

THE CORPORATION OF THE  
TOWN OF GEORGINA



SITE PLAN REVIEW COMMITTEE  
OF COUNCIL

**\*\* AGENDA \*\***

Tuesday, March 8, 2016  
7:00 p.m.



# **THE CORPORATION OF THE TOWN OF GEORGINA**

## **SITE PLAN REVIEW COMMITTEE OF COUNCIL AGENDA**

Tuesday, March 8, 2016  
7:00 p.m.

1. CALL TO ORDER
2. ROLL CALL
3. INTRODUCTION OF ADDENDUM ITEM(S)
4. APPROVAL OF AGENDA
5. DECLARATION OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF
6. SPEAKERS
7. REPORTS - SITE PLAN APPLICATION(S) UNDER THE PLANNING ACT OR MEETINGS PERTAINING TO THE CONTINUATION OF PLANNING MATTERS

### **WARD 2**

- 7 (i) Site Plan Control Approval Application  
Applicant: The South Shore  
Proposal: Site Plan Application Extension  
Plan of Condominium 19CDMG-2005-004/005  
Location: Cameron Crescent, Keswick  
Agent: Greg Black,  
Fortress Real Developments  
Town File: C.3.20

### **Report No. OED-2016-0015**

#### **Recommendation(s):**

1. That Council receive Report OED-2016-0015 prepared by the Operations and Engineering Department dated March 8, 2016 respecting the application for site plan approval for The South Shore (formerly Crate's Landing development).



2. That Recommendation 2 (vii) of the Conditional Site Plan approval dated March 26, 2014 be amended as follows:

The Owner shall satisfy all conditions by March 1, 2017.

3. That the Chief Building Official be authorized to issue a foundation permit.

8. COMMUNICATIONS
9. OTHER BUSINESS
10. MOTION TO ADJOURN



**THE CORPORATION OF THE TOWN OF GEORGINA**

**REPORT NO. OED-2016-0015**

**FOR THE CONSIDERATION OF  
THE SITE PLAN REVIEW COMMITTEE OF COUNCIL  
MARCH 8, 2016**

**SUBJECT: APPLICATION FOR SITE PLAN APPROVAL EXTENSION  
THE SOUTH SHORE (FORMERLY CRATE'S LANDING)  
2221563 ONTARIO INC.  
PLAN OF CONDOMINIUM 19CDMG-2005-004/005  
CAMERON CRESCENT, KESWICK**

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**1. RECOMMENDATION:**

1. That Council receive Report OED-2016-0015 prepared by the Operations and Engineering Department dated March 8, 2016 respecting the application for site plan approval for The South Shore (formerly Crate's Landing development).

2. That Recommendation 2 (vii) of the Conditional Site Plan approval dated March 26, 2014 be amended as follows:

**The Owner shall satisfy all conditions by March 1, 2017.**

3. That the Chief Building Official be authorized to issue a foundation permit.

**2. PURPOSE:**

The purpose of this report is to extend the conditions of approval imposed in Report OED-2014-0005 dated March 26, 2014 and in accordance with Council Resolution C-2014-0191 dated March 26, 2014 to March 1, 2017. Further, it is to bring forward additional staff comments and recommendation respecting the site plan application submitted by 2221563 Ontario Inc. being The South Shore development (formerly Crate's Landing development) for consideration of approval by Council.



### **3. BACKGROUND:**

In March 2014 Council considered and approved Report OED-2014-0005 Application for Site Plan Approval, copy included as Attachment 1. Subsequently Council considered and approved Report PB-2014-0032 Application to Amend Zoning By-Law 500 Removal of Holding (H) Provision on May 21, 2014, copy included as Attachment 2.

The approval of these reports set in motion the various terms and conditions of approval to be met by proponent. With respect to the conditions associated with Report OED-2014-0005 and specifically recommendation 2(vii), the proponent was required to satisfy all site plan conditions within one (1) year of the date of Council's approval. That time limit has expired and the proponent is seeking an extension.

### **4. ANALYSIS:**

The proponent and their consultants have been working through various permitting requirements and including shoreline improvements, site alteration permit and now the foundation design. As Council may be aware, the structures themselves are to be supported on piles. Test piling was recently completed and a foundation permit is being sought. This process together with the need for various Lake Simcoe Region Conservation Authority permits and approvals has been quite arduous and time consuming.

Given the circumstances staff feel that an extension is warranted. While all other conditions will remain in effect, it is proposed to extend the time limit to March 1, 2017.

As noted, the proponent is seeking a foundation permit. Typically the building permit process is all inclusive, i.e. only one permit issued for the whole structure subsequent to formally satisfying the conditions of site plan approval. The pile driving itself will be time consuming taking approximately three (3) months. Given the time involved and the cost thereof, staff support the issuance of a foundation permit prior the execution of the Site Plan Agreement but in accordance with the reviewed site plan and in compliance with the Zoning By-law, as amended.

The Owner will be required to satisfy all other conditions of site plan approval as noted in Report OED-2014-0005 prior to the issuance of the permit for the building itself.



**5. FINANCIAL AND BUDGETARY IMPACT:**

The costs related to constructing this development are the proponents. Assuming the project moves forward the Town will benefit from the building permit revenue, development charges and the subsequent tax generation.

**6. PUBLIC CONSULTATION AND NOTICE REQUIREMENTS:**

The development approval process has gone through several public consultations together with various stakeholder meetings between the proponents, staff and area residents. Although the site plan process has no mandatory notice requirements, Public Notice, Attachment 3, has been provided through the Town's website and direct mailing to area residents directly affected and all parties who have previously requested to be identified as an interested party.

**7. CONCLUSION:**

It is respectfully suggested that the recommendations contained in this report be approved and that the conditions of the previous site plan approval be amended, to facilitate the project moving forward.

Prepared by:



Darren Dunphy, C.E.T., rcji  
Development Engineering Technologist

Reviewed by:



Michael E. Baskerville C.E.T., CMM  
Development Engineering Manager

Recommended by:



Dan Pisani, P. Eng.  
Director of Operations and Engineering

Approved by:



Winanne Grant, B.A., AMCT, CEMC  
Chief Administrative Officer

*Attachment 1 – Report OED-2014-0005 (42 pages)*  
*Attachment 2 – Report PB-2014-0032 (33 pages)*  
*Attachment 3 – Notice of a Public Meeting (1 page)*



**Attachment 1**  
**Report OED-2014-0005**

**42 pages**



**THE CORPORATION OF THE TOWN OF GEORGINA**

**REPORT NO. OED-2014-0005**

**FOR THE CONSIDERATION OF  
COUNCIL  
MARCH 26, 2014**

**SUBJECT: APPLICATION FOR SITE PLAN APPROVAL  
CRATES LANDING DEVELOPMENT  
2221563 ONTARIO INC.  
PLAN OF CONDOMINIUM 19CDMG-2005-004/005  
CAMERON CRESCENT, KESWICK**

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**1. RECOMMENDATION:**

- 1. That Council receive Report No. OED-2014-0005 prepared by the Operations and Engineering Department dated March 26, 2014 respecting the application for site plan approval for the Crates Landing Development.**
- 2. That the site plan drawings respecting the Crates Landing Development including drawings prepared by Strybos Barron King (SBK), Architectural Planning Initiative's (API), More Than Engineering (MTE), Racon Engineering Inc. (REI), Trans-Plan Inc., SPL Consultants Limited, and Jagger Hims Limited be approved at such time as the following conditions are fulfilled:**
  - i) The Owner shall enter into a Development Agreement with the Town of Georgina (Town) agreeing to satisfy all municipal requirements, financial and otherwise, including the construction of the termination of Cameron Crescent all to the satisfaction of the Director of Operations and Engineering.**
  - ii) The Owner shall provide security in an amount equal to 100% of the cost of the required improvements to Cameron Crescent including but not limited to the construction of the street termination, the construction of the required watermain, sanitary sewer and storm sewer, streetscaping the signalization of the intersection of Cameron Crescent and The Queensway South, and the reconstruction of Cameron Crescent to an urban standard including a sidewalk on one side of the street all to the satisfaction of the Director of Operations and Engineering.**

- iii) The Owner shall provide security in the amount of \$100,000.00 to guarantee the completion of all site works associated with the aforementioned drawings and further to be utilized as a road fouling deposit all to the satisfaction of the Director of Operations and Engineering.
  - iv) The Owner shall provide tree compensation in a manner all to the satisfaction of the Director of Operations and Engineering.
  - v) The Owner shall provide the Town with a Liability Insurance Certificate in the amount of \$5 million naming the Town as a co-insured party.
  - vi) The Owner shall in cooperation with the individual property owners undertake a pre-construction building survey of all buildings and structures, both residential and otherwise, as may be affected by construction of the Crates Landing Development within a reasonable distance as determined by the Owner's Geo-Technical Engineer but including all properties on Cameron Crescent and in consultation with the Director of Operation and Engineering.
  - vii) The Owner shall satisfy all conditions within twelve (12) months of the date of approval.
3. That a by-law be passed to authorize the Mayor and Clerk to execute all necessary documents.
4. That a by-law be passed to authorize the Town Solicitor to execute all easement(s), land transfer, road dedications, reserves and all other documents to be registered in connection with the proposed Plan of Condominium 19CDMG-2005-004/005.

## **2. PURPOSE:**

The purpose of this report is to bring forward staff's comments and recommendations respecting the site plan application submitted by 2221563 Ontario Inc. being the Crate's Landing Development for consideration of approval by Council.

### **3. BACKGROUND:**

The Town has been working with the proponents of the Crates Landing Development since before 2005 when the initial zoning amendment was passed to permit the development of the property for the intended use. Since that time there have been two (2) site plan applications received and previously considered by the Site Plan Review Committee of Council. Certain approvals have been granted by the Town and although those approvals have lapsed, the proponents have demonstrated a strong desire to move forward. Attachment 1 hereto is Report EPW-2010-0039 which provided a brief history to Council at that time. Attachment 2 hereto is the current proposed site plan to be considered. The proponents will be making a presentation to Council of the development proposal and providing more appropriately sized plans for viewing purposes. These will be distributed at the March 26 Council meeting.

Attachment 3 hereto is a copy of the Special Council meeting minutes of October 30, 2008 whereat Report PB-2008-0118 was considered respecting the Crate's Landing Development and that report approved subject to Resolution No. SC-2008-0479 included with the minutes.

