

**THE CORPORATION OF THE TOWN OF GEORGINA  
NOTICE OF SECOND PUBLIC MEETING**

**YOU ARE INVITED** to attend a Public Meeting on:

**Wednesday, June 21, 2023 at 7:00 p.m.**

**The Meeting will be held in an electronic format through the Town website and can viewed at**  
**<https://www.georgina.ca/municipal-government/council-meetings/livearchived-meeting-broadcasts>**

*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 has received the following application pursuant to the *Planning Act*.

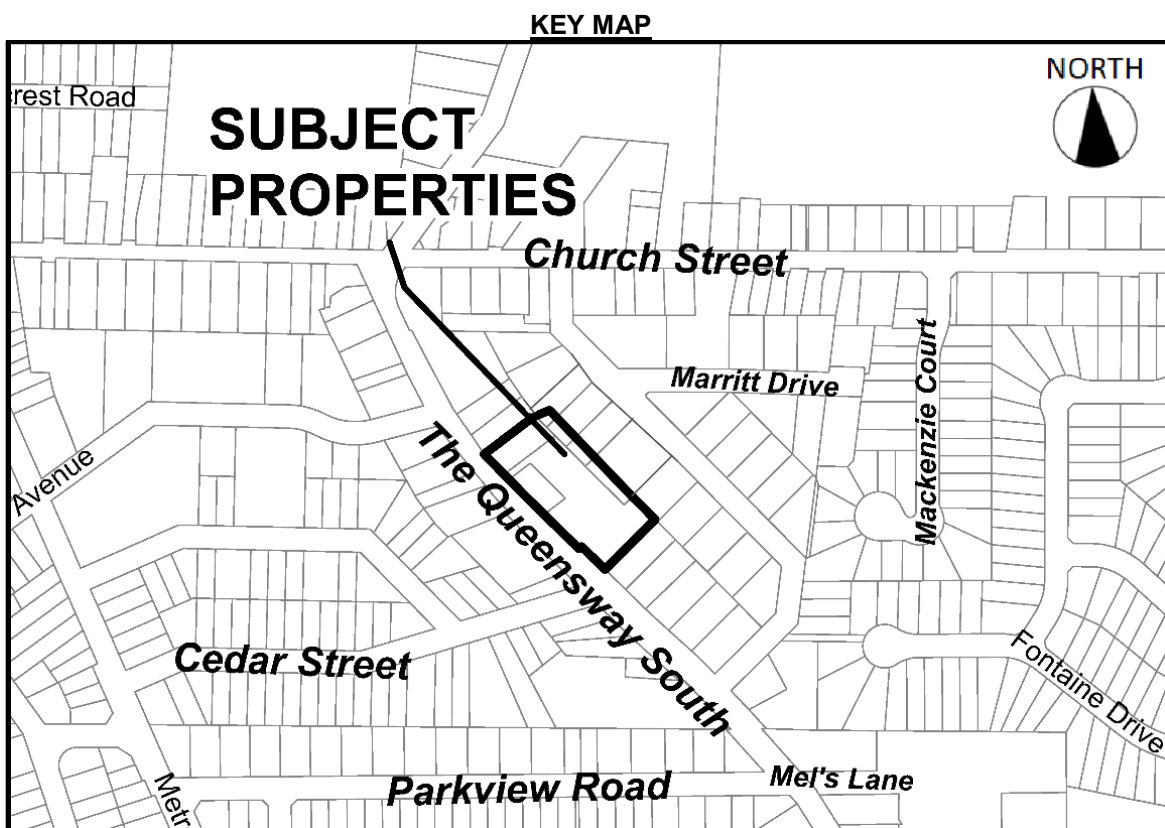
**APPLICATION FOR ZONING BY-LAW AMENDMENT**

Address: 27, 33, and 43 The Queensway South, Keswick and  
Part of 12 – 18 Circle Ridge Drive, Keswick  
Description: Lots 1 – 5, Registered Plan 225, Lot 6 and Part Lots 12 – 16, Registered  
Plan 477, Part of Lot 13, Concession 3 (NG)  
Applicant : Michael Smith Planning Consultants; Development Coordinators Ltd. (c/o  
Michael Smith)  
File No: 03.1157  
Ward 2 Ward 2 (Councillor Dan Fellini)

A Zoning By-law Amendment application has been submitted by Michael Smith Planning Consultants; Development Coordinators Ltd; on behalf of New Building Blocks Inc., 1750582 Ontario Inc., and 2680682 Ontario Inc. to rezone a portion of the subject properties from 'site-specific General Commercial (C1-1)' and 'Low Density Urban Residential (R1)' to 'site-specific Medium Density Urban Residential (R3-XX)'. The purpose of the application is to facilitate the construction of an 84 unit, rental-tenure, apartment dwelling.

