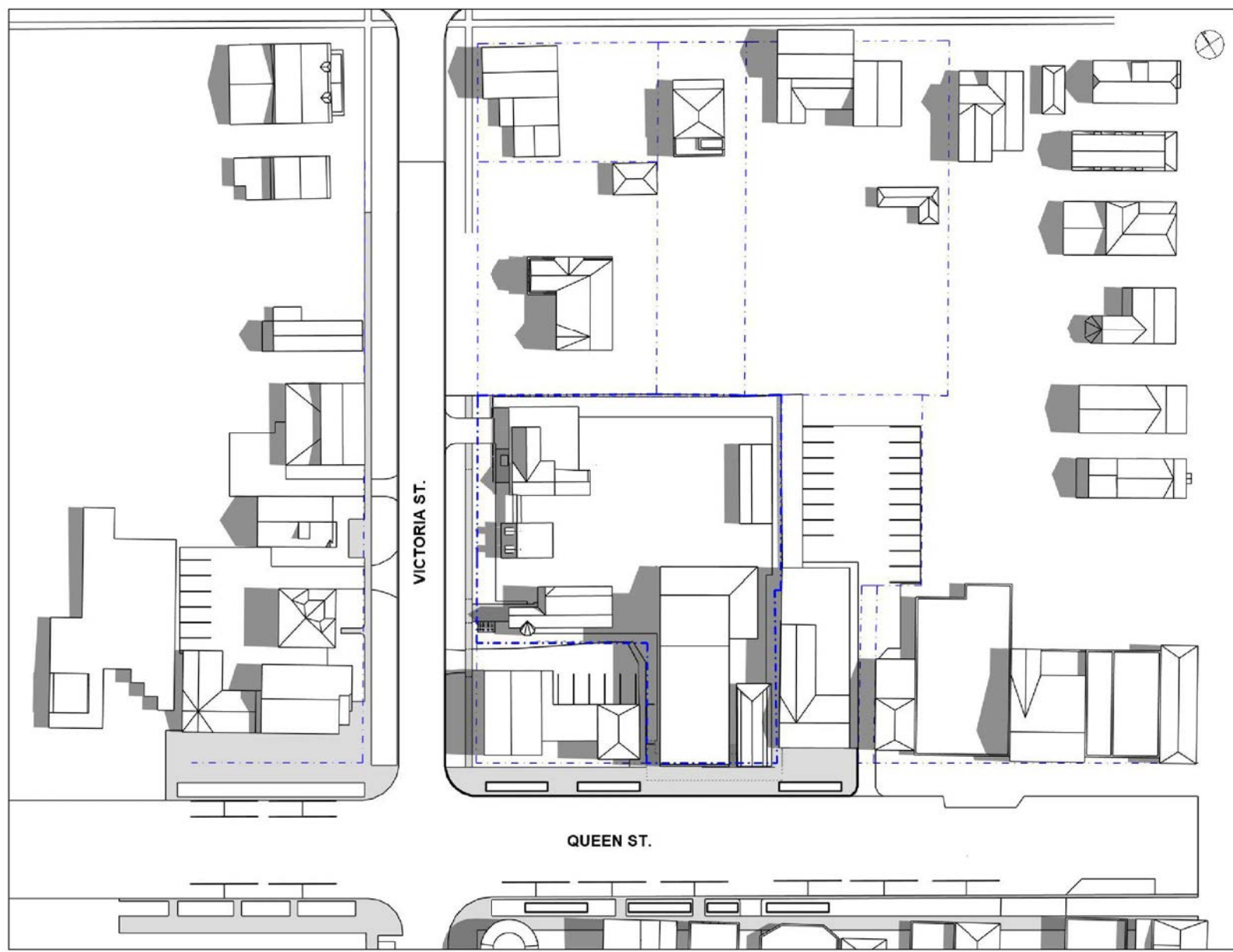
[7 of 9] [August 21, 2023 - 16:00]



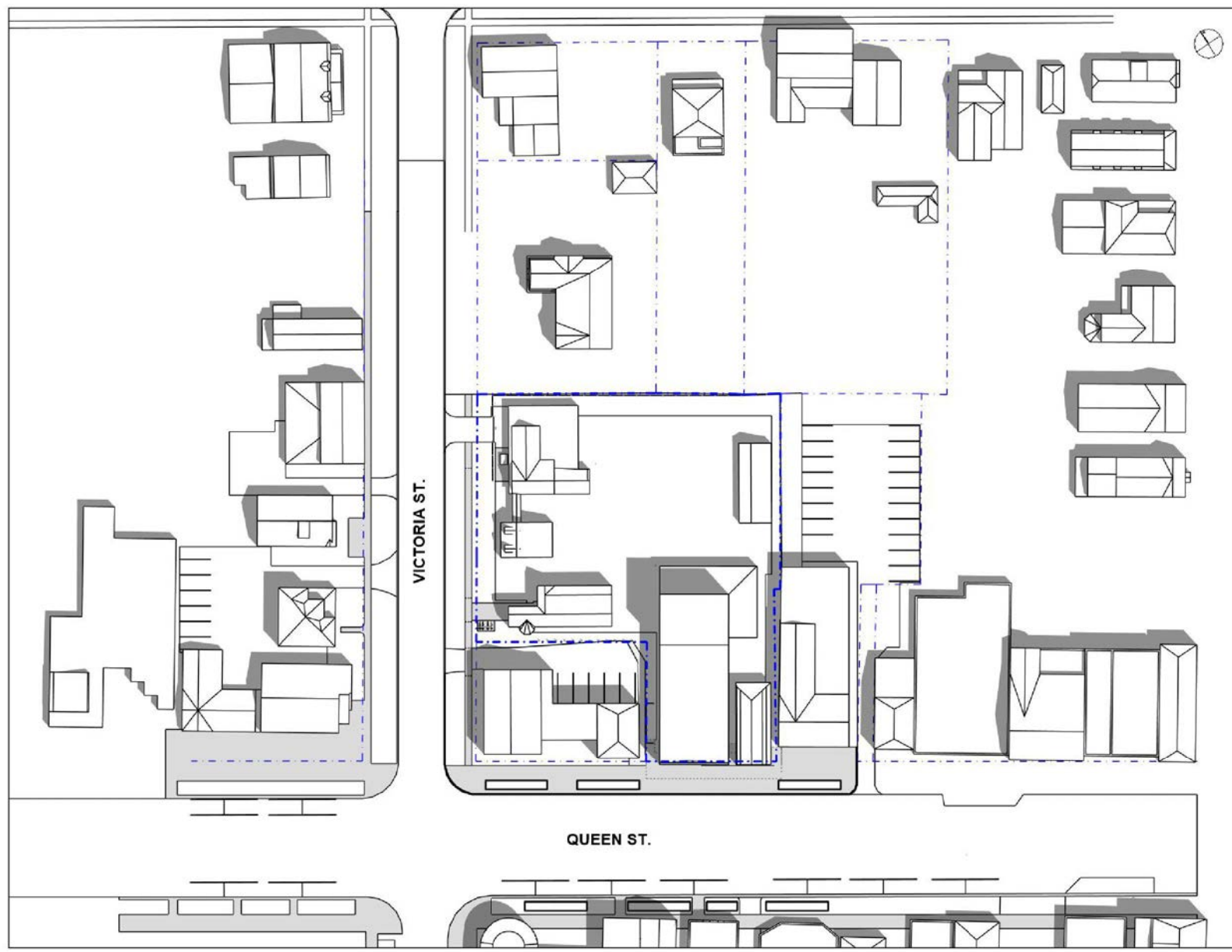
[9 of 9] [August 21, 2023 - 18:00]



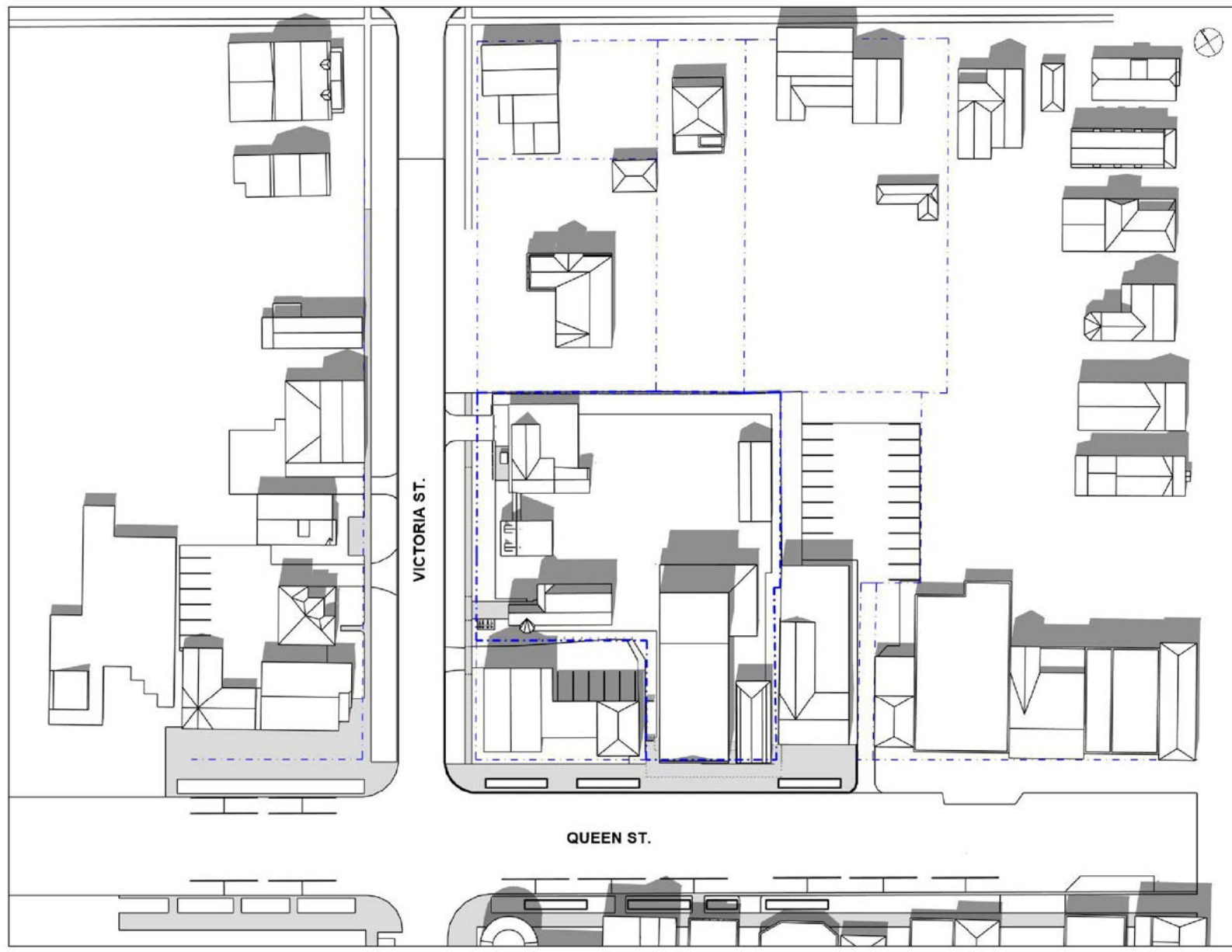
[2 of 9] [August 21, 2023 - 11:00]



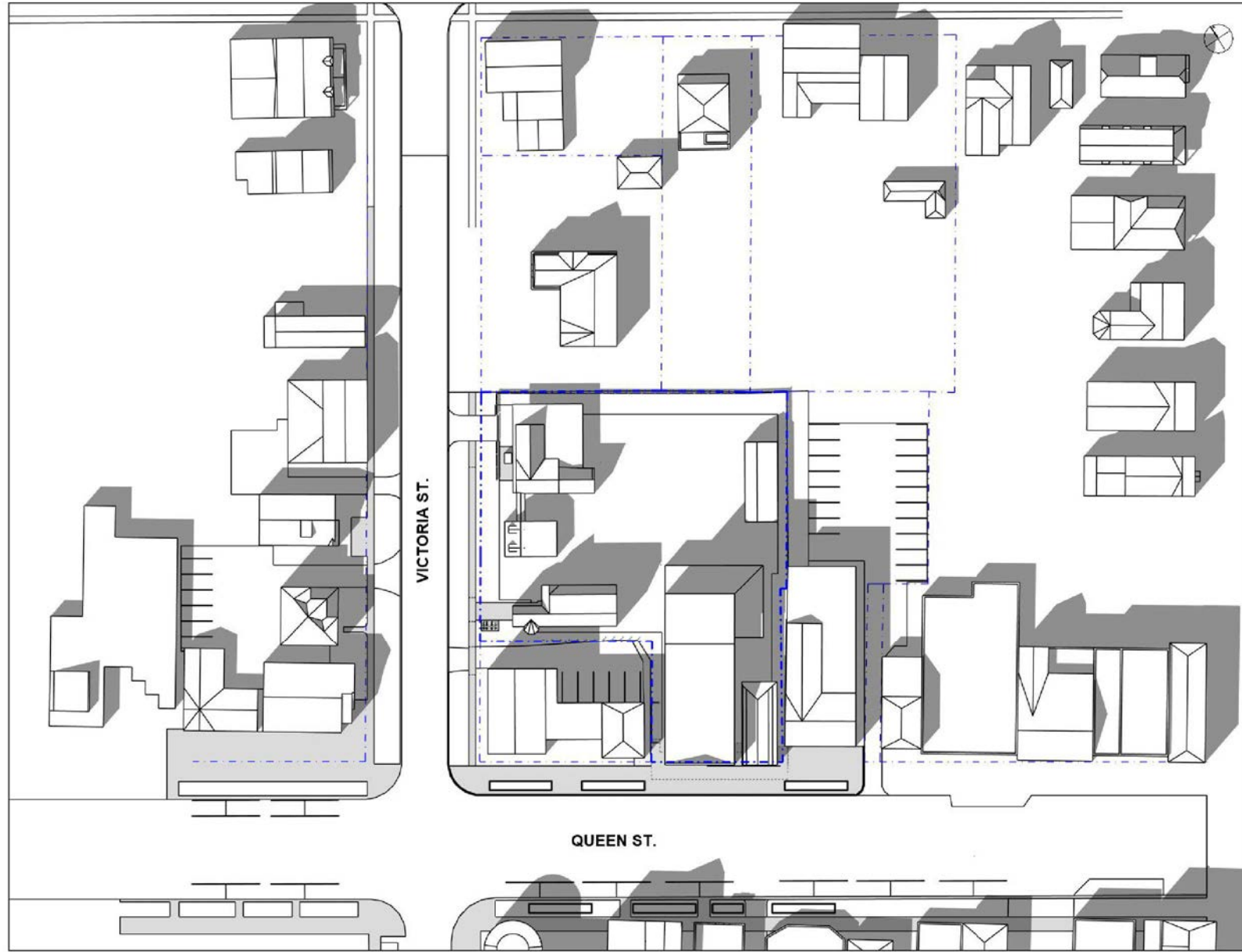
[4 of 9] [August 21, 2023 - 13:00]



[6 of 9] [August 21, 2023 - 15:00]



[8 of 9] [August 21, 2023 - 17:00]



NOTE

TIME DURATION

10:00 AM - 6:00 PM

SUNRISE/SUNSET

JULY

SUNRISE - 5:55 AM

SUNSET - 8:50 PM

AUGUST

SUNRISE - 6:28 AM

SUNSET - 8:10 PM

ISSUE / REVISIONS

1 ISSUED FOR RE-ZONING MAY 20,25

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CONSTRUCTION DOCUMENTATION

PROJECT No. 22-140

START DATE JAN. 2023

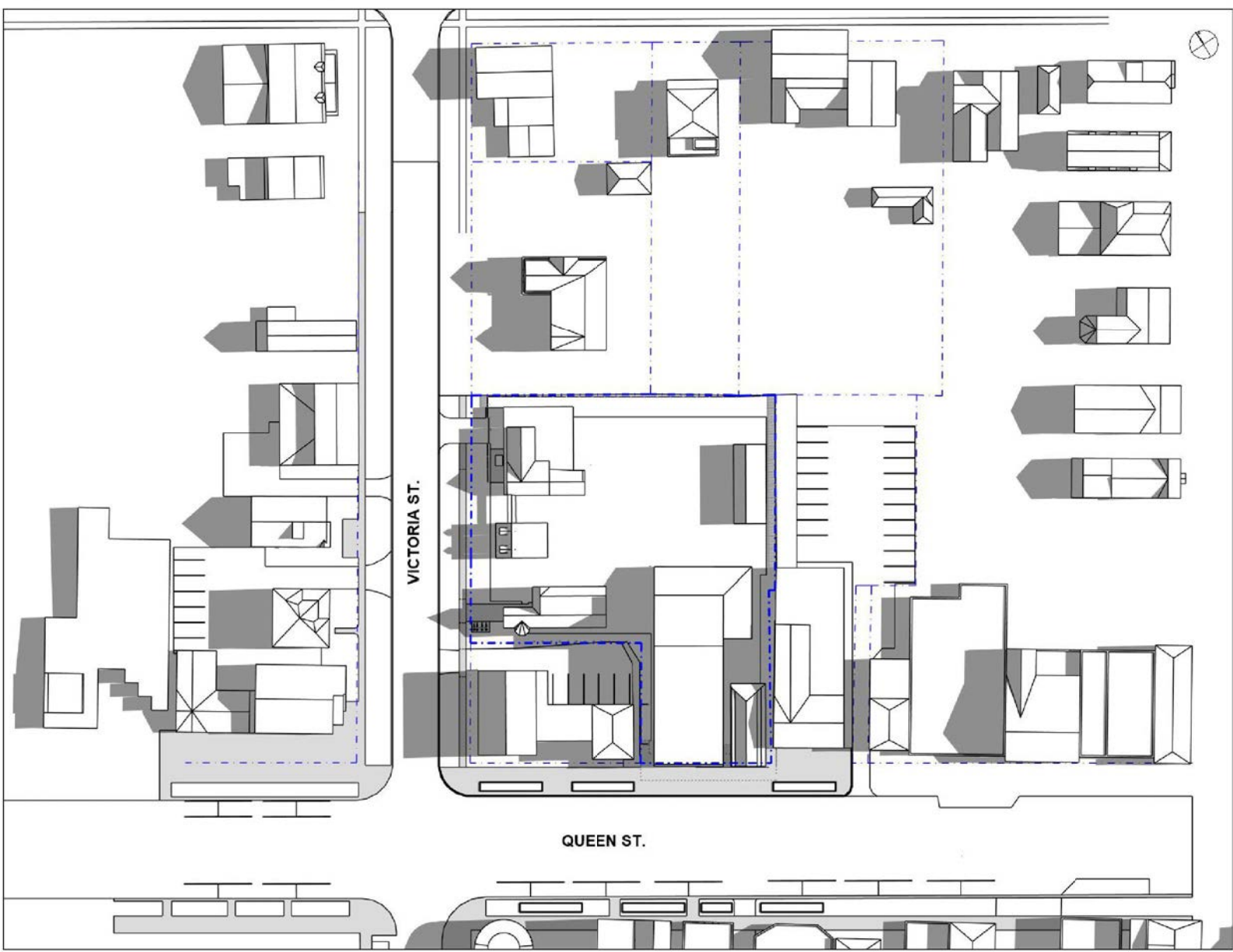
SHAW FESTIVAL NEW ROYAL GEORGE THEATRE

Address:

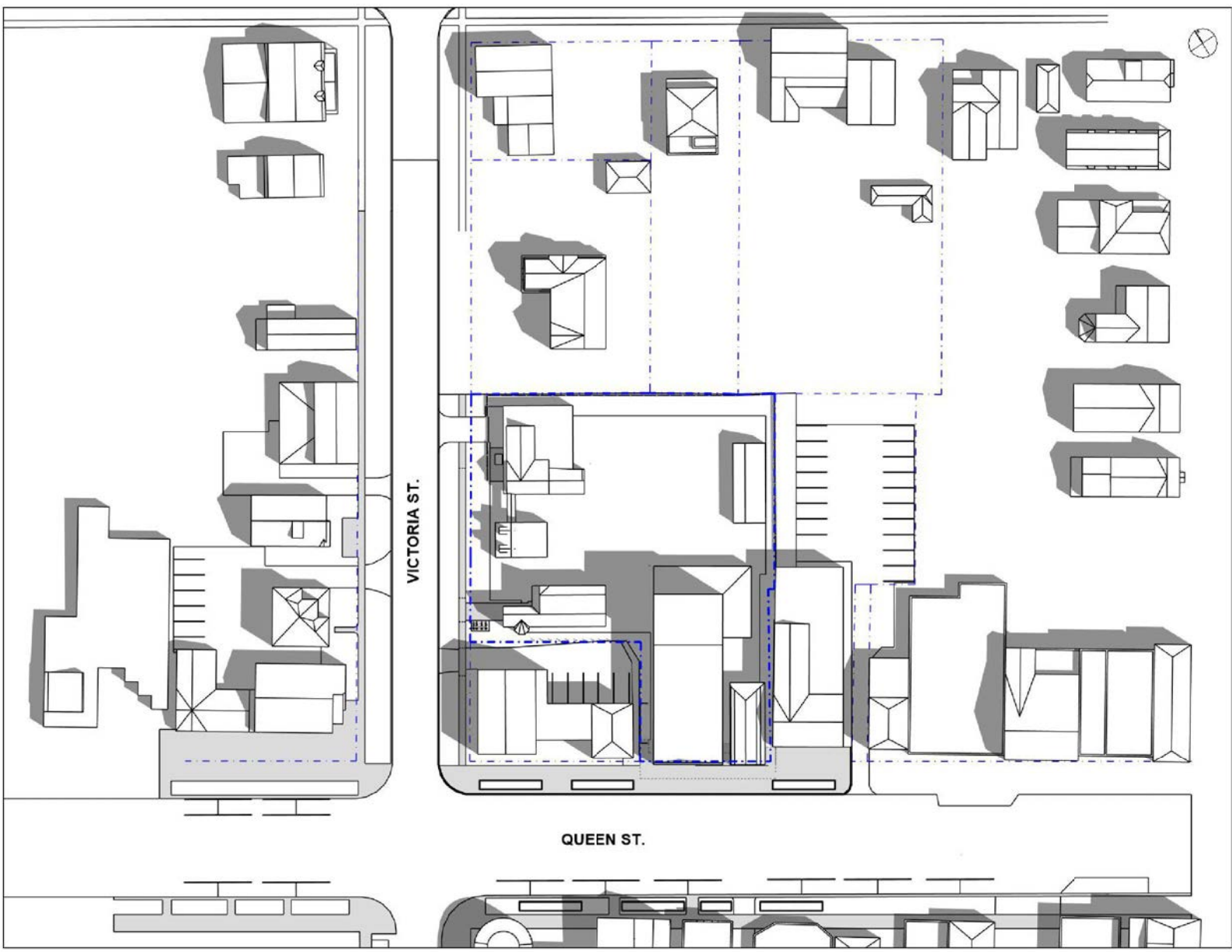
Niagara on the Lake ON

EXISTING - SHADOW STUDY - JULY 21 & AUGUST 21

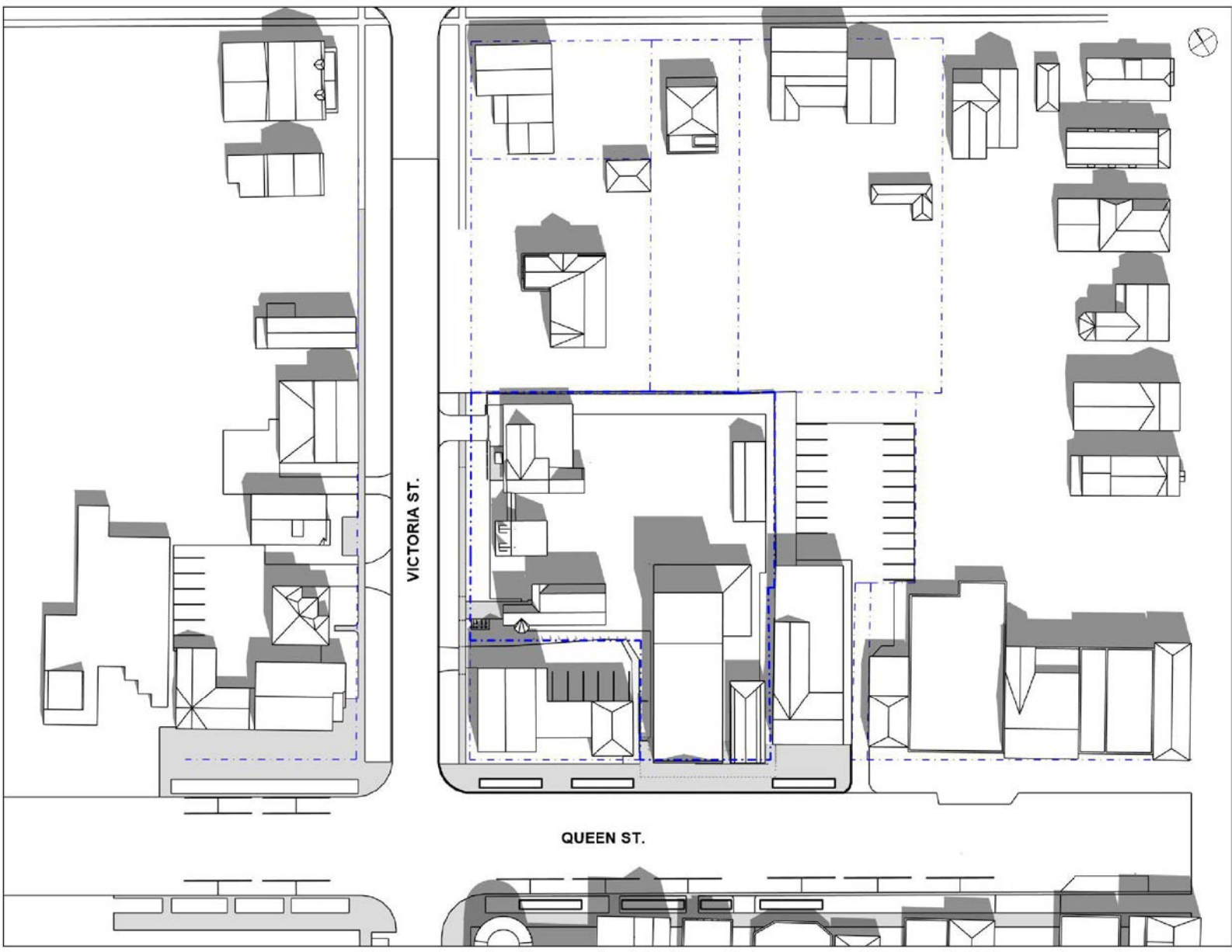
[1 of 9] [September 21, 2023 - 10:00]



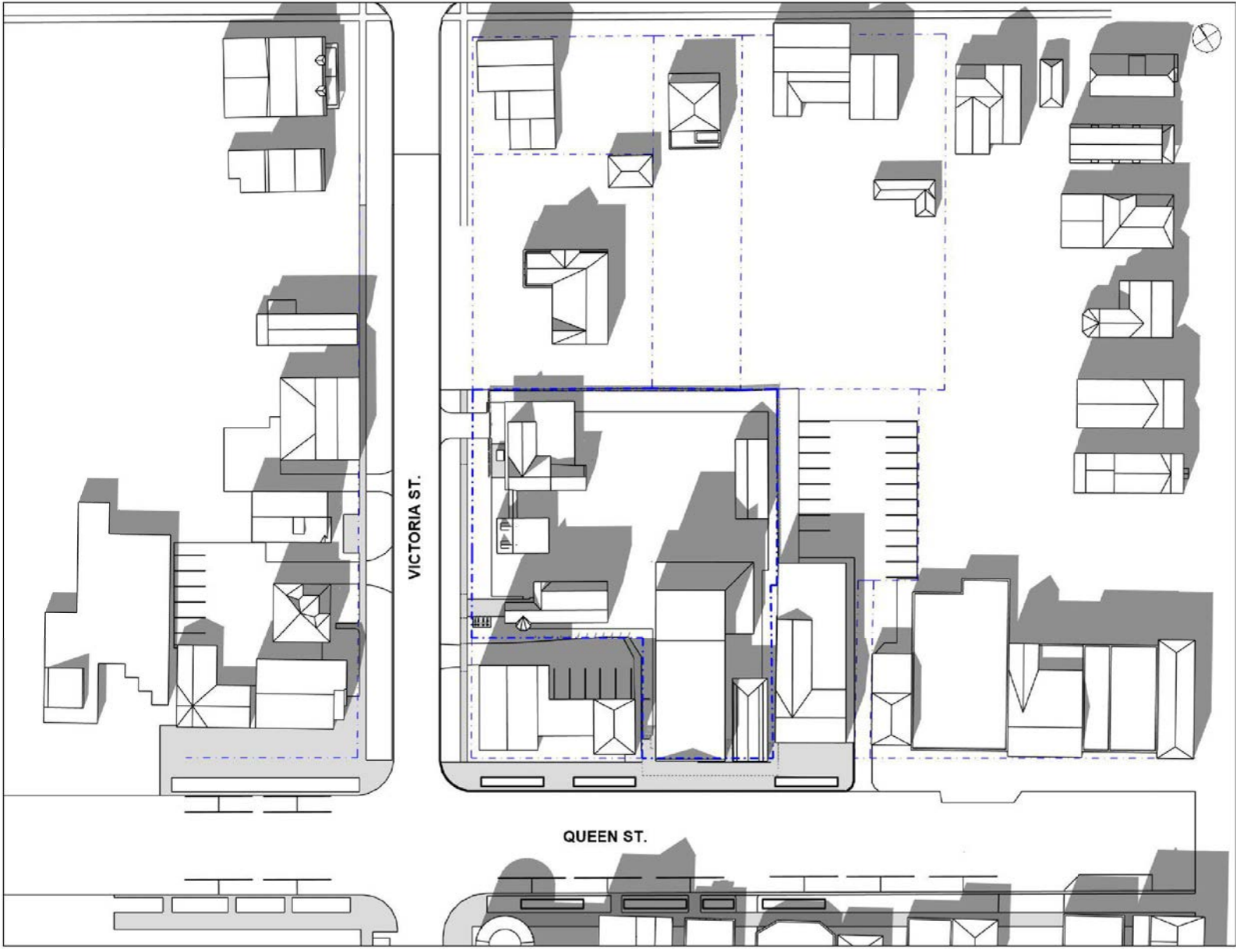
[3 of 9] [September 21, 2023 - 12:00]



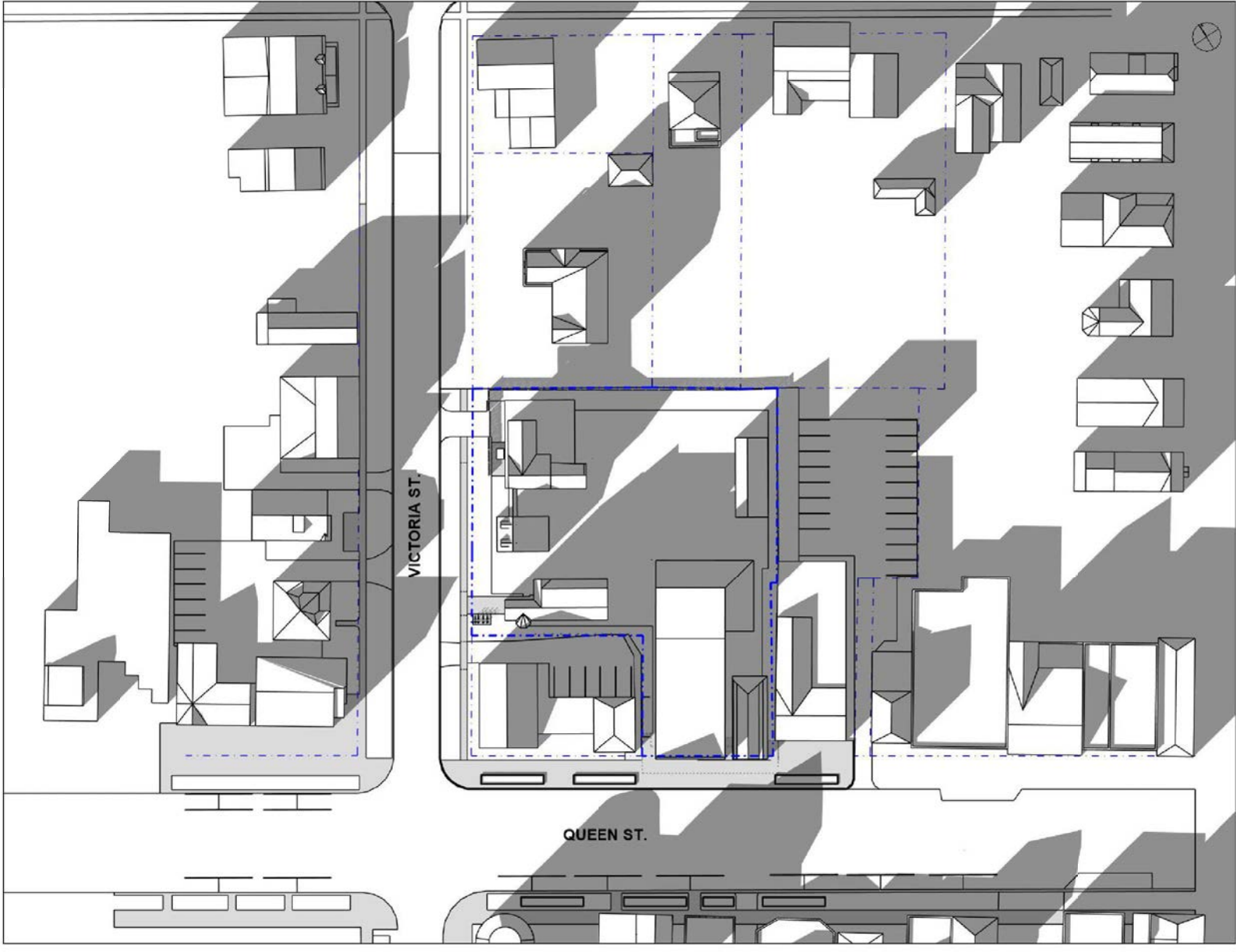
[5 of 9] [September 21, 2023 - 14:00]