The project is to be developed in two phases. Phase 1 will include two condominium residential buildings representing a total of 150 residential units and Phase 2 will include the retail/commercial/hotel component of the proposed development. Two buildings will comprise the Phase 1 residential component. Building A, the most easterly of the buildings will be six (6) stories in height containing 91 units and be known as the Grand Marina. Building B, the more westerly building, is five (5) stories in height containing 59 units and will be known as the Harbour View Villas. Phase 1 also includes the completion of the public amenity area together with the boardwalk. The presentation by the proponents will clearly outline the two phases, their integration into a complete development and how they propose to commence in 2014.

### **4. ANALYSIS:**

Following generally the outline of the 2010 report, staff wishes to provide the following:

#### **i) Site Preparation and Shoreline Work**

In 2013 the new Owners generally completed the preparation of the site for commencement of building construction and carried out the shoreline improvements requisite to the development of the lands.

These works were in accordance with the site plan drawings and carried out in compliance with the approval as issued by the Lake Simcoe Region Construction Authority (LSRCA).

**ii) Zoning**

Council's consideration of Report PB-2008-0118 and Resolution No. SC-2008-0479 established the Medium Density Urban Residential (R3) Zone for the subject lands. Section 9.5.36 of Zoning By-law 500 as amended outlines the specific zoning provisions relating to the site. Section xiv) thereof outlines the requirements to be addressed prior to the removal of the Holding "H" provision of the by-law. There are four conditions which must be addressed are listed below together with the preamble of Subsection xiv):

xiv) Notwithstanding the permitted uses of the 'R3-46(H)' zone, where a Holding (H) symbol is used in conjunction with the 'R3-46(H)' zone in Schedule 'A' for those lands located in Part of Lot 9, Concession 3 (NG), the lands may only be used for a parking area/podium and those uses which legally existed prior to November 10, 2008 being the date of the passing of this by-law by Town Council. The Holding (H) symbol shall not be removed until:

- i) Written confirmation from the Town's Director of Operations and Engineering (formerly Director of Engineering and Public Works) that site plan approval has been issued. *It is anticipated that subject to the approval of Report OED-2014-0005 this condition will be satisfied;*
- ii) Written confirmation from the Region of York that the development has been approved pursuant to the Region's "Sustainable Development Through LEED" program to obtain servicing credits for any dwelling units in excess of 99. *The proponent and the Director of Planning and Building are working with the Region of York to satisfy this condition;*
- iii) Written confirmation from the Town's Director of Operations and Engineering (formerly Director of Engineering and Public Works) that the Region of York will permit the installation of traffic signals at the intersection of the south leg of Cameron Crescent and The Queensway South. *This matter is addressed in this report; and*

- iv) Written confirmation from the Town's Director of Operations and Engineering (formerly Director of Engineering and Public Works) that arrangements have been made to the satisfaction of the Director regarding the reconstruction of the south leg of Cameron Crescent. *Engineering staff and the proponent's consulting engineer are working together to finalize the design of this road improvement and shall coordinate approval with the Region of York regarding the intersection with The Queensway South.*

**iii) Site Plan Approval**

This report together with the presentation by the proponent's consultants is to facilitate the issuance of approval for Phase 1 only of the Crates Landing Development. Phase 2, the retail/commercial/hotel component will be subject to a further review and consideration of approval by the Town but shall at all times be required to integrate into Phase 1 and the community in an acceptable manner.

As previously mentioned, the Town has been working with the proponents since 2005. Two site plan applications were previously considered and various time restricted conditions of approval were issued. The Town maintained that any approval required consultation with the neighbouring landowners and residents on Cameron Crescent to ensure their concerns are addressed. The previous conditions of site plan approval have lapsed and in keeping with Council's direction that this particular project which has the potential to impact the greater Keswick community is to be considered by Council as a whole while involving the local community and any other interested party.

The site plan itself has not dramatically changed but rather, has been improved upon and enhanced. It is staff's opinion that all matters previously raised as concerns or requiring further discussion have been addressed. This includes:

- Permanent termination of Cameron Crescent at the previously discussed location mitigating development traffic impacting the majority of the existing residents on the street. The approval of separate and distinct new street names for the two streets.
- The development of the outdoor amenity area including the showcase boardwalk in Phase 1.

With respect to the termination of Cameron Crescent, it may be remembered that this work was to be completed prior to the issuance of building permits. This has not happened in accordance with the schedule as imposed. The original intent was to mitigate the traffic impact to the area residents during both construction and subsequent to occupation by terminating the road in front of the development entrance. The road between the site and The Queensway South had previously been reconstructed by the Town and would require some improvement for this development to meet the desires of the Town. It has now been determined that the construction of a larger diameter watermain and sanitary sewer is required to serve this development necessitating the complete reconstruction of that portion of Cameron Crescent and the intersection of this road with The Queensway South.

There remains no objection by the proponent to the proposed works; however there is a desire to commence foundation work, specifically the pile driving for the building foundation and it is now proposed to undertake that work in advance of the permanent road termination followed by the servicing work required together with base road construction and finally the surface road works complete with sidewalk and streetscaping. The initial road works would include the termination of Cameron Crescent into two dead end streets. Barriers will be erected to control construction traffic and the permanent turning circle benefitting the resident on the north leg of Cameron Crescent completed prior to the need for winter maintenance.

Staff and no doubt the area residents remain concerned with the internal works commencing before completion of the external works. The previous concern of the Town was that there could be a condominium building on the site being served by a possibly substandard road having perhaps been damaged during construction and the Town may be left facing the road repair costs. The area residents also then face the potential of using a damaged road as well as being impacted by the increased residential and commercial traffic. Hence the previous requirement to complete the external works first. It must also be noted that pursuant to the Planning Act, the Town does not have authority to impose such external conditions as improving the existing roadway as a condition of site plan approval so there was the added benefit of having the work completed prior to the issuance of a building permit giving some comfort to the Town. The development cannot now go forward without the servicing works and as noted those works will require the replacement of the road minimizing the concern and risk to the Town of internal works progressing somewhat in advance of the external works.

To ensure the construction of the road, road termination and services the Town will require substantial security to cover both construction and engineering. The owner will be required to enter into a Development Agreement with the Town outlining all municipal requirements including the

security and establish detailed and specific time lines relating to the construction of the external servicing works and the roadway. The expectation of the undersigned is that the underground works and base road construction together with the permanent turning circle will be completed the first year and the road top surface, sidewalk and streetscaping will be completed in a subsequent year subject to the progress of the residential buildings and the proposed occupancy of same.

As noted the development of this site will go forward in two phases but include the public amenity area and the boardwalk in Phase 1. Those works are also to be financially secured to guarantee completion. Phase 2 will not proceed until it receives site plan approval. The maintenance of that ground area will be covered in the development agreement and security retained to guarantee such maintenance.

**iv) Street Naming**

Pursuant to Resolution No. C-2008-0458 the names "Cameron Court" and "Crates Landing Way" are approved by the Town and are reserved by the Region for use but will not be formally implemented until Cameron Crescent is actually dead ended and two names needed. The residents will be impacted by this name change but are aware of the need to do so.

**v) Signalization**

The requirement to signalize the intersection of the south leg of Cameron Crescent, to be known as "Crates Landing Way" and The Queensway South came about to ensure this premier residential and commercial development would have appropriate access to and from The Queensway South. Its purpose is not disputed by the proponents and was in fact supported by the original Traffic Impact Study and again in the Transportation Study prepared by Trans-Plan Inc dated October 9, 2013 which includes a Traffic Impact Study update.

The Transportation Study again demonstrates that the warrants for traffic signals will be met but not until Phase 2 is undertaken. The Region of York has acknowledged the study and requested that the Transportation Study include a statement respecting the timing of Phase 2 and further that the Region will support the installation of traffic signals at a time when the warrants for same are met or are close to being met. It has been recommended by the Region that the underground work required for traffic signals be installed now as part of the construction of the improvements to Cameron Crescent and its intersection with The Queensway South.

It is our suggestion that once the Transportation Study is updated then based on the foregoing commitments from the Region and Council's consideration of this report, staff will be in a position to address the requirement of removing the "H" respecting the signalization of the intersection of Cameron Crescent and The Queensway South as identified in Section 9.5.36 Subsection xiv) (iii) of Zoning By-law 500 as amended.

**vi) Sales Office**

The approval of the sales office and the minor variance associated therewith has also lapsed. The proponents are working to correct that oversight.

**vi) Tree Compensation**

At the time of this development's initial proposal, the Town did not have a tree compensation plan or policy. The proponents were recently made aware of the current practice and will be required to resolve this matter to the satisfaction of the Director of Operations and Engineering.

**5. FINANCIAL AND BUDGETARY IMPACT:**

The costs related to constructing this development are the proponents. Assuming the project moves forward the Town will benefit from building permit revenue and the subsequent tax generation.

**6. PUBLIC CONSULTATION AND NOTICE REQUIREMENTS:**

The development approval process has gone through several public consultations together with various stakeholder meetings between the proponents, staff and area residents. Although the site plan process has no mandatory notice requirements, public notice, Attachment 4, has been provided through the Georgina Advocate, the Town's website and direct mailing to area residents directly affected and all parties who have previously requested to be identified as an interested party.

Council has chosen to deviate from the typical Site Plan Review Committee process wherein the Committee is comprised of the Mayor, Regional and Ward Councillors and required staff to bring this matter before Council as a whole in a manner including public involvement.

**7. CONCLUSION:**

It is respectfully suggested that the recommendations contained in this report be approved and that site plan approval be granted. Subsequent to this step in the development approval process the proponents will be required to clear the conditions relating to the removal of the "H" provision and ultimately the issuance of building permits facilitating the Crafts Landing Development.

Prepared by:

Recommended by:

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Michael E. Baskerville, C.E.T., CMM  
Engineering Manager

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Dan Pisani, P. Eng.  
Director of Operations and Engineering

Approved by:

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Winanne Grant, B.A., AMCT, CEMC  
Chief Administrative Officer

*Attachment 1 - Report EPW-2010-0039*  
*Attachment 2 – Site Plan*  
*Attachment 3 – Special Council Minutes*  
*Attachment 4 – Notice of a Public Meeting*

**THE CORPORATION OF THE TOWN OF GEORGINA**

**REPORT NO. EPW-2010-0039**

**FOR CONSIDERATION OF  
SPECIAL COUNCIL  
AUGUST 23, 2010**

**SUBJECT: CRATES LANDING – ENGINEERING UPDATE**

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**RECOMMENDATION:**

- 1. THAT REPORT EPW-2010-0039 BE RECEIVED FOR INFORMATION.**

**REPORT:**

At its meeting of July 19, 2010 Council requested that an update report be provided regarding the development status of the Crates Landing project (the Project) and that any appropriate recommendations relating to the ultimate closure of Cameron Crescent be considered.

