



GEORGINA

THE CORPORATION OF THE TOWN OF GEORGINA NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING

YOU ARE INVITED to attend a Public Meeting on:

Wednesday, October 18, 2023 at 7:00 p.m.

The meeting will be held in a hybrid format (digitally and in-person)
In-person attendance: Council Chambers at 26557 Civic Centre Road, Keswick
Digital viewing: [Georgina.ca/CouncilAgenda](https://www.georgina.ca/CouncilAgenda)
In-person, digital or phone participation: Contact Clerks@georgina.ca

Please note that this application, along with other matters, will be dealt with in the order that they appear on the agenda or as Council may determine.

The Town of Georgina received the following application(s) pursuant to the *Planning Act*.

ADDRESS: 772 The Queensway South, Keswick
DESCRIPTION: Part Lot 1, Concession 2 (NG), Part 1 on Plan 65R-10850
WARD COUNCILLOR: Ward 1 (Councillor Charlene Biggerstaff)
FILE NUMBERS: 02.206 / 03.1178

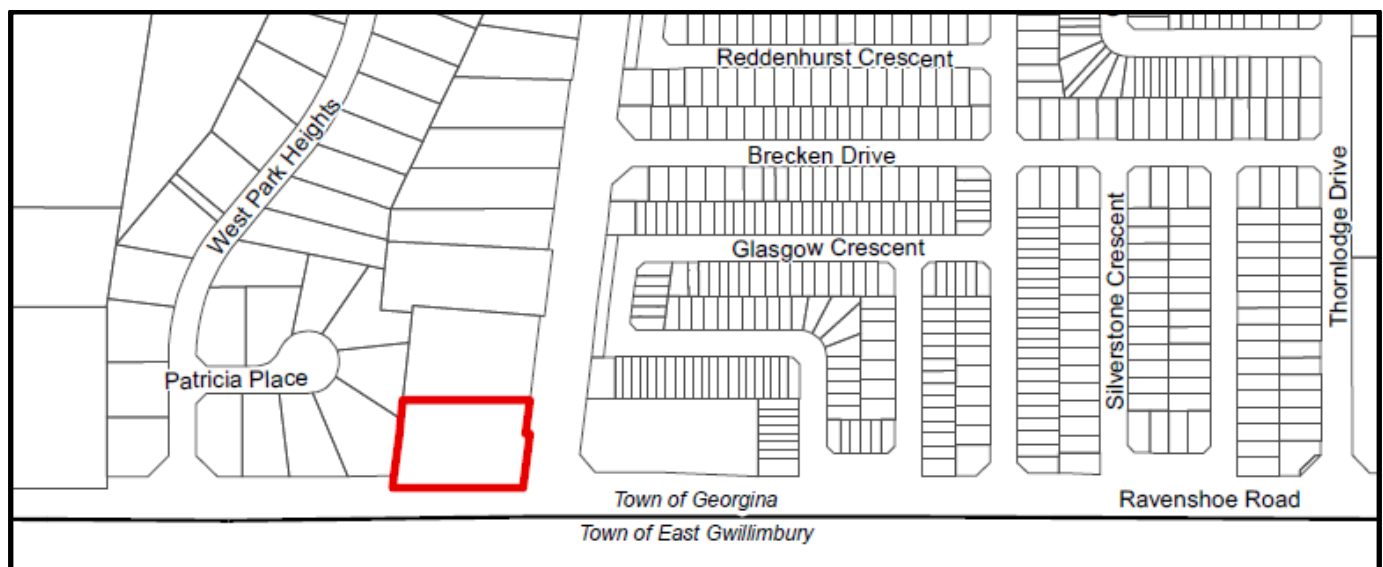
Official Plan Amendment and Zoning By-law Amendment applications have been submitted by Michael Smith Planning Consultants; Development Coordinators Ltd. on behalf of Stylux Keswick Incorporated to facilitate 42 stacked, townhouse dwelling units on private streets on the subject property.

The Official Plan Amendment would amend the current Urban Corridor 2 (UC2) designation to permit stacked townhouse dwellings, increased maximum density and other site-specific elements. The Zoning By-law Amendment would amend the current Highway Commercial (C2) zone to a site-specific Medium Density Urban Residential (R3-___) zone to permit stacked townhouse dwellings, reduced front yards / rear yards / sight triangles, increased maximum heights and other site-specific elements.

The proposed development concept plan is attached to this notice.

Town Files: 02.206 and 03.1178. Direct inquiries to Connor McBride, Senior Development Planner at ext. 2275 or cmcbride@georgina.ca. Please reference the file number(s) in all communications.

KEY MAP



ADDITIONAL INFORMATION:

Information and material related to the application(s) is available upon request. For more information about this matter, including information appeal rights, contact the above-noted planner.

