



GEORGINA

26557 Civic Centre Rd.
Keswick, Ontario L4P 3G1
905-476-4301

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

YOU ARE INVITED to attend a Public Meeting on:

December 13, 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*.

<u>ADDRESS:</u>	232 Cameron Crescent, Keswick
<u>DESCRIPTION:</u>	Lots 1 – 15 and Block A and Doreda Drive, Registered Plan 447 / Lot 5 and Part of Lots 6 and 8, Registered Plan 170
<u>WARD COUNCILLOR:</u>	Ward 2 (Councillor Dan Fellini)
<u>FILE NUMBERS:</u>	02.207 / 03.1180

Official Plan Amendment and Zoning By-law Amendment applications have been submitted by Innovative Planning Solutions on behalf of 2833367 Ontario Ltd. to facilitate a 380 unit apartment building and a 808 square metre commercial building. The apartment building is proposed to have a 7 storey podium (to contain a combination of parking and residential units) and a 20 storey tower (13 storeys atop the podium). The commercial building is proposed to have 2 storeys.

The Official Plan Amendment would amend the current Maskinonge Urban Centre designation to permit increased maximum height, increased maximum density and other site-specific elements. The Zoning By-law Amendment would amend the current Low Density Urban Residential (R1), site-specific Medium Density Urban Residential (R3-46), site-specific Medium Density Urban Residential (R3-47(H)), site-specific General Commercial (C1-42 (H)) and site-specific Open Space (OS-60 / OS-61) zones to site-specific Medium Density Urban Residential (R3-___), site-specific General Commercial (C1-___) and site-specific Open Space (OS-___) zones to implement the proposed development with required site-specific regulations.

The proposed development concept plan and elevations are attached to this notice.

Town Files: 02.207 / 03.1180. Direct inquiries to Connor McBride, Senior Development Planner at ext. 2275, e-mail address - cmcbride@georgina.ca, or Sean Lapenna, Senior Development Planner at ext. 2327, e-mail address - slapenna@georgina.ca.

Please reference the file number(s) in all communications.

Refer to the below key map for the location of the subject property (outlined in red).

KEY MAP





GEORGINA

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 December 8th, 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.

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 6th DAY OF OCTOBER, 2023

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

GENERAL NOTES:

- ALL EXISTING PAVEMENT, CURBS, SIDEWALKS, DRIVEWAYS AND BOULEVARD AREAS DISTURBED BY THE CONSTRUCTION MUST BE REINSTITATED TO THE SATISFACTION OF THE TOWN.
- A MINIMUM SETBACK OF 1.0m FROM STREET FURNITURE TO PROPOSED DRIVEWAYS AND SIDEWALKS SHALL BE MAINTAINED. ALL EXISTING STREET FURNITURE TO BE RELOCATED BY THE CONTRACTOR/OWNER TO A SETBACK OF 1.0m. THE COST OF THE RELOCATION OF ANY UTILITY IS THE RESPONSIBILITY OF THE DEVELOPER/OWNER.
- THE CONTRACTOR/OWNER IS RESPONSIBLE FOR ALL UTILITY LOCATES AND AND DAMAGE OR DISTURBANCE DURING CONSTRUCTION.
- ALL BARRIER FREE ENTRANCES AND BARRIER FREE PATHS OF TRAVEL MUST COMPLY WITH O.B.C. 3.8.
- THE OWNER/CONTRACTOR SHALL SUPPLY ALL FIRE ROUTE AND HANDICAP SIGNS AS SET OUT IN THE TOWN BY-LAWS AND DESIGN CRITERIA.
- ALL EXTERIOR ILLUMINATION TO BE DIRECTED DOWNWARD AS WELL AS INWARD AND DESIGNED TO MAINTAIN ZERO CUTOFF LIGHT DISTRIBUTION AS THE PROPERTY LINE.
- ALL DOWNSPOUTS TO BE CONNECTED TO THE STORM DRAINAGE SYSTEM.
- ALL CONDENSING UNITS TO BE SCREENED ON THE GROUND FLOOR.
- SEPARATE PERMITS ARE REQUIRED FOR ANY SIGNAGE ON THE PROPERTY.
- WHERE POSSIBLE TREES ARE TO BE PROTECTED FROM CONSTRUCTION.
- RESPECTING ALL WORK IN THE MUNICIPAL RIGHT OF WAY, THE CONTRACTOR IS TO PROVIDE AT LEAST 48 HOURS PRIOR NOTICE TO THE CLARINGTON ENGINEERING SERVICES DEPARTMENT STAFF AT 905-623-3379.
- A ROAD OCCUPANCY PERMIT WILL BE REQUIRED FOR ANY WORK DONE IN THE MUNICIPAL ROAD ALLOWANCE. EXCAVATION OF THE ROAD SURFACE IS NOT PERMITTED BETWEEN DECEMBER 1ST AND APRIL 30TH.
- ALL RESTORATION OR WORK DONE IN THE ROAD ALLOWANCE MUST BE COMPLETED AS PER MUNICIPAL FIELD STAFF DIRECTION.
- THE PERFORMANCE GUARANTEE WILL NOT BE REFUNDED BY THE MUNICIPALITY OF CLARINGTON UNLESS THE WORKS HAVE BEEN INSPECTED BY MUNICIPAL FORCES AND DEEMED TO BE COMPLETE AND SATISFACTORY.
- CONSTRUCTION AT THE SITE WILL BE SUBJECT TO VEHICLE LOAD RESTRICTIONS BETWEEN MARCH 1ST AND MAY 1ST EACH YEAR.
- ALL FUTURE MAINTENANCE OF THE ADJACENT SIDEWALKS AND GRASS BOULEVARDS ARE THE RESPONSIBILITY OF THE APPLICANT INCLUDING SNOW REMOVAL.
- EXCESS SNOW WILL BE REMOVED BY PRIVATE HAULER SUBJECT TO DEMAND FOR PARKING.

