

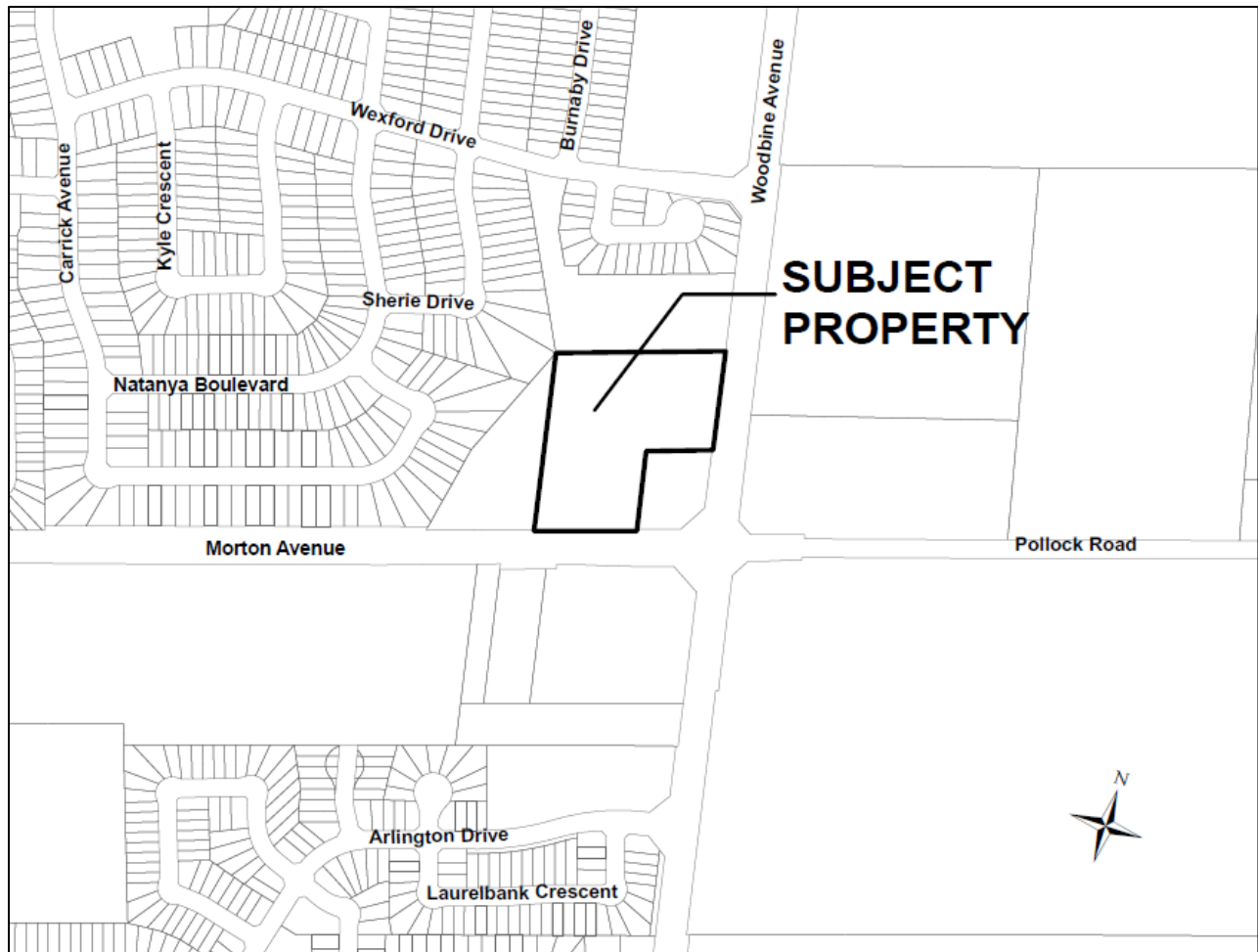
**THE CORPORATION OF THE TOWN OF GEORGINA  
NOTICE OF COMPLETE APPLICATIONS UNDER THE *PLANNING ACT***

The Town of Georgina has received the following applications pursuant to the *Planning Act*. Town Council will be considering these applications at a future public meeting, the date and time of which will be published in the Georgina Advocate and on the Town of Georgina website.