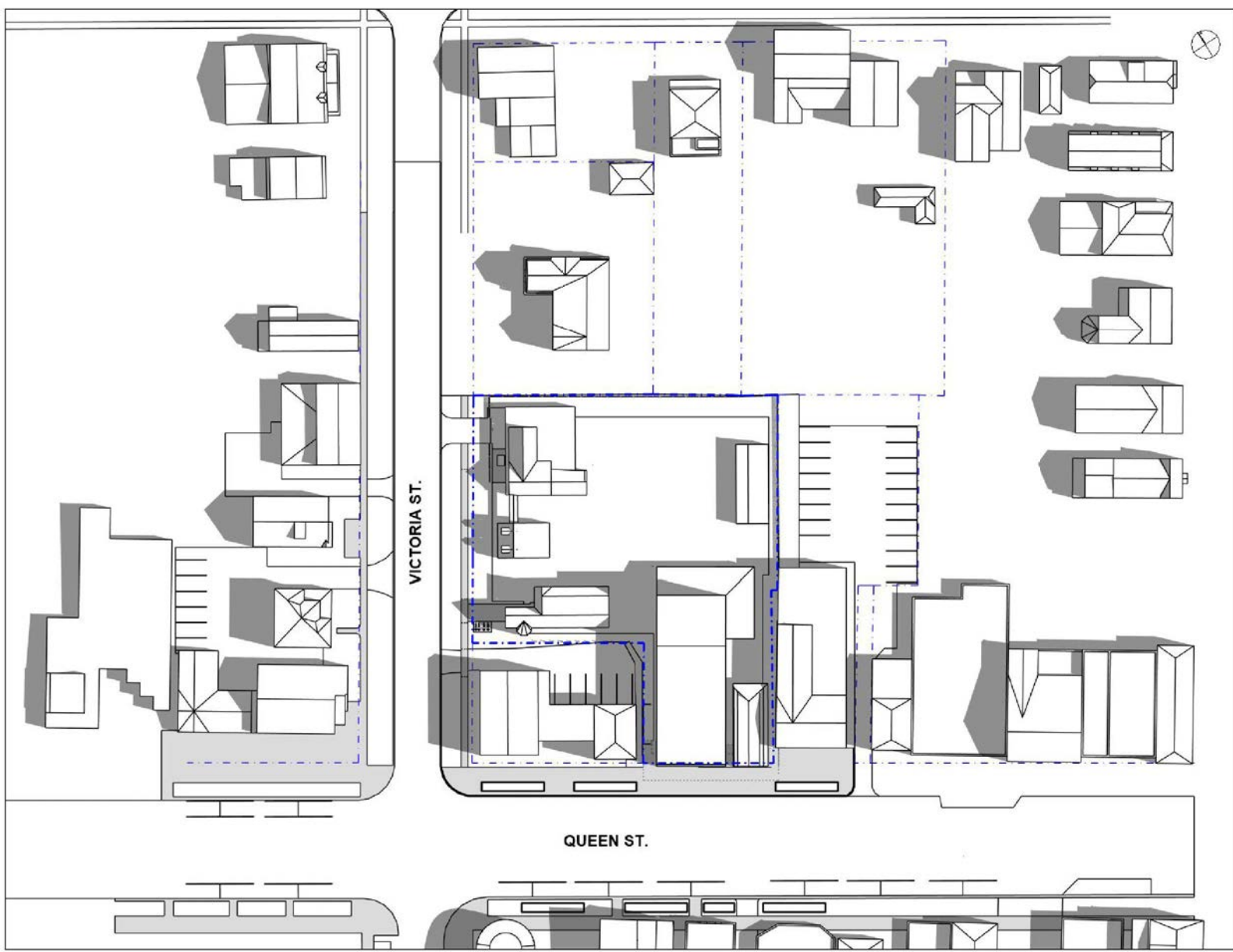
[7 of 9] [September 21, 2023 - 16:00]



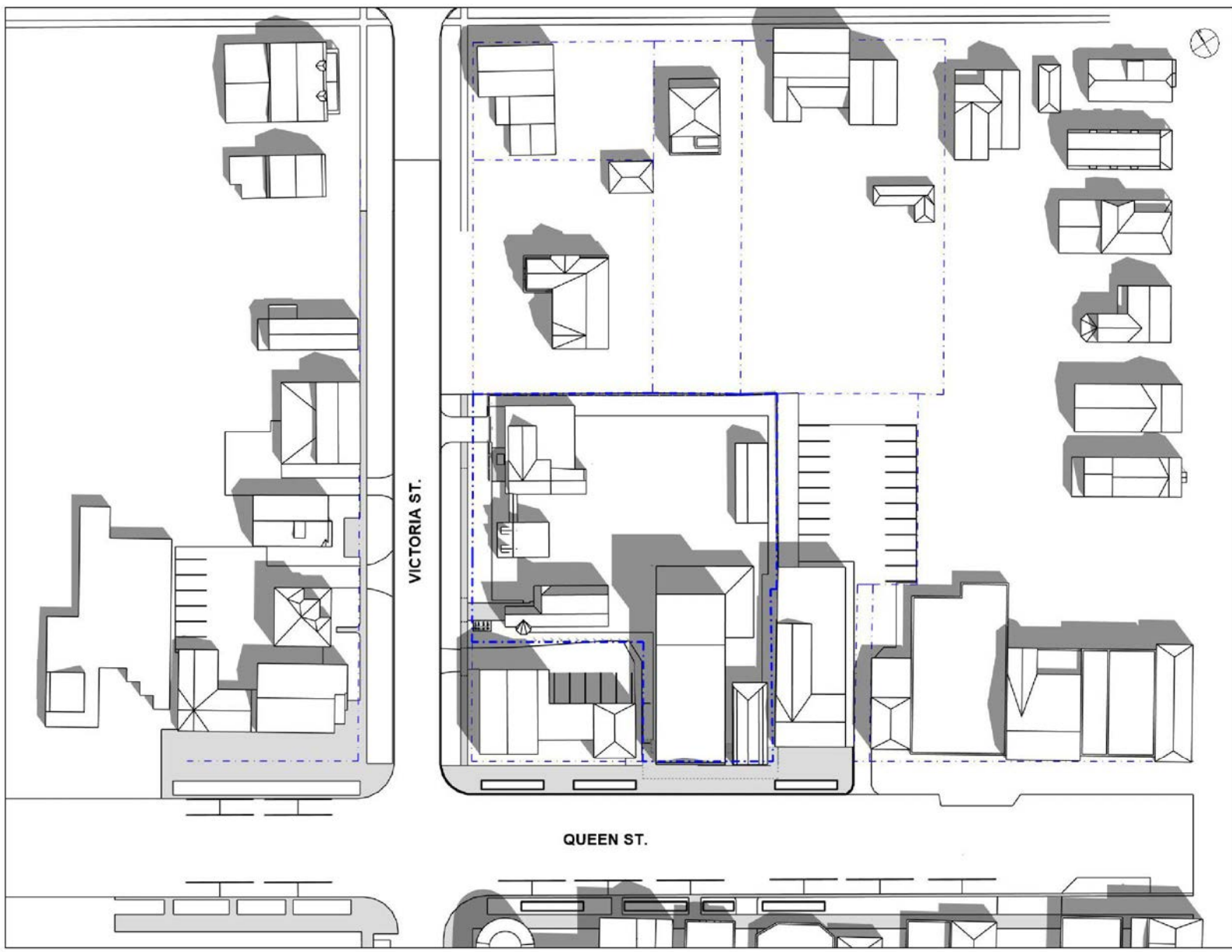
[9 of 9] [September 21, 2023 - 18:00]



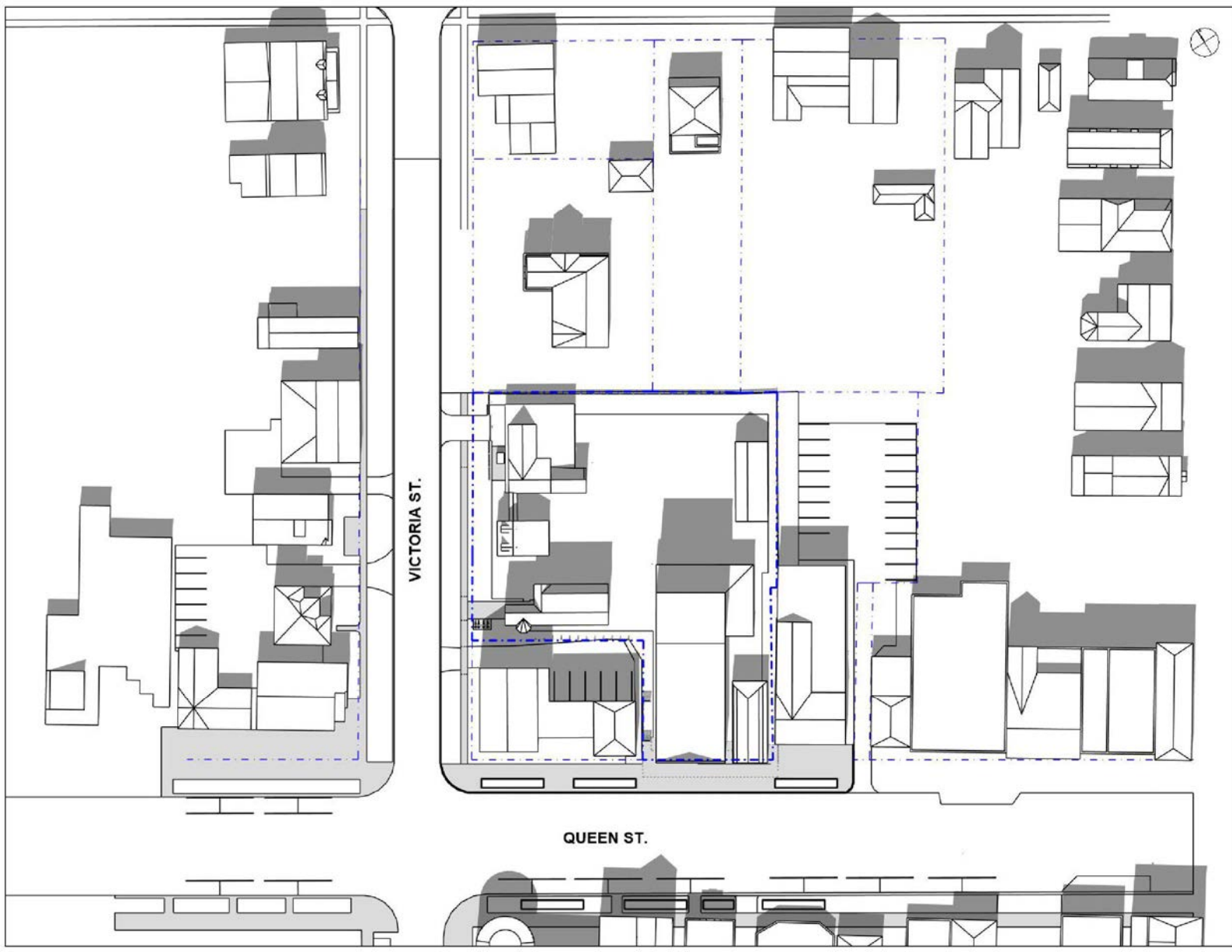
[2 of 9] [September 21, 2023 - 11:00]



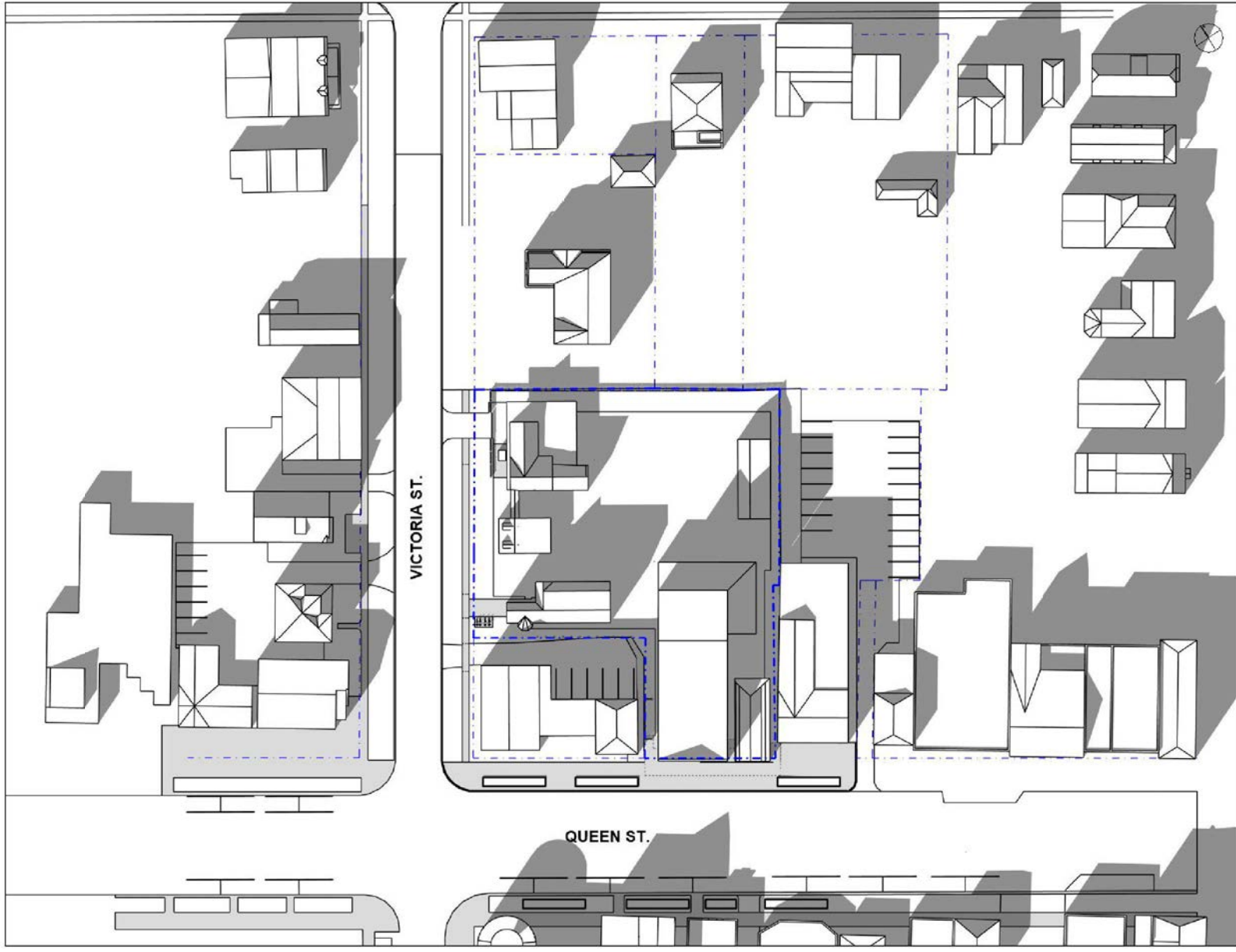
[4 of 9] [September 21, 2023 - 13:00]



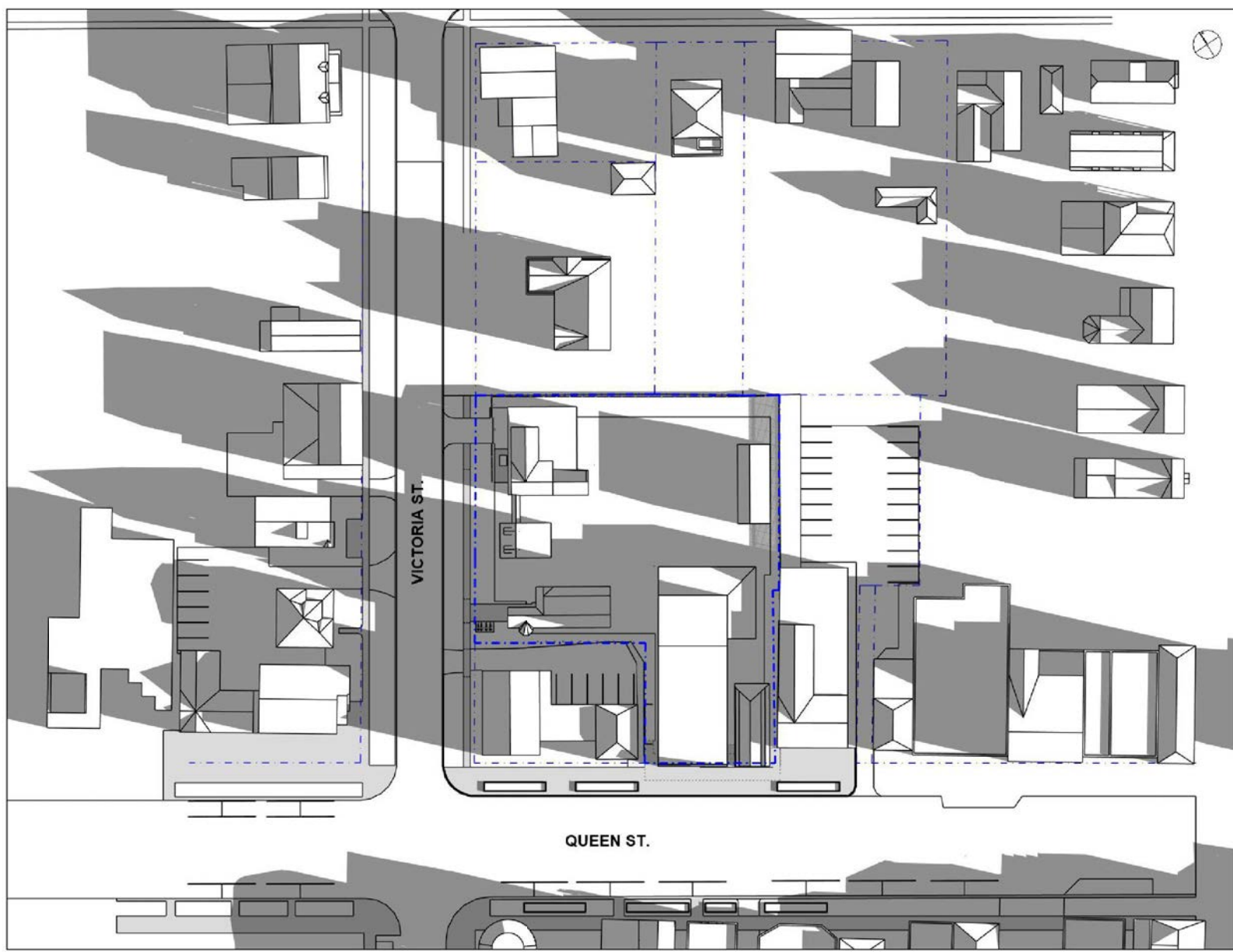
[6 of 9] [September 21, 2023 - 15:00]



[8 of 9] [September 21, 2023 - 17:00]



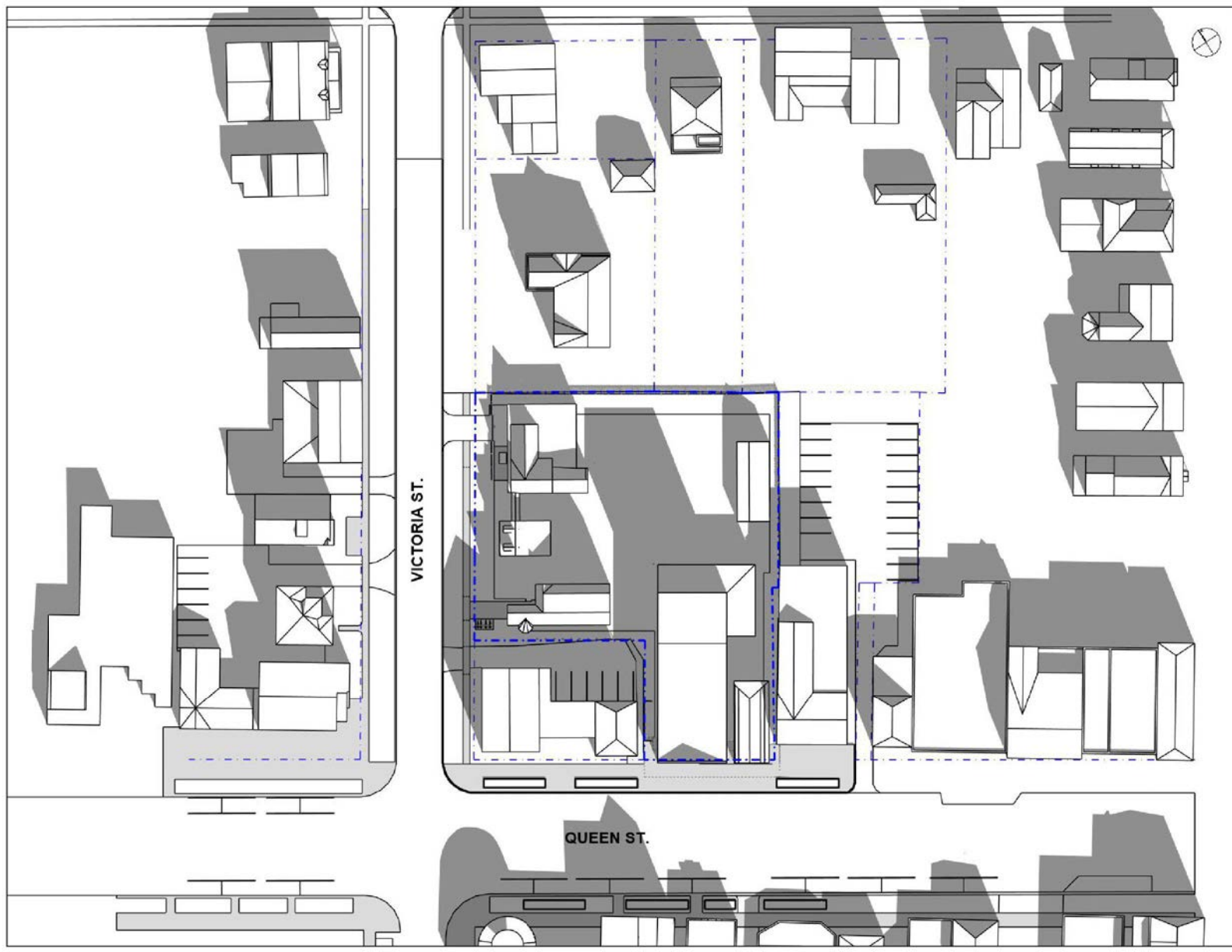
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[3 of 9] [December 21, 2023 - 12:00]



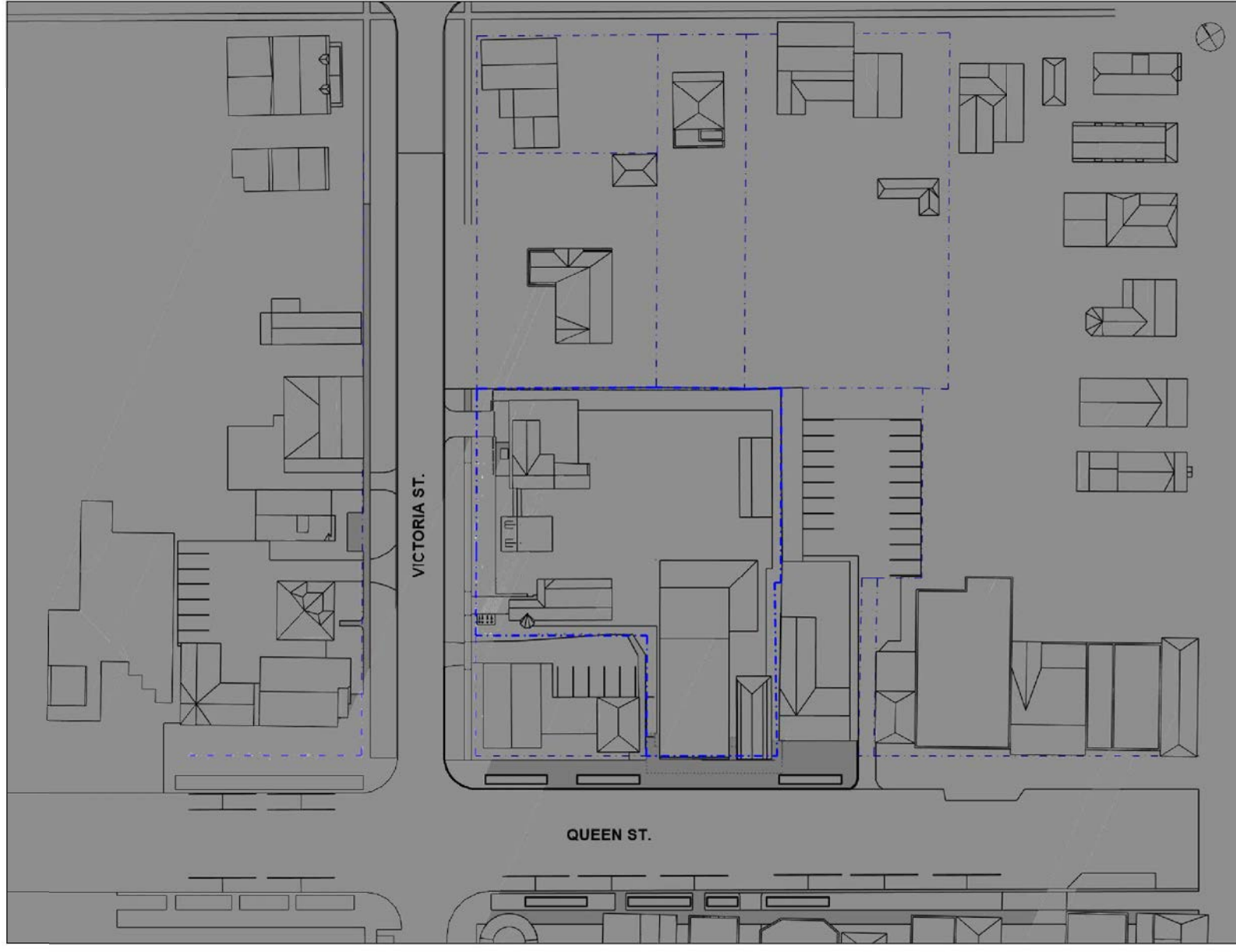
[5 of 9] [December 21, 2023 - 14:00]



[7 of 9] [December 21, 2023 - 16:00]



[9 of 9] [December 21, 2023 - 18:00]



[2 of 9] [December 21, 2023 - 11:00]



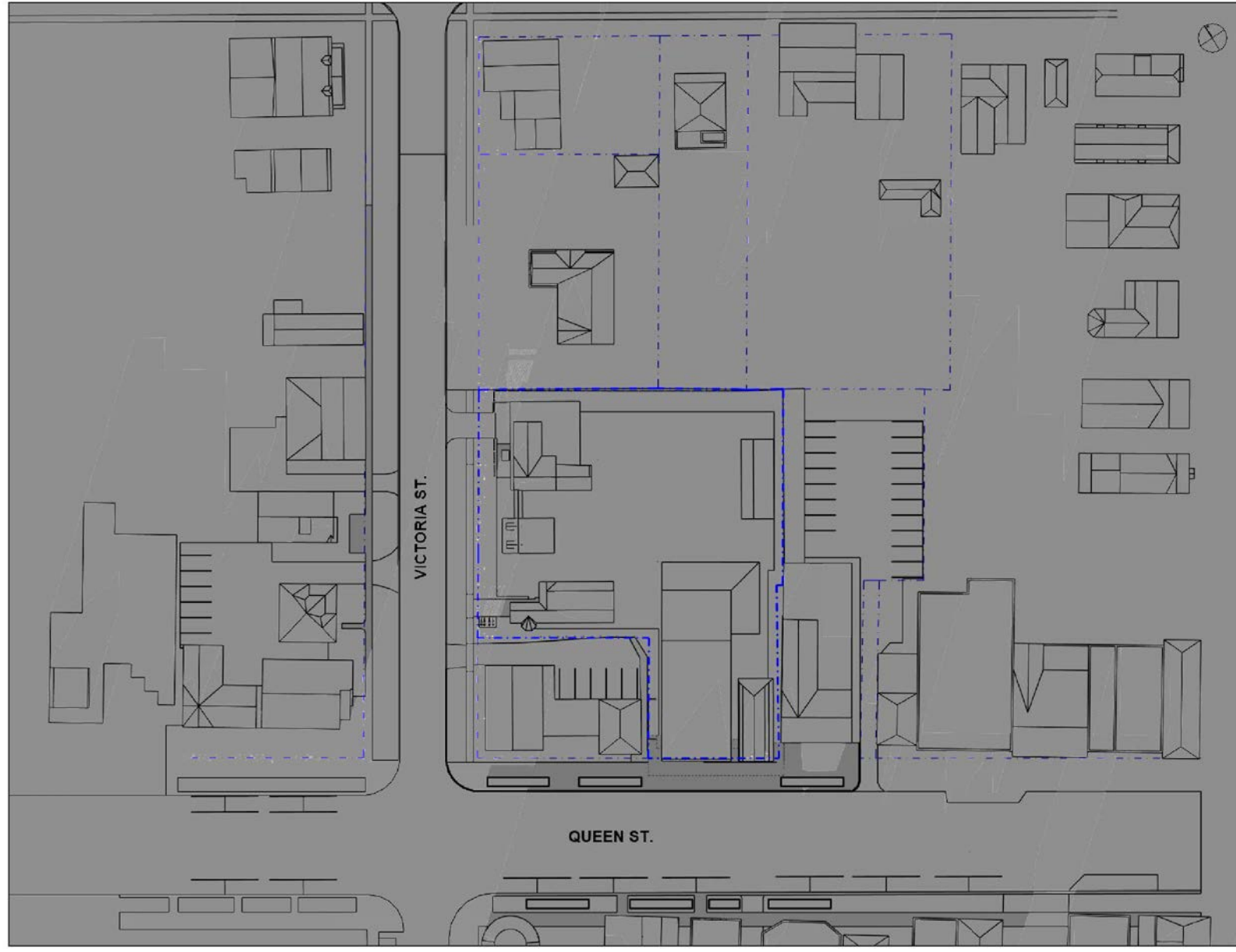
[4 of 9] [December 21, 2023 - 13:00]



[6 of 9] [December 21, 2023 - 15:00]



[8 of 9] [December 21, 2023 - 17:00]