Briefly the following outlines the various approvals or approval conditions to be satisfied:

**A) Site Preparation and Shoreline Work**

- (i) This is to involve the general preparation of the site for construction purposes and would include tree cutting and fill placement to support the shoreline improvements.
- (ii) Permit No. GP.2010.020 was issued by the Lake Simcoe Region Conservation Authority on February 25, 2010 for shoreline improvements. This permit is valid until February 25, 2012. Commencement of this work is supported by the Town's Site Plan Approval but subject to the following matters.

**B) Site Plan Approval**

Notice of Decisions dated November 29<sup>th</sup>, 2007 (2), October 30, 2008, March 29, 2010 and July 13, 2007 are attached as Appendices (i), (ii), (iii), (iv) and (v). Please note that the concept of Site Plan Approval as it relates to this site is unique.

.../2

- Page Two of Report EPW2010-0039 -

- (i) The Committee's decision is twofold. In November 2007 the Committee generally approved the shoreline and outdoor amenity areas but technically not the physical building (Appendix I). The Owner has not yet entered into a Site Plan Agreement with the Town. The conditions noted in Appendix I therefore remain outstanding.
- (ii) The second decision of November 2007 (Appendix II) relates to the concept proposed for the termination of Cameron Crescent and the ultimate creation of two dead end streets.

The intention of the Town was that the road work and any external servicing improvements would be undertaken prior to general construction commencing on site and/or the shoreline improvements. This was to minimize construction impact on the existing Cameron Crescent residents. A completion date of August 31, 2008 was set by the Site Plan Committee with the expectation of on-site pile driving commencing during the winter of 2009.

Detailed engineering drawings relating to this work remain outstanding. To date there has been no submission. Further and in order to facilitate the approval of these external works, the Owners will be required to enter into a Condominium Agreement. Until such time as the required drawings are received staff are not in a position to prepare an agreement nor bring it to Council for consideration.

- (iii) On October 30, 2008 the Committee endorsed the building concept drawing which are generally referred to as the Parking Garage/Parkade drawings. Final drawings are to be submitted for consideration by the Committee (Appendix III). This remains outstanding.
- (iv) At the request of the proponents and in recognition of the failure to start, the Committee amended its conditions of November 27 and extended the completion date of the road works from August 31, 2008 to August 31, 2010 (Appendix IV). Submission of drawings and completion of this work remains outstanding.

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**C) Street Naming**

- In 2008 in support of the creation of the two dead end streets, the proponents requested approval of "Cameron Court" respecting the road servicing the majority of the existing Cameron Crescent residents and the name "Crates Landing Way" for the remainder. Council resolution No. C-2008-0458 was passed accordingly. Mrs. Velvet Ross, Manager of Planning has confirmed that the names are reserved by the Region of York appropriately; however, a street naming bylaw would not be brought to Council until the work to terminate the road in the middle is substantially complete.

**D) The Queensway South Signalization**

- In 2008 Council considered Report PB-2008-0118 respecting the Crates Landing Condominium development. Resolution No. C-2008-0479 was passed and Item J of that resolution reads as follows,

"The Town of Georgina supports the signalization of the intersection of The Queensway South and the south leg of Cameron Crescent and request the Region of York approve the installation of traffic signals at the expense of the proponent, Crates Landing (Ontario) General Partner Inc. and Brookfield Millhouse Inc."

This request was sent to the Region and a report considered by the Transportation and Works Committee on June 17, 2009. The recommendation of that report read,

"The installation of a traffic control signal at The Queensway South and Riveredge Drive/Cameron Crescent is not recommended at this time but Regional staff will work in conjunction with staff of the Town of Georgina, during the review of the development of Crates Landing, to facilitate the installation of a future traffic signal."

This remains outstanding.

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- Page Four of Report EPW-2010-0039 -

**E) Sales Office**

- the proponents obtained Site Plan Approval on July 13, 2007 to open and operate a sales office at 306 The Queensway South, property owned by members of the Crate family and companies under their ownership. An agreement was entered into by the Town with the landowners dated September 4, 2007 (Please see Appendix V).

Due to the need to have off-site parking the operation of this sales office was subject to Minor Variance application P410722 which allowed the use of the off-site parking until May 23, 2010 at which time and in accordance with the agreement the proponents would cease operating the sales office and remove any facilities as may be necessary.

It is my understanding that the Municipal Law Enforcement Division is now pursuing a zoning by-law violation.

**CONCLUSION:**

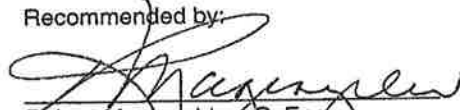
Although the proponents indicated to Council on July 19, 2010 that they in fact would be moving forward quickly, there has been no action or resolution of the various outstanding matters by the proponent as of the writing of this report. With respect to the ultimate closure of Cameron Crescent staff see no benefit to further time extensions at this time. It is suggested that should the proponents provide the required engineering submissions, then at the time the Condominium Agreement is prepared for the external works staff will address the completion date of the road improvements with Council. Staff feel that no further action is required at this time.

Respectfully submitted,

Submitted by:

  
Michael E. Baskerville, C.E.T., CMM  
Engineering Manager

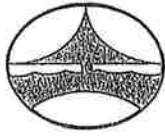
Recommended by:

  
Robert Magloughlin, P. Eng.  
Director of Engineering and Public Works

Approved by:

  
Susan Plamondon, B.A., LL.B  
Chief Administrative Officer

2010 06 17  
MEB:dl  
A/L



**TOWN OF GEORGINA**

26557 Civic Centre Rd., R.R. #2, Keswick, Ontario L4P 3G1

**NOTICE OF DECISION  
SITE PLAN REVIEW COMMITTEE**

HEARING DATE: November 29, 2007 FILE NO. C.3.20  
APPLICATION MADE BY: Brookfield Millhouse Inc.  
Crates Landing Development  
PROPERTY: Lot 9, Concession 3 (NG)  
Cameron Crescent  
ROLL NO. 145-102, 146-004, 145-977, 145-101

THAT THE SITE PLAN DRAWINGS RESPECTING THE SHORELINE AND OUTDOOR AMENITY AREAS OF THE CRATES LANDING DEVELOPMENT BE APPROVED AT SUCH TIME AS THE FOLLOWING CONDITIONS ARE FULFILLED:

1. THE OWNER SHALL ENTER INTO A DEVELOPMENT AGREEMENT WITH THE TOWN AGREEING TO SATISFY ALL MUNICIPAL REQUIREMENTS FINANCIAL AND OTHERWISE, INCLUDING THE CONSTRUCTION OF THE TERMINATION OF CAMERON CRESCENT AND ERECTION OF CONSTRUCTION SIGNAGE.
2. THE OWNER SHALL PROVIDE SECURITY TO GUARANTEE COMPLETION OF ALL WORKS AND AS A ROAD FOULING DEPOSIT ALL TO THE SATISFACTION OF THE DIRECTOR OF ENGINEERING AND PUBLIC WORKS.
3. THE OWNER SHALL PROVIDE THE TOWN WITH A LIABILITY INSURANCE POLICY IN THE AMOUNT \$5 MILLION NAMING THE TOWN AS A CO-INSURED PARTY.
4. THE OWNER SHALL PROVIDE ADEQUATE SITE PLAN DRAWINGS RESPECTING THE SHORELINE AND OUTDOOR AMENITY AREAS FOR DETAILED REVIEW BY TOWN STAFF TO ENSURE COMPLIANCE WITH ZONING BY-LAW 500, AS AMENDED AND ALL OTHER MUNICIPAL REQUIREMENTS.
5. THE OWNER SHALL SATISFY THE REQUIREMENTS OF ALL OTHER AGENCIES HAVING JURISDICTION WITH THIS SITE.

.../Carried

MOVED BY:  SECONDED BY:   
DATED: November 29, 2007

(905) 476-4301

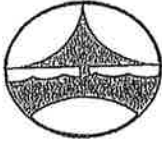
(905) 722-6516

(705) 437-2210

Fax: (905) 476-8100



**APPENDIX I**



**TOWN OF GEORGINA**

26567 Civic Centre Rd., R.R. #2, Keswick, Ontario L4P 3G1

**NOTICE OF DECISION  
SITE PLAN REVIEW COMMITTEE**

HEARING DATE: November 29, 2007  
APPLICATION MADE BY: Brookfield Millhouse Inc.  
Crates Landing Development  
PROPERTY: Lot 9, Concession 3 (NG)  
Cameron Crescent  
ROLL NO. 145-102, 146-004, 145-977, 145-101

FILE NO. C.3.20

1. THAT THE CONCEPT PLAN FOR THE TERMINATION OF CAMERON CRESCENT PROVIDING A TWENTY (20) METRE RADIUS TURNING CIRCLE ON THE NORTH LEG, REFERRED TO AS CAMERON COURT AND A HAMMERHEAD TURN AROUND ON THE SOUTH LEG, REFERRED TO AS CRATES LANDING WAY, BE APPROVED SUBJECT TO THE REVIEW AND APPROVAL OF THE DETAILED ENGINEERING DRAWINGS BY THE DIRECTOR OF ENGINEERING AND PUBLIC WORKS.
2. THAT THE CONSTRUCTION OF THE TERMINATION OF CAMERON CRESCENT BE COMPLETED BY AUGUST 31, 2008, AND THAT ADEQUATE CONSTRUCTION SIGNAGE BE ERECTED PRIOR TO COMMENCEMENT OF SITE WORKS.
3. THAT STAFF INVESTIGATE THE MAINTENANCE OF THE ENHANCED LANDSCAPE FEATURES WITHIN THE DEAD END TERMINUS AREAS IN COOPERATION WITH THE PROPONENTS.
4. THAT THE EMERGENCY ACCESS BETWEEN THE PROPOSED CAMERON COURT AND CRATES LANDING WAY BE ELIMINATED.

.../Carried

MOVED BY:

A handwritten signature in black ink, appearing to be "R. J. ...".

SECONDED BY:

A handwritten signature in black ink, appearing to be "C. ...".