SIGN INDEX

1	FIRE ROUTE SIGN - CITY STANDARD
2	DROP OFF / PICK UP ONLY SIGN / NO PARKING
3	ACCESSIBLE PARKING - RB-93
4	STOP SIGN - Ra-1 60 cm x 60 cm

PAVEMENT MARKING INDEX:

1	STOP BAR (WHITE) 0.30 m
2	SOLID WHITE 0.10 m ACCESSIBLE PARKING MARKING

CREDIT NOTES:

THIS SITE PLAN IS BASED UPON AND MUST BE READ IN CONJUNCTION WITH THE DRAWING 22-15-148-00 BY J.D. BARNES LIMITED LAST DATED JULY 14, 2023. SAPL'S ARCHITECTS ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY, OR COMPLETENESS OF THE DATA SUPPLIED AND SUCH DATA IS NOT INCLUDED UNDER SEALS OF CERTIFICATION, IF ANY.

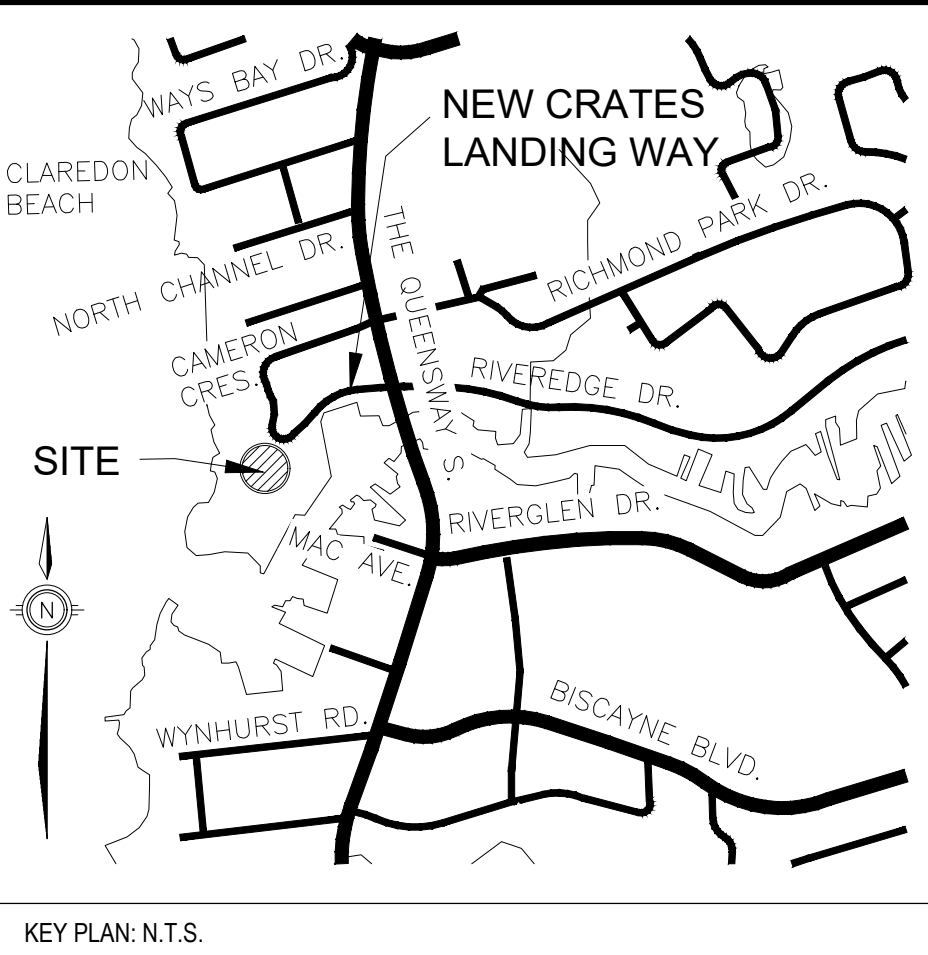
LEGAL LAND DESCRIPTION:

PLAN OF SURVEY OF LOTS 1 TO 15, AND BLOCK A AND DOREDA DRIVE (CLOSED BY BY-LAW 2001-0070(LA-1), YR45264)

REGISTERED PLAN 447 AND LOT 5 AND PART OF LOTS 6 AND 8 REGISTERED PLAN 170 TOWN OF GEORGINA REGIONAL MUNICIPALITY OF YORK