NOTE

TIME DURATION

10:00 AM - 6:00 PM

SUNRISE/SUNSET

SEPTEMBER

SUNRISE - 7:02 AM

SUNSET - 7:16 PM

DECEMBER

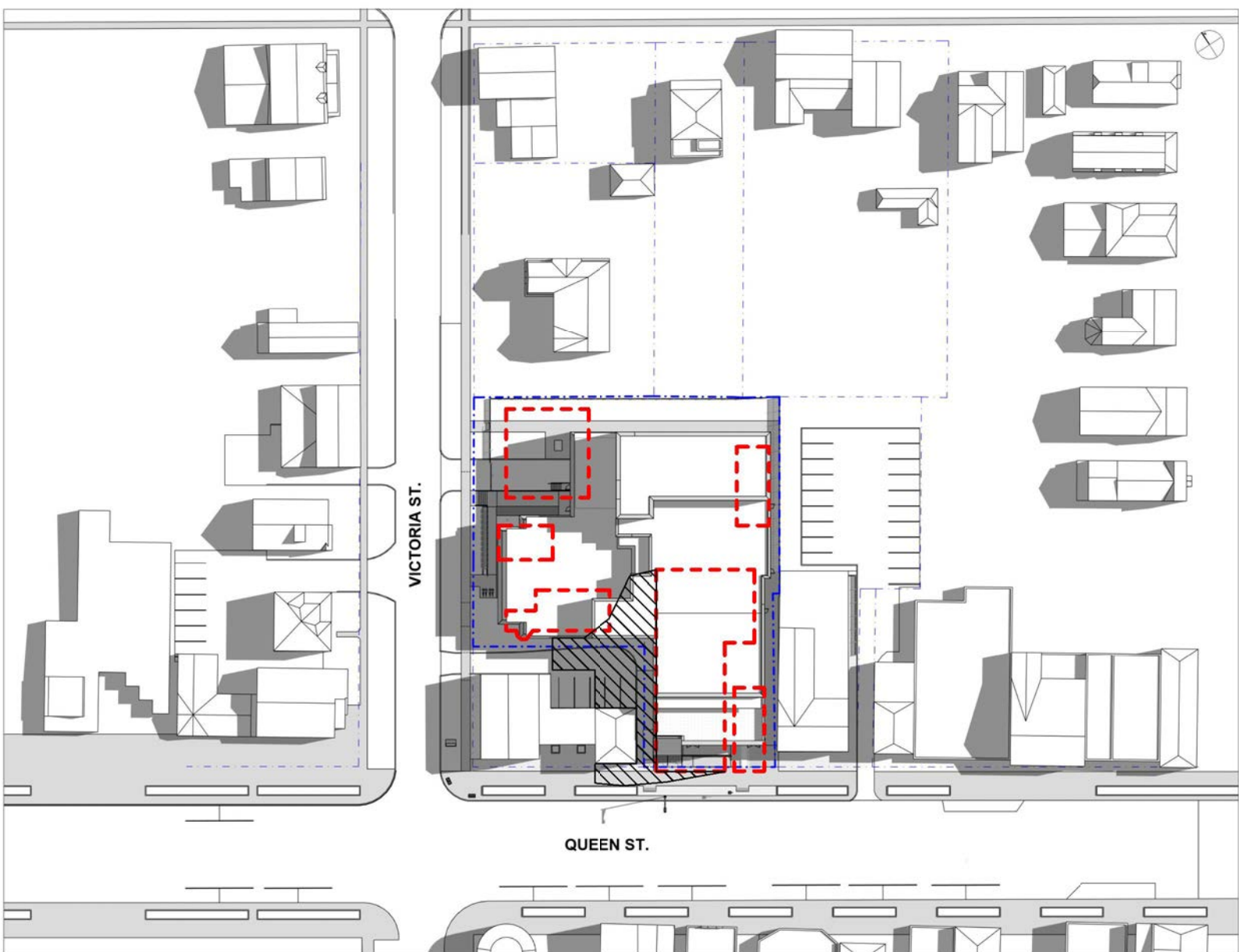
SUNRISE - 7:45 AM

SUNSET - 4:44 PM

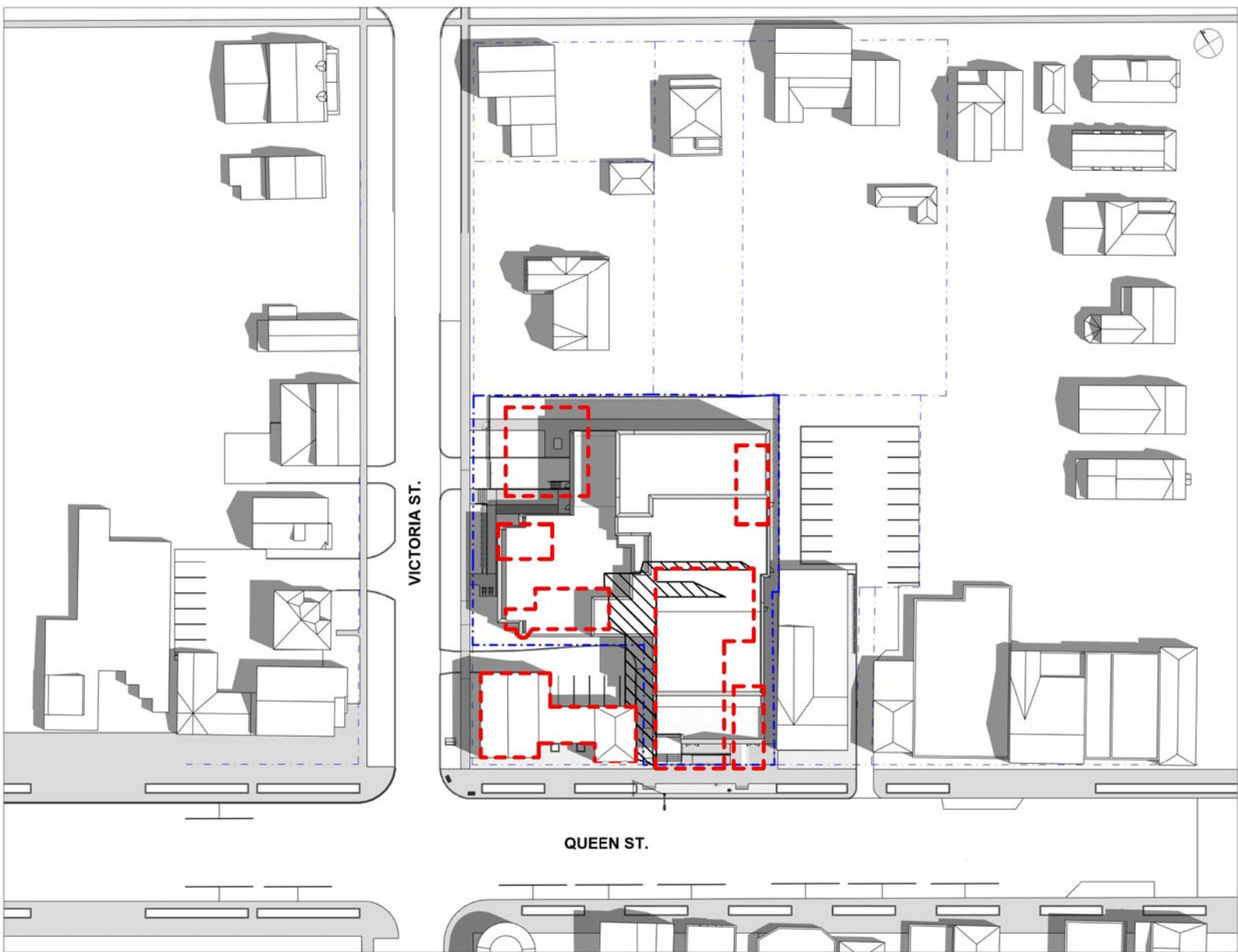
ISSUE / REVISIONS

1 ISSUED FOR RE-ZONING MAY 20,25

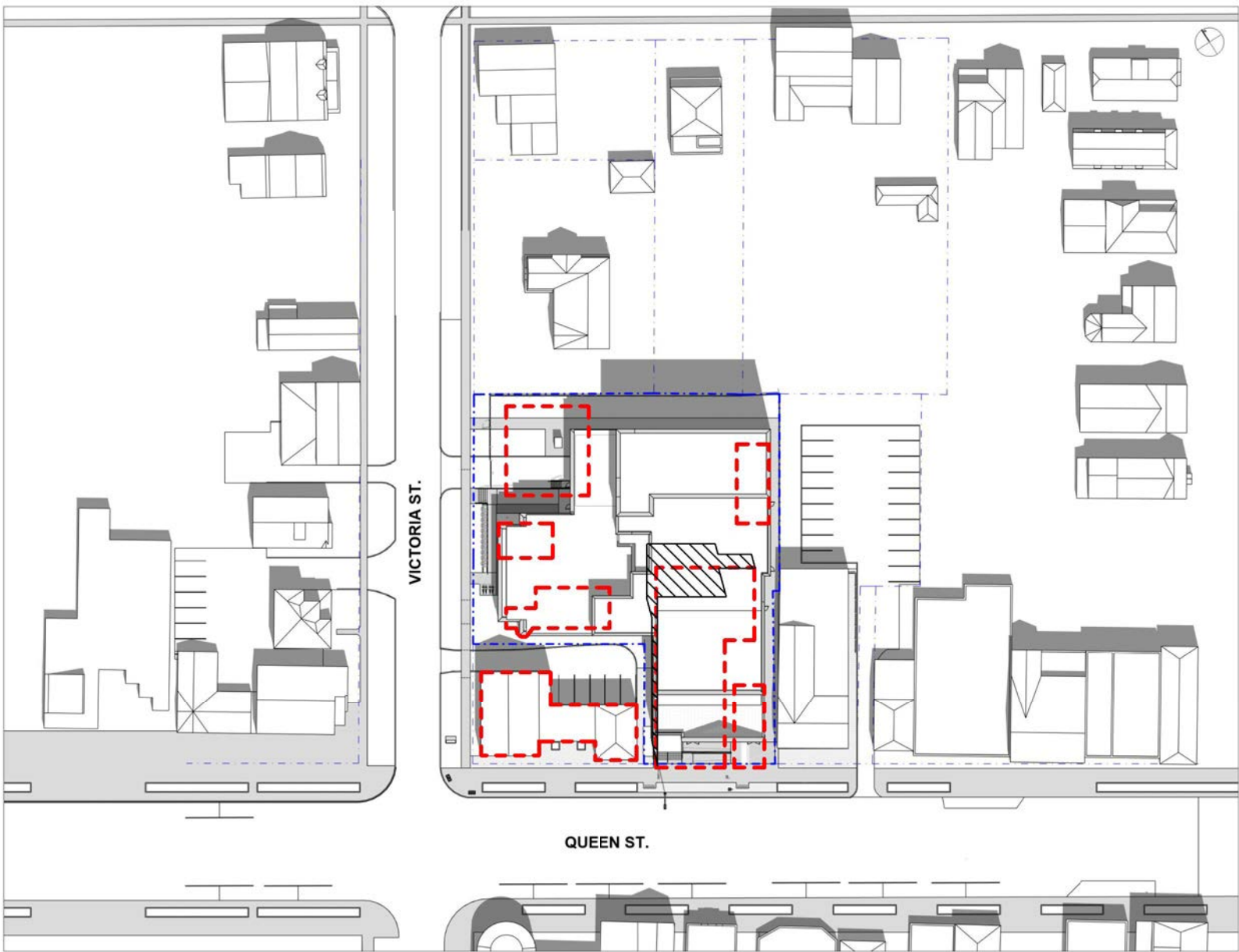
[1 of 9] [April 21, 2023 - 10:00]



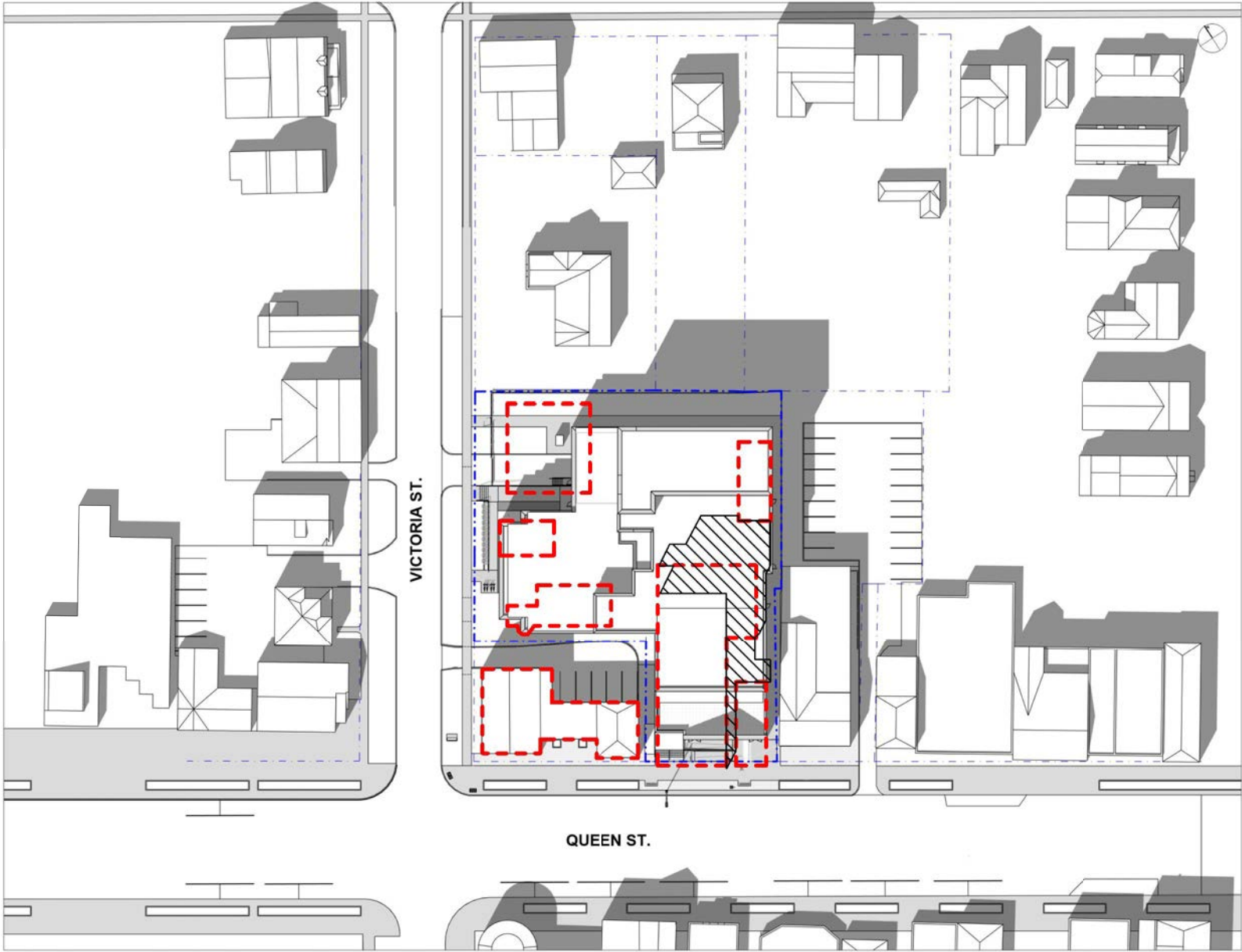
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[5 of 9] [April 21, 2023 - 10:00]



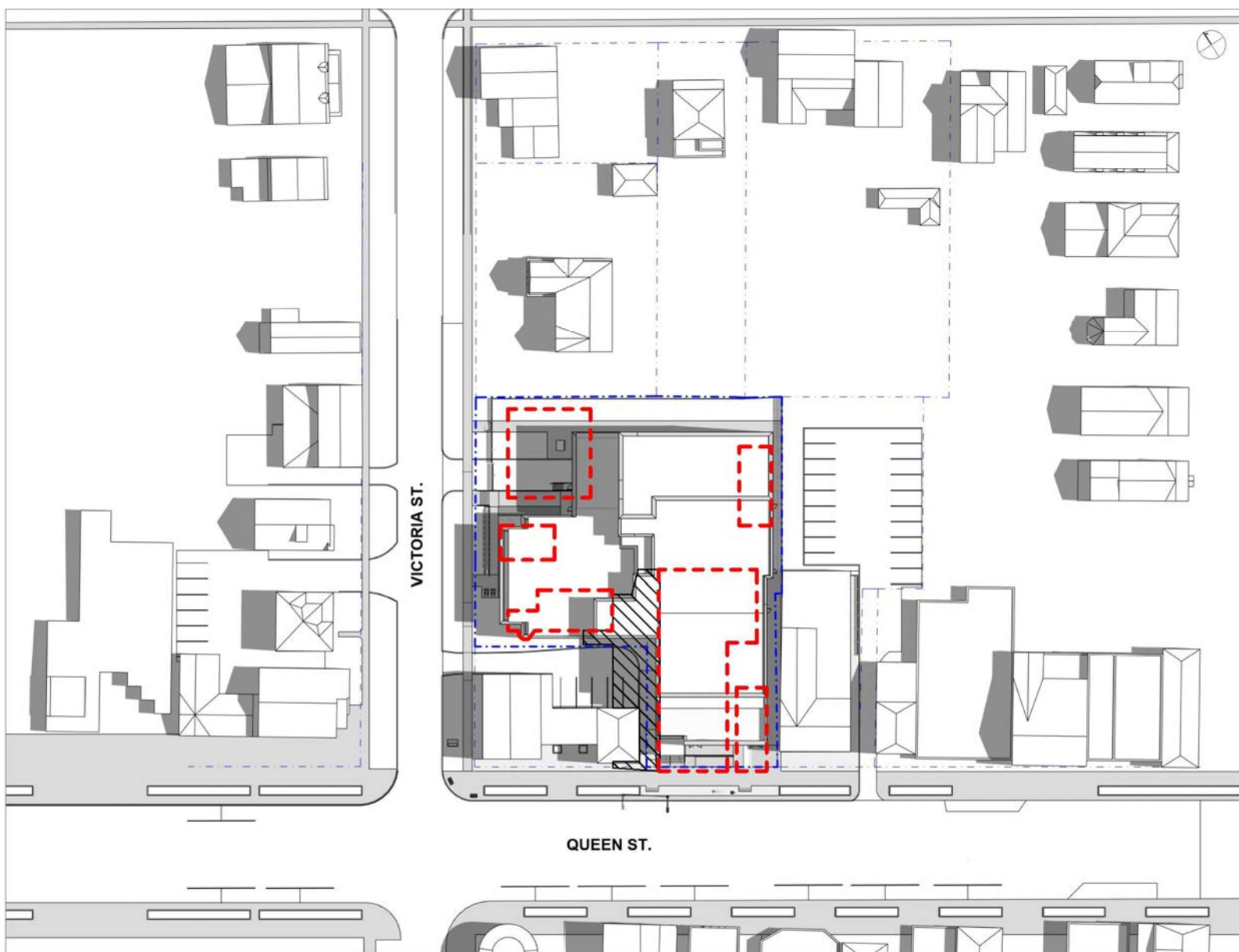
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[9 of 9] [April 21, 2023 - 10:00]



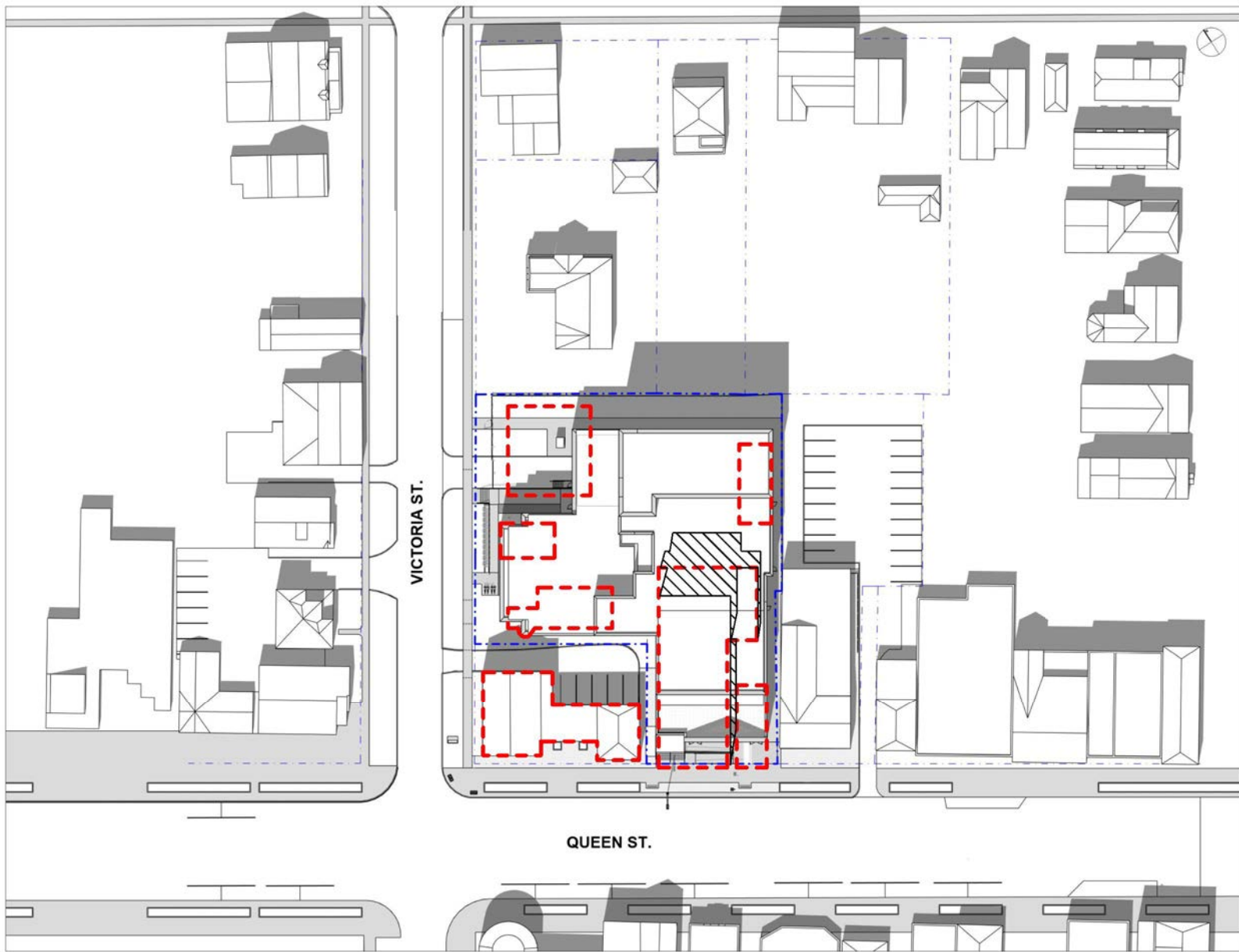
[2 of 9] [April 21, 2023 - 11:00]



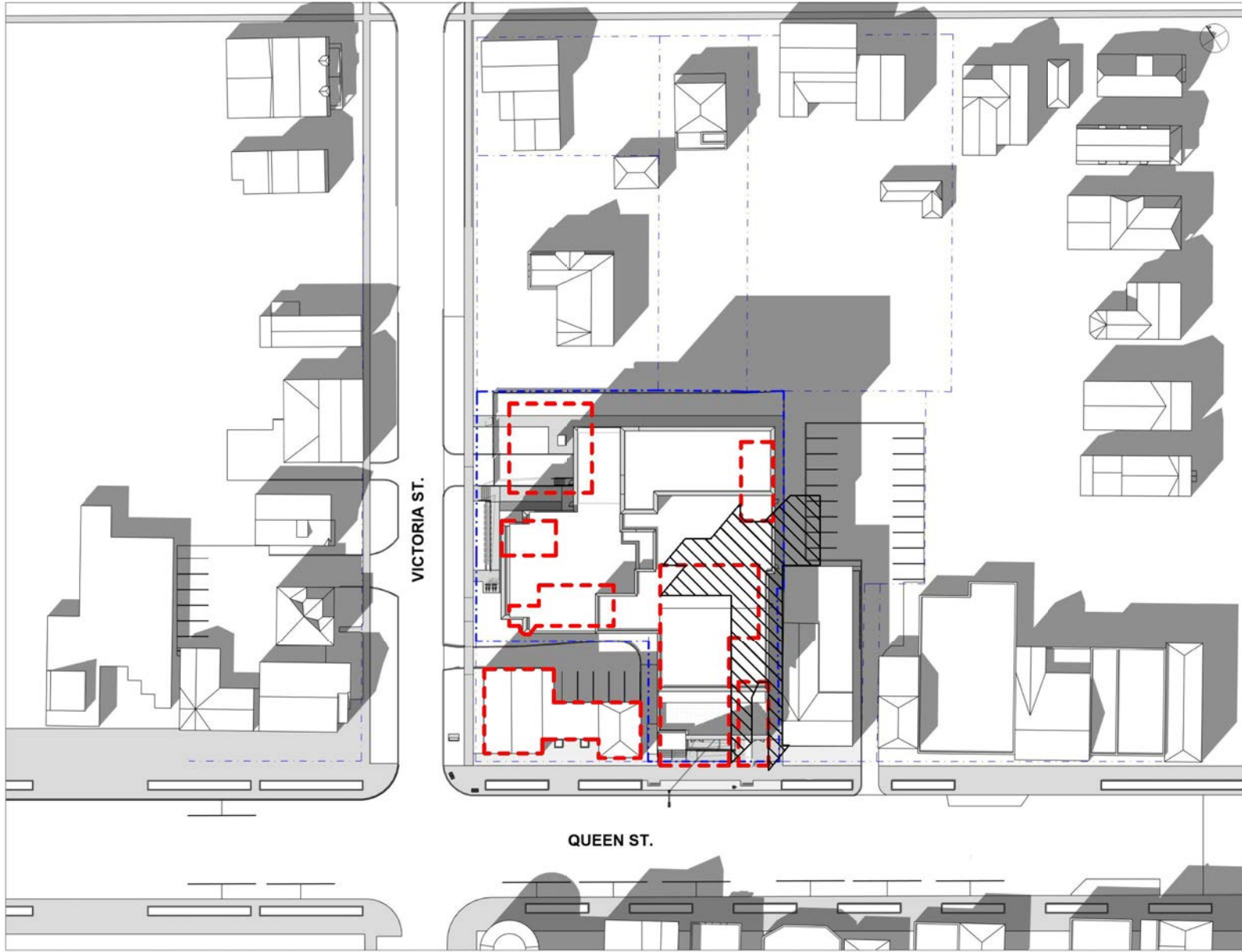
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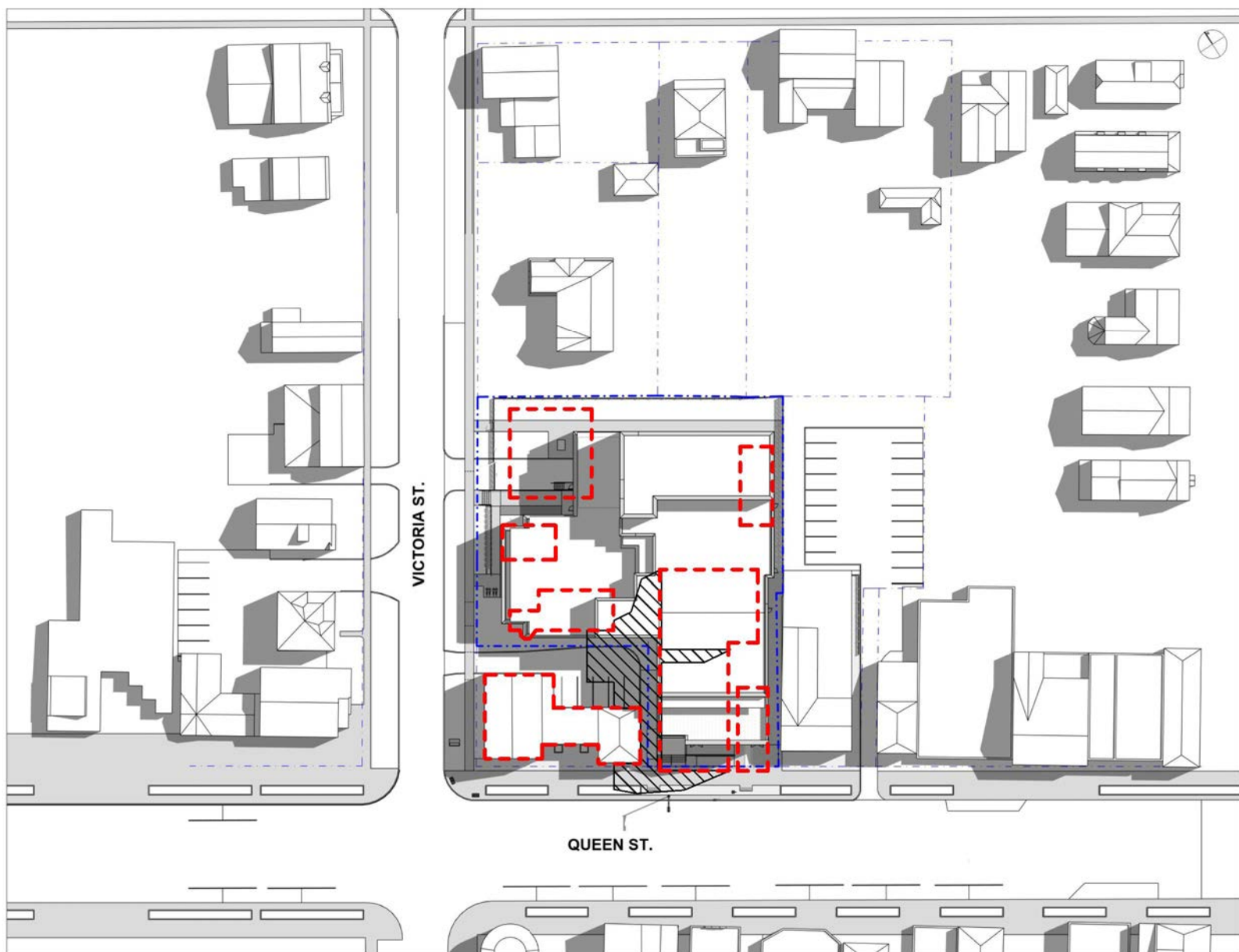
[6 of 9] [April 21, 2023 - 11:00]



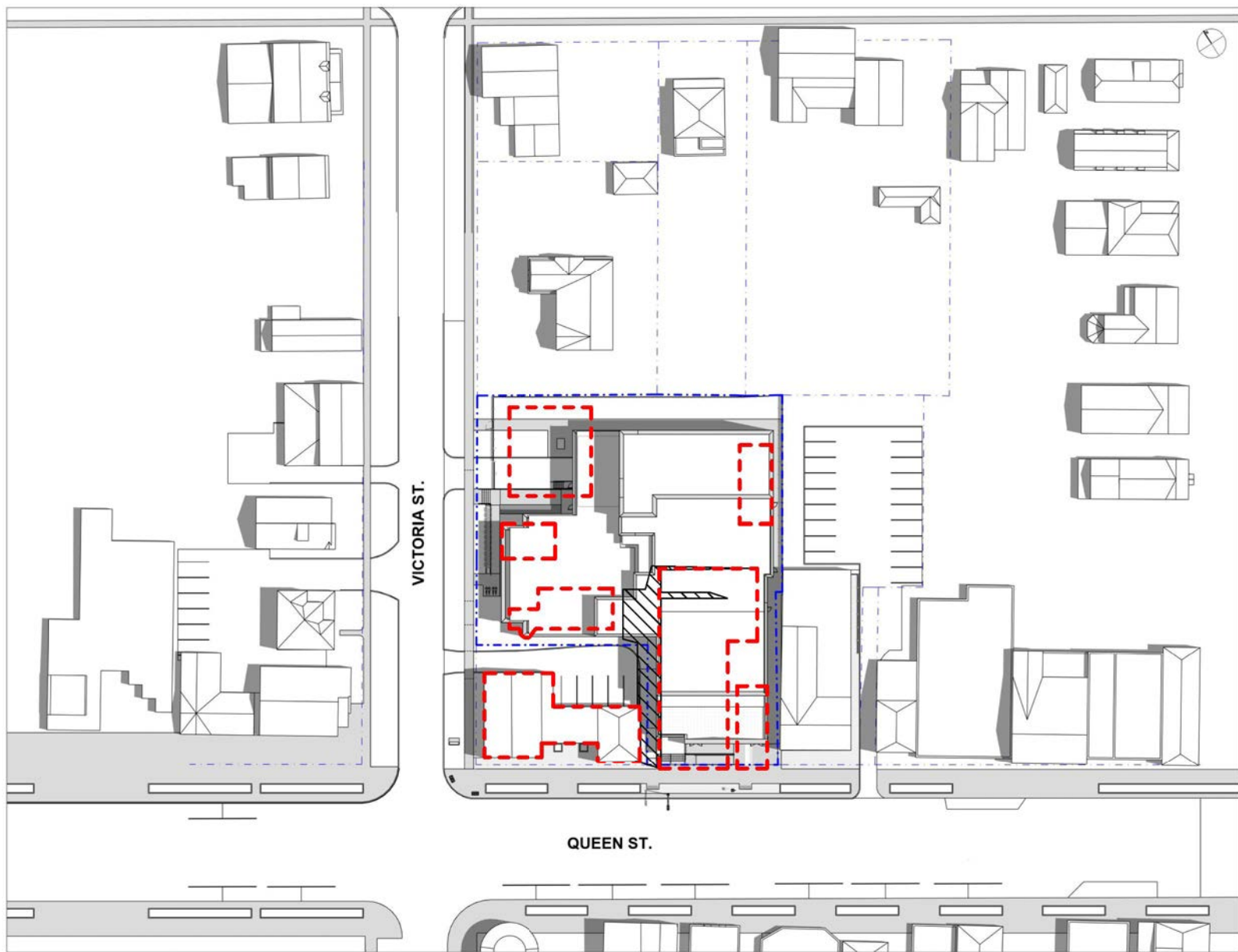
[8 of 9] [April 21, 2023 - 11:00]



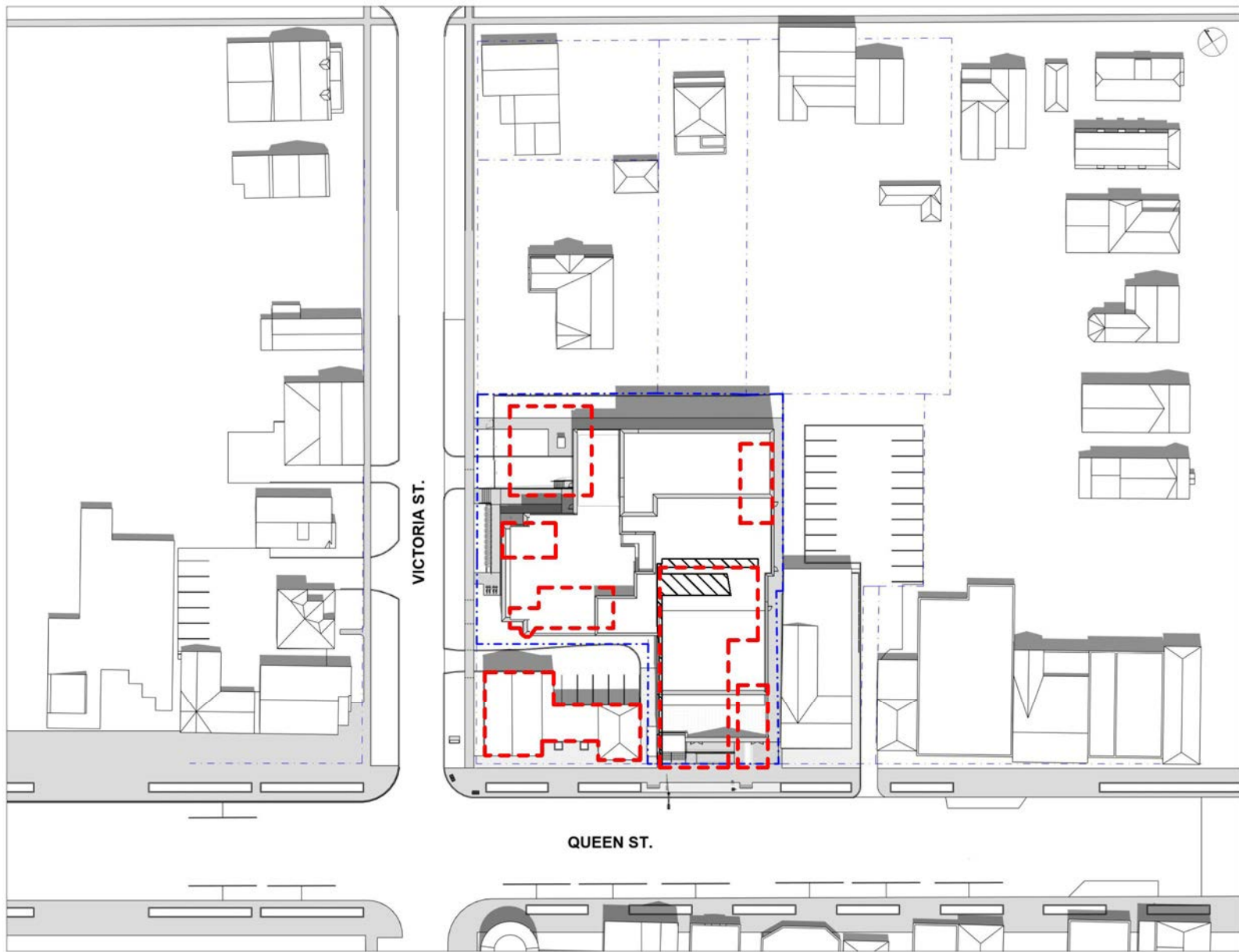
[1 of 9] [June 21, 2023 - 10:00]