DATED: November 29, 2007

(905) 476-4301

(905) 722-6516

(705) 437-2210

Fax: (905) 476-8100



**APPENDIX II**



**TOWN OF GEORGINA**  
28557 Civic Centre Rd., R.R. #2, Keswick, Ontario L4P 3G1

**NOTICE OF DECISION  
SITE PLAN REVIEW COMMITTEE**

HEARING DATE: OCTOBER 30, 2008 FILE NO. C.3.20  
APPLICATION MADE BY: Crates Landing (Ontario) General Partner Inc. and  
Brookfield Millhouse Inc.  
PROPOSAL: Crates Landing Development  
Parking Garage / Parkade  
PROPERTY: Lot 9, Concession 3 (NG)  
Cameron Crescent  
ROLL NO. 145-102, 146-004, 145-977, 145-101

THAT THE SITE PLAN REVIEW COMMITTEE OF COUNCIL ENDORSE, IN PRINCIPLE, THE CONCEPT PLAN OF THE PROPOSED PARKING GARAGE/PARKADE AS ILLUSTRATED ON SCHEDULE 13 TO REPORT PB-2008-0118.

THAT PURSUANT TO SECTION 41 OF THE PLANNING ACT A FURTHER SITE PLAN MEETING BE HELD TO DEAL WITH THE FINAL APPROVAL OF THE PLANS AND DRAWINGS.

.../Carried

MOVED BY: *Rob J. J. J.* SECONDED BY: *Rob J. J. J.*

DATED: October 30, 2008

(905) 476-4301

(905) 722-6516

(705) 437-2210

Fax: (905) 476-8100

**APPENDIX III**



## TOWN OF GEORGINA

26557 Civic Centre Rd., Keswick, Ontario L4P 3G1

### NOTICE OF DECISION SITE PLAN REVIEW COMMITTEE

HEARING DATE: March 29, 2010 FILE NO. C.3.20  
APPLICATION MADE BY: Brookfield Millhouse Inc.  
Crates Landing Development  
PROPERTY: Lot 9, Concession 3 (NG)  
Cameron Crescent  
ROLL NO. 145-102, 146-004, 145-977, 145-101

THAT CONDITION 2 OF THE COMMITTEE'S NOTICE OF DECISION DATED NOVEMBER 29, 2007 BE AMENDED AS FOLLOWS:

2. THAT THE CONSTRUCTION OF THE TERMINATION OF CAMERON CRESCENT BE COMPLETED BY AUGUST 31, 2010, AND THAT ADEQUATE CONSTRUCTION SIGNAGE BE ERECTED PRIOR TO COMMENCEMENT OF SITE WORKS.

.../Carried

MOVED BY:

SECONDED BY:

DATED:

March 29, 2010

(905) 476-4301

(905) 722-6516

(705) 437-2210

Fax: (905) 476-8100



### APPENDIX IV



**TOWN OF GEORGINA**

26557 Civic Centre Rd., R.R. #2, Keswick, Ontario L4P 3G1

**NOTICE OF DECISION  
SITE PLAN REVIEW COMMITTEE**

MEETING DATE: July 13, 2007

FILE: C.3.20y/146-207

RE:

CRATE'S LANDING SALES OFFICE  
C/O CRATE MARINE SALES LTD.  
306 THE QUEENSWAY SOUTH, KESWICK  
PART LOT 40, PLAN 224  
PART 1 ON 65R-2443

THAT THE REQUEST FOR SITE PLAN APPROVAL BY MICHAEL SMITH PLANNING CONSULTANTS ON BEHALF OF THE PROPONENT, CRATE'S LANDING, C/O CRATE MARINE SALES LTD., BE ENDORSED AT SUCH TIME AS THE FOLLOWING CONDITIONS ARE FULFILLED:

1. THE OWNER SHALL ENTER INTO A SALES OFFICE AGREEMENT WITH THE TOWN AGREEING TO SATISFY ALL MUNICIPAL REQUIREMENTS, FINANCIAL AND OTHERWISE.  
  
SAID AGREEMENT SHALL RESTRICT THE DURATION THAT THE SALES OFFICE MAY BE MAINTAINED UNTIL MAY 23, 2010.
2. THE OWNER SHALL PROVIDE SECURITY IN THE AMOUNT OF TEN THOUSAND DOLLARS (\$10,000.00) AS A ROAD FOULING DEPOSIT AND TO GUARANTEE REMOVAL OF THE TEMPORARY SALES OFFICE/PARKING AREA AND REINSTATE THE BUILDING AND SITE TO ITS ORIGINAL CONDITION.
3. THE OWNER SHALL PROVIDE THE TOWN WITH A LIABILITY INSURANCE POLICY IN THE AMOUNT OF \$5 MILLION NAMING THE TOWN AS A CO-INSURED PARTY.
4. THE OWNER SHALL SATISFY THE REQUIREMENTS OF ALL OTHER AGENCIES HAVING JURISDICTION WITH THIS SITE.

.../Carried

MOVED BY:

SECONDED BY:

DATED:

July 13, 2007

(905) 476-4301

(905) 722-6516

(705) 437-2210

Fax: (905) 476-0100

**APPENDIX V (1 of 2)**



THE CORPORATION OF THE  
TOWN OF GEORGINA  
COMMITTEE OF ADJUSTMENT

Civic Centre  
26557 Civic Centre Road  
Keswick, Ontario, L4P 3G1  
Phone: (905) 476-4301  
(705) 437-2210  
Fax: (905) 476-1475

NOTICE OF DECISION  
MINOR VARIANCE

RTM

HEARING DATE: MAY 22, 2007

APPLICATION NUMBER: P410722

APPLICATION MADE BY:  
STEVEN CRATE

PROPERTY:  
306 THE QUEENSWAY SOUTH  
PLAN 224, PART LOT 40,  
RS65R2442, PART 1  
ROLL NO. 146-207

IN THE MATTER OF SECTION 45 OF THE PLANNING ACT; ZONING BY-LAW NUMBER 500 AS  
AMENDED:

- A. THAT MINOR VARIANCE APPLICATION P410722, TO REQUEST RELIEF FROM SECTION 5.25(a) TO PERMIT THE ESTABLISHMENT OF A SALES OFFICE, 300 SQUARE METRES IN SIZE, WITHOUT PROVIDING THE REQUIRED LOADING SPACE AND TO REQUESTED RELIEF FROM SECTION 5.28(g) TO PERMIT THE REQUIRED PARKING SPACES FOR THE PROPOSED SALES OFFICE TO BE LOCATED ON THE ADJACENT LANDS TO THE NORTH, AS SHOWN ON SCHEDULE '1' ATTACHED IS HEREBY APPROVED, SUBJECT TO THE FOLLOWING TERM:

- 1) THAT THE APPROVAL FOR APPLICATION P410722 SHALL LAPSE ON MAY 23, 2010.

- B. APPROVAL OF THE ABOVE NOTED VARIANCE SHALL BE SUBJECT TO THE FULFILLMENT OF THE FOLLOWING CONDITIONS:

- SUBMISSION TO THE SECRETARY-TREASURER OF WRITTEN CONFIRMATION FROM THE DEPARTMENT OF ENGINEERING AND PUBLIC WORKS THAT THE CONCERNS OUTLINED IN THE MEMORANDUM DATED MAY 10, 2007 AND ATTACHED AS SCHEDULE '2' HAVE BEEN RESOLVED.
- ALL CONDITIONS MUST BE SATISFIED WITHIN ONE (1) YEAR OF THE DATE OF THE NOTICE OF THE DECISION.

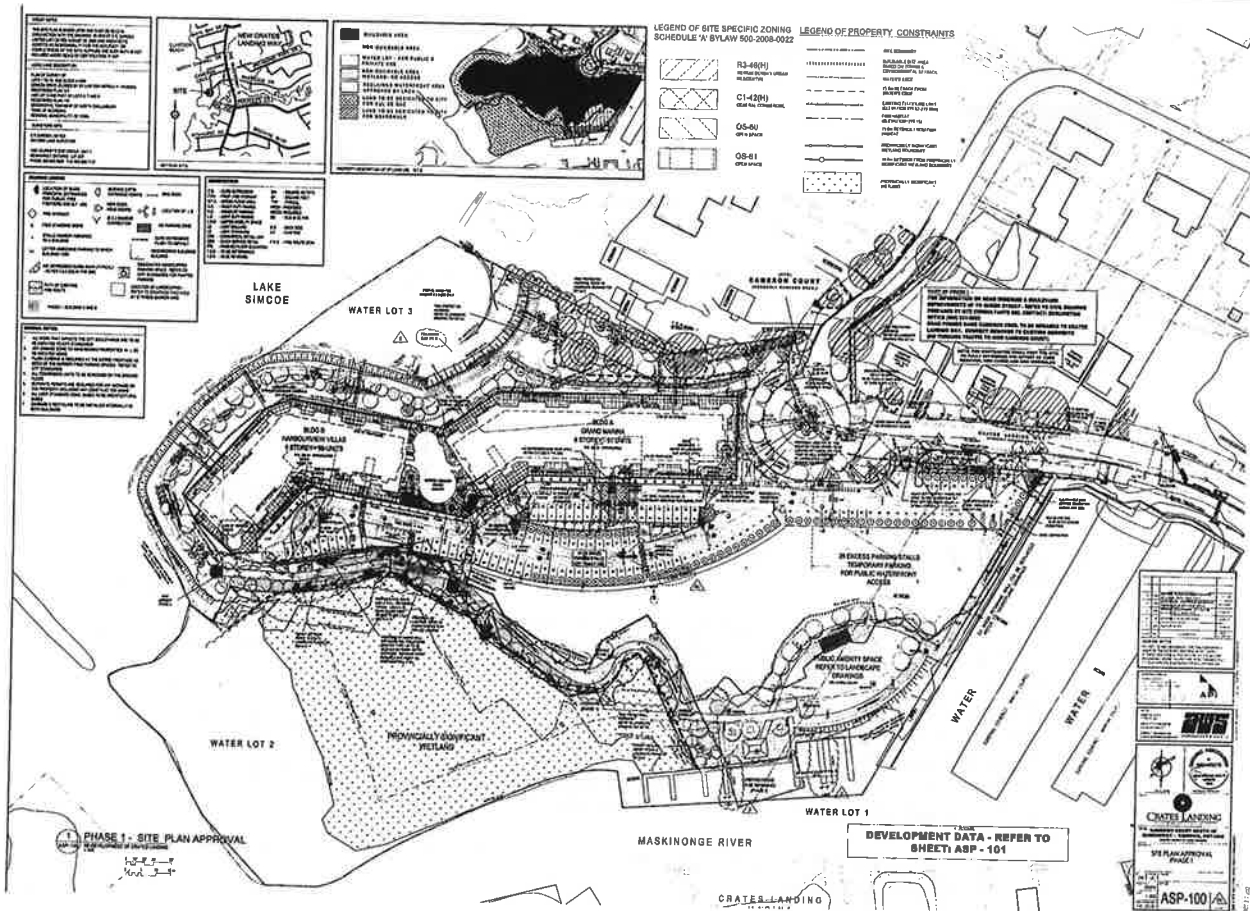
REASONS: This decision reflects that in the opinion of the Committee:

- The variance authorized is desirable for the appropriate development or use of the land, building, or structure referred to in the application, and
- The general intent and purpose of the Zoning By-law and the Town of Georgina Official Plan are maintained and the variance is minor.