**ADDRESS:** 24434 Woodbine Avenue  
**LEGAL DESCRIPTION:** Part Lot 11, Concession 3 (NG)  
**WARD (COUNCILLOR):** Ward 2 (Dan Fellini)

Applications for an Official Plan Amendment and a Zoning By-law Amendment have been submitted by Martin Rendl Associates on behalf of MTCO Holdings Inc. to facilitate the construction of a mixed-use retirement community consisting of residential and commercial space. A key map showing the location of the property is provided below and the proposed site plan is attached. **Town Files: 02.198 & 03.1150; Direct Inquiries to Dustin Robson, Planner II, at ext. 2326 or [drobson@georgina.ca](mailto:drobson@georgina.ca). Please reference the File Number in all communications.**

**KEY MAP**



**ADDITIONAL INFORMATION:**

Additional information and/or material related to the proposal is available for viewing at the Planning Division within the Civic Centre at 26557 Civic Centre Road, Keswick, ON from 8:30 a.m. to 4:30 p.m. on regular business days. For more information about this matter, including information about preserving your appeal rights, please contact the Planner assigned to the file as noted-above.

If you wish to be notified of the decision of Town Council for the submitted applications, you must make a written request to the Town of Georgina.

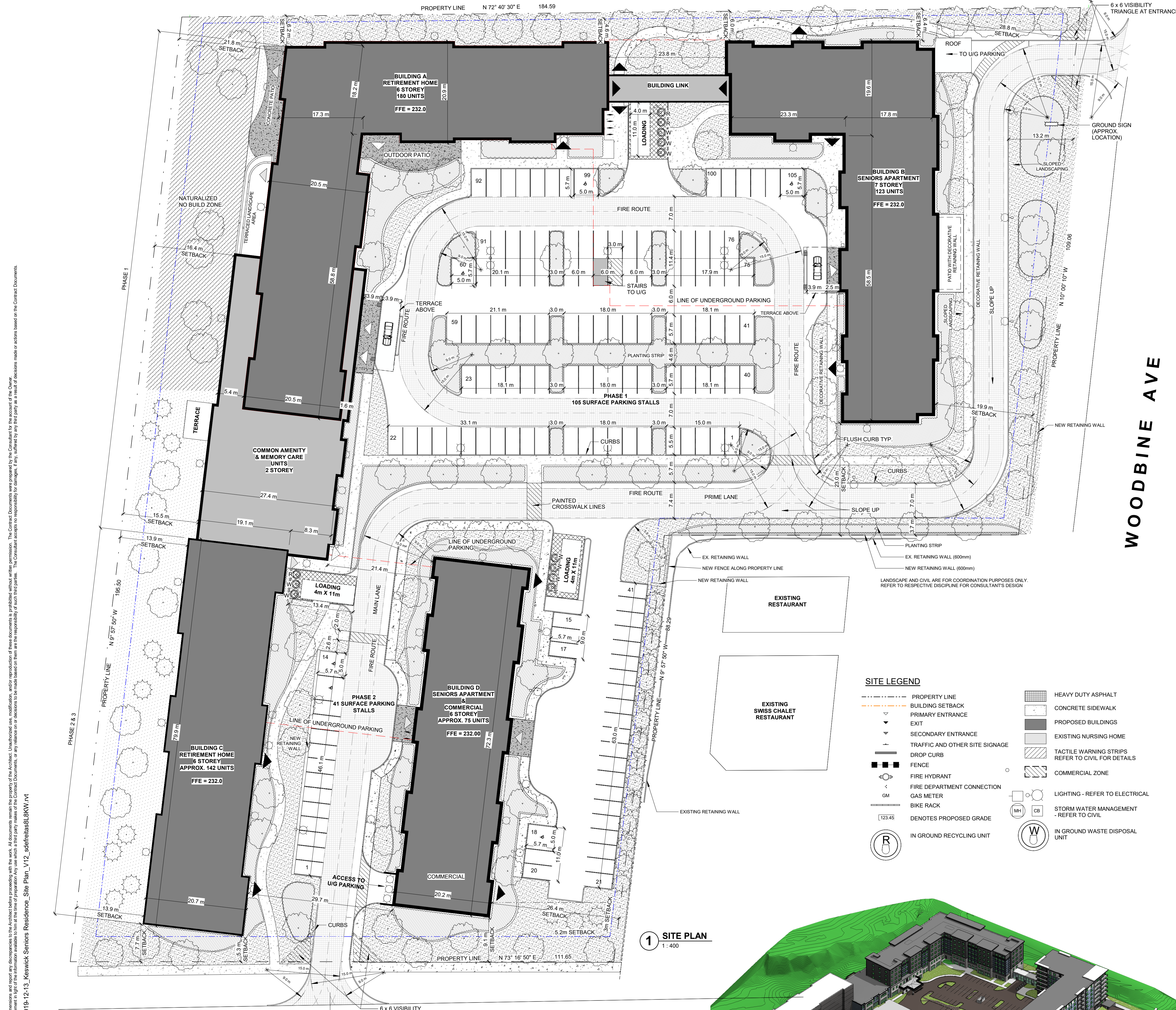
**PROVIDING COMMENT:**

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 mailed/emailed to the Planner noted above. Please ensure you include your name and address for record keeping purposes and so that you may be contacted if necessary.