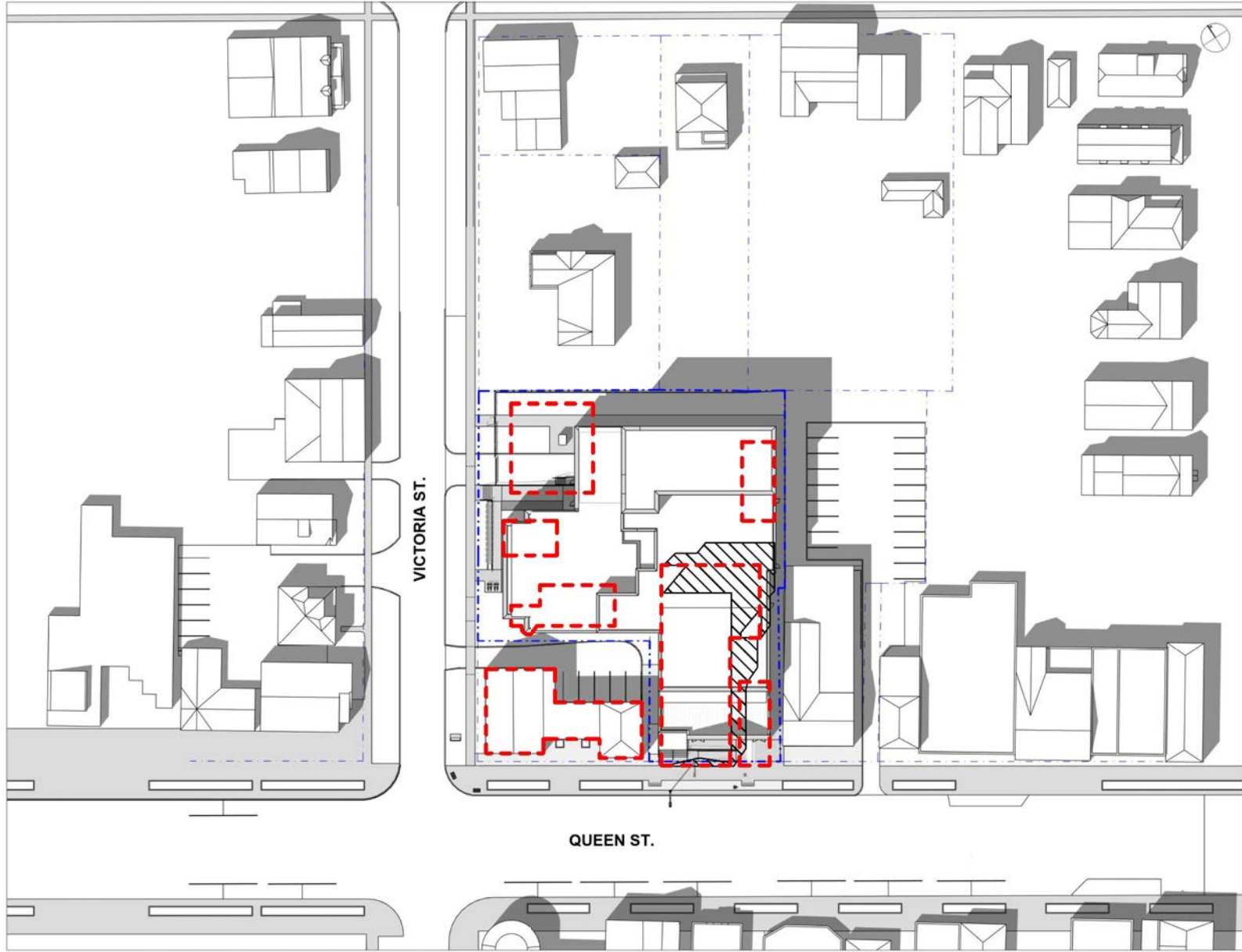
[3 of 9] [June 21, 2023 - 10:00]



[5 of 9] [June 21, 2023 - 10:00]



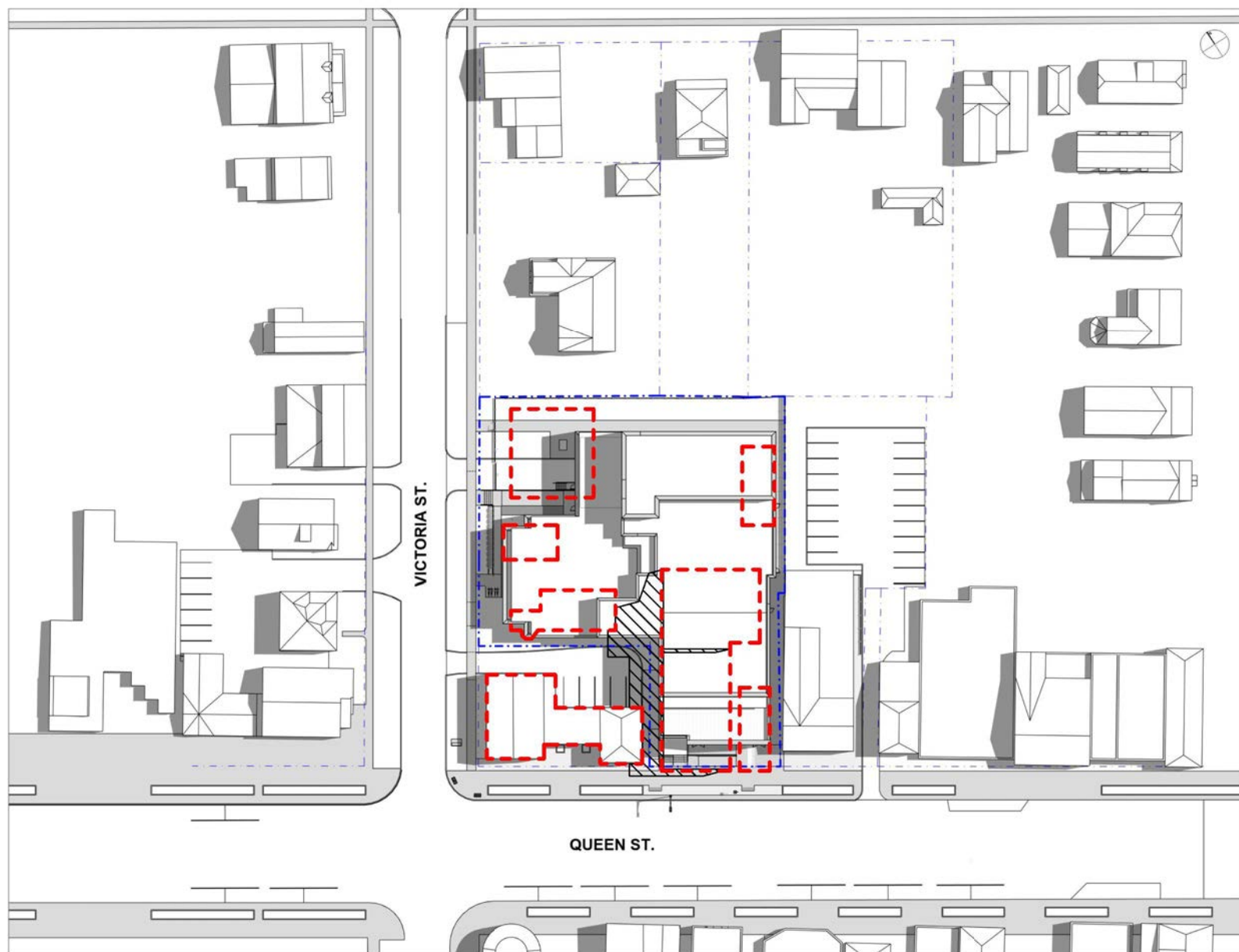
[7 of 9] [June 21, 2023 - 10:00]



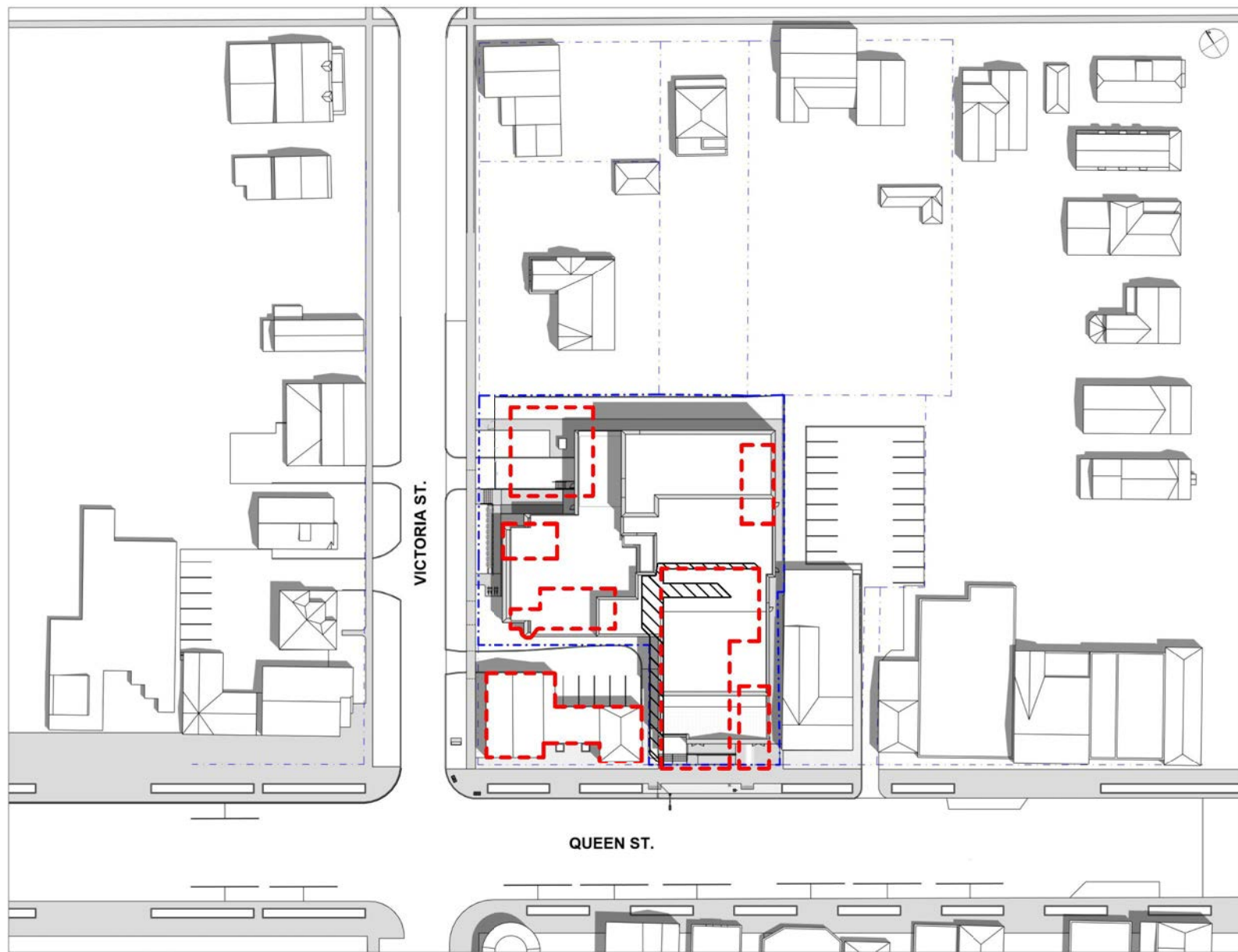
[9 of 9] [June 21, 2023 - 10:00]



[2 of 9] [June 21, 2023 - 11:00]



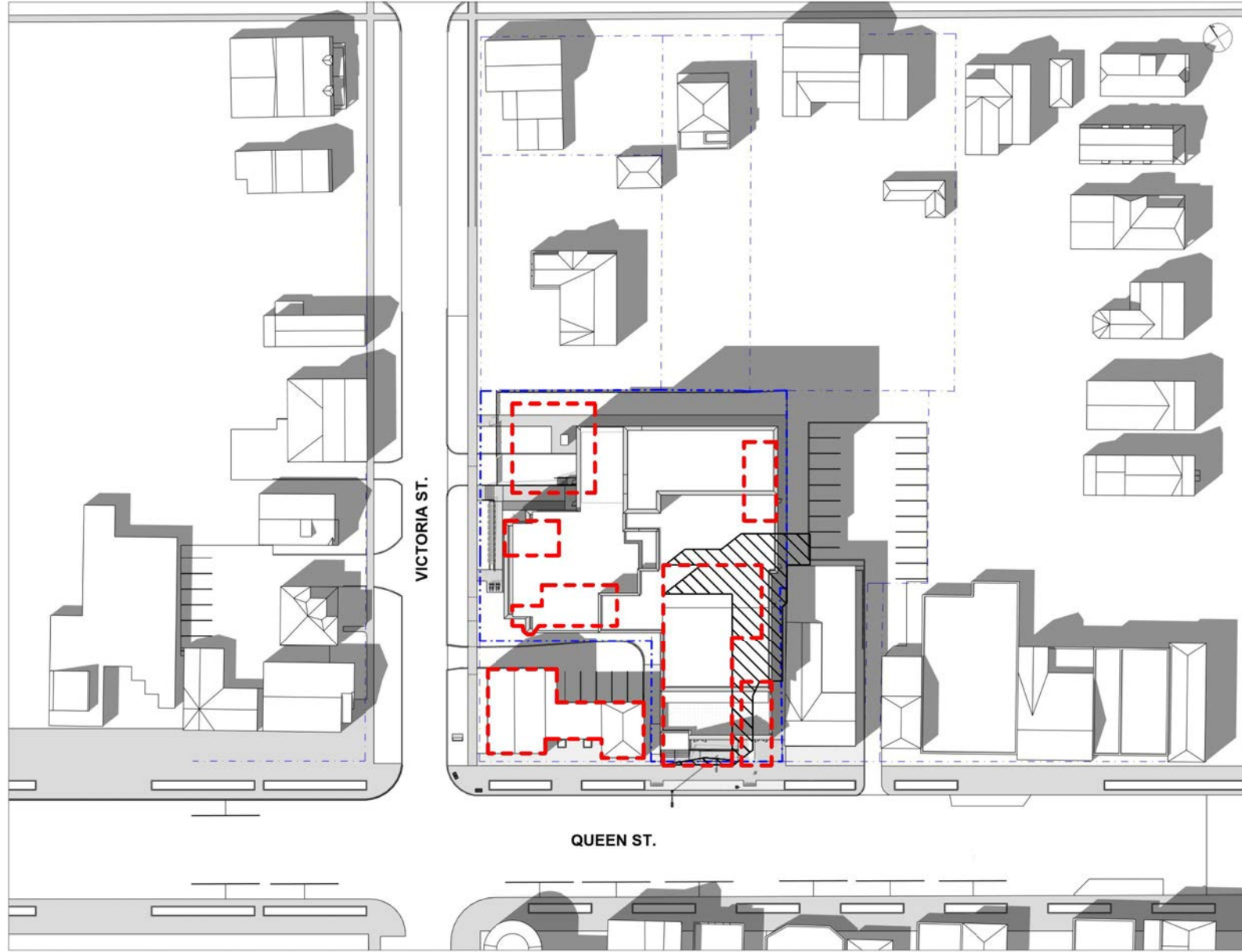
[4 of 9] [June 21, 2023 - 11:00]



[6 of 9] [June 21, 2023 - 11:00]



[8 of 9] [June 21, 2023 - 11:00]



NOTE

TIME DURATION

10:00 AM - 6:00 PM

SUNRISE/SUNSET

APRIL

SUNRISE - 6:25 AM

SUNSET - 8:06 PM

JUNE

SUNRISE - 5:36 AM

SUNSET - 9:00 PM

EXISTING BUILDING OUTLINE

EXISTING SHADOW OUTLINE

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CONSTRUCTION DOCUMENTATION

PROJECT No. 22-140

START DATE JAN. 2023

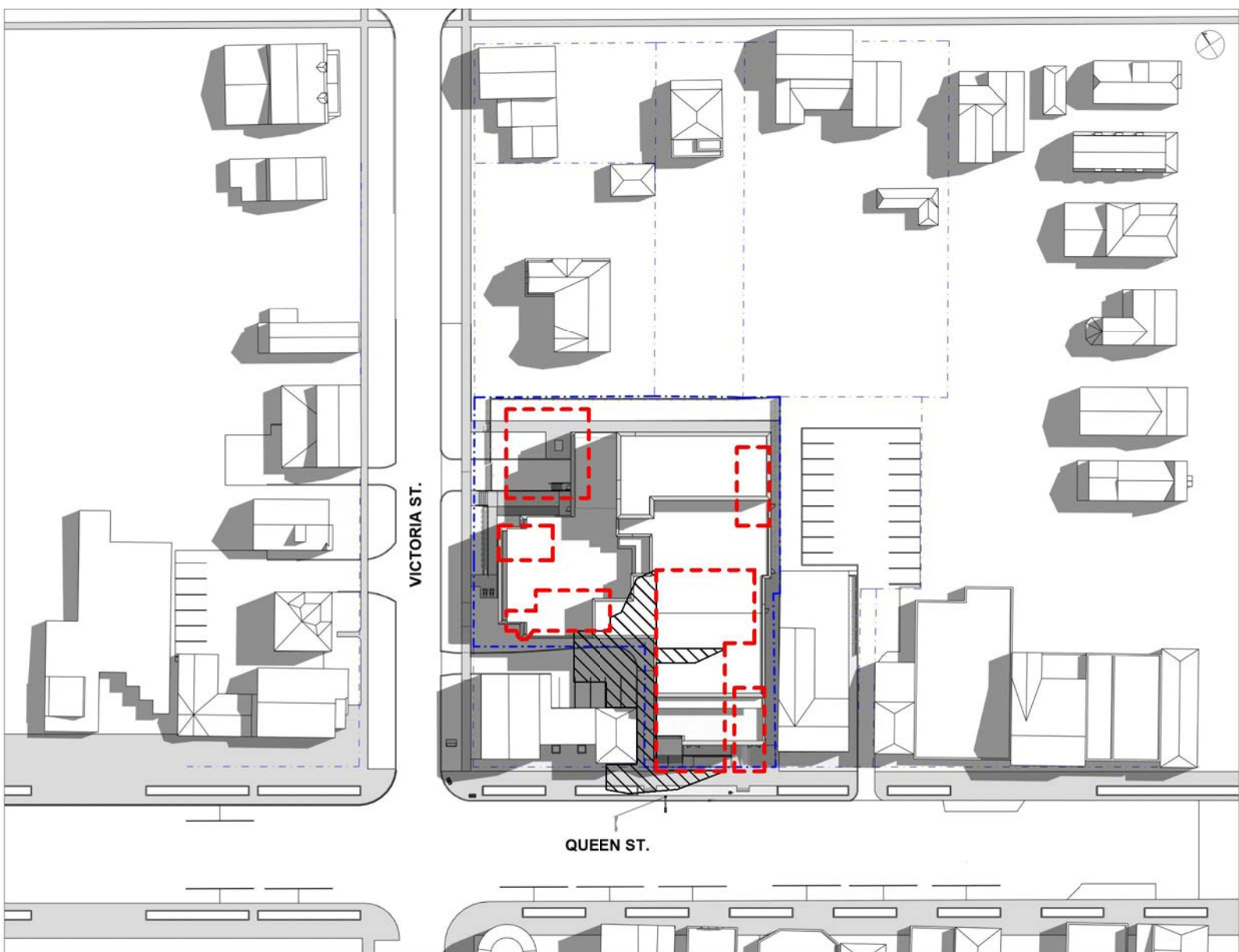
SHAW FESTIVAL NEW ROYAL GEORGE THEATRE

Address:

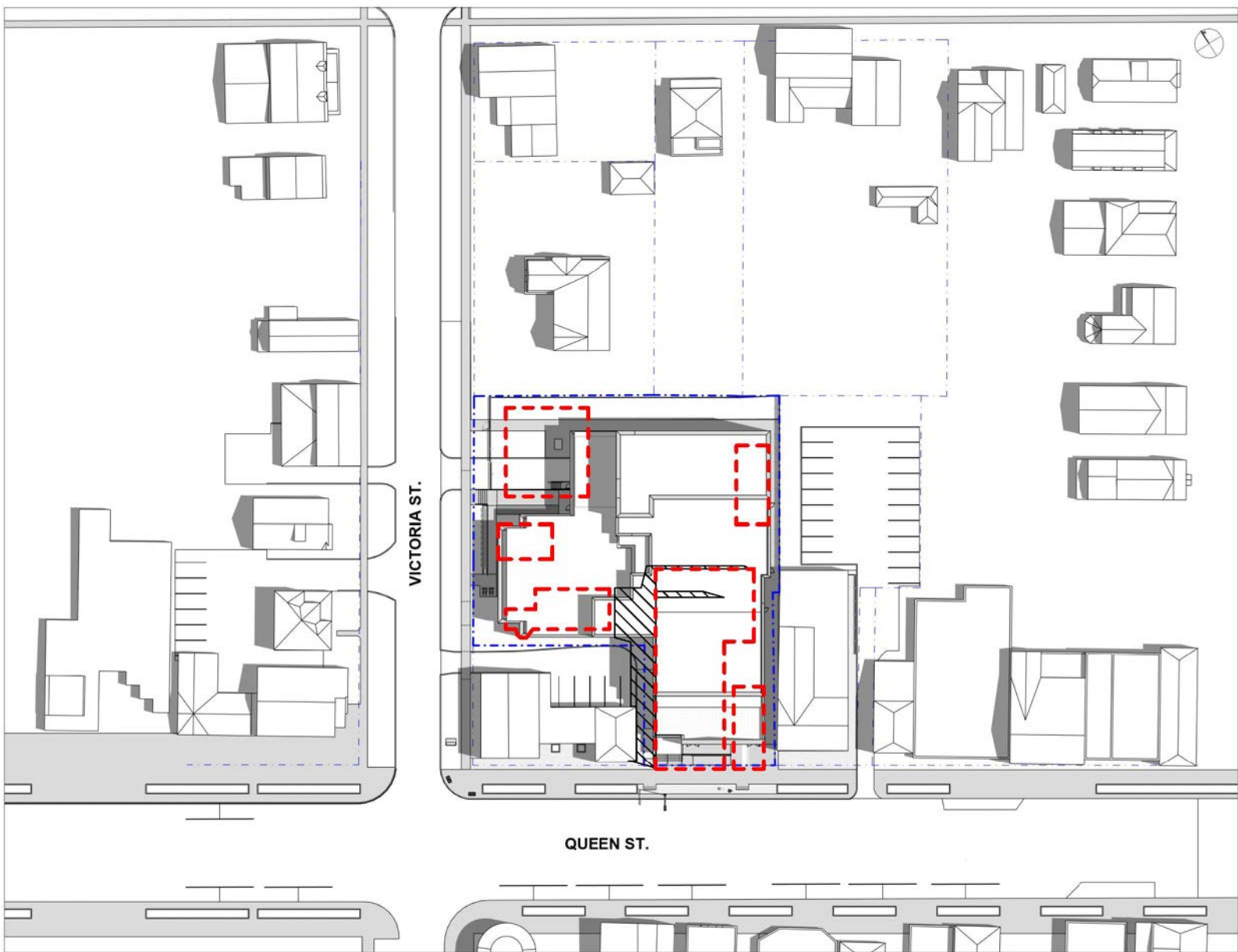
Niagara on the Lake ON

SHADOW STUDY - APRIL 21 & JUNE 21

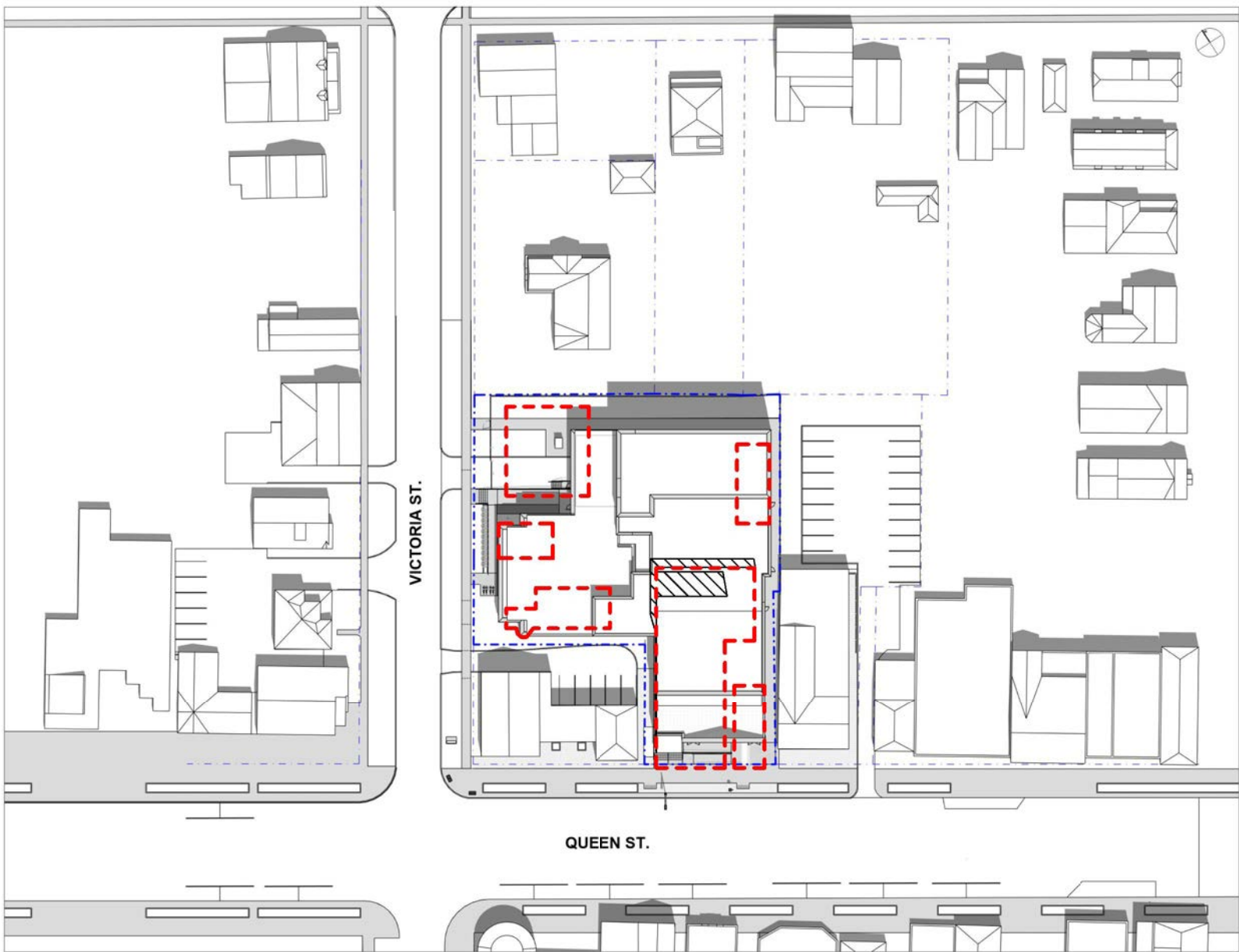
[1 of 9] [July 21, 2023 - 10:00]



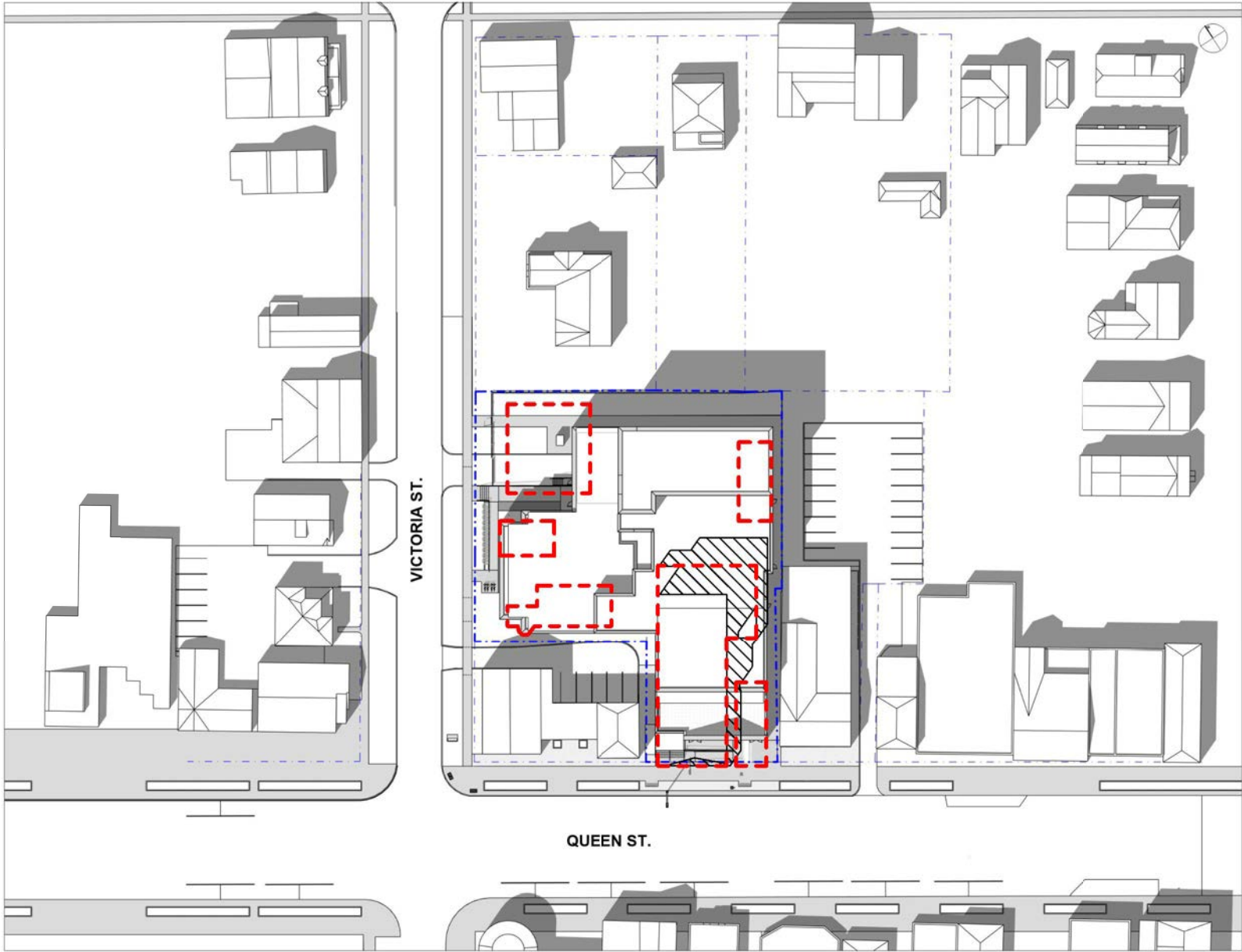
[3 of 9] [July 21, 2023 - 10:00]



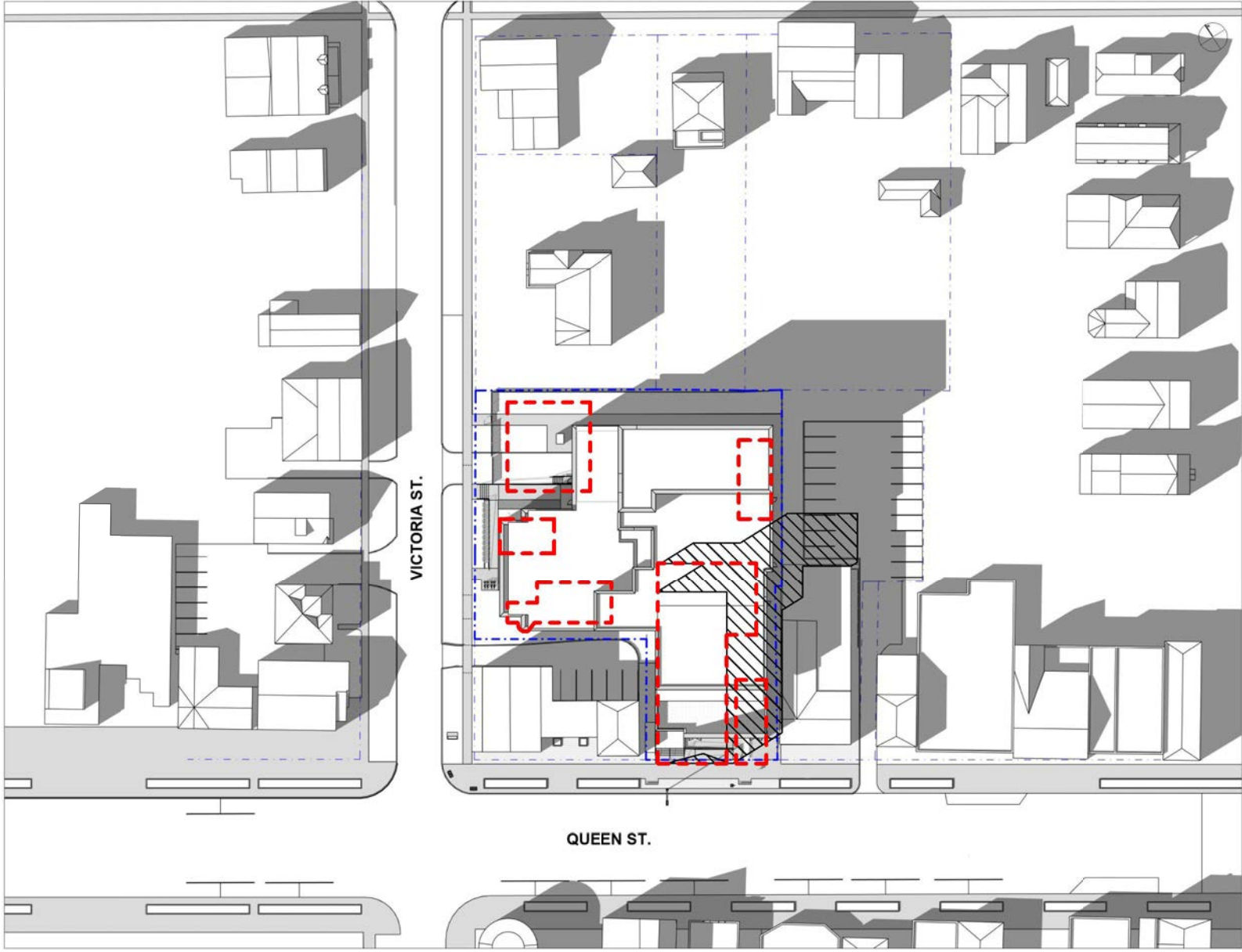
[5 of 9] [July 21, 2023 - 10:00]