The staff report to be considered by Council will be available on October 12, 2023 upon request from the above-noted planner or online within the full Council Agenda at: [Georgina.ca/CouncilAgenda](https://www.georgina.ca/CouncilAgenda)

If you wish to be notified of the decision of the Town of Georgina on the proposed applications, you must submit a Request to Notified form to the above-noted planner.



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The Council meeting will be held in a hybrid format (digitally and in-person). Attendance is possible digitally, via phone or in-person.

If you want to provide comment in-person, by phone or digitally, submit a Request to Speak form to the Town Clerk (clerks@georgina.ca) via email, mail or in-person no later than noon on the last business day before the meeting to pre-register. Participation instructions will be provided. Provide speaker notes and/or written questions for Council with the form.

Both the Request to be Notified and Request to Speak forms are available at: [Georgina.ca/participate](https://www.georgina.ca/participate)

PROVIDING COMMENT:

Any person may make written or verbal comment on the application(s). Send written comments to the above-noted planner. Include your name, phone number, and address for contact purposes.

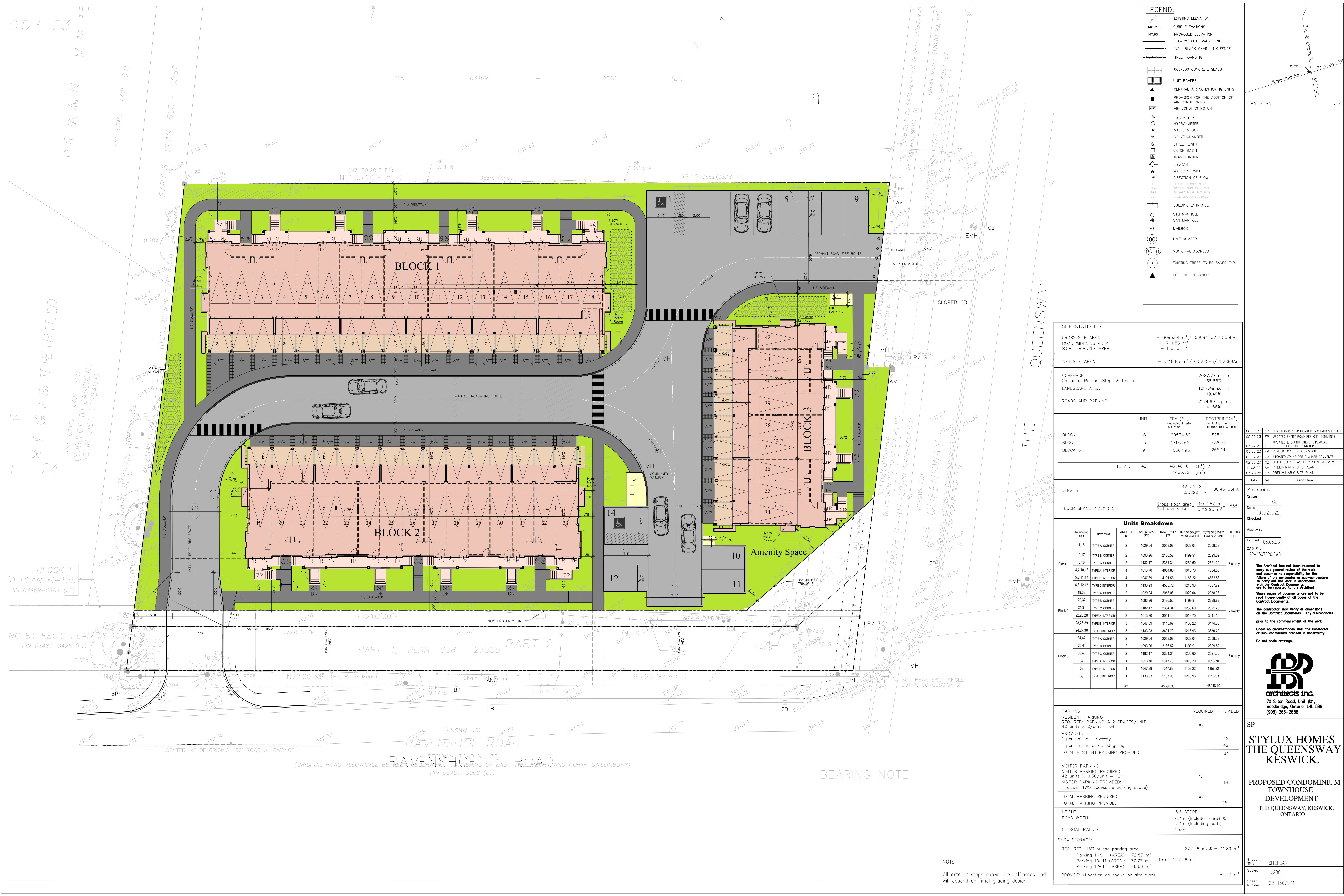
- i) Any person may attend the meeting and/or make written or verbal representation either in support of or in opposition to the applications. Written comments should be emailed/mailed to the Planner noted above. Please ensure you include your name and address so that you may be contacted if necessary and include your acknowledgement regarding the collection of personal information as noted below.
- ii) If a person or public body would otherwise have an ability to appeal the decision of the Town of Georgina to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Town of Georgina before the proposed official plan amendment / zoning by-law amendment are adopted, the person or public body is not entitled to appeal the decision.
- iii) If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Town of Georgina before the proposed official plan amendment / zoning by-law amendment are adopted, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