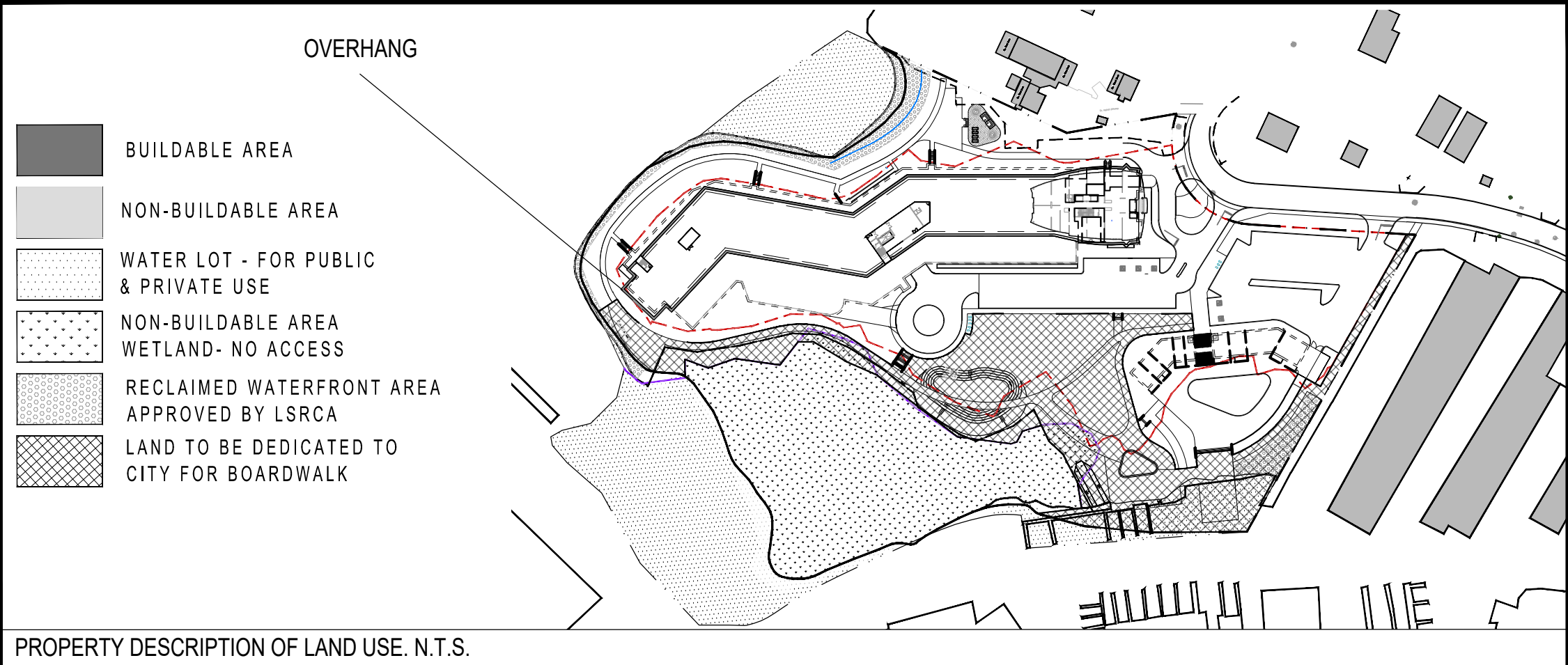
SURVEYORS INFO

J.D. BARNES LIMITED
140 RENFREW DRIVE, SUITE 100,
MARKHAM ON L3R 0E3
PHONE 905-447-3600 FAX 905-447-3882



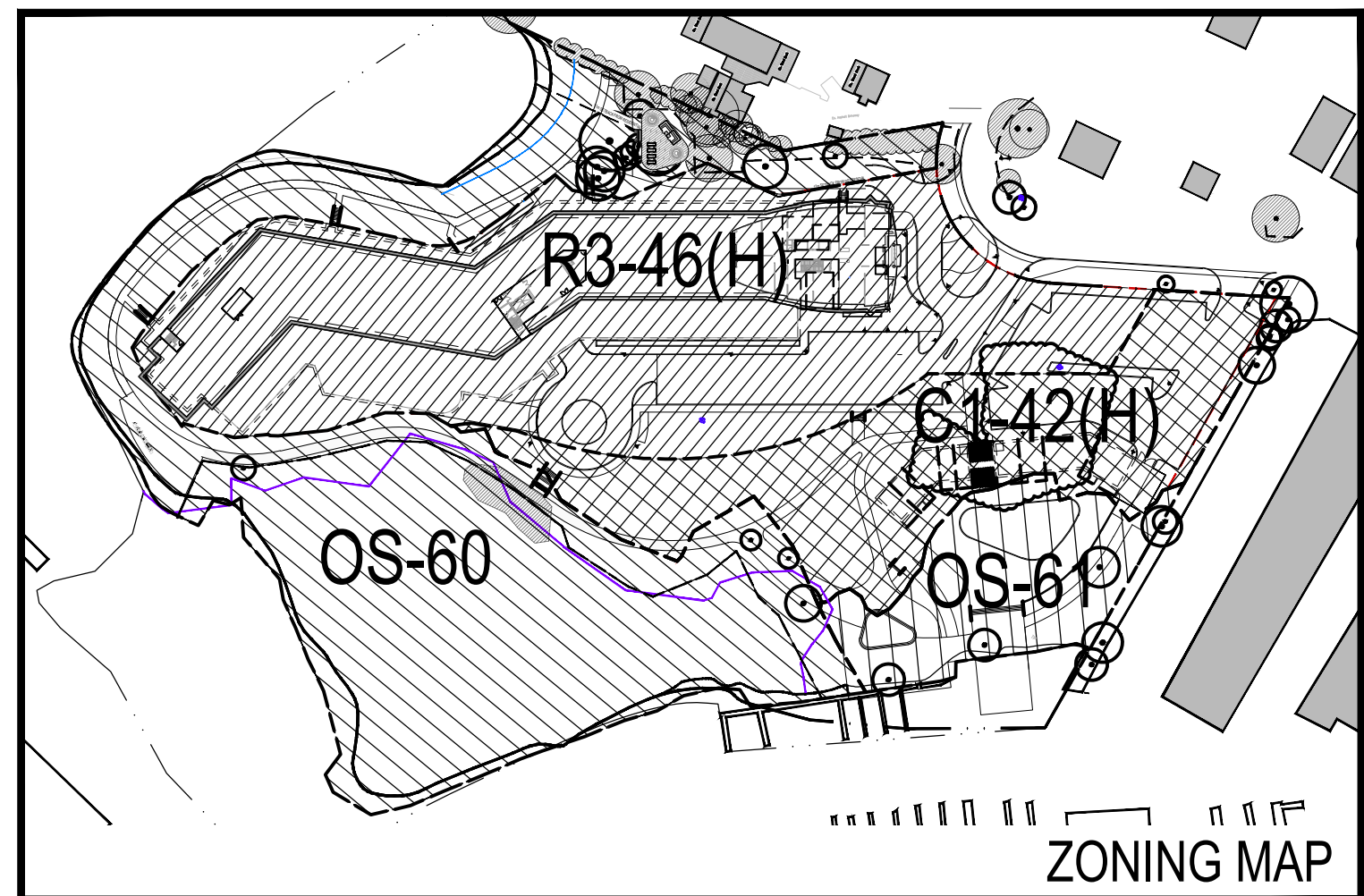
ABBREVIATIONS

C.D.	- CURB DEPRESSION
FH	- FIRE HYDRANT
G.F.A.	- GROSS FLOOR AREA
H.D.	- HEAVY DUTY PAVING
LB	- LIGHT BOLLARD
LS	- LIGHT STANDARD
BF	- BARRIER FREE
BFE	- BASEMENT FFE
FF	- FINISHED FLOOR ELEVATION
T.B.D.	- TO BE DETERMINED