DEPARTMENT OF ENGINEERING AND PUBLIC WORKS	
MAY 23 2007	
DIRECTOR	<i>[Signature]</i>
ENG MGR	<i>[Signature]</i>
OPR MGR	
SEC	

C.320-1  
Crate  
Loading  
Sales  
office

APPENDIX V (2 of 2)



**THE CORPORATION OF THE  
TOWN OF GEORGINA**

**SPECIAL COUNCIL  
MINUTES**

Thursday, October 30, 2008  
(7:35 p.m.)

**\*\*Note: The Special Council Meeting was held immediately following the Open House.**

**1. MOMENT OF MEDITATION:**

A moment of meditation was observed.

**2. ROLL CALL:**

The Deputy Clerk gave the roll call and the following Council members were present:

Mayor Grossi  
Councillor Jordan  
Councillor Szollosy  
Councillor Smockum

Regional Councillor Wheeler  
Councillor Jamieson  
Councillor Hackenbrook

**3. INTRODUCTION OF ADDENDUM ITEMS AND DEPUTATIONS:**

The following addendum item was identified as part of the agenda:

- 3.1 Correspondence from Christina Keith regarding concerns with the proposed development.

**4. APPROVAL OF AGENDA:**

Moved by Councillor Smockum

Seconded by Councillor Szollosy

**RESOLUTION NO. SC-2008-0478**

**THAT THE AGENDA WITH THE FOLLOWING ADDENDUM ITEMS BE APPROVED:**

- 4.1 CORRESPONDENCE FROM CHRISTINA KEITH REGARDING CONCERNS WITH THE PROPOSED DEVELOPMENT.

Carried.....

5. **DECLARATION OF PECUNIARY INTEREST:**

None.

6. **PUBLIC MEETINGS:**

6.1 **Continuation of a Planning Application (Interested Parties Notified):**

(7:36 p.m.)

- 6.1.1 Application to Amend Zoning By-law Number 500,  
Crates Landing (Ontario) General Partner Inc. and Brookfield  
Millhouse Inc.  
Lots 1-15, Block A and Doreda Drive, Plan 447 and Lots 5  
and 6, Part Lots 6 and 7, Plan 170, Part 1 on 65R-16653,  
south and west sides of Cameron Crescent  
AGENT: Michael Smith Planning Consultants

Report No. PB-2008-0118

Mayor Grossi explained the procedure for a public meeting at this time.

Mr. John Blackburn, applicant, thanked staff for holding this meeting and for preparing a detailed and fair report.

Michael Smith, agent for the applicant, stated that the applicant is requesting changes to the zoning by-law that received approval in March of 2006. The Crates Landing Group then acquired an abutting property to the north and west of the site and that land was subject to a zoning by-law amendment approved in September of 2006.

Mr. Smith stated that proposed changes were considered by Council in June of this year and deferred to this evening's meeting. He noted that he has held two resident meetings since June to allow the residents an opportunity to ask questions and view the plans. Information packages were circulated at the most recent meeting.

Mr. Smith indicated that the proposed changes come as a result of the market which is showing a preference to smaller condominium units rather than townhouse and apartment units. The majority of potential purchasers are 'empty nesters', older people without children and do not require large accommodations, many of them scaling down from existing larger homes. In addition, the Marriot Hotel has put forward requirements for more units and a parking garage. The proposed changes do not impact the neighbourhood as mass and height will not change much and the total land area coverage will not change since the approval of the zoning by-law amendments.

SC200813MIN

3

2008-10-30

6. PUBLIC MEETINGS cont'd:

Mr. Smith stated that the proposed changes include converting the four storey 18 unit townhouse to a four storey, 61 unit apartment building or Harbour Villa which would increase the number of units by 43 with no material change in height or massing and increasing the number of apartments from 72 to 93 with no height or massing change by converting the larger units to smaller units.

Mr. Smith indicated that a new three storey live/work building is proposed, composed of residential units on the third floor, office space on the second floor and retail uses on the first or main floor. The hotel component increases from 110 units to 140 units. In addition, the previously appointed seniors apartment will be converted to a parking garage or parkade for use by the hotel patrons along with some public parking, but again, no material change will occur in height or massing.

Mr. Smith explained that there have been modifications to the commercial mix. He stated that when the application was approved in 2006, the commercial component accounted for 3,130 square metres or 33,700 square feet, but has now been reduced to 3,042 square metres or almost 30,000 square feet. There is less emphasis now on the retail component, in part due to the lack of market demand and in part due to Marriot's desire for a spa/conference centre and office uses along with a demand for office uses.

Mr. Smith stated that in summary, the changes include an increase in 70 residential units and 30 hotel units. The parkade will provide for a better exit and entrance for the site and will be an improvement for individuals looking for parking spaces. He indicated that the public access to the site has not changed, it is not to be a gated community and the general public will have access to the commercial components on site via pedestrian walkways, indicating that there will be a boardwalk along the side of the water and the public will be able to use the components on site including the hotel.

Mr. Smith stated that the report includes recommendations B (i) and (ii) that suggest that before passing the zoning by-law, that comments from the Region of York and from the Lake Simcoe Region Conservation Authority be required. He advised that he has spoken to both agencies and believes that he has reached an agreement with both agencies so that these recommendations do not have to be made a condition of approval.

Mr. Smith stated that Recommendation E requires the design of the parking garage to be subject to Site Plan Committee approval, but plans have been available for the garage for several months and in order to avoid another delay, he requested that Council adjourn this evening into a Site Plan Committee Meeting to consider the approval of the parking garage/parkade plan.

6. PUBLIC MEETINGS cont'd:

Mr. Smith indicated that staff is requesting a patio area in association with the restaurant at podium level and at grade level, and the applicant supports this position but in order to accommodate this patio, staff is requesting 11 parking spaces to be assigned to it. He requests that Council waive the requirement for parking due to the fact that the site will provide over 400 parking spaces and the use of a patio is seasonal and therefore no parking would be required during the colder months of the year.

Mr. Smith indicated that figures provided in the report by his office were not entirely correct concerning the setback of the parkade from the street. The illustration shows a side profile of the parkade and hotel and shows a distance of 9 metres to the street, but that is not the minimum distance. As clarification, he indicated that the setback from the street is 9 metres at one point, then it will angle off to 4 metres, then increase again to 5.5 or 6 metres.

Mr. Blackburn took Council through a virtual tour of the proposal via a power point presentation.

Mr. Blackburn also introduced some members of his company including Allan Chapel, Chairman and James Galloway, Project Manager.

Mrs. Karyn Stone, Planner, reviewed the report, indicating that revisions have been made over the last year to the proposal. With regard to commenting on the additional requests, she indicated that staff has recommended that additional zoning provisions be put in place to establish a minimum amount of commercial space to be required, a requirement for outdoor patio areas and provisions that ensure the design of the parkade is constructed in the manner as indicated to ensure that the development becomes a focal point to the community and to provide and encourage access to the waterfront.

Mrs. Stone explained that the applicant is proposing to obtain the additional units of servicing allocation through the Region's "Sustainable Development Through LEED" program which provides developers of high density residential development to qualify for water and wastewater servicing allocation credits based on the level of LEED Certification the development is able to achieve. The development meets the basic criteria for eligibility, but must submit a formal application to the Region. She explained that the applicant is requesting Council's support of their application to the Region and in turn will request the Region to expedite their review of their application. Staff does not object to this request.

Mrs. Stone stated that staff has had discussions with the Lake Simcoe Region Conservation Authority and staff does not have any objections to the proposed amendments, so she suggested that Recommendation B (ii) be removed.

6. PUBLIC MEETINGS cont'd:

Mrs. Stone indicated that staff has spoken with the Region of York and the Region is satisfied with the traffic study update, however Regional Council has not yet approved the signalization of the intersection of Cameron Crescent and The Queensway and staff is reluctant to delete this condition. However, a condition can be included in the amending zoning by-law through a holding provision which cannot be lifted until the Region signs off on it.

Mrs. Stone stated that staff has no objection to a site plan committee meeting being held to obtain an approval in principle which will be subject to the further review of design and landscaping in and around the parkade. She indicated that staff does not support the request to waive the parking requirements for the requested patio area. She indicated that staff has not yet netted out the areas that can be excluded from the parking calculations such as washrooms, utility rooms and stairwells. Once this has been completed, there should be sufficient parking on site without the need for any reductions in parking.

Mrs. Stone indicated that a front yard setback for the parking garage of 3 metres is requested to be maintained and staff would like to reserve the right to finalize the front yard setback beyond 3 metres after the designs have been looked at. Staff is concerned with the eventual design and landscaping and will review the detailed site plan once it has been submitted.

Mrs. Stone submitted to Council correspondence received from Christina Keith, owner of the abutting lot to the north, with regard to concerns respecting privacy, noise and security, the creation of a berm along the mutual lot line, potential damage to her home and/or property from construction, pounding of the ground and excavation, and the potential depreciation of her property due to the proposal.

Mrs. Stone stated that staff is satisfied that the applicant has provided additional justification and information to support the proposed revisions in terms of ensuring that the proposed development provides the opportunity to serve as a focal point for the community and for public access to the waterfront.

Mr. Blackburn explained that he has received a commitment from a financial institution to finance the entire project, but due to the financial market this may change and therefore they are anxious that no delays occur so that they take advantage of the funding sometime in December. He stated that as soon as they receive all of the required approvals, they will begin work immediately. They are in possession of the permits from the Conservation Authority and once the site has been serviced, the piling will begin. Once the piling work is completed, construction of the podium will begin and then the construction of the buildings. He stated that they anticipate occupancy in 2011.