The subject properties are currently subject to three (3) Consent applications. Consent application B19-22 would have the effect of adding part of 12 – 18 Circle Ridge Drive to 43 The Queensway. Consent application B20-22 would have the effect of creating a permanent drainage easement over 27 The Queensway South in favour of the remainder of 12 – 18 Circle Ridge Drive. Consent application B21-22 would have the effect of creating a permanent drainage easement over of the part of 12 – 18 Circle Ridge Drive proposed to be conveyed to 43 The Queensway South in favour of the remainder of 12 – 18 Circle Ridge Drive. Consents B19-22, B20-22 and B21-22 were provisionally approved by the Committee of Adjustment on May 29, 2023. Please contact the below-signed Planner for more information about these Consents.

A key map showing the location of the subject properties is provided below. **Town File 03.1157; Direct inquiries to Connor McBride, Senior Development Planner, at ext. 2275 or [cmcbride@georgina.ca](mailto:cmcbride@georgina.ca).** Please reference the **File Number** in all communications.



**DATED AT THE TOWN OF GEORGINA THIS 31st DAY OF MAY, 2023**

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

**ADDITIONAL INFORMATION:**

Additional information and/or material related to the proposal is available upon request. 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 application, you must make a written request to the Town of Georgina.

The staff report to be considered by Council will be available on the Thursday prior to the Council meeting upon request from the above-noted Planner or online within the full Council Agenda at <https://www.georgina.ca/municipal-government/council-meetings/agendas-and-minutes>.

**PROVIDING COMMENT:**

The Town is currently holding virtual Council meetings. For those who wish to make verbal representations at the virtual Council meeting, a *Request to Speak Form* must be completed and submitted to the Office of the Town Clerk at [clerks@georgina.ca](mailto:clerks@georgina.ca) no later by noon on the last business day prior to a scheduled meeting to pre-register. Request to Speak Forms can be found at [www.georgina.ca/municipal-government/council-meetings](http://www.georgina.ca/municipal-government/council-meetings). When you are confirmed as a registered speaker, you will be provided with instructions to participate in the electronic Council meeting.

- i) Any person may attend the meeting and/or make written or verbal representation either in support of or in opposition to the application. 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 by-law is passed, 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 by-law is passed, 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](mailto:rdillabough@georgina.ca).