T.B.R.	- TO BE REMOVED
SM	- SQUARE METERS
SF	- SQUARE FEET
PROV.	- PROVIDED
REQ'D	- REQUIRED
BS	- BUS SHELTER
EX	- EXISTING
F.R.S.	- FIRE ROUTE SIGN
B	- BOLLARD
PYSB	- FRONT YARD SETBACK
ISYB	- INTERIOR SIDE YARD SETBACK
RYSB	- REAR YARD BUILDING SETBACK
TWSI	- TACTILE WARNING SURFACE INDICATOR
WR	- WASTE RECEPTICAL



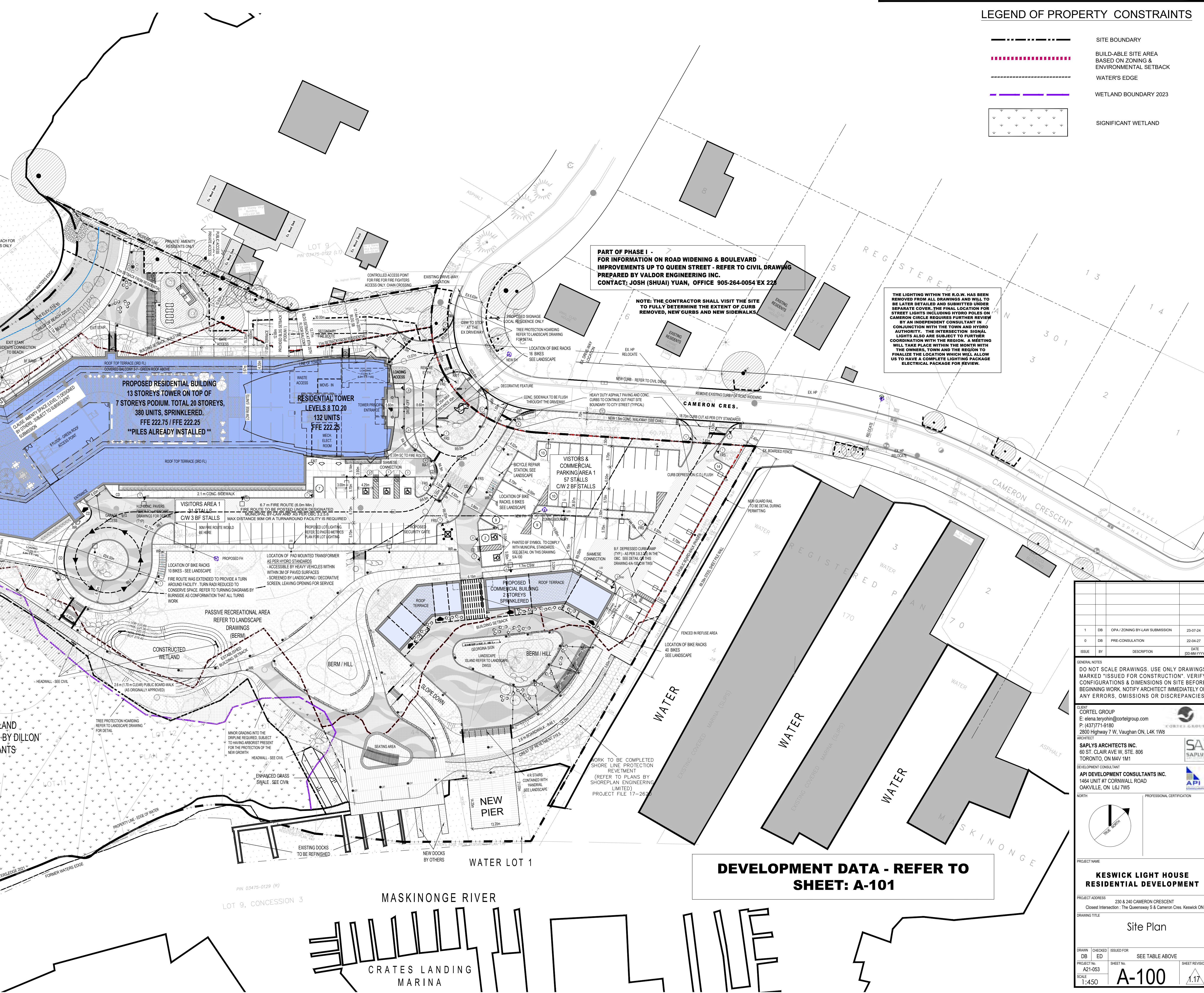
LEGEND OF SITE SPECIFIC ZONING SCHEDULE 'A' BYLAW 500-2008-0022