6. PUBLIC MEETINGS cont'd:

Mr. Don Grant of 1220 Sheppard Avenue East, Willowdale stated that he is in attendance on behalf of John Richardson, the owner of Keswick Marina. The Keswick Marina has been in existence for over 40 years and has provided an economic benefit to the area. He stated that the owner does not wish to object to the proposal, but would like to ensure that his concerns are placed on the record.

Mr. Grant stated that Mr. Richardson is concerned with traffic in the area, indicating that making a left hand turn off of Cameron Crescent to go north is difficult. He believes the proposal includes northbound and southbound left turn lanes to be constructed on The Queensway along with an eastbound left turn land from the south leg of Cameron Crescent and hopes that there is sufficient land to accommodate these.

Mr. Grant indicated that he did notify Council earlier that traffic studies were conducted in December and March and that one should be conducted in the summer months which has now been completed, but he has not seen the results. He believes it would be difficult for the Region to approve the traffic studies when they haven't been reviewed. He continued by stating that Council should ensure what the intersection improvements will look like.

Mr. Grant stated that the proposed parking garage will be a fairly massive structure within three metres of the property line and his client is concerned with shadow casting, that most of the sheds will be in shadow by late afternoon. In addition, a lot of people spend time at the marina sitting on their boats or docks in the late afternoon and will be subjected to the noises of vehicles moving in and out of the garage, car alarms, doors closing and locking, all within 100 feet from where they will be sitting.

Mr. Grant stated that his client is also concerned with the pile driving and how it may affect the boats that will be, or already are, stored on timbers for the winter months. He understands that the pile driving is to be conducted during the winter months to alleviate some of the disruption to neighbours, but he inquired if the boats should be reinforced or taken down and stored in the parking lot across the street for the winter months to eliminate any possibility of damage occurring.

Mr. Grant stated that his client's final concern is whether the Ministry of the Environment still has input on the walkway issue. These are his clients' concerns that he would like noted for the record.

Jim Hougham, 223 Cameron Crescent, stated that the applicant has indicated that funding is available and they are wishing to proceed with the development as soon as possible, but they are already on record indicating that the development would

6. PUBLIC MEETINGS cont'd:

not be started until the road improvements have been completed and wonders if this is still the case, as Cameron Crescent is one of the road improvements to be completed.

Mr. Hougham indicated that he has concerns with the noises associated with the proposed parking garage. He stated that he doesn't know how this garage will be built, but most garages have open drains for runoff, steel deck plates for expansion joints along with speed measures such as speed bumps, all of which create noise. His property is 100 feet north of the proposed parkade location. He also mentioned that when a road is elevated such as in a parking garage, the Ministry of the Environment requires some type of sound attenuation through walls, trees, or berms, but he doesn't see that being mentioned for this parkade. He stated that with this development being a tourist-oriented site, we can expect vehicles entering and exiting the garage several times a day.

Mr. Hougham stated that pollution emitted at ground level dissipates, but when it is emitted at higher than ground level, mitigating measures are required to stop the pollution from traveling to adjacent properties. He stated that he supports Mr. Richardson's concerns regarding noise, shadow casting and the garage impact on his business. The marina patrons have historically enjoyed peace and quiet and a lake view, but they will soon be looking at a concrete wall and being subjected to the noise of vehicles inside the garage. He stated that the proposed parking garage will not enhance the vista of the lake, but will eliminate it instead.

Mr. Hougham indicated that the Keswick Secondary Plan states that there is to be no development within 15 metres of the Maskinonge River, but the proposed structure is being constructed within three metres of Mr. Richardson's property line and six metres from the Maskinonge River. The developer has advised that it is very 'green' towards the environment and should take into consideration that flora and fauna are needed around the edge of the river, rather than concrete poured directly at the water's edge. He believes the development needs to be set back 15 metres or more from the water's edge.

Mr. Mike Baskerville, Engineering Manager, explained that there has been no formal request to Council to consider traffic signals to date but staff is planning on reporting to Council to request the Region of York to approve signals. Although it may not meet the warrants, staff believes signals are required for the community and he is aware that the Region is prepared to act favourably if this Council makes a formal resolution requesting signalization.

Mr. Baskerville indicated that the Traffic Impact Study recommends that the intersection will come close to meeting the warrants.

6. PUBLIC MEETINGS cont'd:

Ms. Stone stated that she has spoken to the Chief Building Official with regard to the pile driving and discussed the need for the applicant to provide a protocol as to how they will deal with complaints that result from the pile driving. This issue will be addressed prior to the issuance of building permits. Staff also requires something in writing from the developer indicating the details of their monitoring of the neighbouring homes to date.

Mr. Blackburn explained that he had instructed the company to survey the area last summer, which was completed, and a protocol has been established with his office that requires his company to receive complaints and the surveying company will then be sent out to inspect the premises.

Mrs. Stone stated that the public walkway is proceeding as proposed and the outdoor amenity areas will be subject to the site plan agreement at the next stage of development. The developer will require further site plan approval of the walkways as they traverse through wetland and flood plains.

Mrs. Stone stated that with regard to shadow casting, the study indicates that the main impact will be at six o'clock when one or more of the boathouse structures will be in shadow. The only increase in impact will be the change from a seniors apartment to a parking garage/parkade, which is an acceptable increase or impact according to the shadow casting study.

Mr. Hougham stated that the design of the parkade and the road construction are subject to the site plan agreement. He indicated that if the road is to be constructed by 2008, an extension will be necessary to reconstruct Cameron as the intention seems to be that it will occur prior to the site development.

Mrs. Stone indicated that staff has discussed the setback from the water's edge with the Lake Simcoe Region Conservation Authority, who have indicated that they have no concerns.

Mr. Michael Smith, agent, explained that with regard to the impact of intersection improvements on Mr. Richardson's property, the engineering plan being prepared shows that the improvements will be within the existing right-of-way and will not require expropriating land from Mr. Richardson's property.

Mr. Smith indicated that with regard to shadow casting, the largest impact will be at six o'clock, but the study was conducted to look at the potential impact on residential lots also. He stated that during the summer when the sun is higher in the sky there will be less of a shadow on the marina. He stated that with regard to the setback from the Maskinonge River, the project proceeded through significant scrutiny

6. PUBLIC MEETINGS cont'd:

by the Lake Simcoe Region Conservation Authority. He noted that the initial drawing always showed the constraints required by the Authority and the building footprint conforms to the Authority's requirements.

Mrs. Stone indicated that staff has not received a written protocol with regard to boat storage and any affects the pile driving may have on it. A survey is required to ensure the pile driving will not adversely affect the boats that are stored out of the water.

Mr. Baskerville stated that if a site plan meeting was held immediately following this meeting to deal with this application, only approval in principle would be forthcoming from the site plan committee members at this time as no recommendations are prepared.

Mr. Harold Lenters, Director of Planning and Building, confirmed that all staff could provide at this time would be approval in principle. He stated that it would be appropriate for the developer to provide an analysis or assessment of the vibration level and what impact may occur through the pile driving process in order to avoid any unnecessary problems.

Mr. Blackburn stated that he is not sure what distance from the subject site the structure survey included, if it went beyond Cameron Crescent homes, but he can definitely make the results available. He noted that he has had many discussion with the construction companies and it seems that it would be possible to have closings in the spring of 2011.

Mr. Blackburn indicated that with the amendments, the pile driving is generally of the same scope as previously proposed. Depending on obtaining the necessary approvals, they are moving towards a February or March, 2009 date for the pile driving to occur and would prefer it to be completed before May.

Mr. Blackburn assured Council that the boardwalk will definitely be part of the project and will be fully accessible to the public. From his company's point of view, it is 100% in the plan.

Mr. Smith indicated that they have always maintained that the principle part of the development be approved first, then the focus is to be on the boardwalk at which time cash securittles will be put up to cover construction of the boardwalk. The intention is to carry forward in the spring of 2009 through discussions with the Ministry of Natural Resources and the Lake Simcoe Region Conservation Authority and perform an analysis to identify what plants, etc, are more environmentally sensitive.

6. PUBLIC MEETINGS cont'd:

Mr. Jamie Galloway stated that there are adjustments that can be made to the size of the hammer used and shrouding of the hammer, as well as the energy applied to the piles, when pile-driving. The company performing the pile driving can analyze the method of pile driving and can establish a reasonable radius based on the amount of energy going into the soil along with seismic monitoring during the process and make adjustments if the levels are higher than anticipated.

Mr. Lenters stated that the site is fairly flat in nature and the boardwalk will be designed for accessibility. He suggested that any discussions with the Authority respecting the boardwalk should occur sooner rather than later because there are Provincial issues that could potentially interfere with this proposal if there is much of a delay.

Mr. Baskerville stated that restricting the timing of the pile driving may be able to be made a condition of the site plan agreement and if it went beyond the time specified, the company would be in default of the agreement. He stated that the site plan is specific to the exterior of the property and the building itself is subject to the building permit. He would have to check with the town solicitor with regard to a conditional permit and if the Town could impose conditions respecting security and timelines.

Mr. Smith reiterated that this plan has been out and available to the public for several months. The approval in principle from the site plan committee is important from a business point of view.

Mr. Hougham stated that he has performed a search on the internet concerning pile driving and has found that companies do have the ability to put in seismic monitoring around the perimeter of a site which works to benefit the contractor and the residents by knowing the details of the driving. If damage complaints are received after the process has been completed, or during the process, they can refer to the monitoring. He inquired if this monitoring can be imposed as part of the agreement. He also mentioned that a new sonic vibrator method could be used so that less pounding would be required.

Mr. Hougham stated that the seniors building had only been proposed as a possibility, leaving an impression that it might not be included in the development at all, but now a parking garage has been proposed in its place that is a definite part of the development. He stated that at a previous meeting Mr. Blackburn had stated that no parking was proposed at this time on the site and they would have to secure parking somewhere adjacent to property and were looking at the Boston Pizza site for offsite parking at that time. He does not believe a seniors apartment can be compared to a parking garage or should be replaced by a parking garage.

6. PUBLIC MEETINGS cont'd:

Mr. Hougham indicated that at the beginning of the process, it was said that the developer would have working groups involving neighbours, and the neighbours would still like some input into the development. Additionally, the original plan indicated a staged construction and inquired if it was still to be constructed in phases, over a number of years perhaps. He also inquired who the building contractor is going to be.