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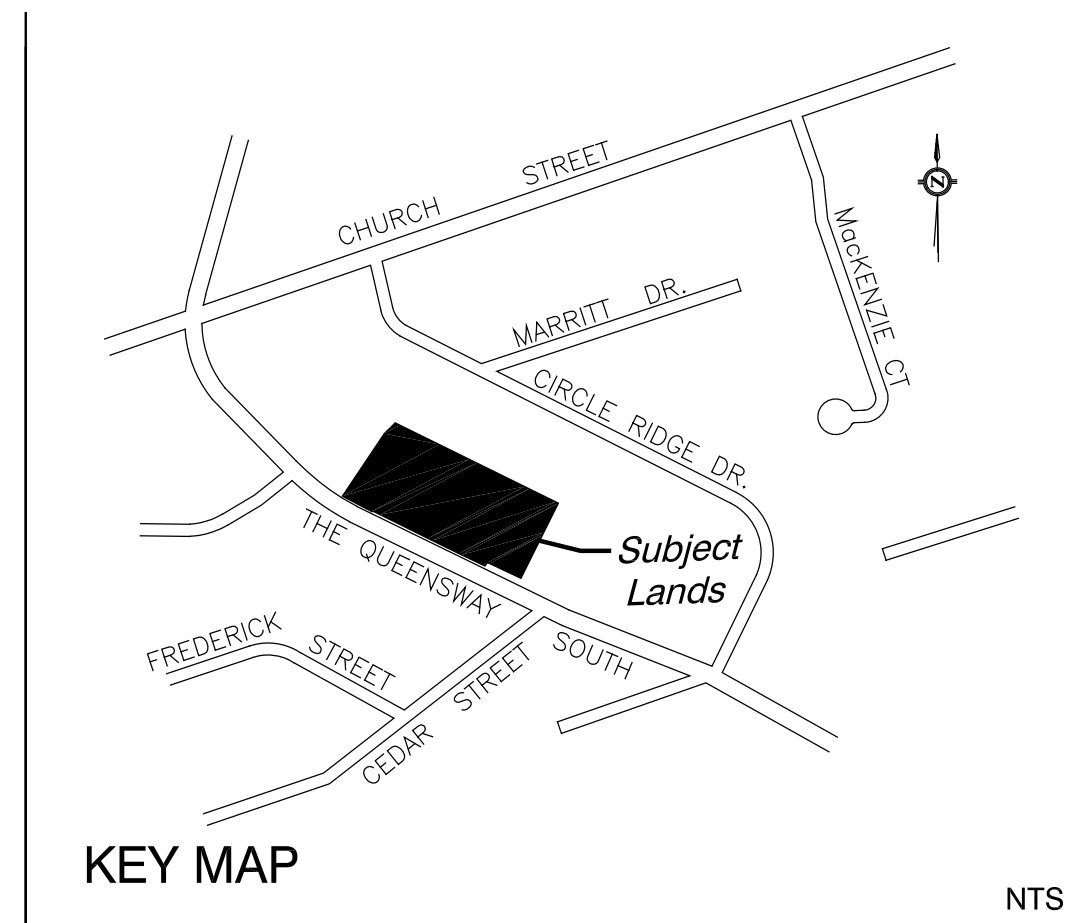
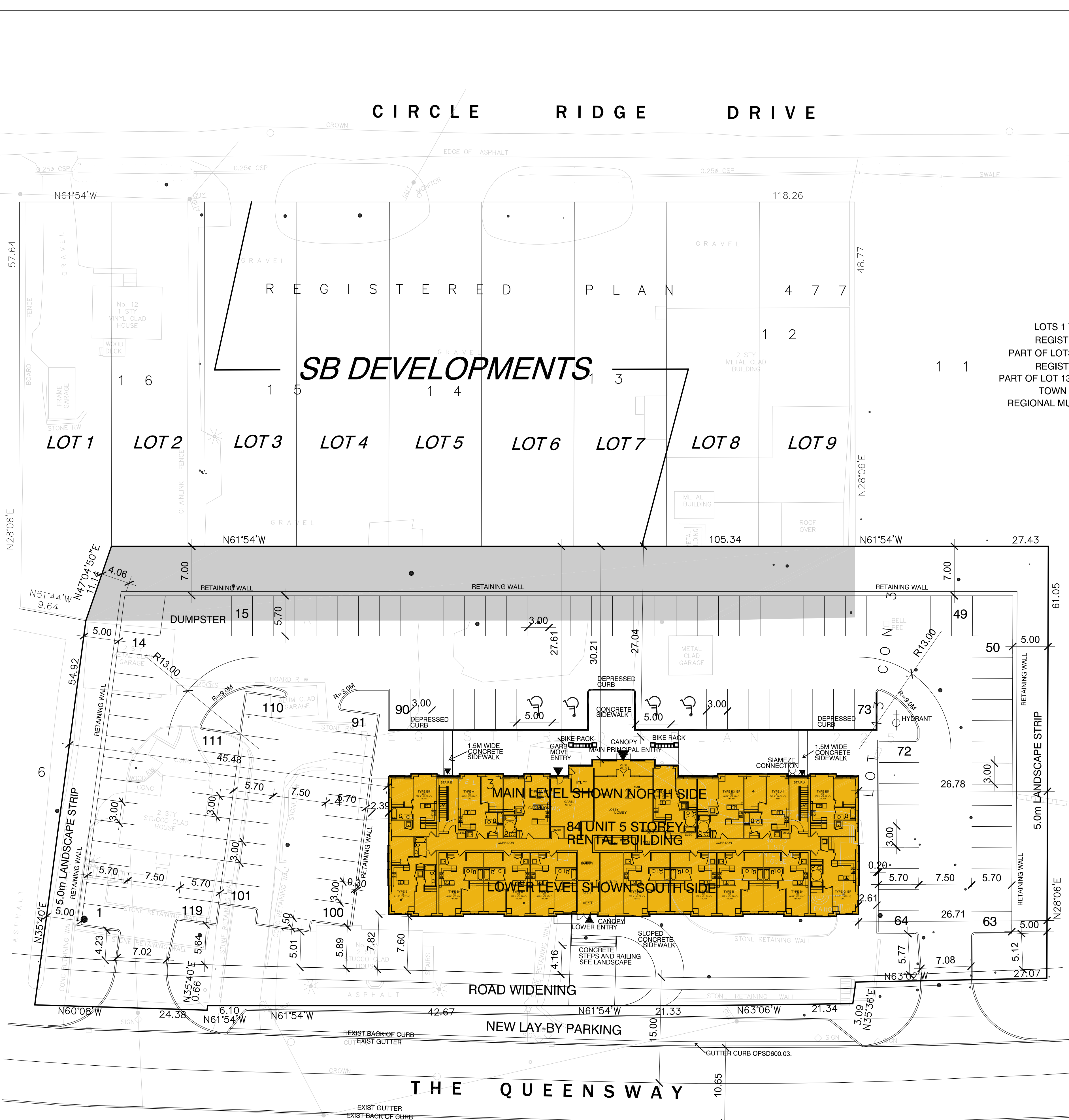
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Town of Georgina address: 26557 Civic Centre Road, Keswick, ON, L4P 3G1