NOTICE OF COLLECTION OF PERSONAL INFORMATION:

Personal information collected in response to this planning notice or in relation to this application will be used to assist Town Staff and Council to process the applications and make a decision on this matter. Such personal information is collected under the authority of the *Municipal Act*, the *Municipal Freedom of Information and Protection of Privacy Act*, the *Planning Act*, and all other relevant legislation, and will become part of the public record, may be viewed by the general public, and may be published in a Planning Report and Council Agenda. Questions about this collection may be directed to the Town Clerk, Rachel Dillabough, at 905-476-4305, ext. 2223, or by email to rdillabough@georgina.ca.

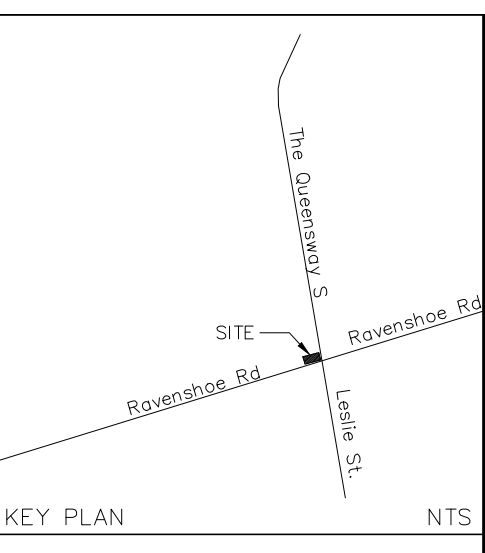
DATED AT THE TOWN OF GEORGINA THIS 23rd DAY OF AUGUST, 2023

Town of Georgina address: 26557 Civic Centre Road, Keswick, ON, L4P 3G1



LEGEND:

- EXISTING ELEVATION
- CURB ELEVATIONS
- PROPOSED ELEVATION
- 1.8m WOOD PRIVACY FENCE
- 1.5m BLACK CHAIN LINK FENCE
- TREE HOARDING
- 600x600 CONCRETE SLABS
- UNIT PAVERS
- CENTRAL AIR CONDITIONING UNITS
- PROVISION FOR THE ADDITION OF AIR CONDITIONING
- AIR CONDITIONING UNIT
- GAS METER
- HYDRO METER
- VALVE & BOX
- VALVE CHAMBER
- STREET LIGHT
- CATCH BASIN
- TRANSFORMER
- HYDRANT
- WATER SERVICE
- DIRECTION OF FLOW
- PAVED FLOOR ENTRY
- DIRT FLOORING WALL
- PAVED RAMPMENT SLAB
- UNDERGRADE OF FOOTING
- BUILDING ENTRANCE
- SIM MANHOLE
- SAN MANHOLE
- MAILBOX
- UNIT NUMBER
- MUNICIPAL ADDRESS
- EXISTING TREES TO BE SAVED TYP.
- BUILDING ENTRANCES



SITE STATISTICS

GROSS SITE AREA	- 6093.64 m ² / 0.6094Ha / 1.5058Ac
ROAD WIDENING AREA	- 761.53 m ²
SIGHT TRIANGLE AREA	- 112.16 m ²
NET SITE AREA	- 5219.95 m ² / 0.5220Ha / 1.2899Ac

COVERAGE

(Including Porches, Steps & Decks)	2027.77 sq. m.
LANDSCAPE AREA	1017.49 sq. m.
ROADS AND PARKING	2174.69 sq. m.