Gord McLaughlin of 249 Cameron stated that the survey on the pile driving was conducted over two years ago. When the pile driving occurred across the road from his home, he could feel it inside his house. He was not aware of a parking garage proposal until three weeks ago and he has concerns with it. He will hear horns blowing every time someone locks or unlocks their vehicle, headlights will also be seen and no barriers whatsoever are proposed.

Mr. McLaughlin noticed that the road name has changed on some of the drawings and inquired if the names of roads are to be changed every time a developer is in Town. A name change works to the benefit of the developer, but not to the residents who are inconvenienced by having to change all of their paper work to reflect a new address.

Mr. John Richardson of 3 Highfield Crescent, stated that he would like to clarify a point with regard to the pile driving. He explained that when the bridge on The Queensway was reconstructed, 125 foot pilings were driven. He had put the same amount of timbers under the boats at the marina as there are now, and nailed blocks to the timbers and no problems arose. As the proposed parking garage is approximately 90 feet from the marina, which is approximately the same distance away as the bridge, he does not foresee any problems occurring as far as the pile driving is concerned.

Mr. Blackburn indicated that phasing of the development is an option when the development is built, but at this point in time financing is secured and therefore phasing is not required. He noted that if the development is constructed all at once, it would be more beneficial for the residential area surrounding the site because construction would not last as long. The contractor has not yet been finalized, but they are in the process of talking to several major contractors who are submitting budgets and schedules.

Mr. Blackburn indicated that the pile driving survey will be updated.

Mr. Lenters stated that the Town is not planning on orchestrating any working groups as the working groups would be proposed through Bright Star, the applicant's company, and it is incumbent upon them to follow up with that process.

6. PUBLIC MEETINGS cont'd.

The Town staff will deal with the site plan and the building permits, while the developer should focus on working groups. Staff would be willing to attend working groups, but will not be coordinating them.

Mrs. Stone stated that another recommendation could be added to ensure that any future meetings with regard to site plan related matters include an invitation to all interested parties.

Mr. Lenters suggested that the developer take heed of the concerns raised which are legitimate issues and concerns regarding noise and impact. He stated that there are ways to design buildings in order to reduce some of the concerns raised.

Mr. Smith stated that it is important to receive an approval in principle from the site plan committee at this time.

Mr. Lenters stated that the site plan committee could approve in principle the rendering of the plan contained in the staff report, noting that the committee will still need to approve the details of design, plans, specifications, position of building, etc. He advised that the Fire Department needs to be consulted with regard to the proposed name change and he suggested that the name change should be a distinct change, rather than a 'west' or 'east' being added to the name, in order to easily differentiate between the roads in an emergency situation.

Mr. Hougham inquired what impact the site plan agreement has on the overall development of the site. He stated that regarding the parking garage concerns, there are buildings of similar size and mass that could be swapped with the garage, or locations altered, thereby eliminating the concerns related to the parking garage. He inquired if approval in principle is given at a site plan meeting tonight, would that approval lock the buildings into their proposed locations and eliminate the chance of altering their locations at a later date.

Moved by Councillor Jamieson

Seconded by Regional Councillor Wheeler

**RESOLUTION NO. SC-2008-0479**

- A. THAT REPORT PB-2008-0118 BE RECEIVED AS INFORMATION.
- B. THAT THE APPLICATION SUBMITTED BY CRATES LANDING (ONTARIO) GENERAL PARTNER INC. AND BROOKFIELD MILLHOUSE INC. BE APPROVED SUBJECT TO THE ZONING PROVISIONS CONTAINED IN SECTION 'D' BELOW.

6. PUBLIC MEETINGS cont'd:

- C. THAT 210 PERSONS EQUIVALENT OF WATER AND SEWER ALLOCATION BE ASSIGNED FROM THE INDUSTRIAL / COMMERCIAL / INSTITUTIONAL CATEGORY TO THE SUBJECT PROPERTY TO SERVICE THE DEVELOPMENT OF 140 HOTEL UNITS.
- D. THAT THE AMENDING BY-LAW CONTAIN THE FOLLOWING SITE SPECIFIC ZONING PROVISIONS:
  - I) A HOLDING PROVISION WHICH PERMITS A MAXIMUM OF 99 RESIDENTIAL APARTMENT UNITS UNTIL SUCH TIME AS THE REGIONAL MUNICIPALITY OF YORK HAS CONFIRMED THAT THE APPLICANT HAS SUCCESSFULLY DEMONSTRATED THROUGH THE REGION'S 'SUSTAINABLE DEVELOPMENT THROUGH LEED PROGRAM' THAT A GOLD LEVEL CERTIFICATION CAN BE ACHIEVED, IN ORDER TO OBTAIN THE SERVICING CREDITS REQUIRED TO SERVICE THE REMAINING 61 APARTMENT UNITS.
  - II) THAT AN OUTDOOR PATIO AREA TO BE UTILIZED IN ASSOCIATION WITH A PROPOSED RESTAURANT USE BE PROVIDED AT BOTH GRADE AND PODIUM LEVEL WITH EACH PATIO HAVING A MINIMUM FLOOR AREA OF 100 SQUARE METRES.
  - III) THAT A MINIMUM FLOOR AREA OF 1,400 SQUARE METRES BE PROVIDED AT GRADE LEVEL AND AT THE PODIUM LEVEL FOR THE PROVISION OF RETAIL AND SERVICE COMMERCIAL USES.
  - IV) THAT THE MAXIMUM HEIGHT OF THE PARKING GARAGE WHICH EXTENDS BEYOND THE WALL OF THE HOTEL AND CONFERENCE CENTRE SHALL BE 18 METRES.
  - V) THAT THE MINIMUM FRONT YARD SETBACK SHALL BE 3 METRES FOR A PARKING GARAGE HAVING A MAXIMUM HEIGHT OF 18 METRES.
  - VI) THAT THE MAXIMUM HEIGHT OF THE PARKING GARAGE WITH A ROOF TOP TERRACE SHALL BE 18 METRES.
  - VII) THAT A HOLDING PROVISION BE INCLUDED IN THE ZONING BY-LAW, TO BE REMOVED ONCE FAVOURABLE COMMENTS HAVE BEEN RECEIVED FROM THE REGION OF YORK RESPECTING THE SIGNALIZATION OF CAMERON CRESCENT AND THE QUEENSWAY SOUTH.

6. PUBLIC MEETINGS cont'd:

- E) THAT COUNCIL SUPPORT THE SUBMISSION OF AN APPLICATION FOR THE REGION'S "SUSTAINABLE DEVELOPMENT THROUGH LEED BONUSING PROGRAM" AND THAT THE REGION OF YORK BE REQUESTED TO EXPEDITE THEIR REVIEW OF THIS APPLICATION.
- F) THAT THE APPLICANT PROVIDE AN UPDATED SURVEY OF SURROUNDING PROPERTIES INCLUDING THE KESWICK MARINA PROPERTY WITH RESPECT TO THE POTENTIAL IMPACTS OF THE PILE DRIVING ASPECT OF THE PROPOSAL.
- G) THAT ALL INTERESTED PARTIES BE INVITED TO ATTEND ANY FUTURE SITE PLAN MEETINGS THAT MAY BE HELD.
- H) THAT THE PROPOSED DESIGN OF THE PARKING GARAGE BE SUBJECT TO FURTHER REVIEW AND APPROVAL BY THE SITE PLAN REVIEW COMMITTEE AND THAT ALL INTERESTED PARTIES BE INVITED TO ATTEND THE SITE PLAN REVIEW COMMITTEE MEETING.
- I) THAT PURSUANT TO SECTION 34(17) OF THE PLANNING ACT, R.S.O. 1990, COUNCIL DEEMS THAT FURTHER NOTICE IS NOT REQUIRED TO BE GIVEN IN RESPECT OF ANY MINOR REVISIONS TO THE PROPOSED AMENDING ZONING BY-LAW.
- J) THE TOWN OF GEORGINA SUPPORTS THE SIGNALIZATION OF THE INTERSECTION OF THE QUEENSWAY SOUTH AND THE SOUTH LEG OF CAMERON CRESCENT AND REQUEST THE REGION OF YORK APPROVE THE INSTALLATION OF TRAFFIC SIGNALS AT THE EXPENSE OF THE PROPONENT, CRATES LANDING (ONTARIO) GENERAL PARTNER INC. AND BROOKFIELD MILLHOUSE INC.
- K) THAT THE TOWN CLERK FORWARD A COPY OF REPORT PB-2008-0118 AND COUNCIL'S RESOLUTION THEREON TO THE COMMISSIONER OF PLANNING AND DEVELOPMENT SERVICES FOR THE REGIONAL MUNICIPALITY OF YORK.

Carried.....

SC200813MIN

15

2008-10-30

6. **CONFIRMING BY-LAW**

Moved by Councillor Smockum

Seconded by Councillor Szollosy

That the following by-law be given three readings:

By-law Number 2008-0120 (COU-2)

Being a by-law to confirm the  
proceedings of Council.

Carried.....

7. **ADJOURNMENT:**

Moved by Councillor Jordan

Seconded by Councillor Hackenbrock

That the meeting adjourn at this time (9:17 p.m.)

Carried.....

---

Robert Grossi, Mayor

---

Kathleen Foster, Deputy Clerk



THE CORPORATION OF THE  
TOWN OF GEORGINA  
Civic Centre  
26557 Civic Centre Road  
Keswick, Ontario L4P 3G1  
Phone: (905) 476-4301  
(705) 437-2210

Town Files: C.3.20 and 145-101 /  
145-102/145-977/146-004

**NOTICE OF A PUBLIC MEETING  
CONCERNING AN APPLICATION FOR SITE PLAN APPROVAL  
TO PERMIT THE CONSTRUCTION OF TWO MULTI STOREY RESIDENTIAL/CONDOMINIUM BUILDINGS (Phase I) AND  
IMPROVEMENTS  
TO CAMERON CRESCENT  
COMMONLY REFERRED TO AS CRATES LANDING**

**TAKE NOTICE** that the Council of the Town of Georgina will be holding a public meeting on **Wednesday, March 26, 2014** on or about the hour of 7:30 p.m. in the Council Chambers of the Town of Georgina Civic Centre at 26557 Civic Centre Road, Keswick to consider an Application for Site Plan Approval, pursuant to By-law 86-244 (PL-3), and amended by By-law 92-120 (PL-3), and Section 41 (2) of the Planning Act, R.S.O., 1990, as amended, to permit the construction of two Multi-Storey Residential/Condominium Buildings (Phase 1). *Please note that there may be more than one public meeting scheduled for 7:30 p.m. on this date and that matter will be dealt with in the order that it appears on the agenda or as Council determine.*

**LOCATION AND DESCRIPTION OF THE SUBJECT LAND:**

The subject land is legally described as Lots 1 to 15, Block A Doreda Drive (Closed by By-law 2001-0070 (LA-1)), Registered Plan 447 and Lot 5, Part of Lots 7 and 8, Plan 170, located off of Cameron Crescent, Keswick. A site/key map showing the location of the subject land is provided.