TIME: 2020-11-05 9:05:51 AM FILEPATH: O:\2020\20003 - Keswick Rentals - 1750580 Ontario Ltd - Keswick Rentals\6. Correspondence\6.20 Planner\2020-11-04 CAD Blue Plans & Elevations\2020-09-14.dwg

1 SITE PLAN  
SP1 1:300



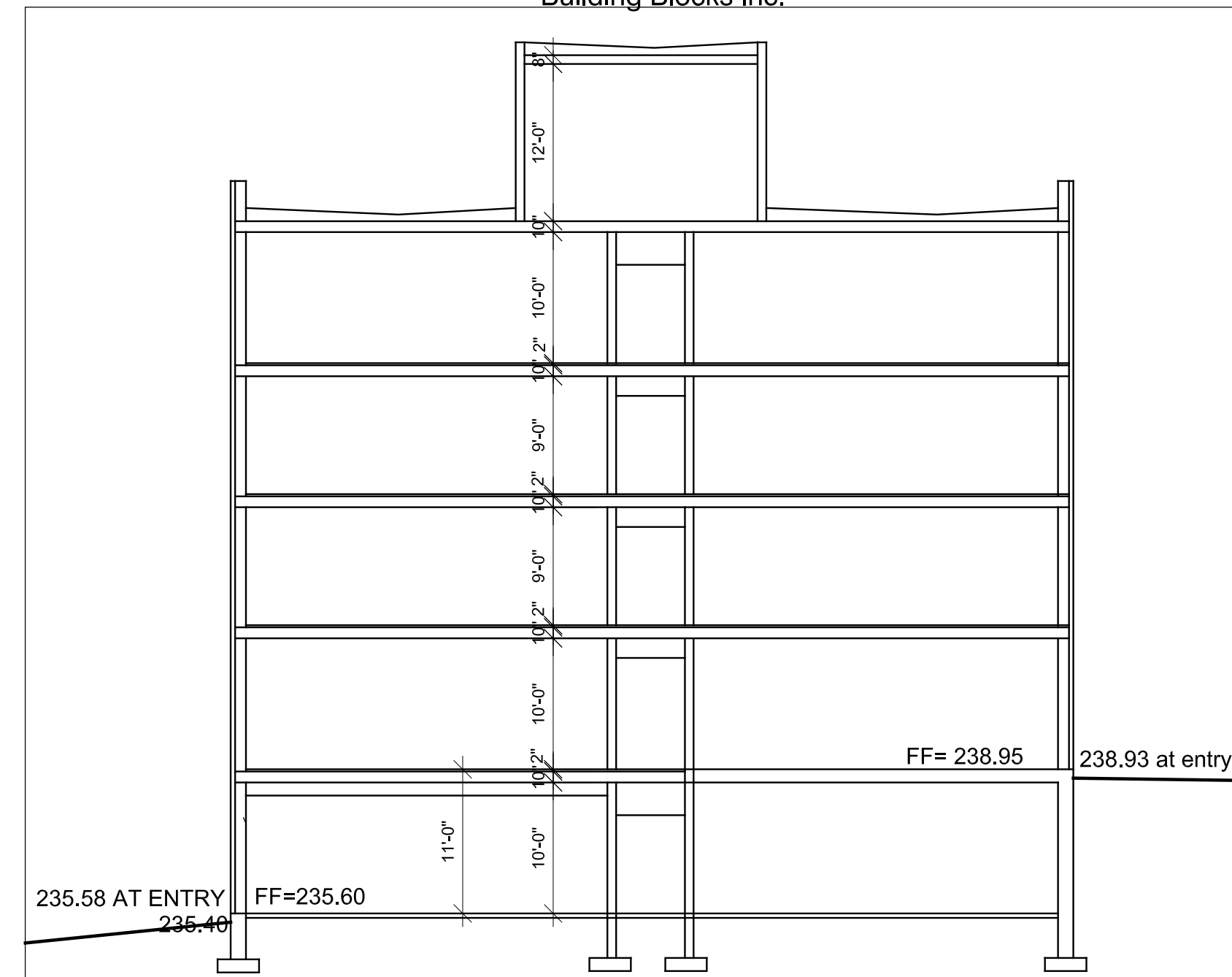
Subject Lands - 8949m2  
Proposed 5 Storey Apartment Building  
Total GFA - 6783.8 m2 (73,020 ft2)  
84 Units