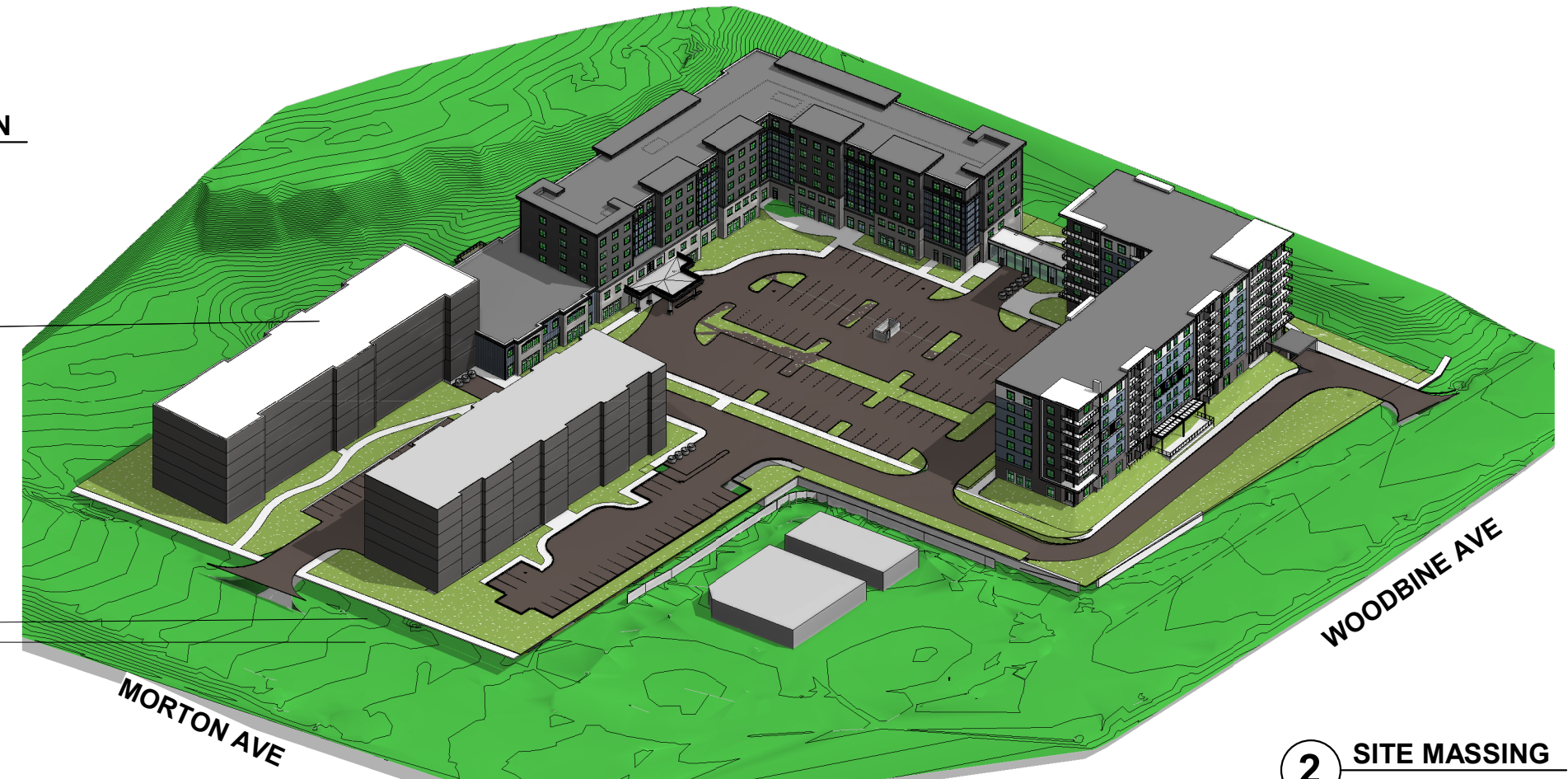
**NOTICE OF COLLECTION:**

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. 2257, or by email to [rdillabough@georgina.ca](mailto:rdillabough@georgina.ca).