[Symbol]	R3-46(H) MEDIUM DENSITY URBAN RESIDENTIAL
[Symbol]	C1-42(H) GENERAL COMMERCIAL
[Symbol]	OS-60 OPEN SPACE
[Symbol]	OS-61 OPEN SPACE



DRAWING LEGEND

[Symbol]	LOCATION OF BLDG PRINCIPAL ENTRANCES FOR PUBLIC, FIRE FIGHTERS AND BF USE
[Symbol]	SERVICE EXITS/ ENTRANCE POINTS
[Symbol]	FREE STANDING SIGNS
[Symbol]	SNOW STORAGE AREAS
[Symbol]	AREA OF PROPOSED NEW BLDG
[Symbol]	EXISTING BUILDING
[Symbol]	PATH OF FIRE ROUTE
[Symbol]	SLOPE 3:1 REFER TO CIVIL
[Symbol]	BIKE RACK - REFER TO LANDSCAPE DWGS
[Symbol]	BF DEPRESSED CURB/ RAMP (TYPICAL) - AS PER 3.8.3.2(3) OBC
[Symbol]	DESIGNATED BARRIER FREE PARKING SPACE, REFER TO CITY STANDARD FOR PAINTED SYMBOL SEE DET. 2/A-101
[Symbol]	NUMBER OF PARKING STALLS IN A ROW
[Symbol]	PROPOSED LOCATION OF PAD MOUNTED TRANSFORMER (CONFORM WITH LOCAL UTILITIES SEE SITE ELECTRICAL PLAN)
[Symbol]	LOCATION OF L.S. - DECORATIVE LIGHT STANDARD
[Symbol]	EX CHAIN LINK FENCE AT PROPERTY BOUNDARY
[Symbol]	PROPOSED DECORATIVE FENCING SEE LANDSCAPE DWG



THE LIGHTING WITHIN THE R.O.W. HAS BEEN REMOVED FROM ALL DRAWINGS AND WILL BE LATER RETAINED AND SUBMITTED UNDER SEPARATE COVER. THE FINAL LOCATION FOR STREET LIGHTS INCLUDING HYDRO POLES ON CAMERON CIRCLE REQUIRES FURTHER REVIEW BY AN INDEPENDENT CONSULTANT IN CONJUNCTION WITH THE TOWN AND HYDRO AUTHORITY. THE INTERSECTION SIGNAL LIGHTS ALSO ARE SUBJECT TO FURTHER COORDINATION WITH THE REGION. A MEETING WILL TAKE PLACE WITHIN THE MONTH WITH THE OWNERS, TOWN AND THE REGION TO FINALIZE THE LOCATION WHICH WILL ALLOW US TO HAVE A COMPLETE LIGHTING PACKAGE ELECTRICAL PACKAGE FOR REVIEW.

PART OF PHASE 1 - FOR INFORMATION ON ROAD WIDENING & BOULEVARD IMPROVEMENTS UP TO QUEEN STREET - REFER TO CIVIL DRAWING PREPARED BY VALDOR ENGINEERING INC. CONTACT: JOSH (SHUAI) YUAN, OFFICE 905-264-0054 EX 222

NOTE: THE CONTRACTOR SHALL VISIT THE SITE TO FULLY DETERMINE THE EXTENT OF CURBS REMOVED, NEW CURBS AND NEW SIDEWALKS.

DEVELOPMENT DATA - REFER TO SHEET: A-101

GENERAL NOTES

DO NOT SCALE DRAWINGS. USE ONLY DRAWINGS MARKED 'ISSUED FOR CONSTRUCTION'. VERIFY CONFIGURATIONS & DIMENSIONS ON SITE BEFORE BEGINNING WORK. NOTIFY ARCHITECT IMMEDIATELY OF ANY ERRORS, OMISSIONS OR DISCREPANCIES.