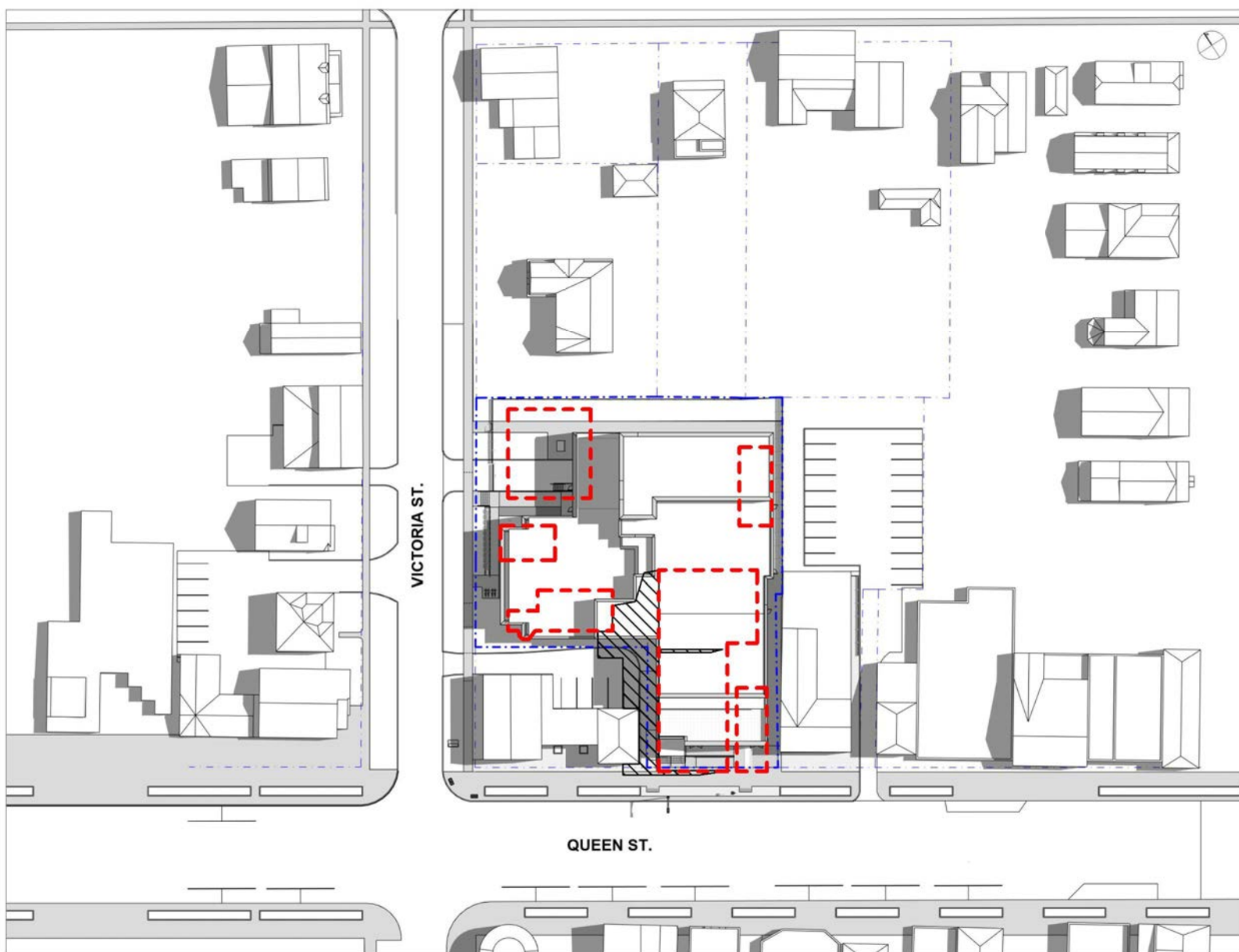
[7 of 9] [July 21, 2023 - 10:00]



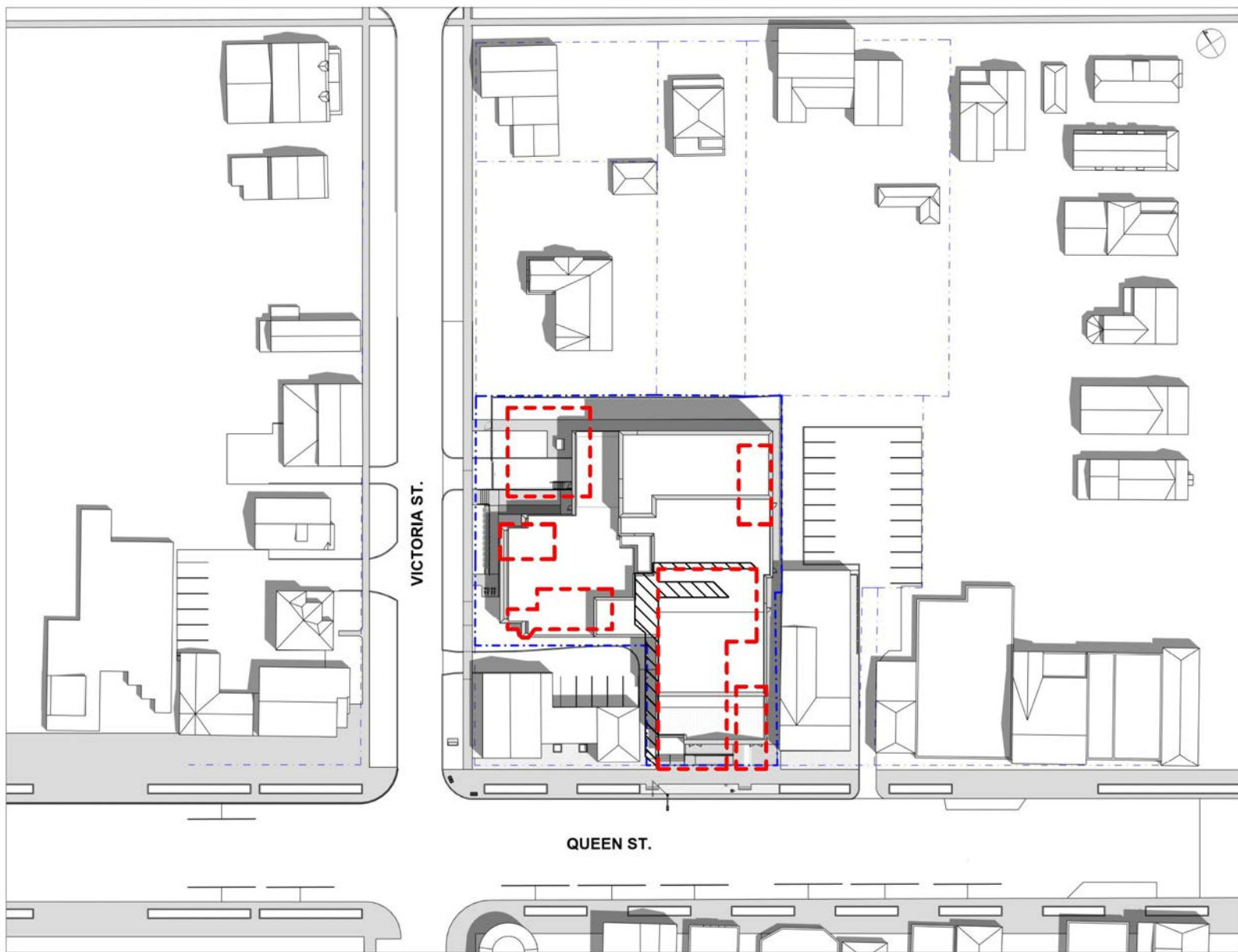
[9 of 9] [July 21, 2023 - 10:00]



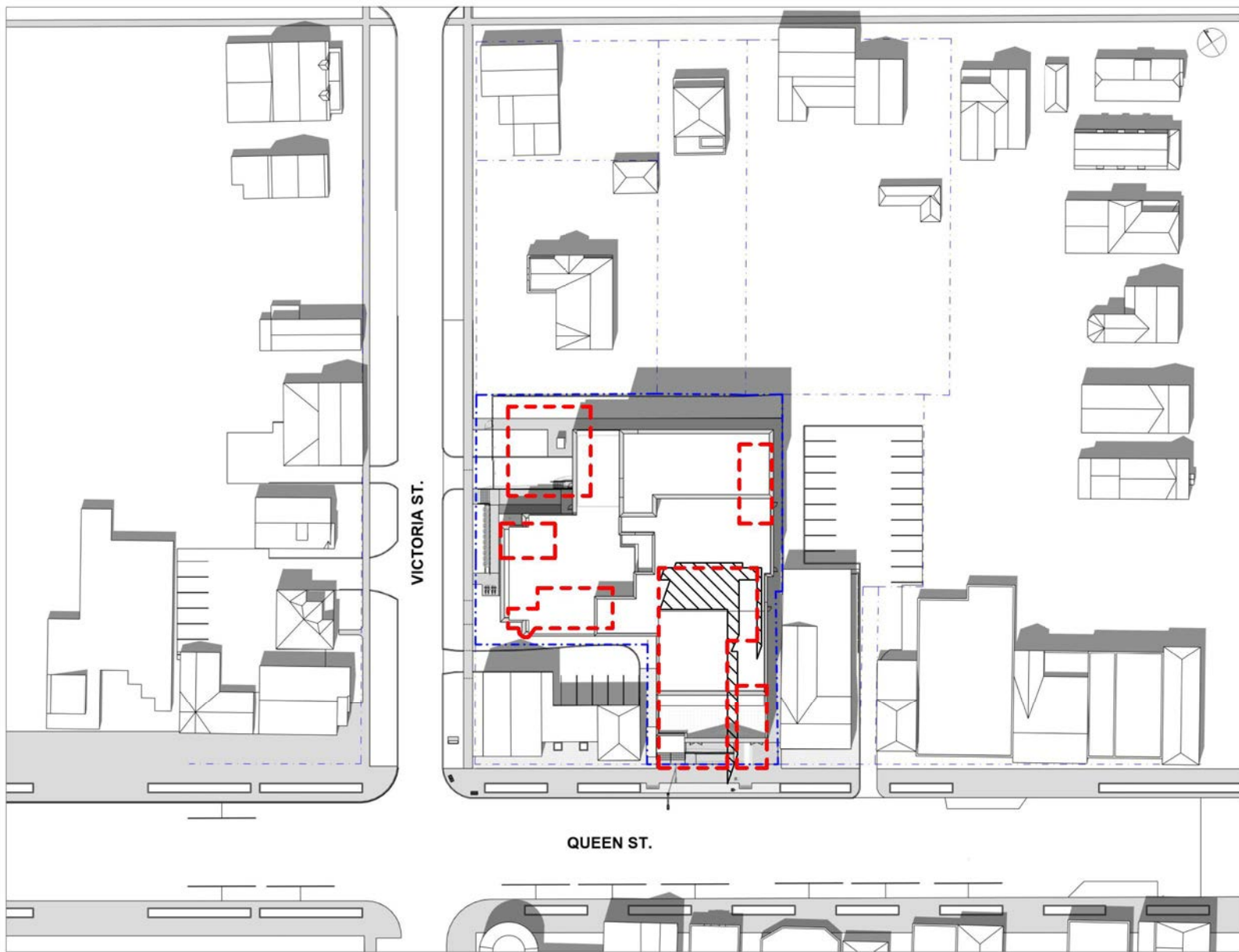
[2 of 9] [July 21, 2023 - 11:00]



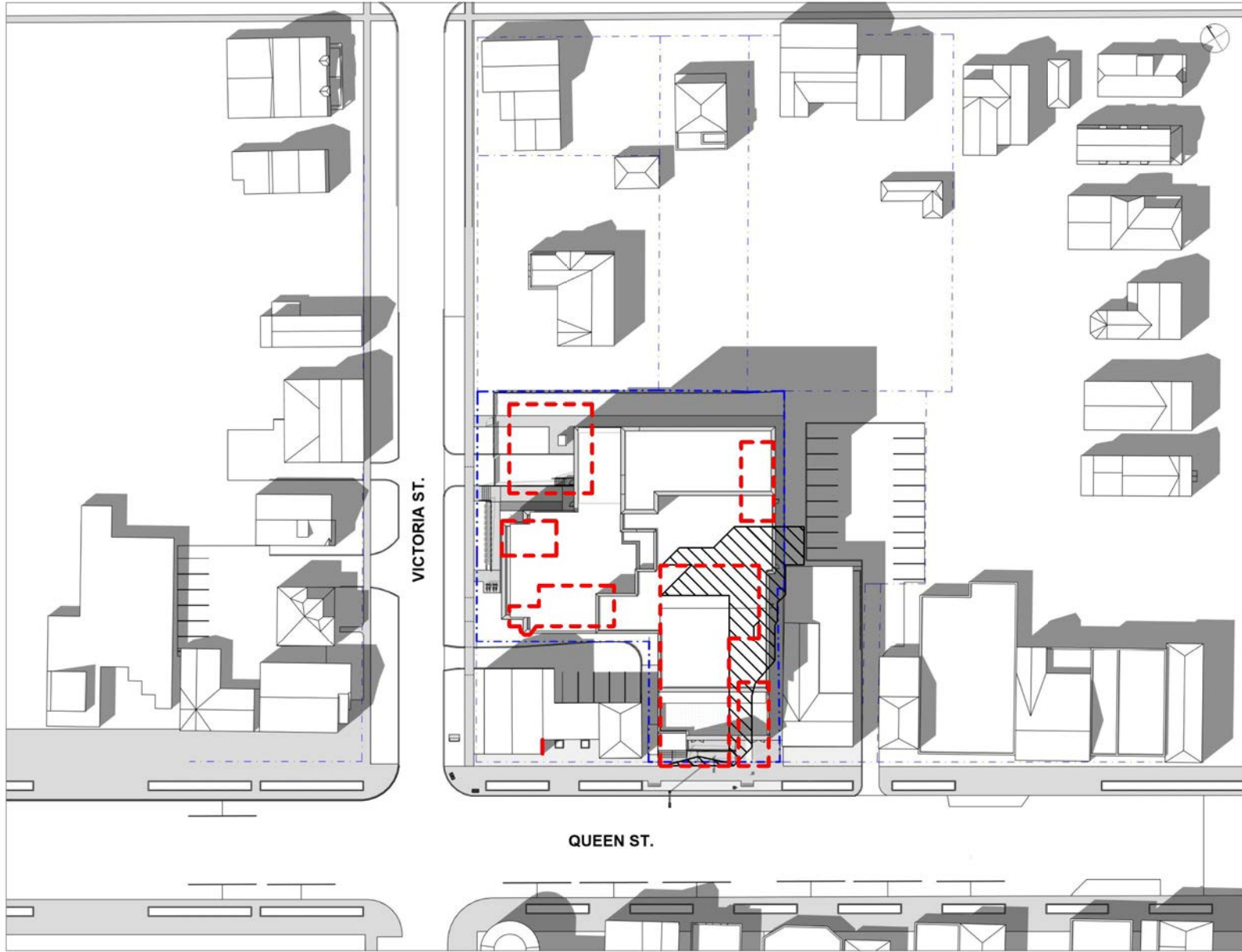
[4 of 9] [July 21, 2023 - 10:00]



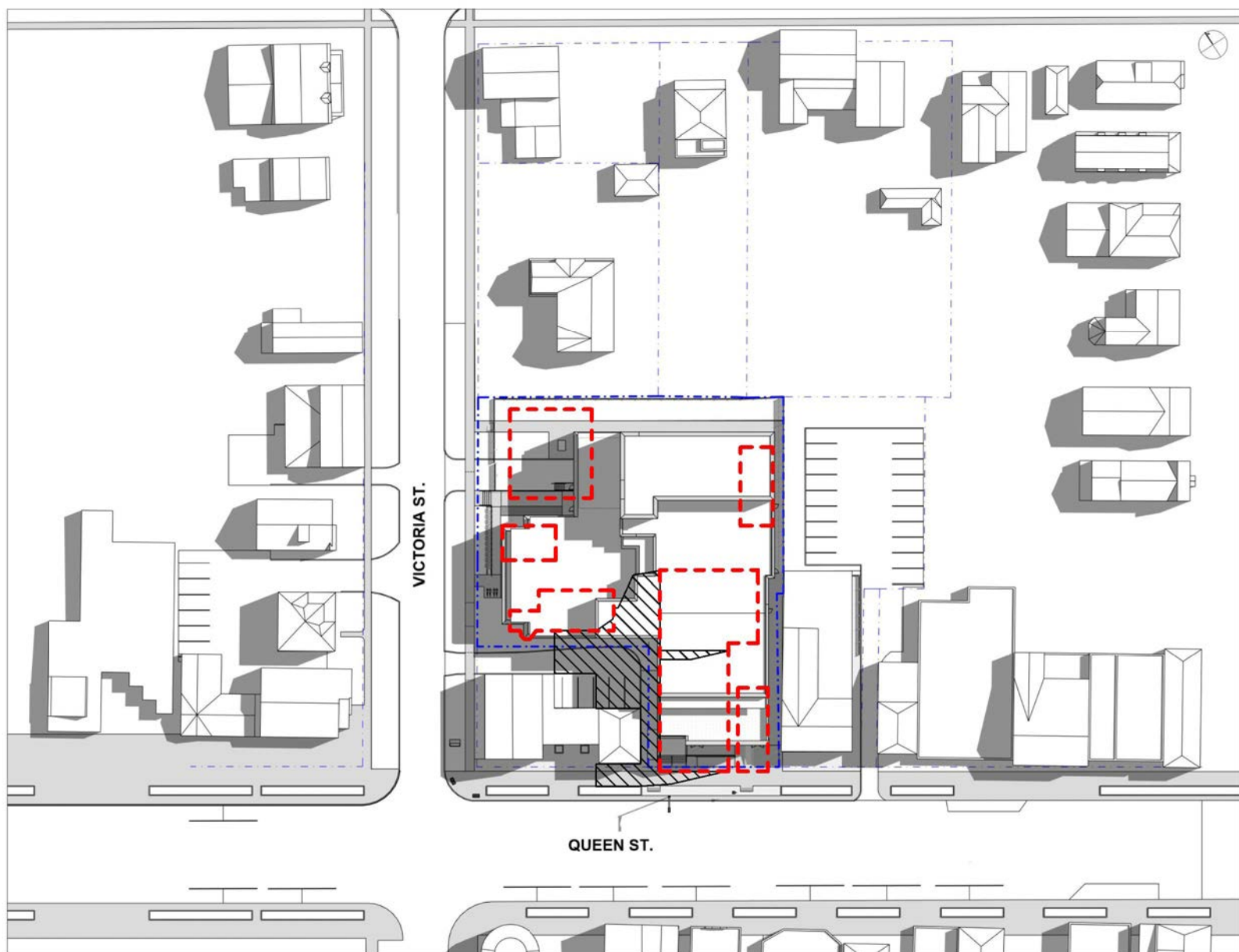
[6 of 9] [July 21, 2023 - 10:00]



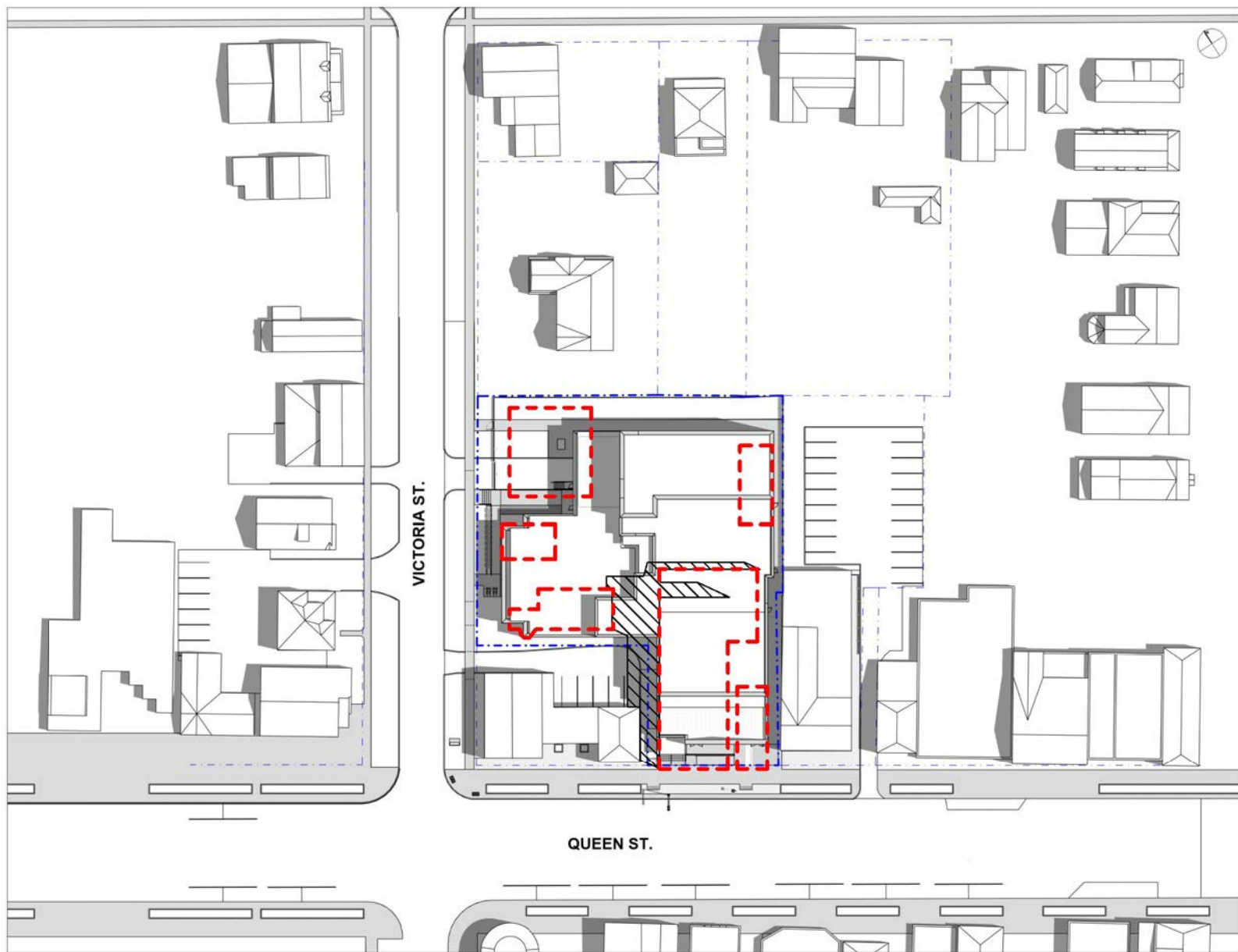
[8 of 9] [July 21, 2023 - 10:00]



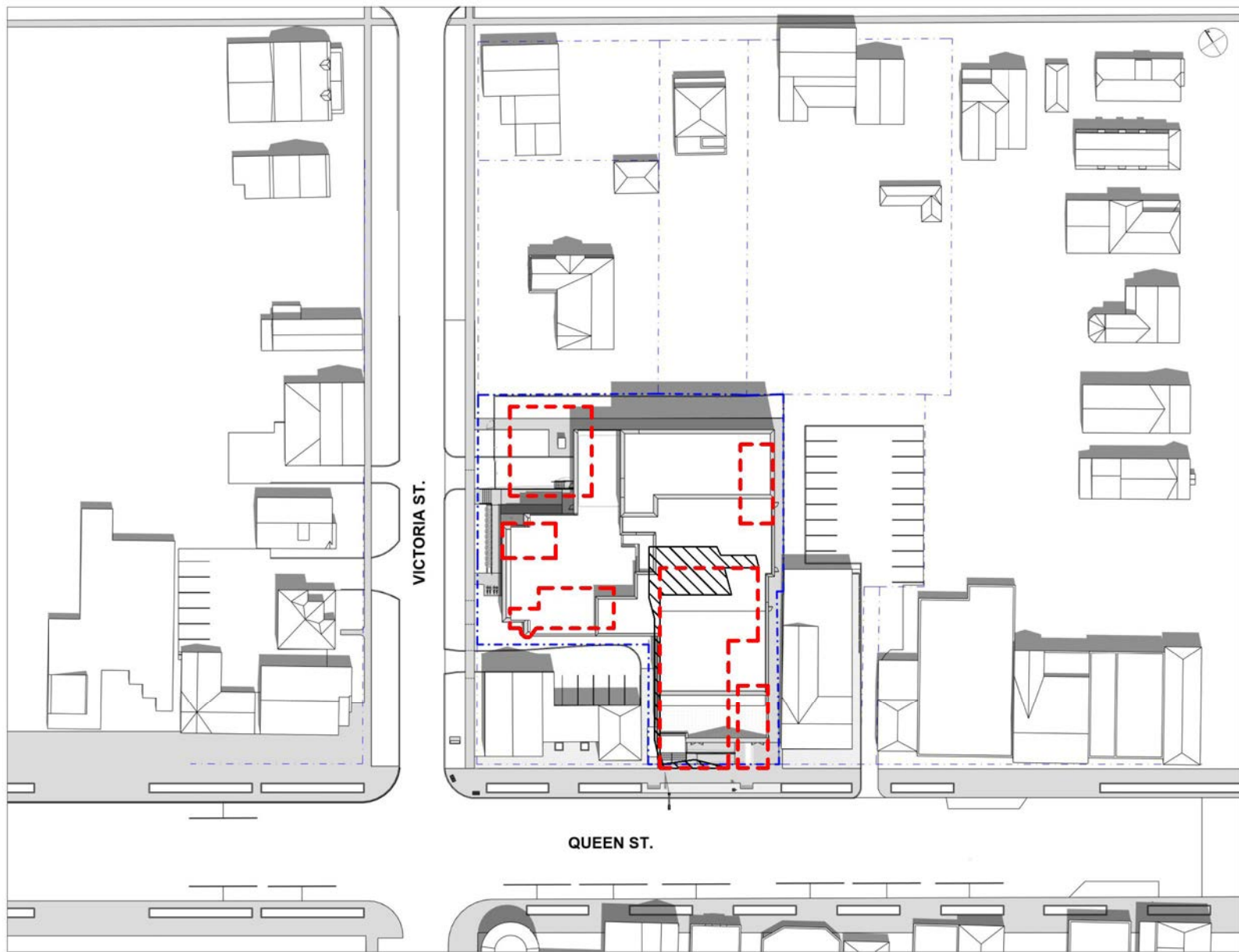
[1 of 9] [July 21, 2023 - 10:00]



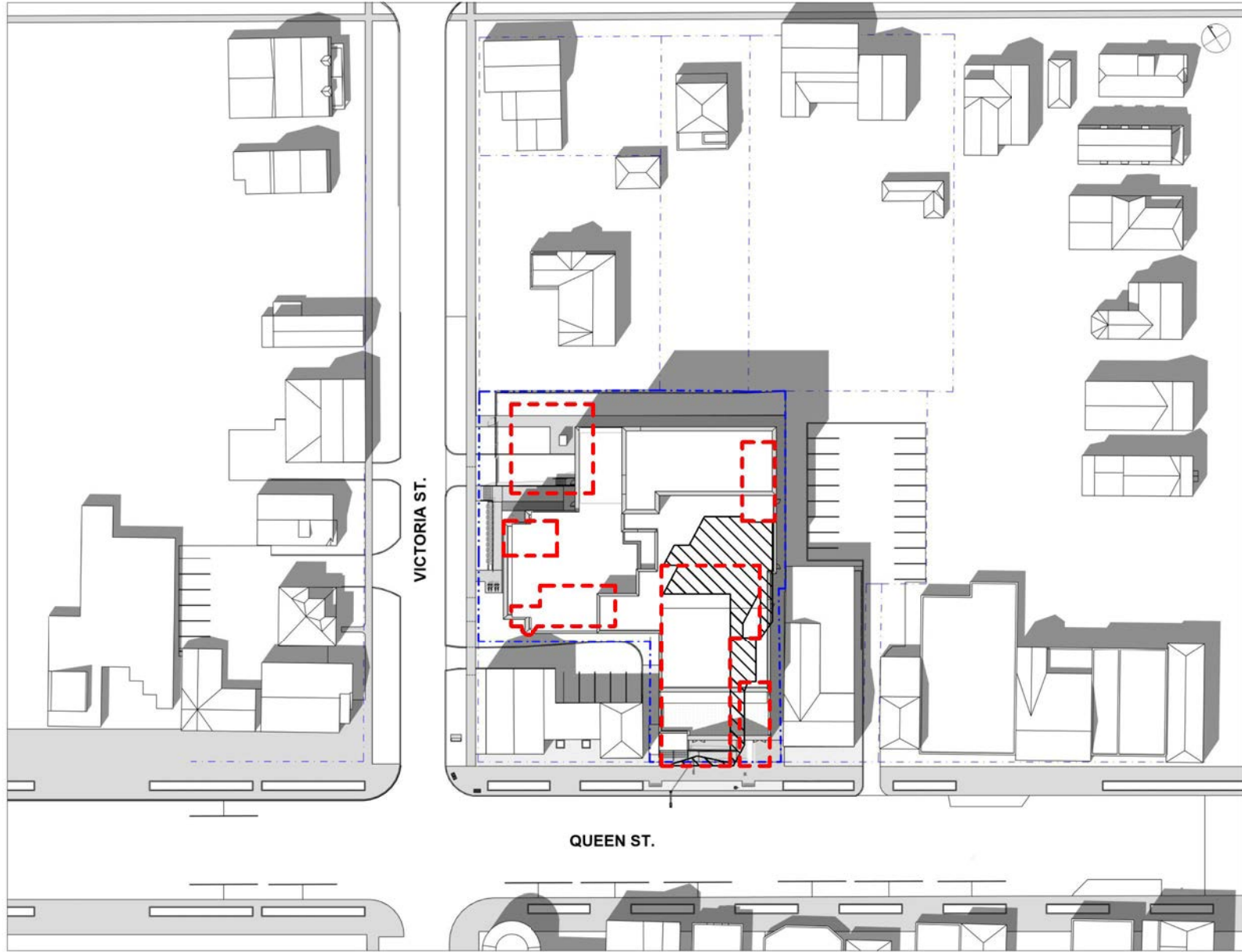
[3 of 9] [July 21, 2023 - 10:00]



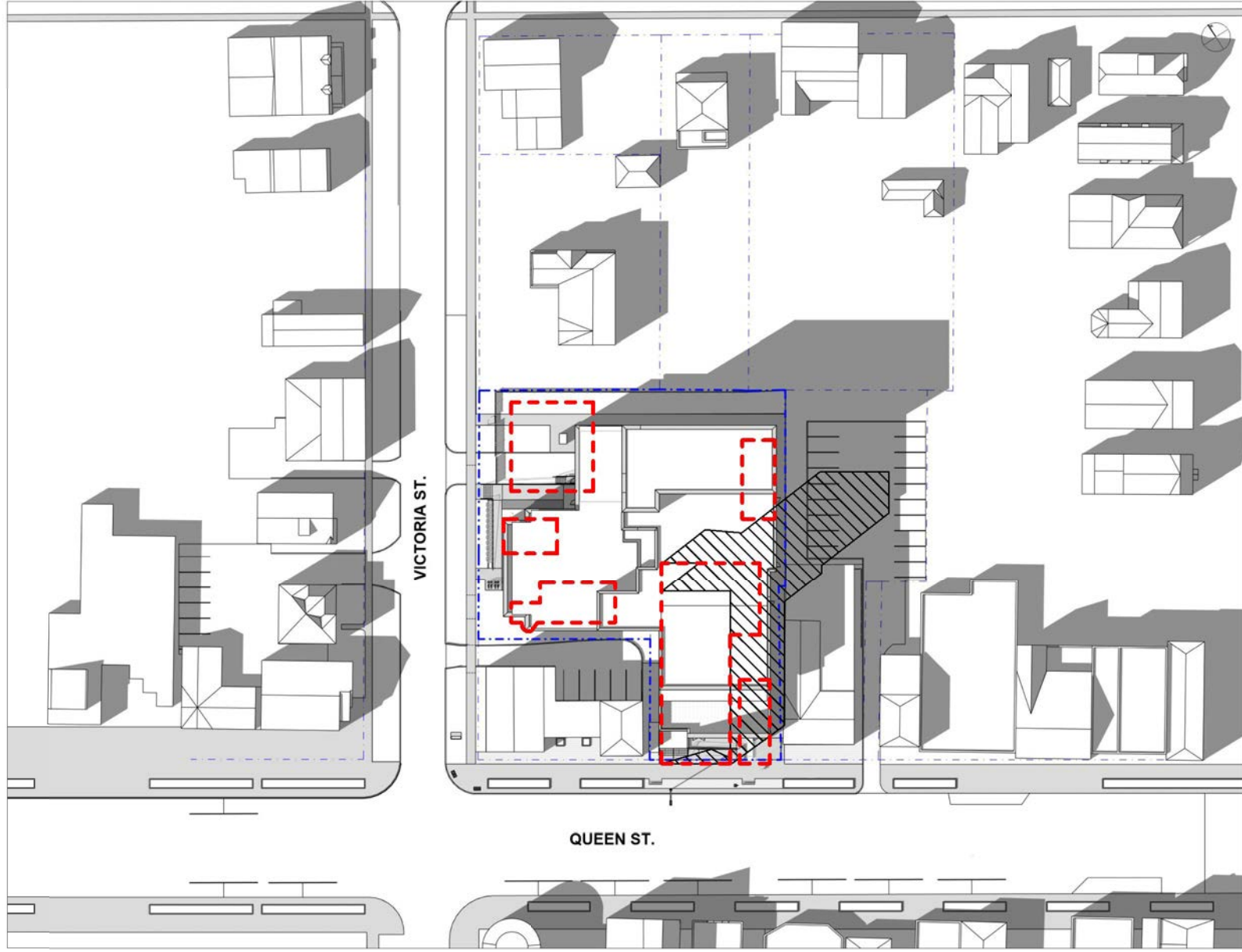
[5 of 9] [July 21, 2023 - 10:00]