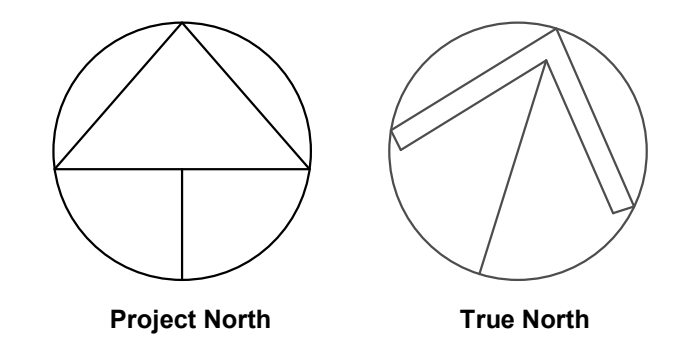
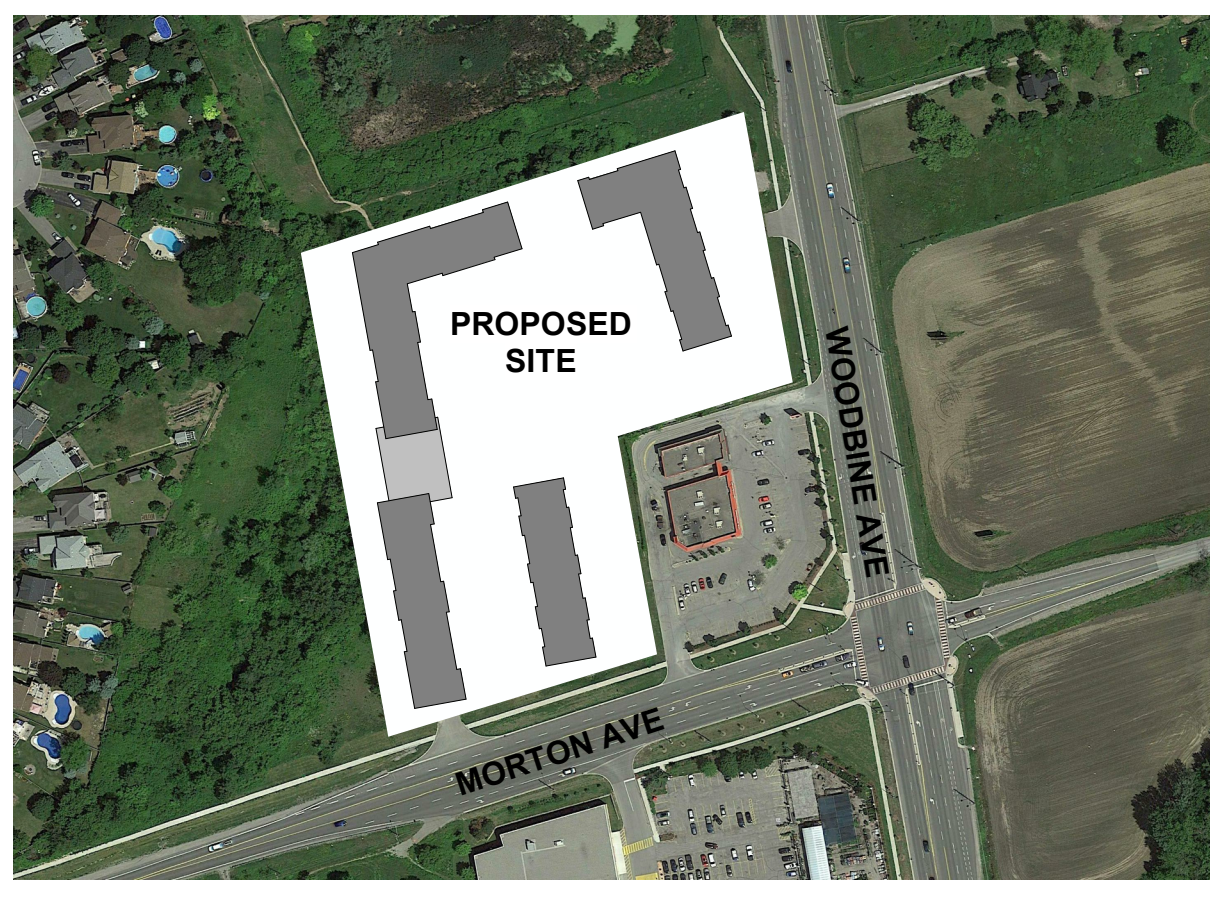