CLIENT
CORTEL GROUP
E: cotel@corbelgroup.com
P: (437) 771-9180
2880 Highway 7 W. Vaughan, ON, L4K 1W8

SAPL'S ARCHITECTS INC.
60 ST. CLAIR AVE. W. STE. 808
TORONTO, ON M4V 1M1

API DEVELOPMENT CONSULTANTS INC.
1484 UNIT #7 CORNWALL ROAD
OKVILLE, ON L6J 7W5

PROJECT NAME
KESWICK LIGHT HOUSE
RESIDENTIAL DEVELOPMENT

PROJECT ADDRESS
230 & 240 CAMERON CRESCENT
Closest Intersection: The Queensway & S. Cameron Cres. Keswick, ON

DRAWING TITLE
Site Plan

DRAWN
DB

CHECKED
ED

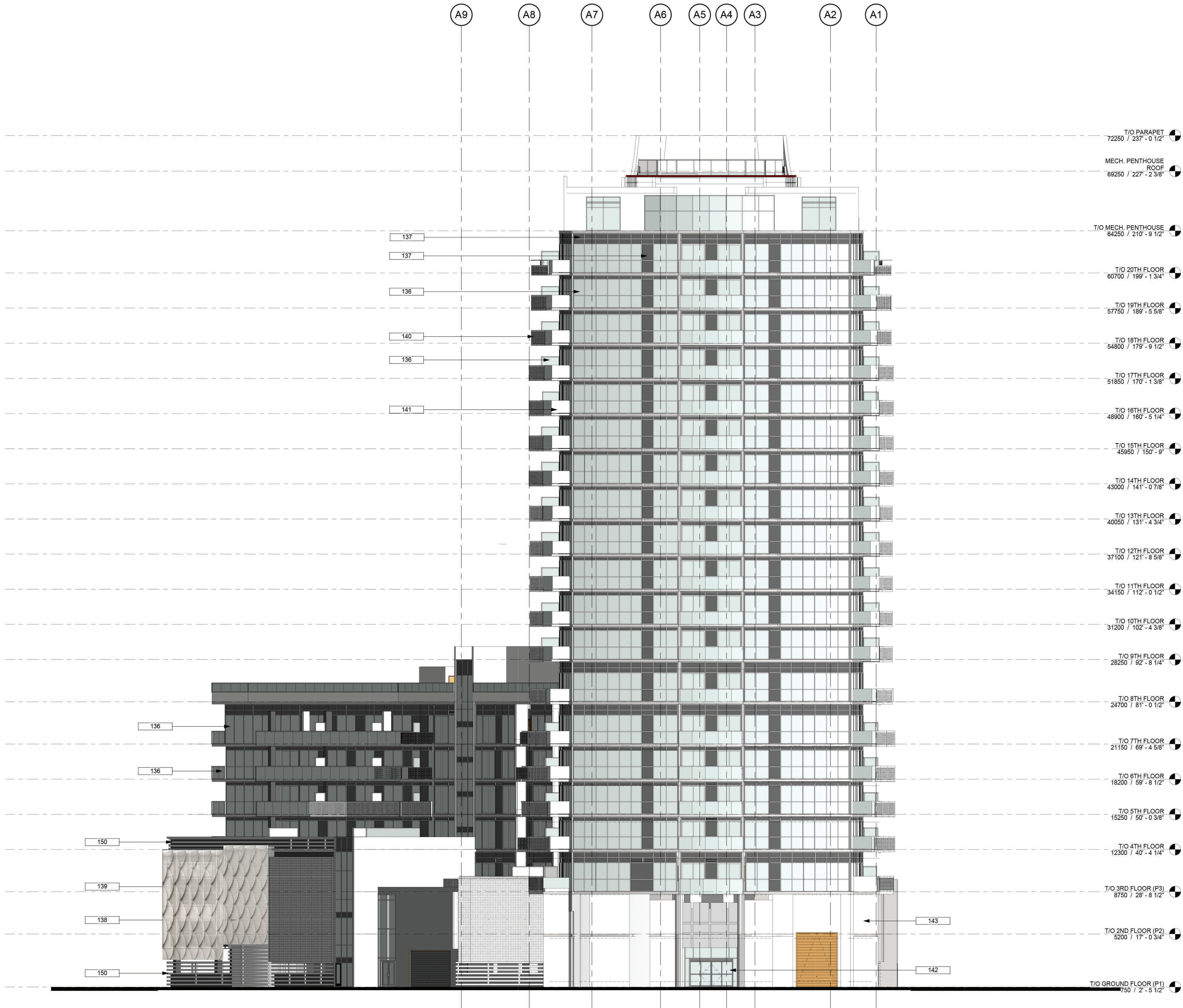
ISSUED FOR
SEE TABLE ABOVE

PROJECT NO.
A21-053

SHEET NO.
A-100

SCALE
1:450

SHEET REVISION
1/17



EXTERIOR ELEVATION LEGEND

- 136 WINDOW WALL SYSTEM - VISION GLASS - SUPER SILVER
- 137 WINDOW WALL SYSTEM - METAL PANEL - DARK GRAY
- 138 PERFORATED ALUMINIUM PANEL - WHITE
- 139 PERFORATED ALUMINIUM FISH SCALE PANEL - LIGHT BEIGE
- 140 ALUMINUM GUARD RAIL WITH PERFORATED ALUMINIUM PANEL - WHITE
- 141 ALUMINUM GUARD RAIL WITH CLEAR TEMPERED GLAZING - SUPER SILVER
- 142 STOREFRONT GLAZING - SUPER SILVER
- 143 PORCELAIN STONE - LIGHT BEIGE
- 150 LOUVER PANEL WITH 50% OPEN AIR - WHITE