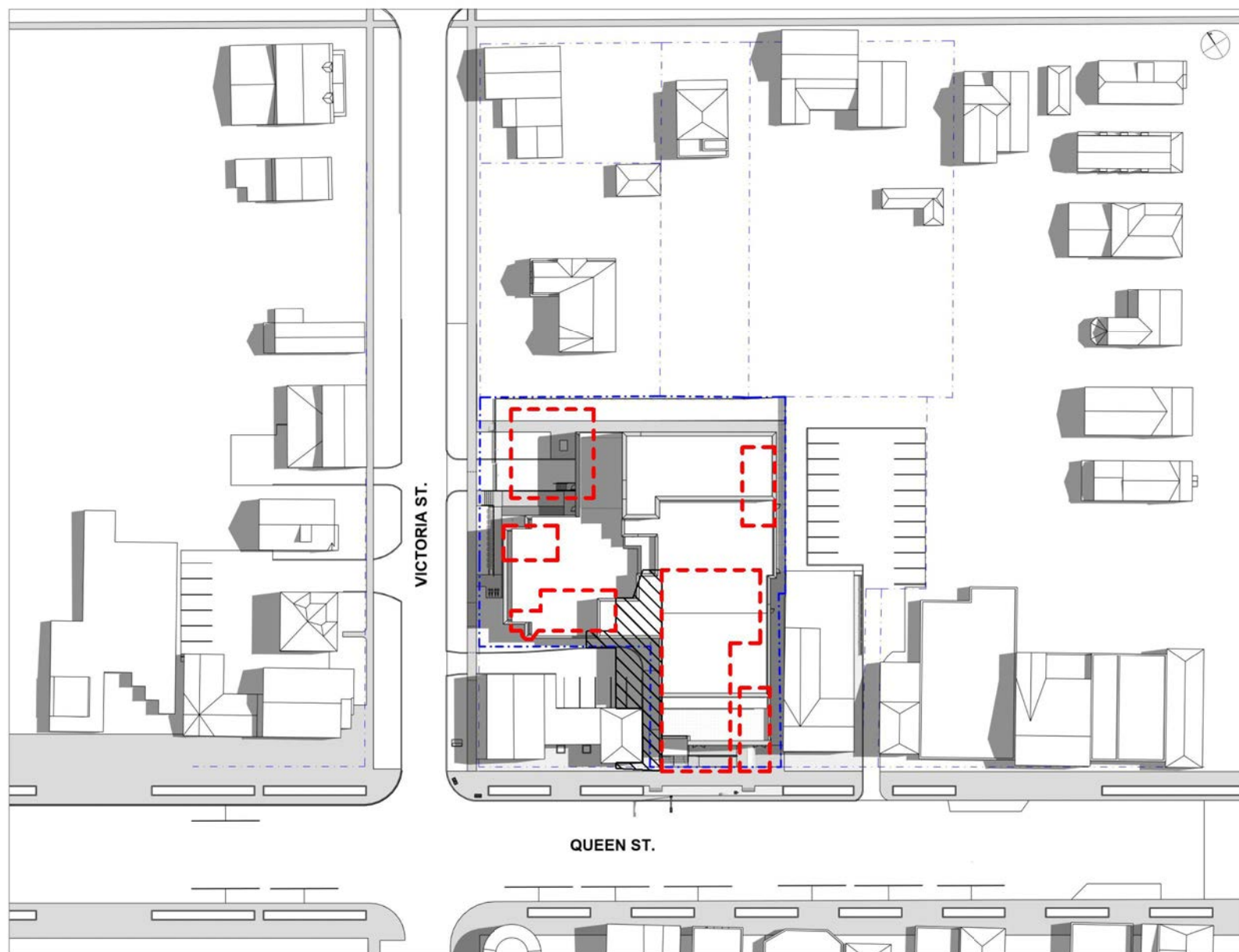
[7 of 9] [July 21, 2023 - 10:00]



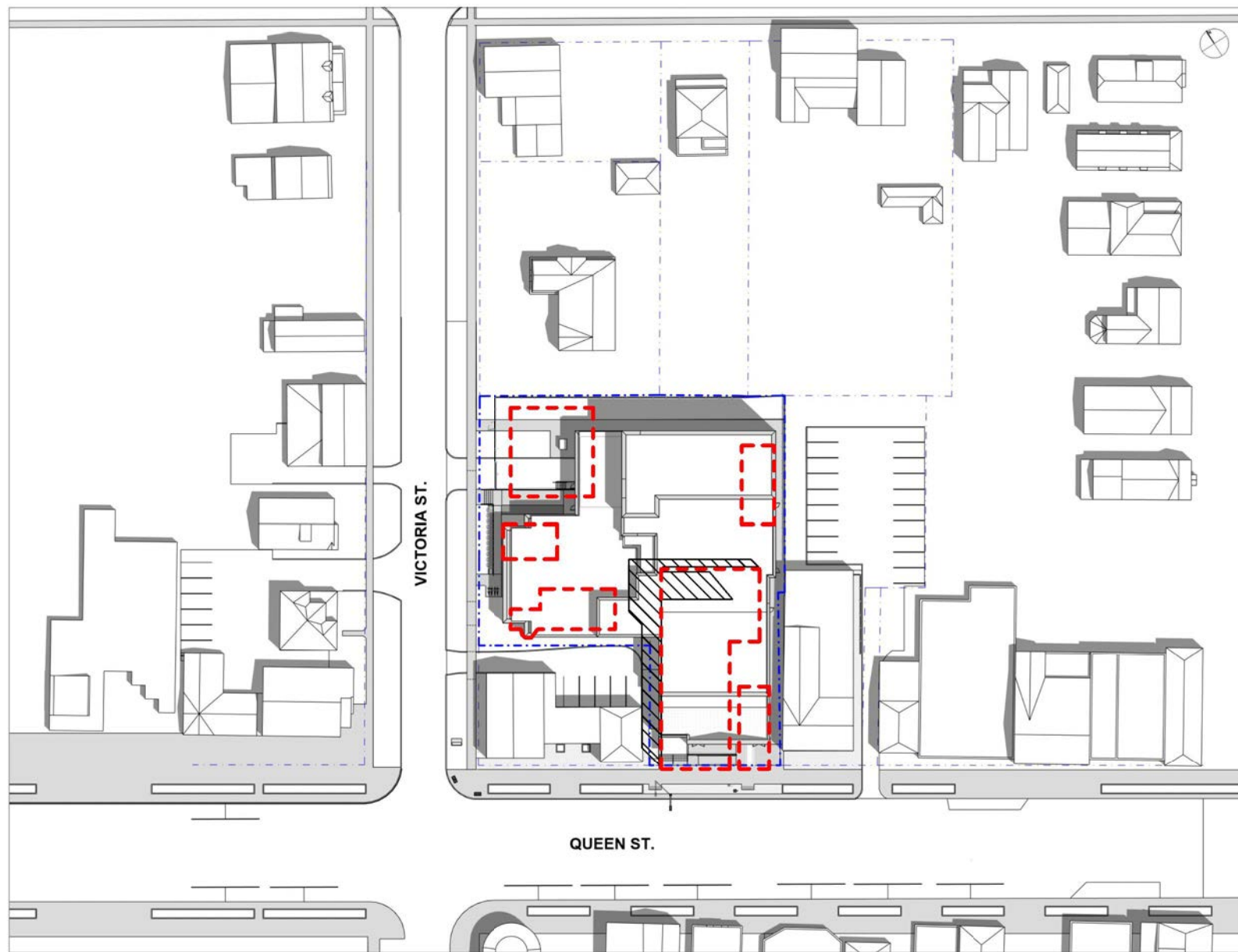
[9 of 9] [July 21, 2023 - 10:00]



[2 of 9] [July 21, 2023 - 11:00]



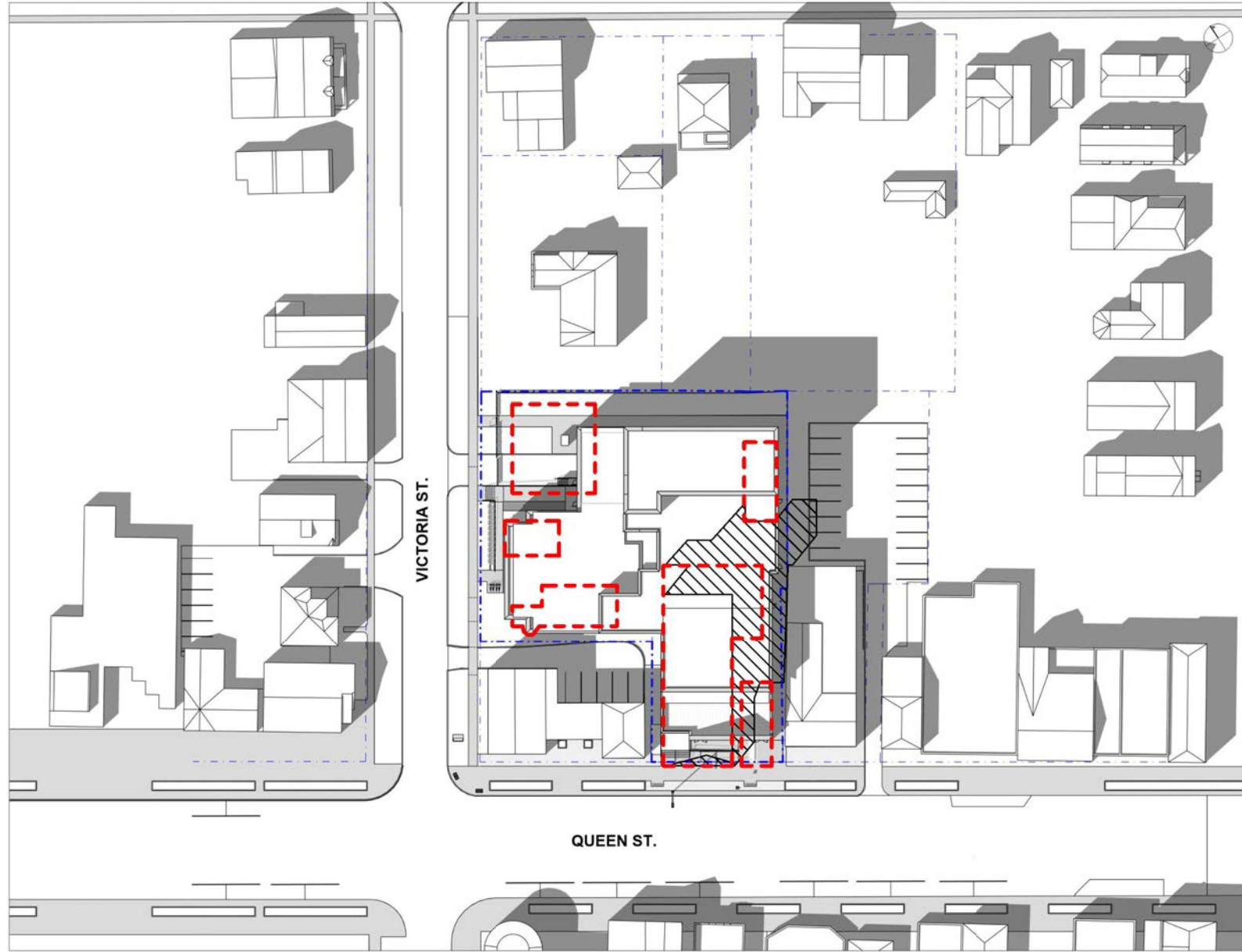
[4 of 9] [July 21, 2023 - 10:00]



[6 of 9] [July 21, 2023 - 10:00]



[8 of 9] [July 21, 2023 - 10:00]



NOTE

TIME DURATION

10:00 AM - 6:00 PM

SUNRISE/SUNSET

JULY

SUNRISE - 5:55 AM

SUNSET - 8:50 PM

AUGUST

SUNRISE - 6:28 AM

SUNSET - 8:10 PM

EXISTING BUILDING OUTLINE

EXISTING SHADOW OUTLINE

ISSUE / REVISIONS

1 ISSUED FOR RE-ZONING MAY 20 25

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CONSTRUCTION
DOCUMENTATION

PROJECT No. 22-140

START DATE JAN. 2023

SHAW FESTIVAL
NEW ROYAL GEORGE
THEATRE

Address:

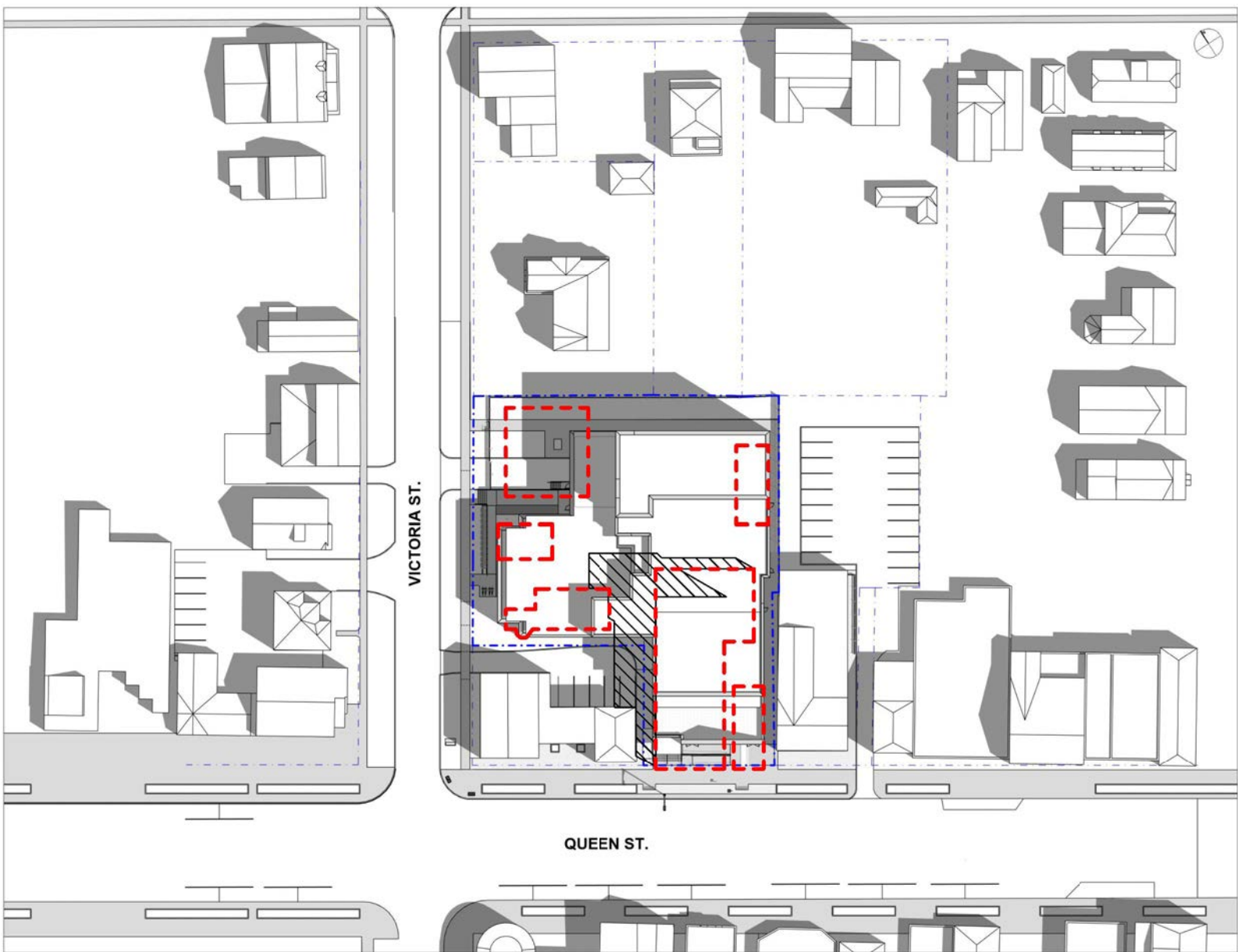
Niagara on the Lake ON

SHADOW STUDY -
JULY 21 & AUGUST 21

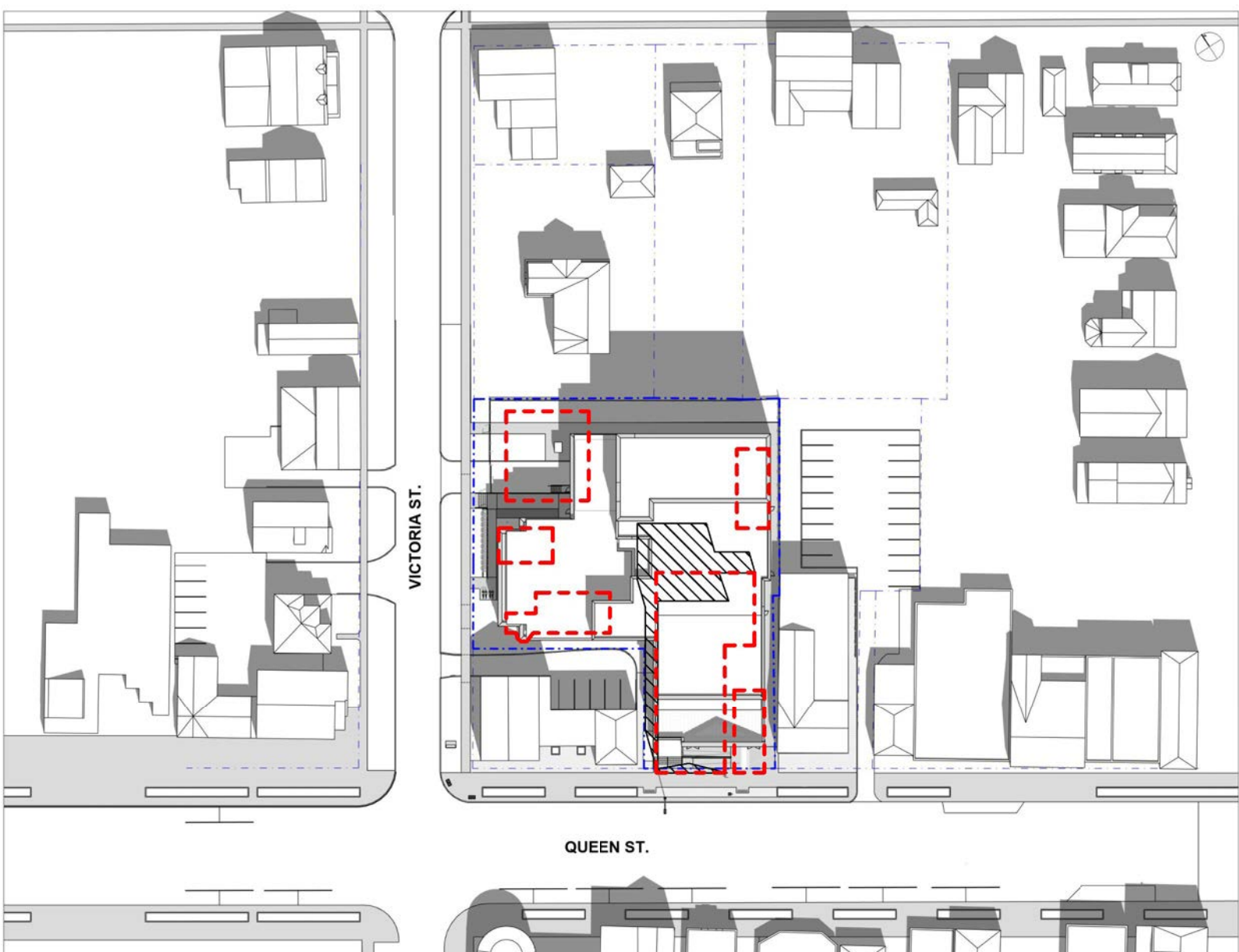
[1 of 9] | September 21, 2023 - 10:00 |



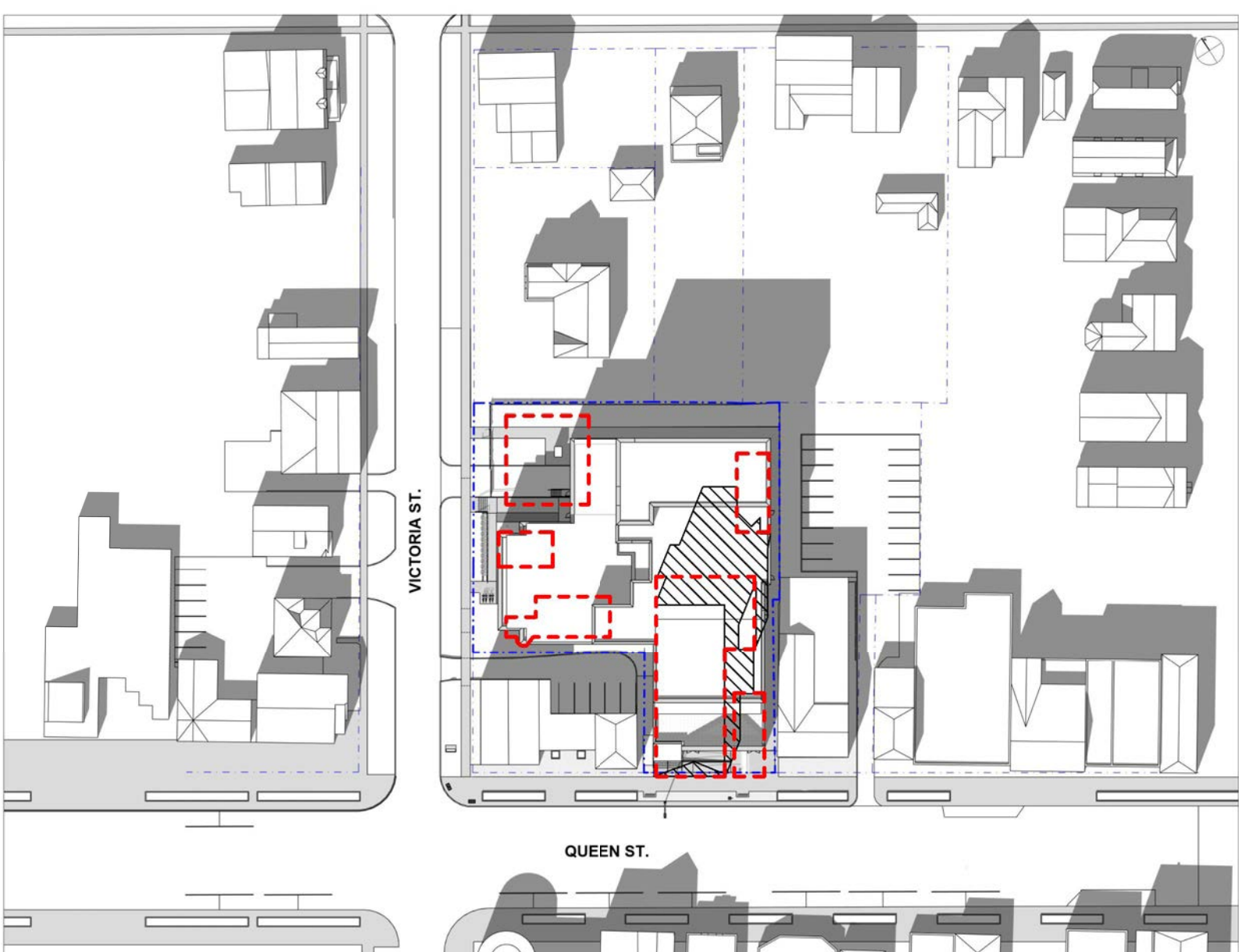
[3 of 9] | September 21, 2023 - 10:00 |



[5 of 9] | September 21, 2023 - 10:00 |



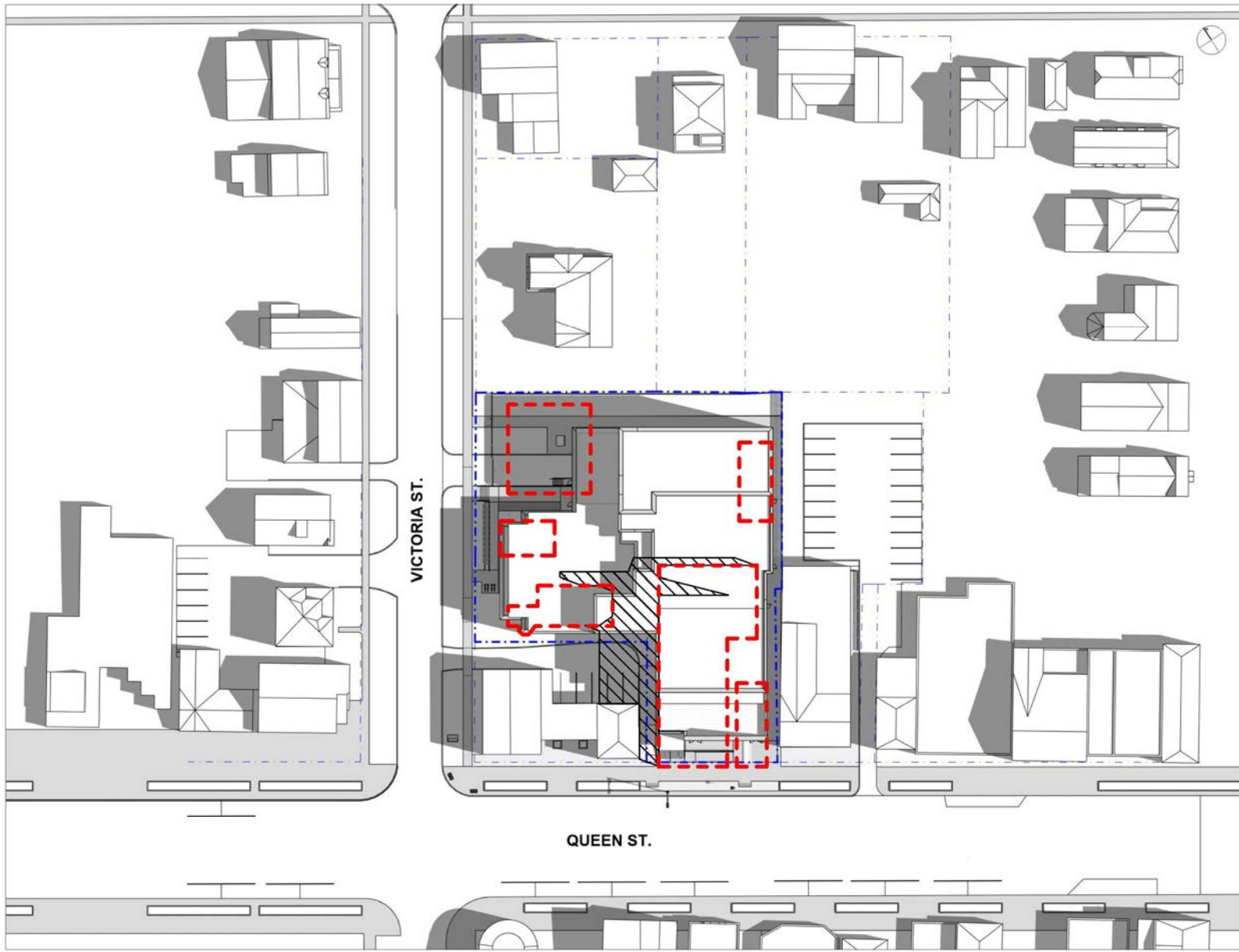
[7 of 9] | September 21, 2023 - 10:00 |



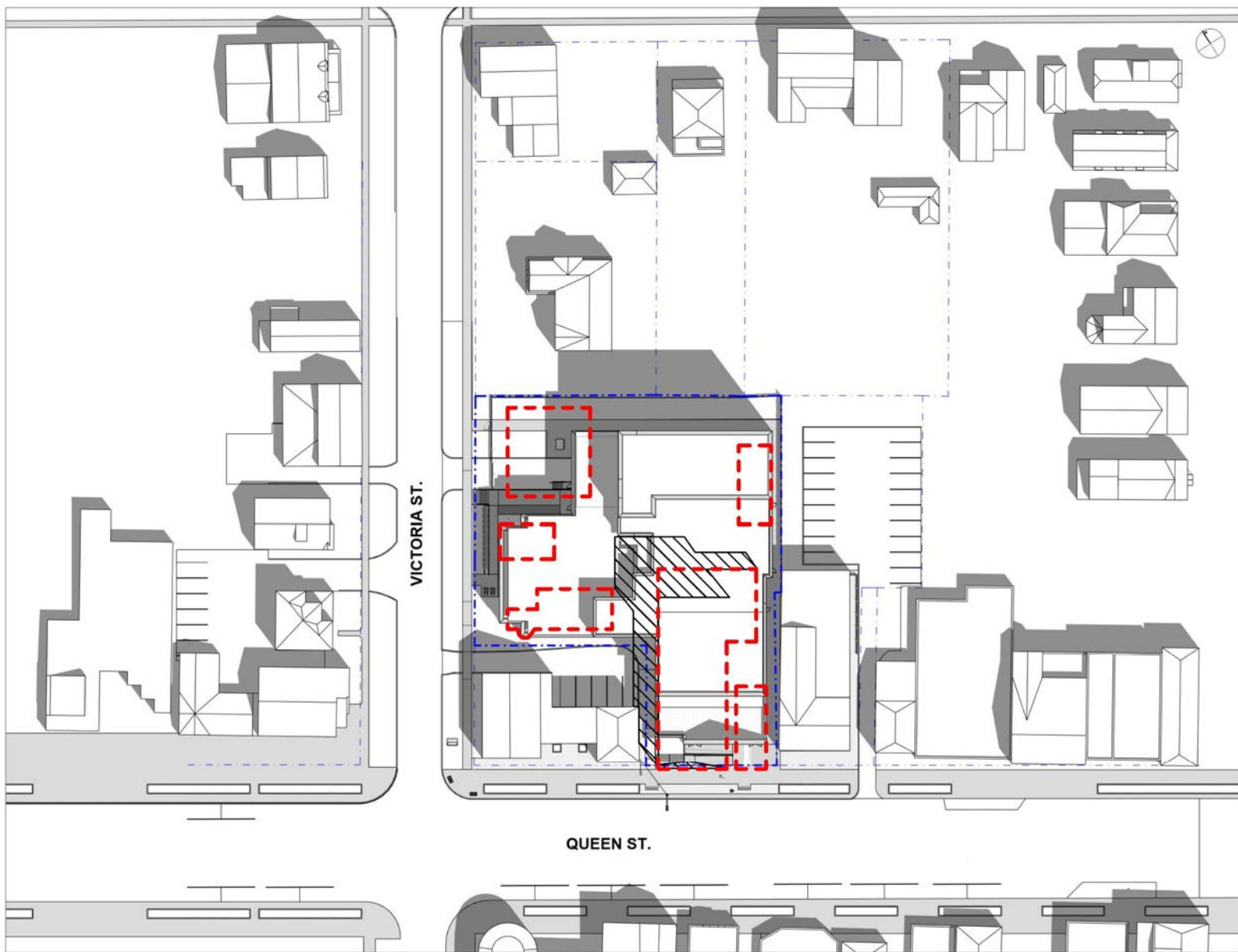
[8 of 9] | September 21, 2023 - 10:00 |



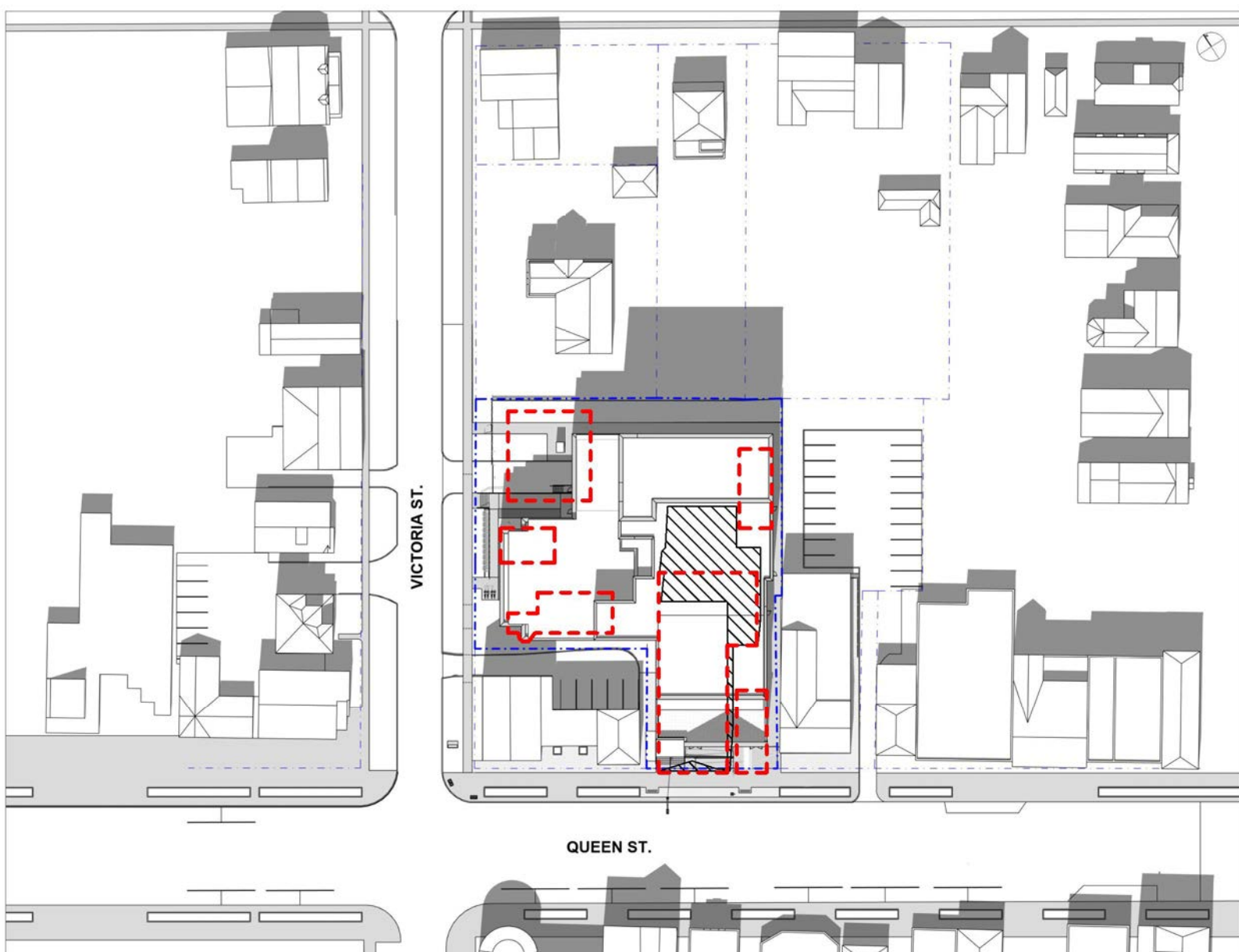
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[4 of 9] | September 21, 2023 - 11:00 |