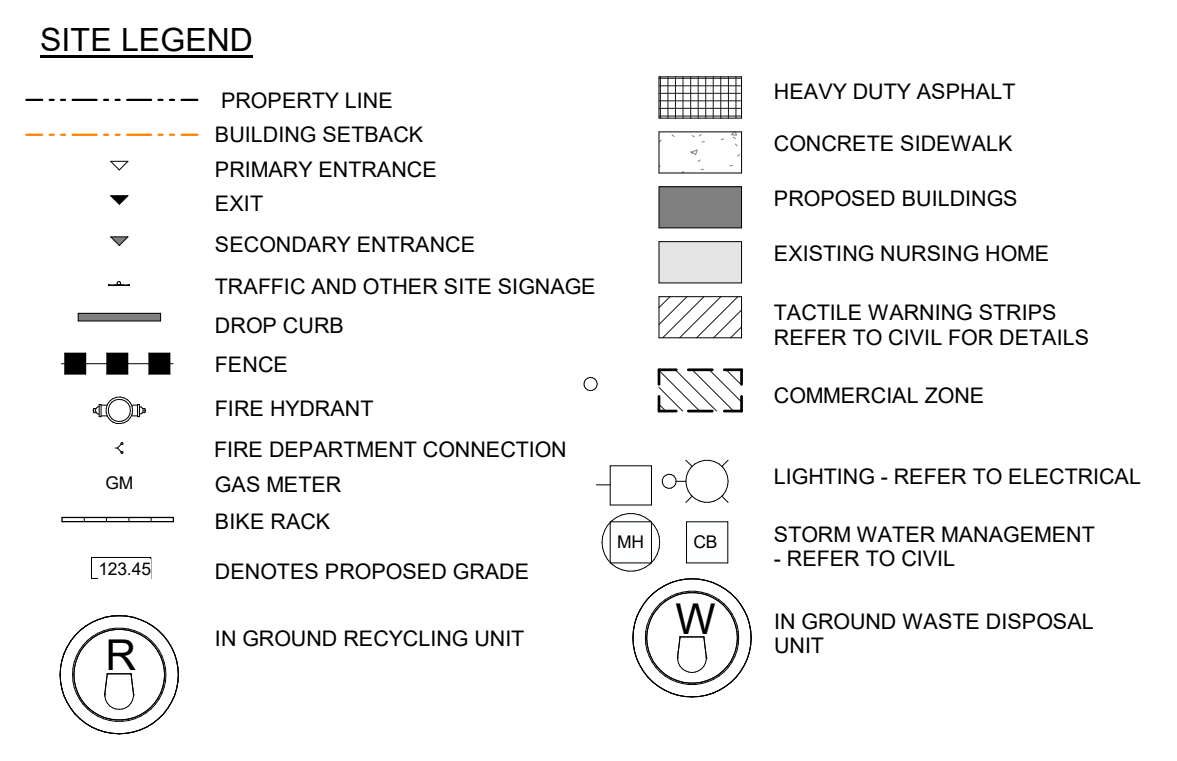
**DATED AT THE TOWN OF GEORGINA THIS 12<sup>th</sup> DAY OF FEBRUARY, 2020**