UNIT BREAKDOWN

BLOCK	UNIT	GFA (H ²) (including interior unit area)	FOOTPRINT (M ²) (including porch, exterior stair & deck)
BLOCK 1	18	20534.50	525.11
BLOCK 2	15	17145.65	438.72
BLOCK 3	9	10367.95	265.14
TOTAL:	42	48048.10 (R²) / 4463.82 (M²)	

DENSITY

42 UNITS = 80.46 UPH/A
0.5220 HA

FLOOR SPACE INDEX (FSI)

Gross floor area = 4463.82 m² / 0.855
NET site area = 5219.95 m²

Units Breakdown

Block	Unit	Type	Number of Unit	UNIT GFA (FT ²)	TOTAL GFA (FT ²)	UNIT GFA (M ²)	TOTAL GFA (M ²)	BUILDING HEIGHT
Block 1	1.18	TYPE A CORNER	2	1029.04	2058.08	1029.04	2058.08	3 storey
	2.17	TYPE B CORNER	2	1093.26	2186.52	1199.91	2399.82	
	3.16	TYPE C CORNER	2	1182.17	2364.34	1260.60	2521.20	
	4.7.10.13	TYPE A INTERIOR	4	1013.70	4054.80	1013.70	4054.80	
	5.8.11.14	TYPE B INTERIOR	4	1047.89	4191.56	1158.22	4632.88	
	6.8.12.15	TYPE C INTERIOR	4	1133.93	4535.72	1216.93	4867.72	
Block 2	19.33	TYPE A CORNER	2	1029.04	2058.08	1029.04	2058.08	3 storey
	20.32	TYPE B CORNER	2	1093.26	2186.52	1199.91	2399.82	
	21.31	TYPE C CORNER	2	1182.17	2364.34	1260.60	2521.20	
	22.25.28	TYPE A INTERIOR	3	1013.70	3041.10	1013.70	3041.10	
	23.26.29	TYPE B INTERIOR	3	1047.89	3143.67	1158.22	3474.66	
	24.27.30	TYPE C INTERIOR	3	1133.93	3401.79	1216.93	3650.79	
Block 3	34.42	TYPE A CORNER	2	1029.04	2058.08	1029.04	2058.08	3 storey
	35.41	TYPE B CORNER	2	1093.26	2186.52	1199.91	2399.82	
	36.40	TYPE C CORNER	2	1182.17	2364.34	1260.60	2521.20	
	37	TYPE A INTERIOR	1	1013.70	1013.70	1013.70	1013.70	
	38	TYPE B INTERIOR	1	1047.89	1047.89	1158.22	1158.22	
	39	TYPE C INTERIOR	1	1133.93	1133.93	1216.93	1216.93	
TOTAL			42	45390.98		48048.10		

PARKING

REQUIRED	PROVIDED
RESIDENT PARKING	
REQUIRED: PARKING @ 2 SPACES/UNIT	
42 units X 2/unit = 84	84
PROVIDED:	
1 per unit on driveway	42
1 per unit in attached garage	42
TOTAL RESIDENT PARKING PROVIDED	84
VISITOR PARKING	
REQUIRED: VISITOR PARKING REQUIRED:	
42 units X 0.30/unit = 12.6	13
VISITOR PARKING PROVIDED:	
(Include: TWO accessible parking space)	14
TOTAL PARKING REQUIRED	97
TOTAL PARKING PROVIDED	98

SNOW STORAGE:

REQUIRED: 15% of the parking area	277.26 x 15% = 41.89 m ²
Parking 1-9 (AREA): 172.83 m ²	
Parking 10-11 (AREA): 37.77 m ²	total: 277.26 m ²
Parking 12-14 (AREA): 66.66 m ²	
PROVIDE: (Location as shown on site plan)	84.23 m ²

Revisions

Date	Ref.	Description
06.06.23	CZ	UPDATED AS PER R-RUN AND RECALCULATED SITE STATS
05.02.23	FP	UPDATED ENTRY ROAD PER CITY COMMENTS
03.22.23	FP	UPDATED END UNIT STEPS, SIDEWALKS PER SITE CONDITIONS
03.08.23	FP	REVISED FOR CITY SUBMISSION
02.27.23	CZ	UPDATED SP AS PER PLANNER COMMENTS
02.08.23	CZ	UPDATED SP AS PER NEW SURVEY
11.03.22	SM	PRELIMINARY SITE PLAN
03.23.22	CZ	PRELIMINARY SITE PLAN

Approved

Date: 03/23/22

Checked: [Signature]

Printed: 06.06.23

CAD File: 22-1507SP6.DWG

The Architect has not been retained to carry out general review of the work and assumes no responsibility for the failure of the contractor or sub-contractors to carry out the work in accordance with the Contract Documents. Any discrepancies are to be reported to the Architect. Single pages of documents are not to be read independently of all pages of the Contract Documents.

The contractor shall verify all dimensions on the Contract Documents. Any discrepancies prior to the commencement of the work. Under no circumstances shall the Contractor or sub-contractors proceed in uncertainty. Do not scale drawings.



SP

STYLUX HOMES
THE QUEENSWAY
KESWICK.

PROPOSED CONDOMINIUM
TOWNHOUSE
DEVELOPMENT
THE QUEENSWAY, KESWICK, ONTARIO

Sheet Title: SITEPLAN

Scales: 1:200

Sheet Number: 22-1507SP1

NOTE:
All exterior steps shown are estimates and will depend on final grading design