[6 of 9] | September 21, 2023 - 11:00 |



[8 of 9] | September 21, 2023 - 11:00 |



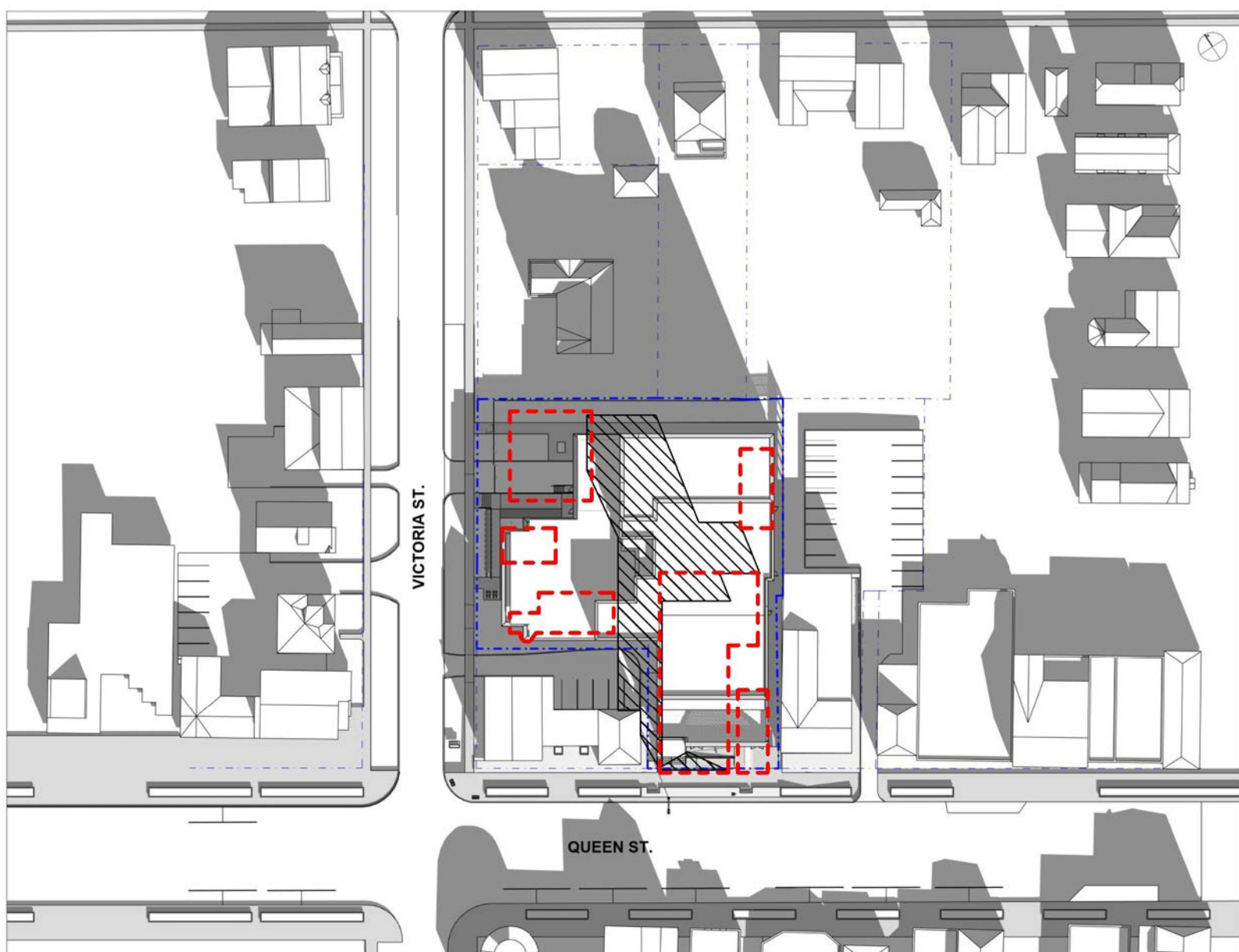
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[3 of 9] | December 21, 2023 - 10:00 |



[5 of 9] | December 21, 2023 - 10:00 |



[7 of 9] | December 21, 2023 - 10:00 |



[8 of 9] | December 21, 2023 - 10:00 |



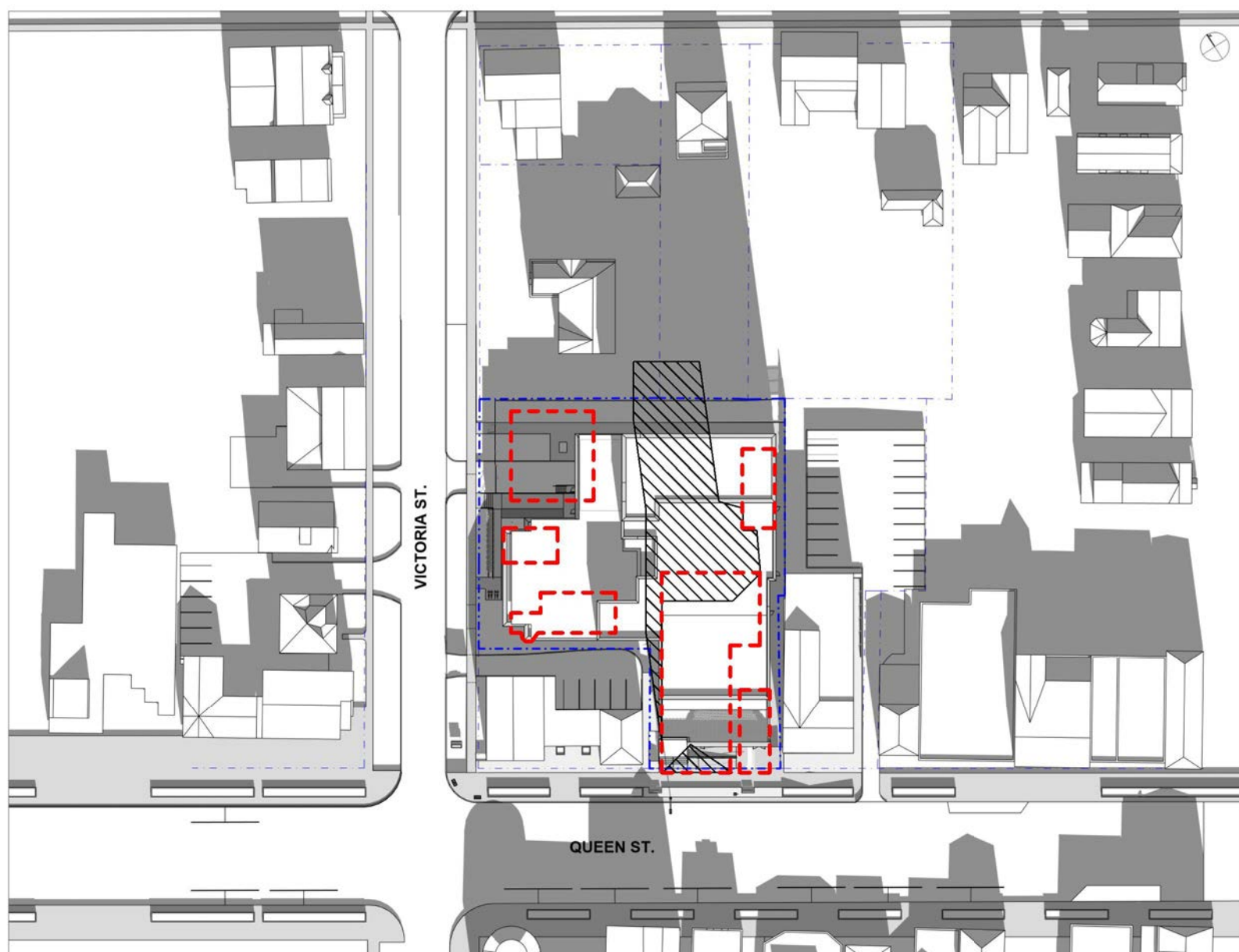
[2 of 9] | December 21, 2023 - 11:00 |



[4 of 9] | December 21, 2023 - 11:00 |



[6 of 9] | December 21, 2023 - 11:00 |



[8 of 9] | December 21, 2023 - 11:00 |



NOTE

TIME DURATION

10:00 AM - 6:00 PM

SUNRISE/SUNSET

SEPTEMBER

SUNRISE - 7:02 AM

SUNSET - 7:16 PM

DECEMBER

SUNRISE - 7:45 AM

SUNSET - 4:44 PM

EXISTING BUILDING OUTLINE

EXISTING SHADOW OUTLINE

ISSUE / REVISIONS

1 ISSUED FOR RE-ZONING MAY 20, 25

NOTICE

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PRELIMINARY
REVIEW NOT FOR
DISTRIBUTION

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CONSTRUCTION
DOCUMENTATION

PROJECT No. 22-140

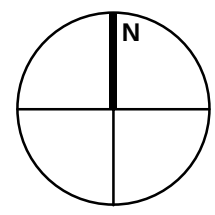
START DATE JAN. 2023

SHAW FESTIVAL
NEW ROYAL GEORGE
THEATRE

Address:

Niagara on the Lake ON

SHADOW STUDY -
SEPTEMBER 21 &
DECEMBER



ISSUE / REVISIONS

1	HERITAGE PRECONSULT	APR.10.23
2	ISSUED FOR CM RFP	APR.24.25
3	ISSUED FOR RE-ZONING	MAY.23.25

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DESIGN DEVELOPMENT

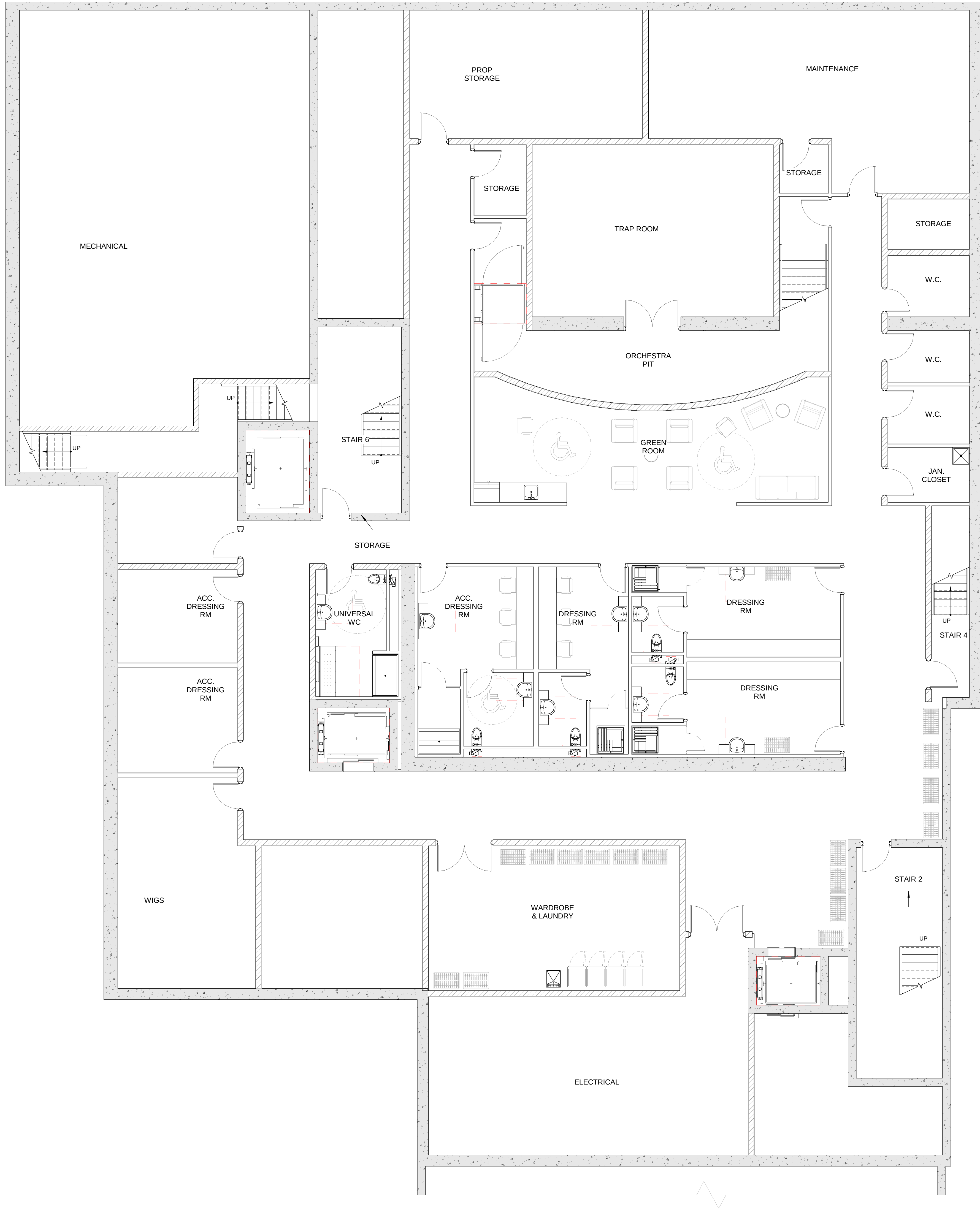
PROJECT No. 25-105
START DATE APR.23

Shaw Festival
NEW ROYAL GEORGE
THEATRE

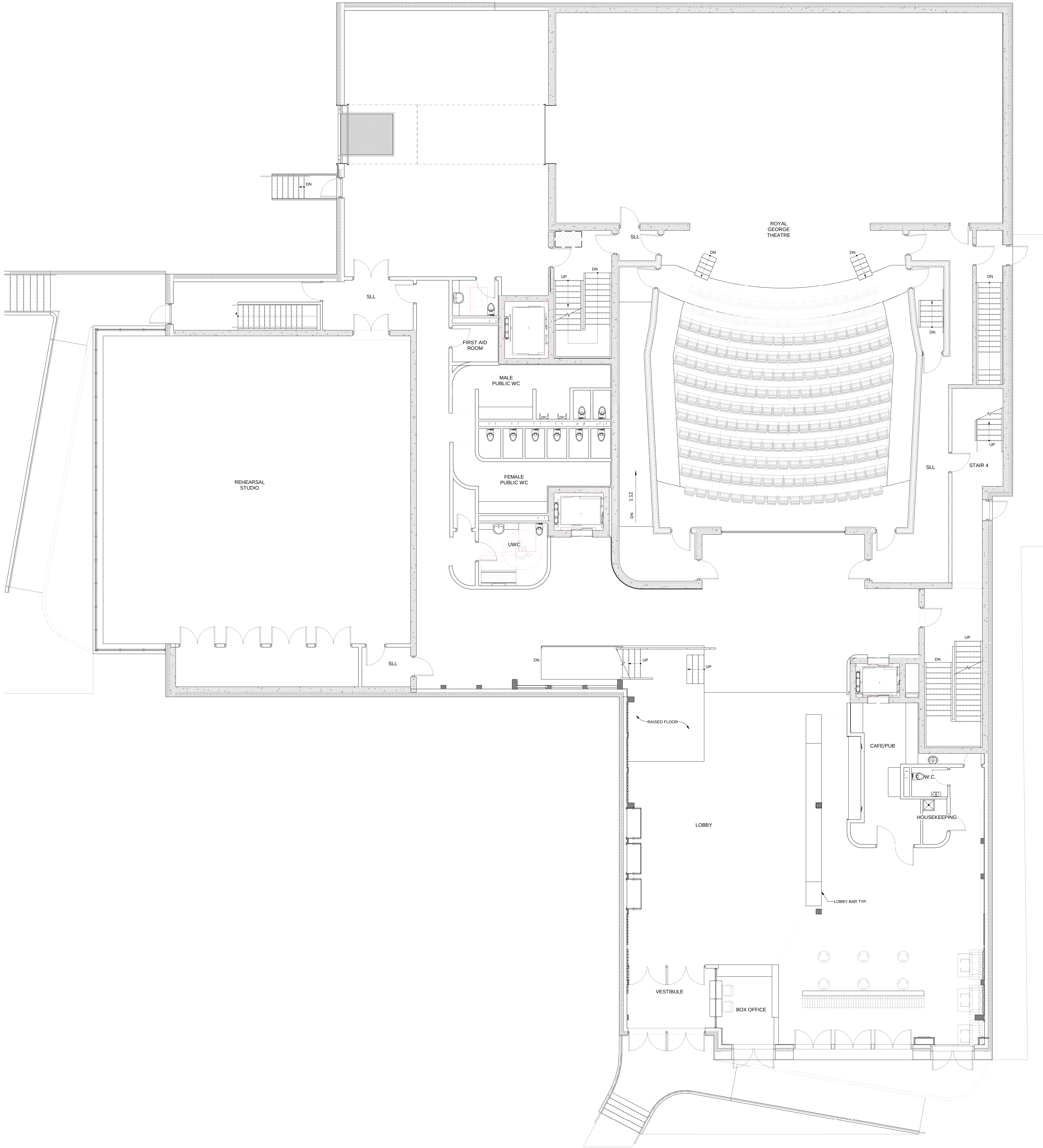
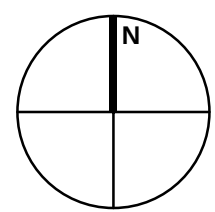
83 Queen Street, Niagara-on-the-Lake, ON

BASEMENT FLOOR
PLAN

A-100



1 | BASEMENT FLOOR PLAN
A-100 | REF: A-301 | Scale: 1 : 75



ISSUE / REVISIONS		
1	HERITAGE PRECONSULT	APR.10.23
2	ISSUED FOR CM RFP	APR.24.25
3	ISSUED FOR RE-ZONING	MAY.23.25

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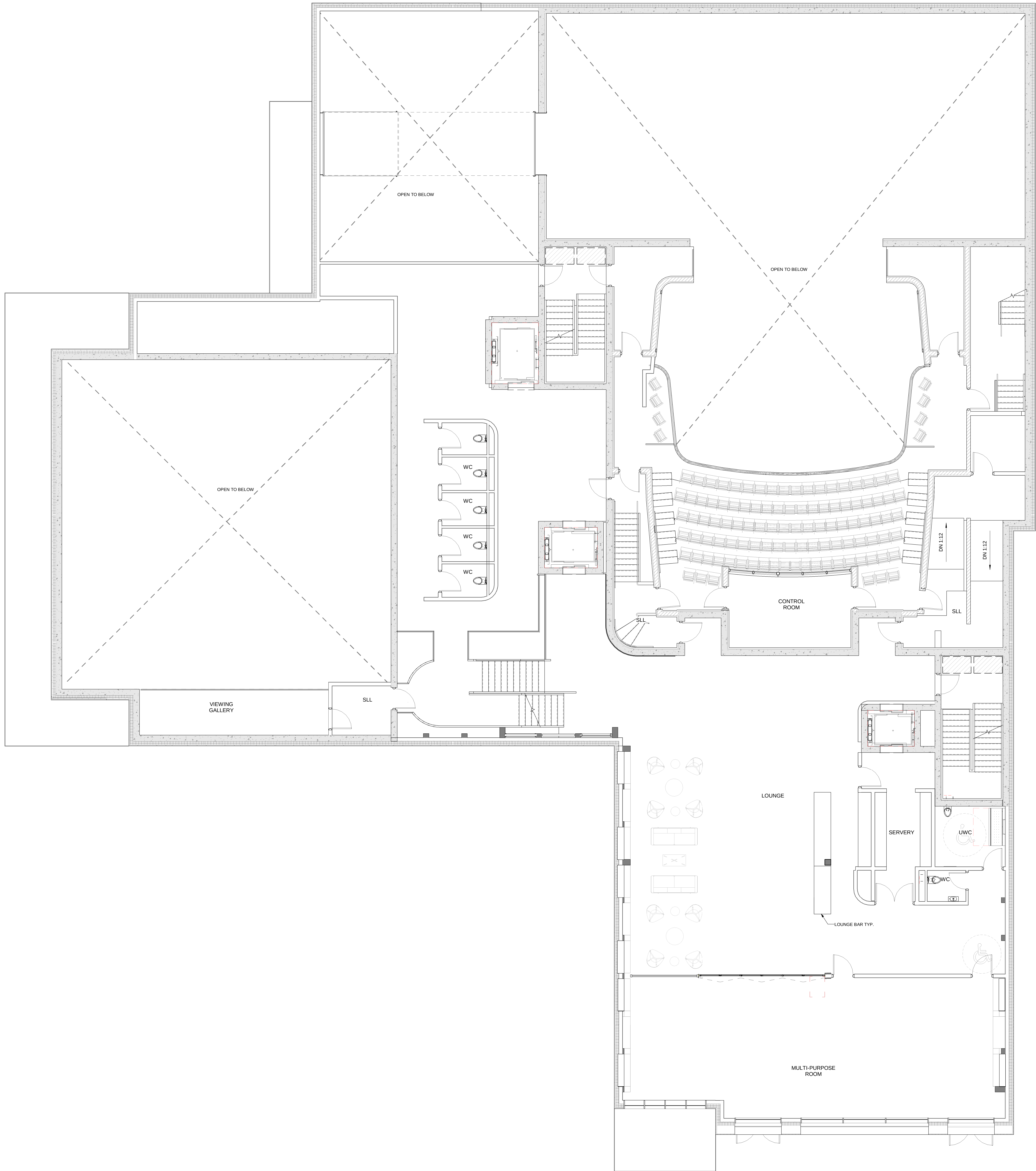
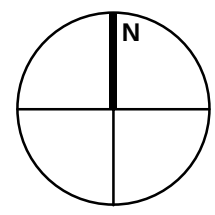
DESIGN DEVELOPMENT

PROJECT No. 25-105
START DATE APR.23

Shaw Festival
NEW ROYAL GEORGE
THEATRE

83 Queen Street, Niagara-on-the-Lake, ON

GROUND FLOOR PLAN



1 | SECOND FLOOR & GALLERY PLAN
A-102 | REF: A-201 | Scale: 1 : 75

ISSUE / REVISIONS		
1	HERITAGE PRECONSULT	APR.10.23
2	ISSUED FOR CM RFP	APR.24.23
3	ISSUED FOR RE-ZONING	MAY.23.23

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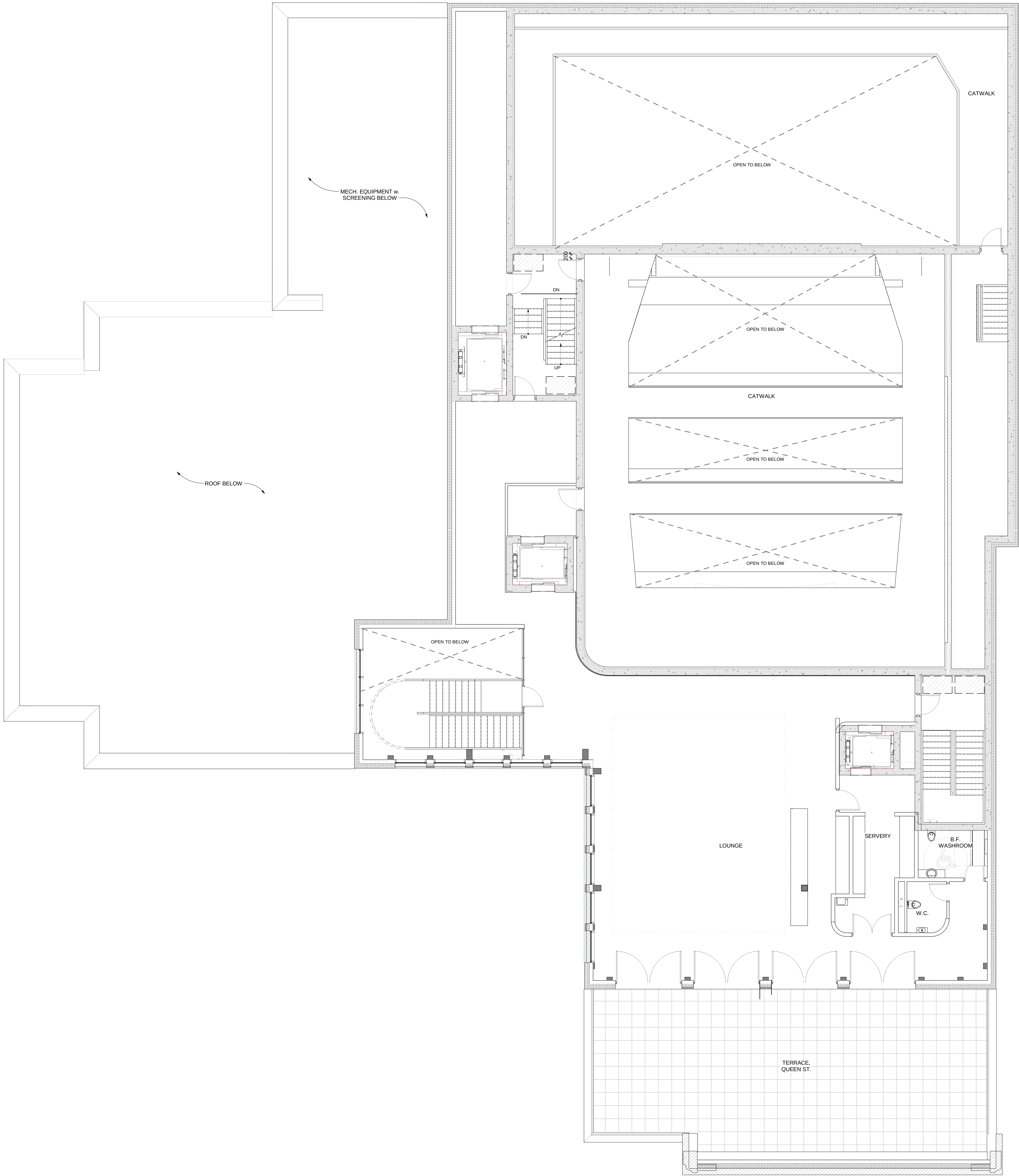
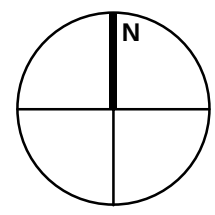
DESIGN DEVELOPMENT
PROJECT No. 25-105
START DATE APR.23

**Shaw Festival
NEW ROYAL GEORGE
THEATRE**

83 Queen Street, Niagara-on-the-Lake, ON

SECOND FLOOR PLAN

A-102



ISSUE / REVISIONS		
1	HERITAGE PRECONSULT	APR.10.23
2	ISSUED FOR CM RFP	APR.24.25
3	ISSUED FOR RE-ZONING	MAY.20.25

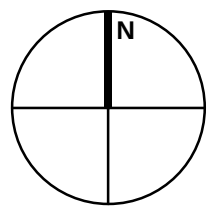
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DESIGN DEVELOPMENT
PROJECT No. 25-105
START DATE APR.23

**Shaw Festival
NEW ROYAL GEORGE
THEATRE**

83 Queen Street, Niagara-on-the-Lake, ON



ISSUE / REVISIONS

1	HERITAGE PRECONSULT	APR.10.23
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DESIGN DEVELOPMENT

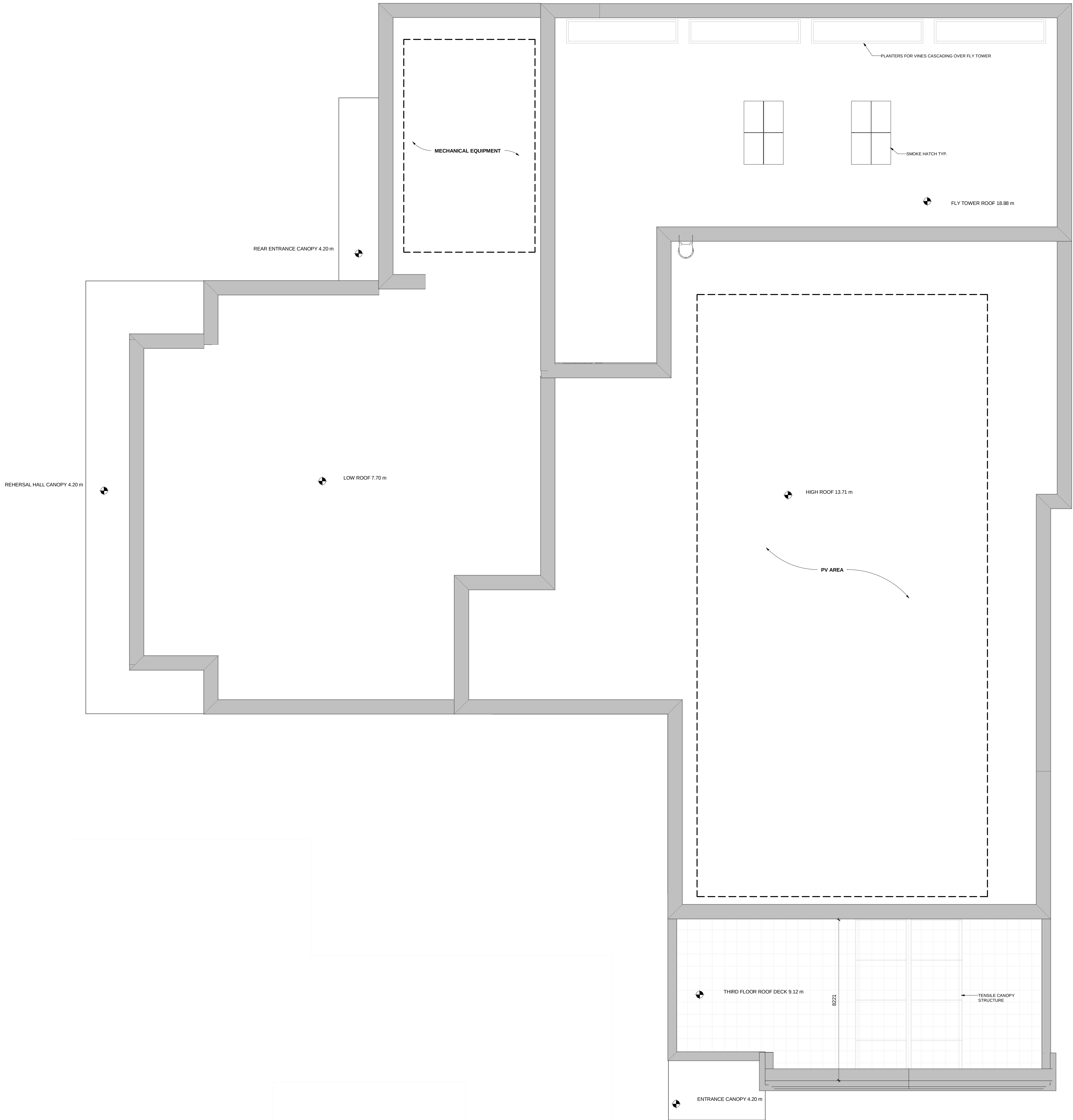
PROJECT No. 25-105
START DATE APR.23

Shaw Festival
NEW ROYAL GEORGE
THEATRE

83 Queen Street, Niagara-on-the-Lake, ON

ROOF PLAN OVERALL

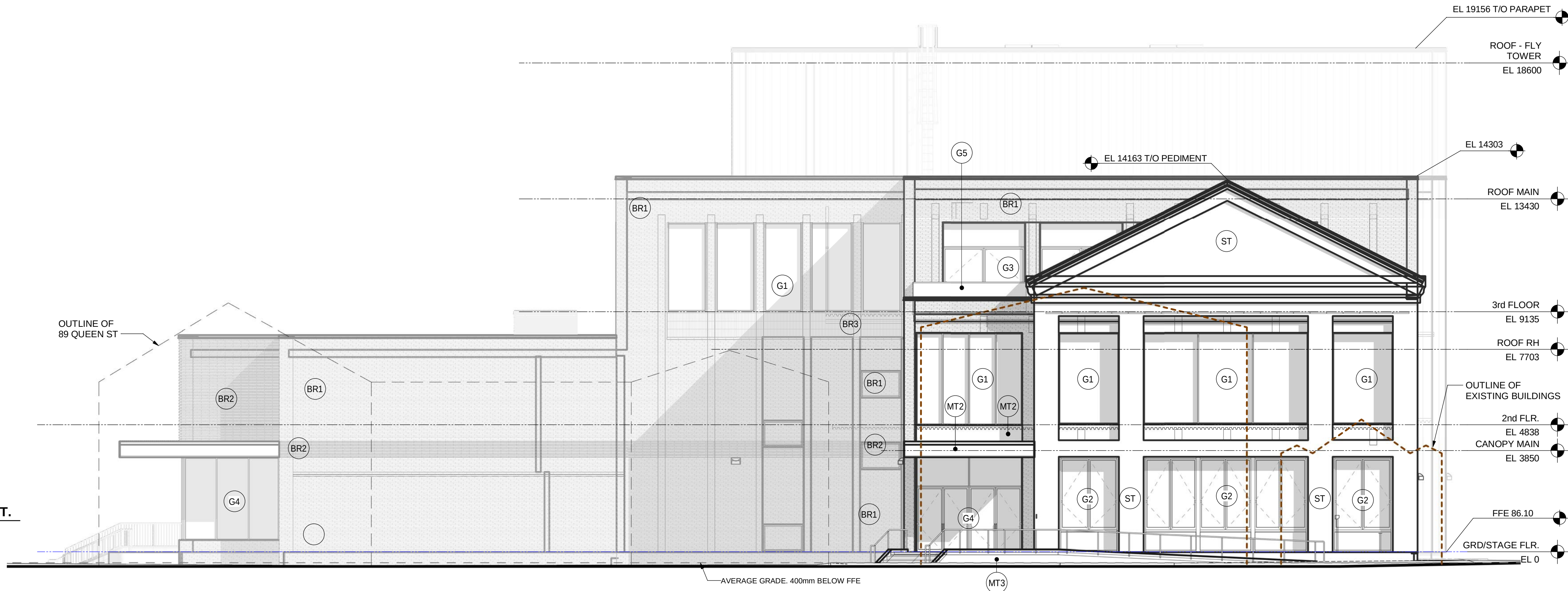
A-190



1 | ROOF PLAN - OVERALL
A-190 | REF: A-201 | Scale: 1 : 75

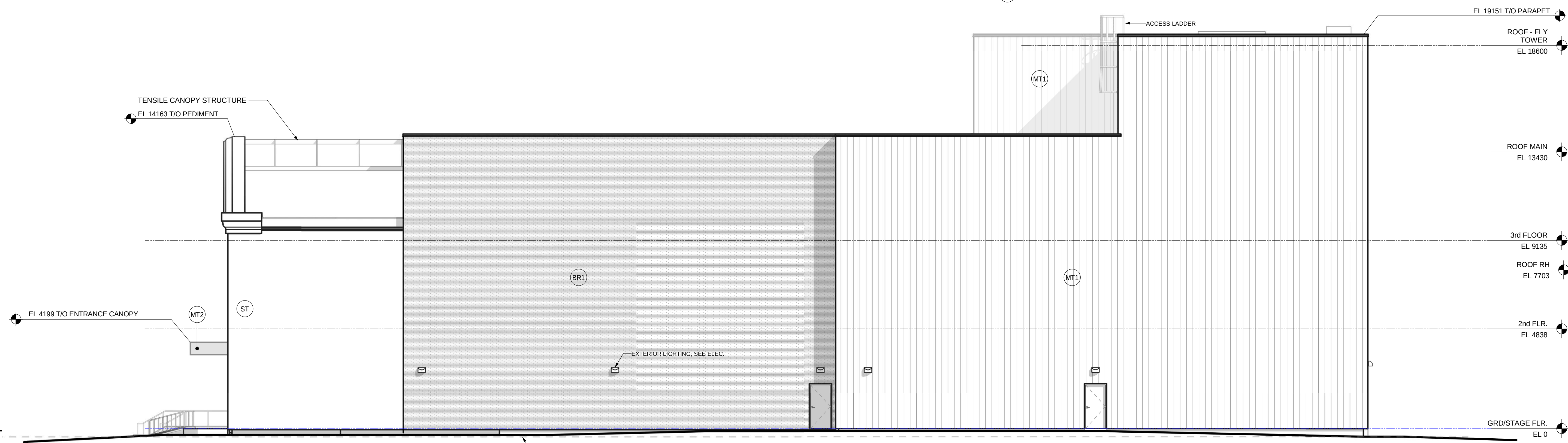
LEGEND	
(ST)	LIMESTONE
(BR1)	HORIZ. LIGHT BRICK
(BR2)	HORIZ. LIGHT TEXTURED BRICK
(BR3)	LIGHT CLAY BRICK
(C)	CONCRETE
(MT1)	METAL PANEL
(MT2)	METAL FLASHING
(MT3)	CORTEN STEEL
(G1)	FIXED WINDOW
(G2)	OPERABLE WINDOW
(G3)	GLAZED PATIO DOOR
(G4)	STOREFRONT
(G5)	GLAZED GUARD RAIL