1 SITE PLAN  
1:400



2 SITE MASSING



**SITE DATA**  
24434 WOODBINE AVE, GEORGINA, ON

DATA	REQUIRED	PROVIDED
CURRENT ZONING		COMMERCIAL (C4-9)
ZONING BYLAW		
ZONING		
PERMITTED USE:		
LOT AREA (m <sup>2</sup> )		2.96 ha (29,598 m <sup>2</sup> )
EASEMENT AREA (m <sup>2</sup> )		0.24 ha (2,418 m <sup>2</sup> )
NATURALIZED NO BUILD ZONE		0.11 ha (1,135.8 m <sup>2</sup> )
FRONT YARD (m) (WOODBINE)	5.0(m)	21.5 (m)
FRONT YARD (m) (MORTON)	19.0 (m)	5.3 (m)
SIDE YARD (m)	1.5 (m)	23.0 (m)
SIDE YARD (m)	3.0 (m)	28.0 (m)
REAR YARD (m)	---	12.3 (m)

**LANDSCAPING DATA - PHASE 1**

DATA	REQUIRED	PROVIDED
LANDSCAPE AREA (percentage)	---	33.3%
LANDSCAPE AREA (m <sup>2</sup> )	---	9860 (m <sup>2</sup> )

**BUILDING DATA - PHASE 1**

BUILDING A - RETIREMENT	BUILDING B - SENIORS
BUILDING HEIGHT 6 STOREYS (21m)	BUILDING HEIGHT 7 STOREYS (24.5m)
DENSITY 180 UNITS	DENSITY 123 UNITS
BUILDING AREA 3,430 m <sup>2</sup>	BUILDING AREA 1,963 m <sup>2</sup>
GFA (W/O BASEMENT) 16,464 m <sup>2</sup>	GFA (W/O BASEMENT) 13,743 m <sup>2</sup>
GFA (W BASEMENT) 17,762 m <sup>2</sup>	GFA (W BASEMENT) 14,198 m <sup>2</sup>

TOTAL UNITS PHASE 1 = 303 UNITS

**BUILDING DATA - PHASE 2 & 3**

BUILDING C - RETIREMENT	BUILDING D - SENIORS
BUILDING HEIGHT 6 STOREYS (21m)	BUILDING HEIGHT 6 STOREYS (21m)
DENSITY 142 UNITS	DENSITY 75 UNITS
BUILDING AREA 1,531 m <sup>2</sup>	BUILDING AREA 1,411 m <sup>2</sup>
GROSS FLOOR AREA 9,186 m <sup>2</sup>	GROSS FLOOR AREA 8,470 m <sup>2</sup>