5	SMT	ISSUED FOR CLIENT REVIEW	23-06-27
4	SMT	ISSUED FOR CLIENT REVIEW	23-06-06
3	ED	DD CLIENT REVIEW	06 FEB 23
2	ED	DD CLIENT REVIEW	2 JAN 23
1	CP	DD CLIENT REVIEW	9 DEC 22
No.	By	Description	Date YY-MM-DD

ISSUANCE SCHEDULE

DO NOT SCALE DRAWINGS. USE ONLY DRAWINGS MARKED "ISSUED FOR CONSTRUCTION". VERIFY CONFIGURATIONS & DIMENSIONS ON SITE BEFORE BEGINNING WORK. NOTIFY ARCHITECT IMMEDIATELY OF ANY ERRORS, OMISSIONS OR DISCREPANCIES.

DEVELOPMENT CONSULTANT:

API CONSULTANTS INC.
1484 CORNWALL ROAD, UNIT 7
OAKVILLE, ONTARIO L6J 7W5
P: 905.337.7249



ARCHITECT:

SAPLYS ARCHITECTS INC.
60 ST. CLAIR AVE E., SUITE 806
TORONTO, ONTARIO M4T 1N5
P: 905.510.0995



CLIENT:

CORTEL GROUP
p: 905.695.0800
2800 Highway 7 W., suite 301
Vaughan ON L4K 1W8



PROFESSIONAL CERTIFICATION

PROJECT

KESWICK LIGHTHOUSE

KESWICK, ONTARIO
230 & 240 CAMERON CRESCENT

DRAWING TITLE

EXTERIOR ELEVATION -
EAST

BY	CHECK	ISSUED FOR
SMT	ED	ISSUED FOR CLIENT REVIEW
PROJECT NO:	SHEET NO:	
21-053		
SCALE:		
1 : 150		
ISSUE DATE:		
23-06-27		

A301 5
SHEET
ISSUE No.

© SAPLYS ARCHITECTS INC.



DO NOT SCALE DRAWINGS. USE ONLY DRAWINGS MARKED "ISSUED FOR CONSTRUCTION". VERIFY CONFIGURATIONS & DIMENSIONS ON SITE BEFORE BEGINNING WORK. NOTIFY ARCHITECT IMMEDIATELY OF ANY ERRORS, OMISSIONS OR DISCREPANCIES.

