

**THE CORPORATION OF THE TOWN OF GEORGINA
NOTICE OF COMPLETE APPLICATION**

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: 183 Simcoe Avenue
LEGAL DESCRIPTION: Lots 20-32 and 42-45, Plan 317
APPLICANT: MHBC, Planning, Urban Design & Landscape Architecture
FILE NOS.: 02.204 & 03.1176
WARD COUNCILLOR: Ward 2 (Councillor Dan Fellini)

Official Plan Amendment and Zoning By-law Amendment applications have been submitted by MHBC, Planning, Urban Design & Landscape Architecture; on behalf of 1439468 Ontario Inc. (c/o Sunita Gupta) to facilitate the proposed development of a 9-storey mixed use condominium building comprised of 80 residential units, consisting of 33 x 1-bedroom apartments, 43 x 2-bedroom apartments, 4 x 3 bedroom apartments and approximately 412 squared meters of ground floor commercial space, split across 5 units.

The proposed development is supported by 140 parking spaces, which provides 108 spaces for the apartment units and 16 spaces for the commercial units. This includes 6 barrier free parking spaces. 132 of the total parking spaces will be provided via underground parking.

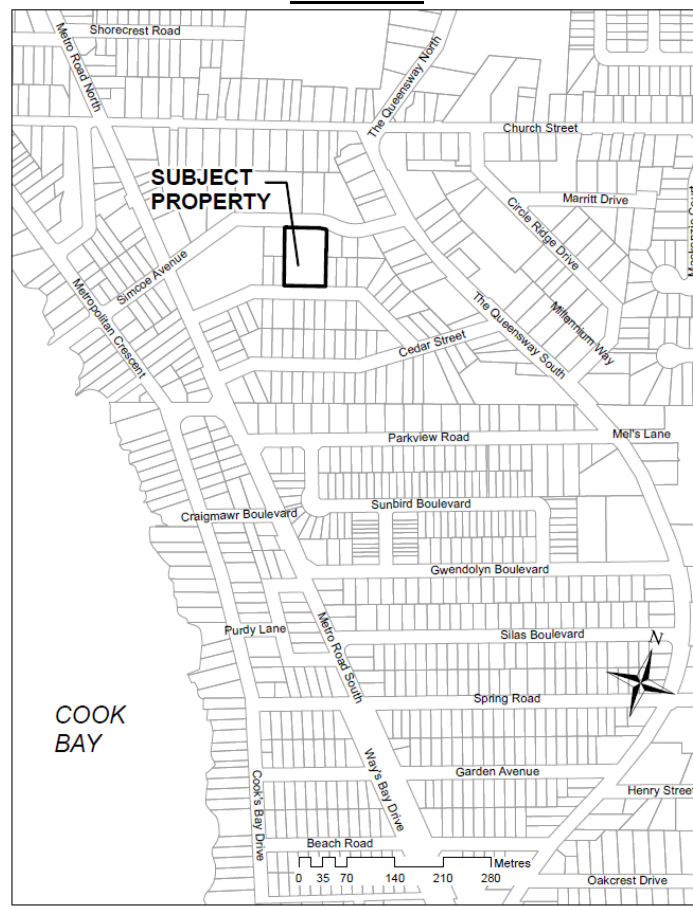
The proposed development additionally includes the construction of 8 freehold townhouse dwelling units (3-storeys in height). The area of each townhouse lot will be a minimum of 170 meters squared and will each contain a minimum of 2 on-site parking spaces (one of which will be located within a garage).

The applicant is proposing to re-designate the subject property from 'Uptown Keswick Urban Centre' and 'Existing Neighbourhood' in the Keswick Secondary Plan to 'Special Provision Uptown Keswick Centre' and 'Special Provision Existing Neighbourhood' in order to accommodate the development as proposed.

The applicant is proposing to rezone the subject property from 'General Commercial (C1)' and 'Low Density Urban Residential (R1)' under Town of Georgina Zoning By-law 500 as amended to a site specific 'Medium Density Urban Residential Exception Zone (R3-X)' to accommodate the condominium development proposed and a site specific 'Medium Density Urban Residential Exception Zone (R3-XX)' in order to accommodate the freehold townhouse development proposed.

A key map showing the location of the subject property is provided below and the proposed site plan is attached. **Town File Nos: 02.204 & 03.1176; Direct inquiries to Sean Lapenna, Senior Development Planner at 905-476-4301, ext. 2327 or slapenna@georgina.ca. Please reference the File Numbers in all communications.**

KEY MAP



DATED AT THE TOWN OF GEORGINA THIS 4th DAY OF JULY, 2023 (revised July 14, 2023)

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

ADDITIONAL INFORMATION:

Additional information and/or material related to the proposal, including the proposed Official Plan and Zoning By-law Amendments, 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 applications, you must make a written request to the Town of Georgina.

PROVIDING COMMENT:

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 OF PERSONAL INFORMATION:

Personal information collected in response to this planning notice or in relation to these applications 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.

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