TOTAL UNITS PHASE 2 = 217 UNITS

**UNDERGROUND PARKING - PHASE 1, 2 & 3**

PHASE	STALLS
PHASE 1	3,693 m <sup>2</sup>
PHASE 2 & 3	3,628 m <sup>2</sup>

**VEHICLE PARKING DATA** PARKING STALL SIZE: 3.0m X 5.7m

DATA	PROPOSED	PROVIDED
RESIDENTIAL PARKING PHASE 1	RETIREMENT HOMES = 0.5 / UNIT = 129 x 0.50 = 64.5 STALLS SENIOR APARTMENTS = 0.8 / UNIT = 123 x 0.80 = 98.4 STALLS ASSISTED LIVING = 0.3 / UNIT = 51 x 0.30 = 15.3 STALLS	SURFACE = 105 STALLS UNDERGROUND = 74 STALLS
TOTAL PARKING PHASE 1	178.2 = 179 STALLS	179 PARKING STALLS
PHASE 2 & 3	RETIREMENT HOMES = 0.5 / UNIT = 122 x 0.50 = 61 STALLS ASSISTED LIVING = 0.3 / UNIT = 20 x 0.30 = 6 STALLS SENIOR APARTMENTS = .8 / UNIT = 75 x 0.80 = 60 STALLS	SURFACE = 41 STALLS UNDERGROUND = 89 STALLS
COMMERCIAL PARKING 5 per 95 sq m of non-residential floor area phase 3	461 SQ.M. COMMERCIAL FLOOR AREA (5 PER 95 SQ.M.) = 25 PARKING STALLS	25 PARKING STALLS
TOTAL PARKING PHASE 2 & 3	127 PARKING STALLS (RESIDENTIAL) 25 PARKING STALLS (COMMERCIAL)	130 PARKING STALLS (RESIDENTIAL) 25 PARKING STALLS (COMMERCIAL)
TOTAL	331 PARKING STALLS	334 PARKING STALLS (INCLUDES BARRIER FREE)

**BARRIER FREE PARKING DATA** BY-LAW # 500-2011-0099  
BARRIER FREE SIZE: 5.0m X 5.7m

DATA	PROPOSED	PROVIDED
RESIDENTIAL PARKING PHASE 1	179 STALLS REQUIRES 3 TO BE BARRIER FREE STALLS	4 BARRIER FREE STALLS PROVIDED
PHASE 2 & 3	127 STALLS REQUIRES 3 TO BE BARRIER FREE STALLS	3 BARRIER FREE STALLS PROVIDED
COMMERCIAL PARKING 5 per 95 sq m of non-residential floor area phase 3	25 STALLS REQUIRES 2 TO BE BARRIER FREE STALLS	2 BARRIER FREE STALLS PROVIDED
TOTAL	8 BARRIER FREE STALLS REQUIRED	9 BARRIER FREE STALLS PROVIDED (INCLUDED IN TOTAL PARKING)

No.	Date	Revision
2	2019-12-19	ISSUED FOR OPA & ZBA

Project No: 19075  
Issue Date: 2019-12-19  
Drawn by: SBD  
Checked by: JLH  
Per Date / Time: 2019-12-19 1:59:51 PM

**srm**  
ARCHITECTS INC.

24434 WOODBINE AVE,  
GEORGINA, ON  
KESWICK SENIORS  
VILLAGE

SITE PLAN

Ontario Association of Architects  
EDWARD THOMAS  
LICENCE 5572

Drawing Scale: As indicated  
Status: ISSUED FOR OFFICIAL PLAN & ZONING BYLAW AMENDMENT  
Drawing No.: Revision No.

**D1.01 - r2**

Do not scale drawings. Contractors must check and verify all dimensions and report any discrepancies to the Architect before proceeding with the work. All documents remain the property of the Architect. Unauthorised use, modification, or reproduction of these documents is prohibited without the written consent of the Architect. The material contained herein reflects the Consultant's best judgment in light of the information available to him at the time of preparation. Any reliance on or decisions based on them are the responsibility of such parties. The Consultant accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on the Contract Documents.  
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