Parking Required  
84 x 1.75 Units = 149 Parking Spaces

Parking Proposed  
84 x 1.42 Units = 119 Parking Spaces

Parking Provided  
119 Surface Parking Spaces

Lands to be conveyed from  
SB Developments to New  
Building Blocks Inc.



BUILDING STATS

	1 BED	1 BED+DEN	2 BED	TOTAL SUITES	TOTAL AREA	TOTAL COMMON	TOTAL SUITES
5TH FLOOR	6	11	2	19	14,604 ft <sup>2</sup>	1,816 ft <sup>2</sup>	12,788 ft <sup>2</sup>
4TH FLOOR	6	11	2	19	14,604 ft <sup>2</sup>	1,816 ft <sup>2</sup>	12,788 ft <sup>2</sup>
3RD FLOOR	6	11	2	19	14,604 ft <sup>2</sup>	1,816 ft <sup>2</sup>	12,788 ft <sup>2</sup>
2ND FLOOR	4	11	2	17	14,604 ft <sup>2</sup>	3,189 ft <sup>2</sup>	11,415 ft <sup>2</sup>
1ST FLOOR	1	7	2	10	14,604 ft <sup>2</sup>	7,684 ft <sup>2</sup>	6,920 ft <sup>2</sup>
TOTAL	23	51	10	84	73,020 ft <sup>2</sup>	16,321 ft <sup>2</sup>	56,699 ft <sup>2</sup>

	1 BED	2 BED
BF REQ'D	12	2
BF PROVIDED	12	2

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND JOB CONDITIONS BEFORE PROCEEDING WITH WORK  
ALL DRAWINGS MAY BE SUBJECT TO CHANGE DUE TO COMMENTS FROM MUNICIPAL DEPARTMENTS AND OTHER AGENCIES WITH AUTHORITY  
ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECTS AND MUST BE RETURNED AT THE COMPLETION OF THE WORK  
THE CONTRACTOR WORKING FROM DRAWINGS NOT SPECIFICALLY MARKED FOR CONSTRUCTION MUST ASSUME FULL RESPONSIBILITY AND BEAR COSTS FOR ANY CORRECTIONS OR DAMAGES RESULTING FROM HIS OTHER WORK

KEY TO DETAIL LOCATION  
No. 12  
No. 12  
DETAIL NUMBER  
DRAWING SHEET NUMBER

DRAWING SETS ISSUED	No.	DATE (DD.MM.YY)	BY
FOR REVIEW	1	15.02.2020	WH
FOR REVIEW	2	24.02.2020	WH
PER COMMENTS	3	20.04.2020	WH
CONCEPT 2	4	06.07.2020	WH
CURBS/ HYDRANT/ SIAMESE	5	07.09.2020	WH
SECTION	5	17.09.2020	WH

ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED

REVISIONS TO DRAWING	No.	DATE (DD.MM.YY)	BY
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NOT FOR CONSTRUCTION

BUILDING PERMIT NUMBER:  
NOT FOR CONSTRUCTION WITHOUT PERMIT

**KNYMH**  
ARCHITECTURE • SOLUTIONS  
KNYMH INC.  
1006 SKYVIEW DRIVE • SUITE 101  
BURLINGTON, ONTARIO • L7P 0V1  
T 905.639.6595  
F 905.639.0394  
www.knymh.com info@knymh.com

**KESWICK RENTAL APARTMENTS**  
27-43 THE QUEENSWAY SOUTH  
GEORGINA, ONTARIO

DRAWING SHEET TITLE:  
**SITE PLAN**

DRAWING SCALE:  
PROJECT NUMBER:  
**20003**

DRAWN BY: CHECKED BY: DRAWING SHEET NUMBER:  
**SP1**  
PLOT DATE:  
November 5, 2020