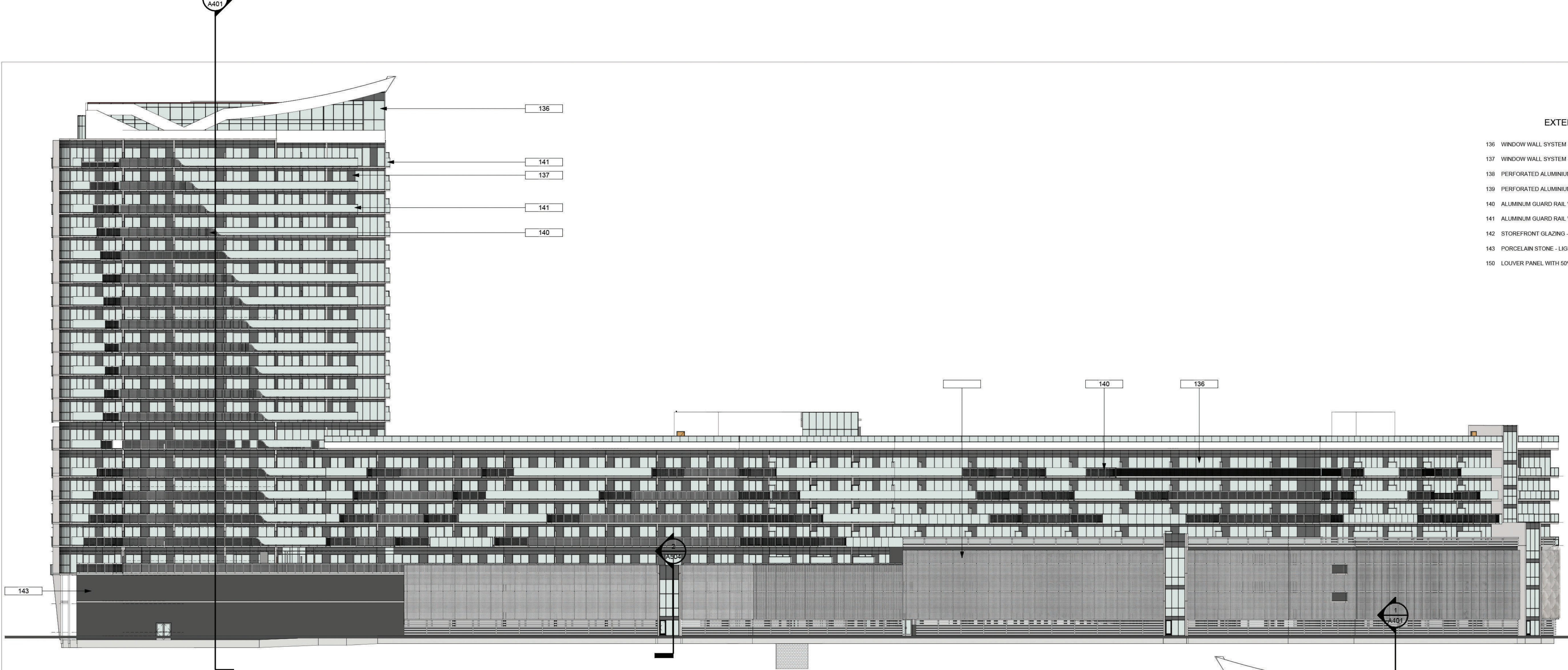


SAI
SAPLYS
ARCHITECTS
INCORPORATED



ORTEL GROUP

A302 | 1
SHEET
ISSUE No.



2 NORTH ELEVATION
A303 1: 250

EXTERIOR ELEVATION LEGEND

- 136 WINDOW WALL SYSTEM - VISION GLASS - SUPER SILVER
- 137 WINDOW WALL SYSTEM - METAL PANEL - DARK GRAY
- 138 PERFORATED ALUMINIUM PANEL - WHITE
- 139 PERFORATED ALUMINIUM FISH SCALE PANEL - LIGHT BEIGE
- 140 ALUMINIUM GUARD RAIL WITH PERFORATED ALUMINIUM PANEL - WHITE
- 141 ALUMINIUM GUARD RAIL WITH CLEAR TEMPERED GLAZING - SUPER SILVER
- 142 STOREFRONT GLAZING - SUPER SILVER
- 143 PORCELAIN STONE - LIGHT BEIGE
- 150 LOUVER PANEL WITH 50% OPEN AIR - WHITE

4	SMT	ISSUED FOR CLIENT REVIEW	23-06-27
3	ED	DD CLIENT REVIEW	06 FEB 23
2	ED	DD CLIENT REVIEW	2 JAN 23
1	CP	DD CLIENT REVIEW	9 DEC 22
No.	By	Description	Date YY-MM-DD

ISSUANCE SCHEDULE

DO NOT SCALE DRAWINGS. USE ONLY DRAWINGS MARKED "ISSUED FOR CONSTRUCTION". VERIFY CONFIGURATIONS & DIMENSIONS ON SITE BEFORE BEGINNING WORK. NOTIFY ARCHITECT IMMEDIATELY OF ANY ERRORS, OMISSIONS OR DISCREPANCIES.

DEVELOPMENT CONSULTANT:

API CONSULTANTS INC.
1484 CORNWALL ROAD, UNIT 7
OAKVILLE, ONTARIO L6J 7W5
P: 905.337.7249



ARCHITECT:

SAPLYS ARCHITECTS INC.
60 ST. CLAIR AVE. E., SUITE 806
TORONTO, ONTARIO M4T 1N5
P: 905.510.0595



CLIENT:

CORTEL GROUP
p: 905.695.0800
2800 Highway 7 W. suite 301
Vaughan ON L4K 1W8



PROFESSIONAL CERTIFICATION

PROJECT
KESWICK LIGHTHOUSE

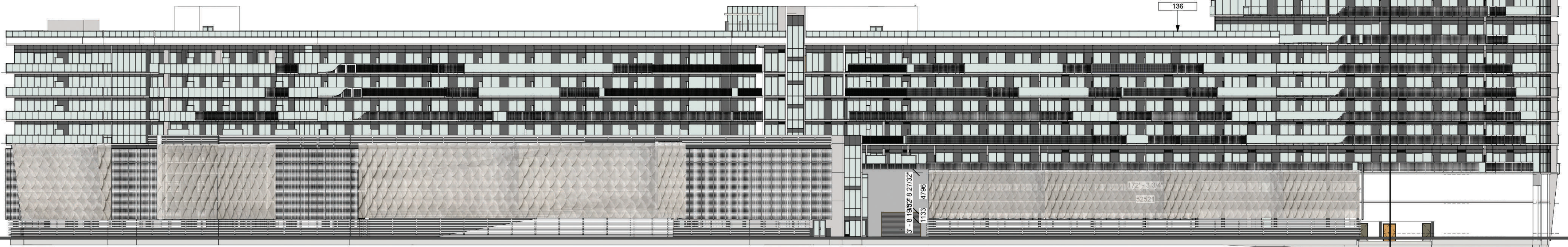
KESWICK, ONTARIO
230 & 240 CAMERON CRESCENT

DRAWING TITLE
EXTERIOR ELEVATIONS
NORTH & SOUTH

BY: SMT
CHECK: ED
ISSUED FOR: DD CLIENT REVIEW
PROJECT NO.: 21-053
SCALE: 1: 250
ISSUE DATE: 23-06-27

A303 4
SHEET
ISSUE No.

© SAPLYS ARCHITECTS INC.



1 SOUTH ELEVATION
A303 1: 250

PLOT DATE: 2023-06-19 8:12:12 AM