4 | SOUTH ELEVATION - QUEEN ST.
A-201 | REF: SK-01 | Scale: 1 : 100

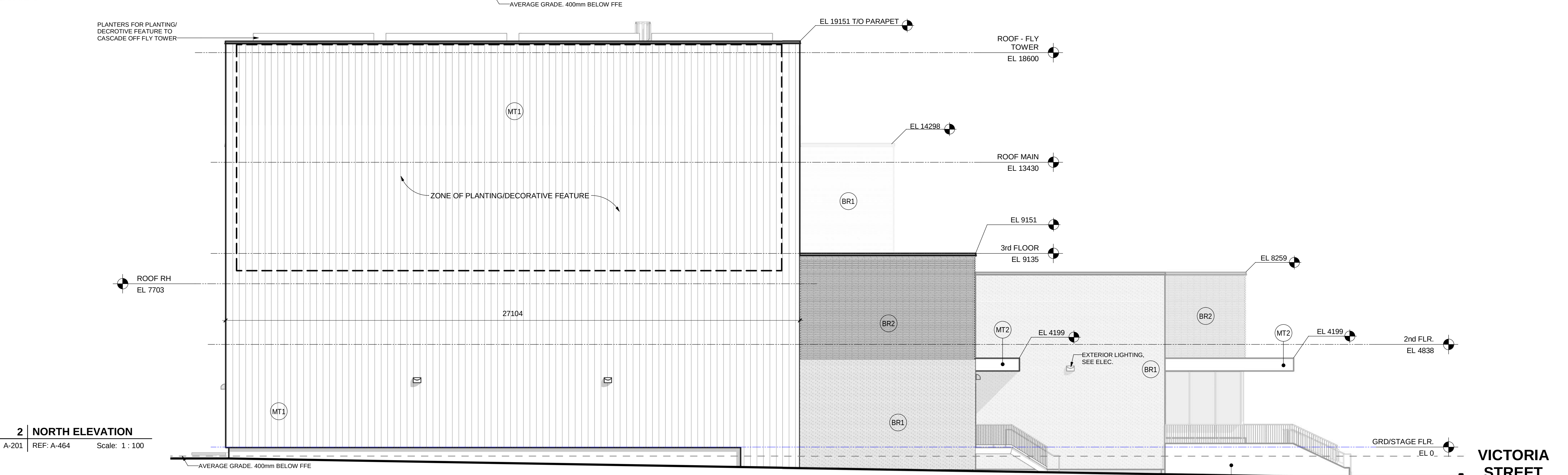


3 | EAST ELEVATION
A-201 | REF: SK-01 | Scale: 1 : 100

QUEEN STREET

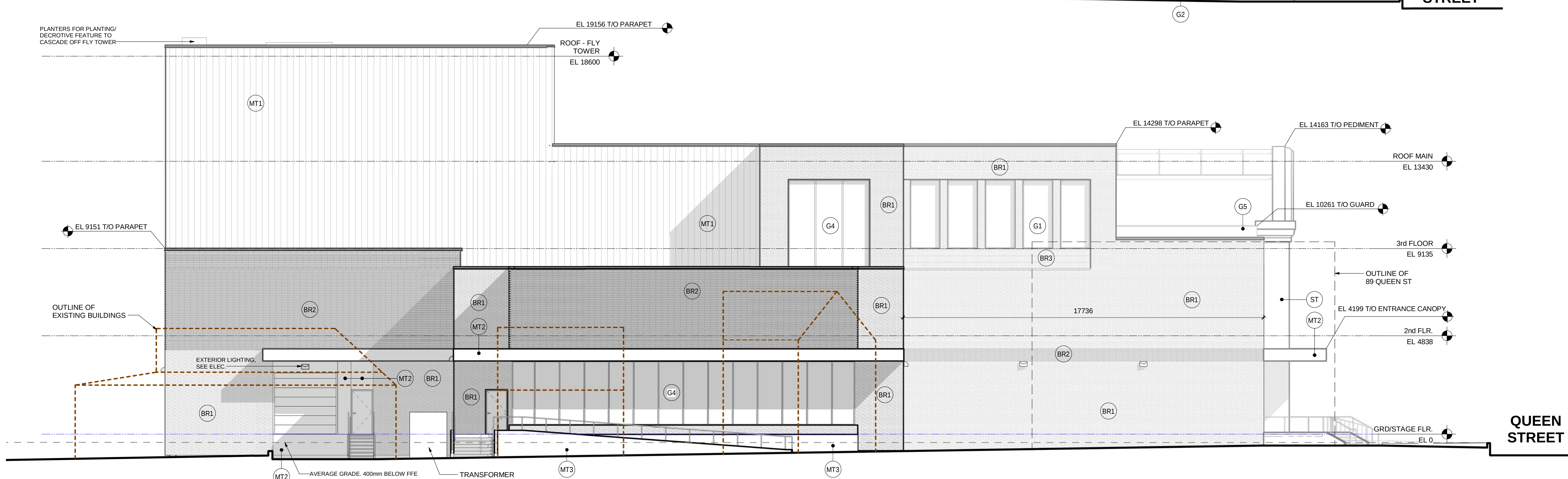


2 | NORTH ELEVATION
A-201 | REF: A-464 | Scale: 1 : 100



VICTORIA STREET

1 | WEST ELEVATION - VICTORIA ST.
A-201 | REF: SK-01 | Scale: 1 : 100



QUEEN STREET

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DESIGN DEVELOPMENT
PROJECT No. 25-105
START DATE APR.23

**Shaw Festival
NEW ROYAL GEORGE
THEATRE**

83 Queen Street, Niagara-on-the-Lake, ON

BUILDING ELEVATIONS

A-201

ISSUE / REVISIONS	
1	HERITAGE PRECONSULT APR.10.25
2	ISSUED FOR CM RFP APR.24.25
3	ISSUED FOR RE-ZONING MAY.20.25

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DESIGN DEVELOPMENT

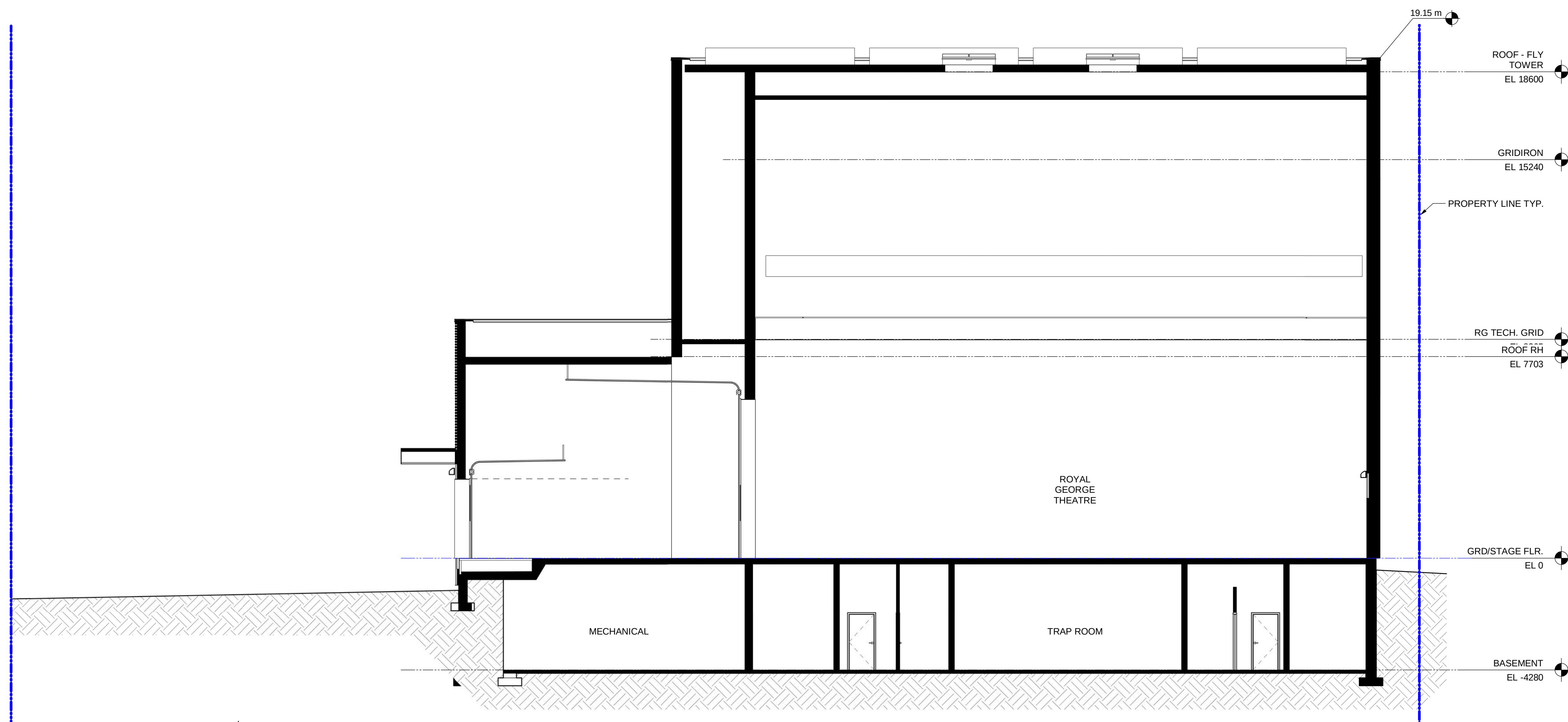
PROJECT No. 25-105
START DATE APR.23

Shaw Festival
NEW ROYAL GEORGE
THEATRE

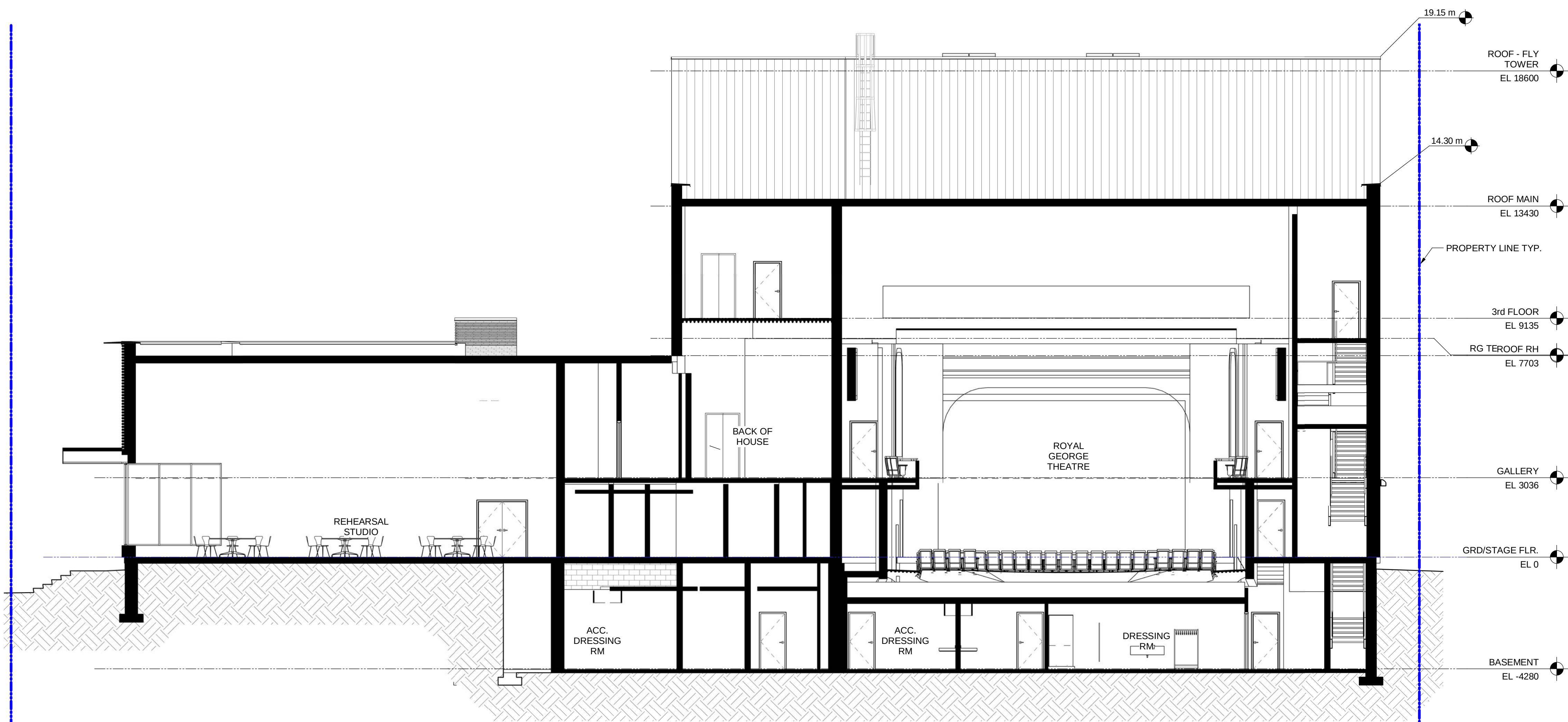
83 Queen Street, Niagra-on-the-Lake, ON

BUILDING SECTIONS

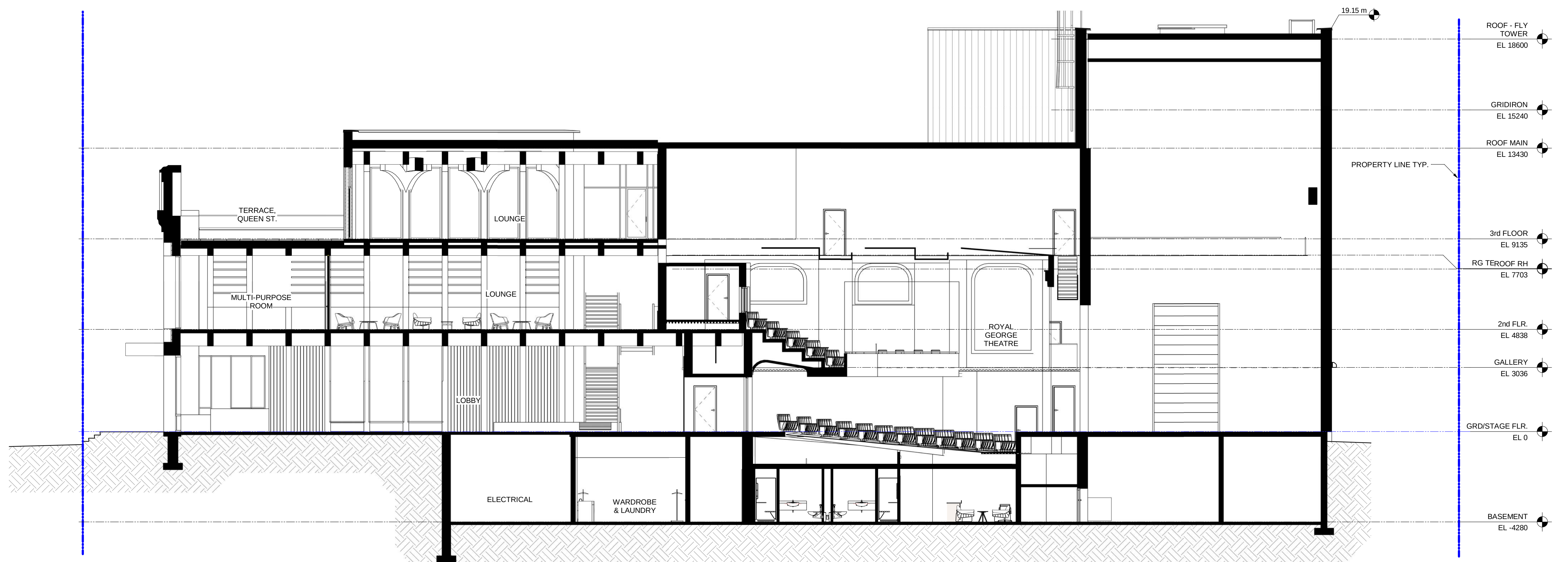
A-301



3	BUILDING SECTION - X-2	
A-301	REF:	Scale: 1 : 100



2	BUILDING SECTION - X-1	
A-301	REF:	Scale: 1 : 100



1	BUILDING SECTION A-A	
A-301	REF:	Scale: 1 : 100

ISSUE / REVISIONS	
1	HERITAGE PRECONSULT APR.10.23



2 SOUTH ELEVATION
0 2500 5000 mm
SCALE: 1:100



1 WEST ELEVATION
0 2500 5000 mm
SCALE: 1:100

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DESIGN DEVELOPMENT
PROJECT No. 25-105
START DATE APR.23

**Shaw Festival
NEW ROYAL GEORGE
THEATRE**

83 Queen Street, Niagara-on-the-Lake, ON

**COLOURED
ELEVATIONS**

A-903

Appendix E:
Appendix Figure 4 – Shaw Festival Operations – Royal George Theatre Relative Location



Appendix Figure 4

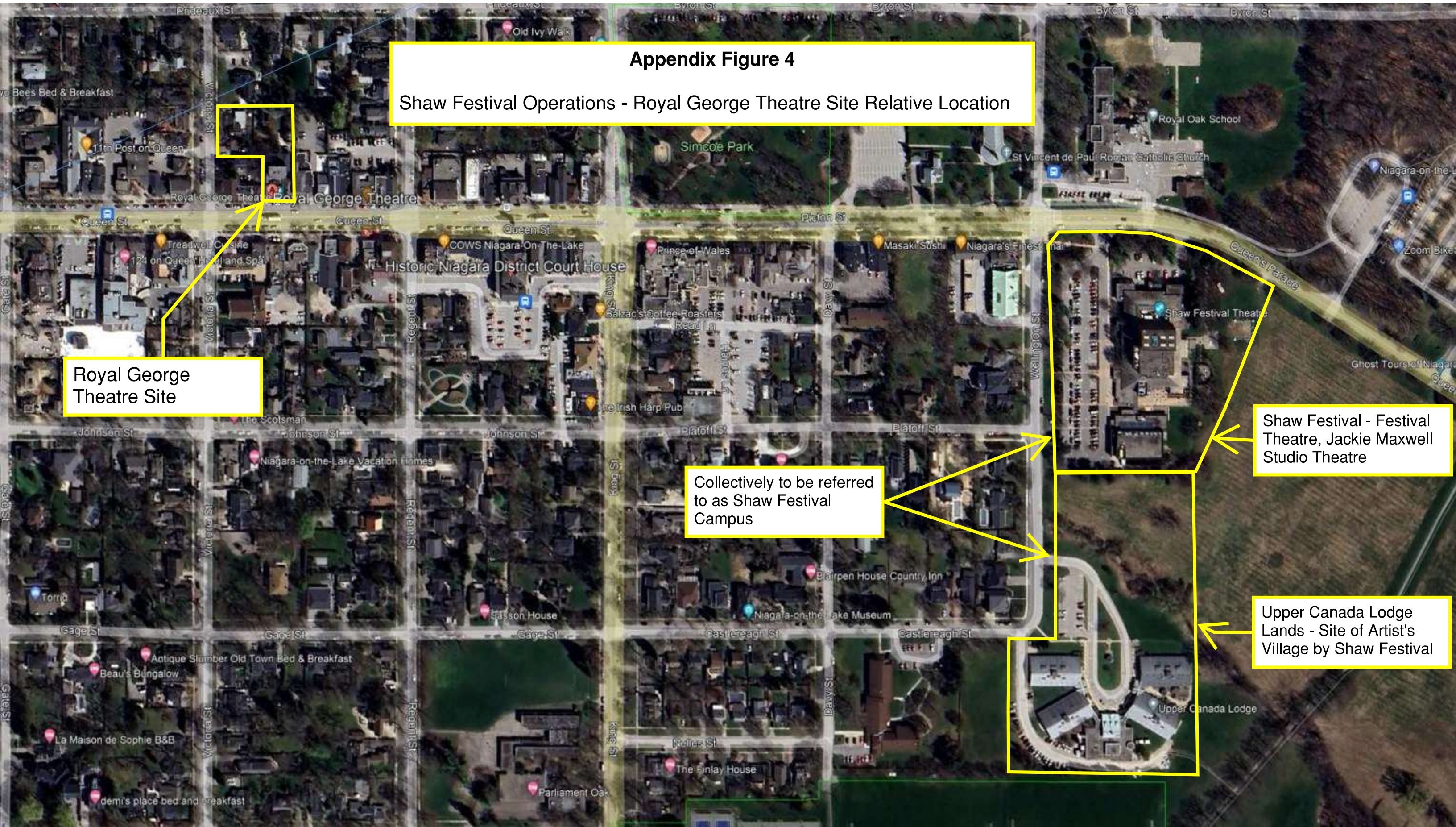
Shaw Festival Operations - Royal George Theatre Site Relative Location

Royal George Theatre Site

Collectively to be referred to as Shaw Festival Campus

Shaw Festival - Festival Theatre, Jackie Maxwell Studio Theatre

Upper Canada Lodge Lands - Site of Artist's Village by Shaw Festival



Appendix F:

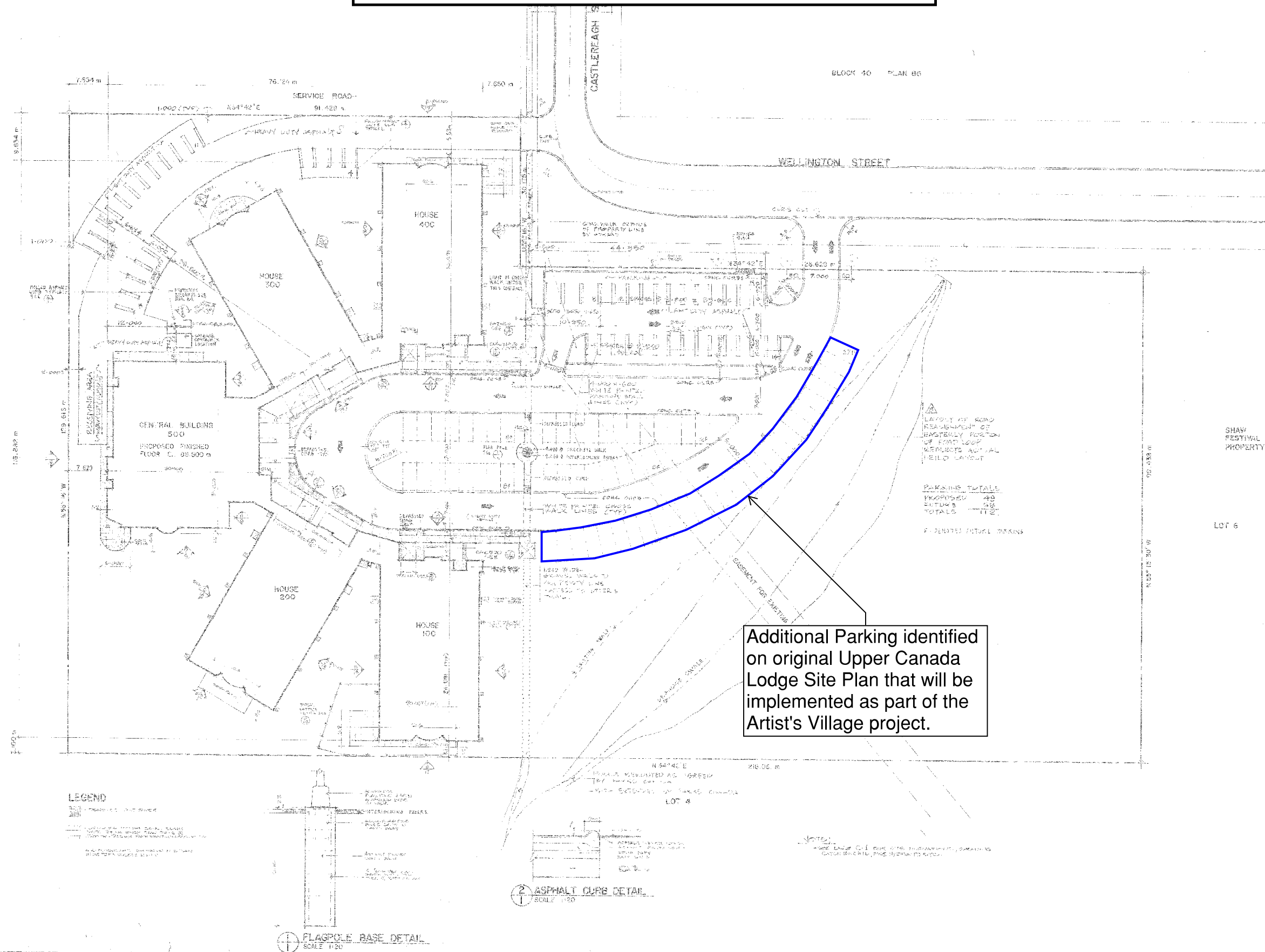
Appendix Figure 5 – Upper Canada Lodge – Original Site Plan (March 1989) – Additional Parking Area to be added to Artist's Village Reuse of the Upper Canada Lodge lands.



(No. 1000)

Appendix Figure 5

Upper Canada Lodge - Original Site Plan - Additional Parking Area
to be added to Artist's Village Proposed Reuse of the Upper Canada
Lodge lands



Additional Parking identified on original Upper Canada Lodge Site Plan that will be implemented as part of the Artist's Village project.

DRAWING PERMITS	
	ARIZONA R I MARCH 2, 1967
	GRANDVIEW FEBRUARY 28 MAY 10, 1967
	NEW 12 / 1967
	NEW 12 / 1967
	JULY 6 / 1967
	JUNE 6 / 1967 CHIEF RICH.
	JUNE 25 1967 BY CHIEF
	NEW 12. 1967
DRAWINGS FOR SIGNED MAR 24	

STINSON
MONTGOMERY
SISAM
ARCHITECTS

CHAPMAN
MURRAY
ASSOCIATES
ARCHITECTS

COMMISSIONER: **SENIOR CITIZENS HOME FOR REGIONAL NIAGARA**
NIAGARA ON THE LAKE
ONTARIO

SHEET 101.2

SITE PLAN
PROPOSED

ICAM: 11500
 DRP: JAN. 23, 1967
 DRAWN
 (CHECKED)

85034-3

507511 740.

Appendix G: Zoning Bylaw Parking Calculations – New Royal George Theatre, May 2025



Parking Assessment

New Royal George Theatre

Shaw Festival, Niagara on the Lake

Seat-Based Parking Assessment

Facility	Capacity	Practical Loading ¹
New RG Theatre	360	234
New RG Rehearsal Hall	40	26
Staff / actors allowance	88	57
Overall Site (Seating / occupancy)	488	317
Parking Requirements (Pkg spaces)	81	53

Ex. RG Theatre	313	203
Ex. Court House Facilities ²	281	183
Overall Site (Seating / occupancy)	594	386
Parking Requirements (Pkg spaces)	99	64

Net Change in Seating (occupancy)	-106	-69
-----------------------------------	------	-----

Net New Parking Space Requirements ³	-18	-11
---	-----	-----

- Notes to Seating Based Parking Requirements:
- 1

Ave. Theatre / Rehearsal Hall seating =

65%

of capacity
- 2

Ex. Court House Seating/occupancy Capacity
- 3

Zoning Bylaw Requirement =

1 per

6

seats

Parking Assessment

New Royal George Theatre

Shaw Festival, Niagara on the Lake

GFLA-Based Parking Assessment

New Royal George Theatre			Existing Royal George Theatre & Court House Theatre			Net GFLA Comparison		Net Parking Calculation	
Location	Facility ¹	GFLA ² m ²	Facility ¹	GFLA ² m ²					
Basement	Catering Kitchen	55.39	Theatre						
Basement	Dressing Room 1	24.66	Box Office	558.2 m ²					
Basement	Dressing Room 2	23.96	Dressing Rooms						
Basement	Dressing Room 3	20.85	Tech Room						
Basement	Dressing Room 4	14.11							
Basement	Dressing Room 5	16.75							
Basement	Green Room	48.49	Court House	709 m ²					
First Floor	Café Pub	156.12	Rehearsal Hall						
First Floor	New Royal George Theatre	534.93	(Occupied portion of the Leased area)						
First Floor	FOH Manager	8.93							
First Floor	Rehearsal Hall	259.85	(Total Capacity =	1300 m ²)					
Second Floor	Multi-purpose Room	124.29							
Second Floor	Balcony	60.92							
Second Floor	Rehearsal Hall Gallery	21.1							
Second Floor	Control Room	20.24							
Third Floor	Lounge Space	60.84							
Total GFLA =		1451.43	Total GFLA =		1267.2	Total Net		Net Parking Requirement =	
Note 2			Note 2			New GFLA		Note 3	
						184.23 m ²		10	
						=			

- Notes to Area-based Parking requirements:
- 1

Facility means a portion of the Theatre complex that could potentially accommodate persons concurrently during a typical operational day.
- 2

GFLA - Gross Floor Leasable Area = the corresponding area for the facilities that could potentially accommodate persons concurrently during a typical operational day.
- 3

Area-based parking requirement = 1 parking space per

18.5

m²