**PROPOSAL:**

The proposed development consists of two multi storey residential/condominium buildings, parking and certain improvements to Cameron Crescent.

**OPPORTUNITIES TO PROVIDE COMMENT:**

**ANY PERSON** may attend the public meeting, and/or make oral or written submissions either in support of or in opposition to the matter to be considered at the meeting. Any written comments received may be addressed verbally at the meeting. Alternatively, should Council direct that the matter be referred back to staff for further review, these comments will be addressed through a subsequent report to Council at a later date.

**ADDITIONAL INFORMATION:**

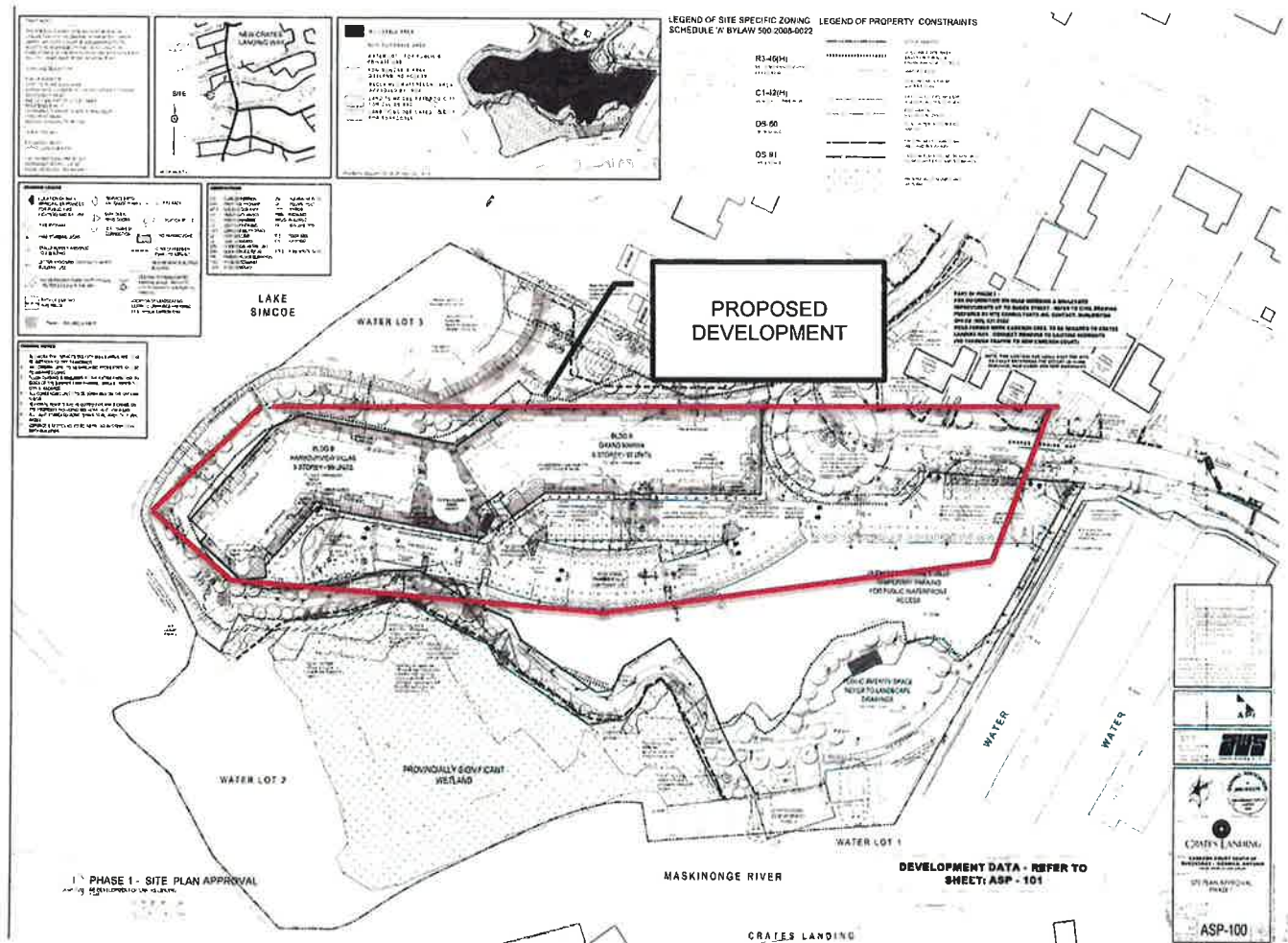
**ADDITIONAL INFORMATION** relating to the proposal may be available for inspection at the Operations and Engineering Department from 8:30 a.m. to 4:30 p.m. on regular business days. A copy of the staff report will be available from the Operation and Engineering Department as of the afternoon of Friday, March 21, 2014.

If you have any questions regarding this matter, please contact **Mike Baskerville, Engineering Manager**, by phone at (905) 476-4305, ext. 2225, facsimile transmittal at (905) 476-6902 or via email at [mbaskerville@georgina.ca](mailto:mbaskerville@georgina.ca).

If you wish to be notified of the adoption of the proposal, you must make a written request to the Town Clerk at the following address:

Town of Georgina, Clerks Division  
26557 Civic Centre Road, Keswick, Ontario L4P 3G1  
**Attention:** Yvonne Aubichon, Town Clerk  
Telephone: (905) 476-4301 / (905) 437-2210, ext. 2223  
Facsimile: (905) 476-1475

**C.3.20**



**DATED AT THE TOWN OF GEORGINA THIS 7<sup>TH</sup> DAY OF MARCH 2014.**



## c. OTHER PUBLIC MEETINGS cont'd

**Nick Circosta, representing Fortress Management**, addressed Council as follows:

- Fortress Management has taken over this project and has invested over \$10 million. They arrange the financing and are also involved with construction.
- they intend to protect their investment by building the project out as quickly as possible.
- unit purchasers have been kept updated.
- if the commercial area was currently built out, it would be fully occupied.
- a big chain is very interested in the hotel

**Sandra Midal, co-owner of 233 Cameron Crescent**, addressed Council as follows:  
•it will not be pleasant to lose the majority of their front lawn to a roadway.

**Rod Larmer, Manager of Building and Chief Building Official**, addressed Council as follows:

- owner could obtain a separate application to pile drive, but it is not necessary to do so.
- He will notify the Chief Administrative Officer and Council Members prior to the commencement of pile driving.

Moved by Councillor Smockum, Seconded by Regional Councillor Wheeler

**RESOLUTION NO. C-2014-0191**

Mike B.  
Dan P.

1. That Council receive Report No. OED-2014-0005 prepared by the Operations and Engineering Department dated March 26, 2014 respecting the application for site plan approval for the Crates Landing Development.
2. That the site plan drawings respecting the Crates Landing Development including drawings prepared by Strybos Barron King (SBK), Architectural Planning Initiative's (API), More Than Engineering (MTE), Racon Engineering Inc. (REI), Trans-Plan Inc., SPL Consultants Limited, and Jagger Hims Limited be approved at such time as the following conditions are fulfilled:
  - i) The Owner shall enter into a Development Agreement with the Town of Georgina (Town) agreeing to satisfy all municipal requirements, financial and otherwise, including the construction of the termination of Cameron Crescent all to the satisfaction of the Director of Operations and Engineering.
  - ii) The Owner shall provide security in an amount equal to 100% of the cost of the required improvements to Cameron Crescent including but not limited to the construction of the street termination, the construction of the required water main, sanitary sewer and storm sewer, streetscaping the signalization of the intersection of Cameron Crescent

OTHER PUBLIC MEETINGS cont'd

c.

and The Queensway South, and the reconstruction of Cameron Crescent to an urban standard including a sidewalk on one side of the street all to the satisfaction of the Director of Operations and Engineering.

iii) The Owner shall provide security in the amount of \$100,000.00 to guarantee the completion of all site works associated with the aforementioned drawings and further to be utilized as a road fouling deposit all to the satisfaction of the Director of Operations and Engineering.

iv) The Owner shall provide tree compensation in a manner all to the satisfaction of the Director of Operations and Engineering.

v) The Owner shall provide the Town with a Liability Insurance Certificate in the amount of \$5 million naming the Town as a co-insured party.

vi) The Owner shall in cooperation with the individual property owners undertake a pre-construction building survey of all buildings and structures, both residential and otherwise, as may be affected by construction of the Crates Landing Development within a reasonable distance as determined by the Owner's Geo-Technical Engineer but including all properties on Cameron Crescent and in consultation with the Director of Operation and Engineering.

vii) The Owner shall satisfy all conditions within twelve (12) months of the date of approval.

3. That a by-law be passed to authorize the Mayor and Clerk to execute all necessary documents.

4. That a by-law be passed to authorize the Town Solicitor to execute all easement(s), land transfer, road dedications, reserves and all other documents to be registered in connection with the proposed Plan of Condominium 19CDMG-2005-004/005.

5. That the owner of Keswick Marine be afforded unobstructed opportunity at the end of boating season, generally October, to access the marina lands on either side of Cameron Crescent at the Queensway South for the purpose of moving large and heavy marina material and equipment including but not limited to timbers and boats between the two properties across Cameron Crescent and that Cameron Crescent shall be maintained in an appropriate condition for this purpose, all as deemed acceptable to the Director of Operations and Engineering.

c. OTHER PUBLIC MEETINGS cont'd

6. That the Owner shall give notice in writing to the Chief Building Official, Director of Operations and Engineering and Cameron Crescent residents a minimum of one (1) week prior to the commencement of any pile driving operation subsequent to the issue of a building permit for same.

**Carried.**

Council Meeting recessed at 9:20 p.m. and resumed at 9:29 p.m.

Councillor Szollosy returned to the meeting at this time.

12. RESOLUTION TO MOVE INTO COUNCIL IN COMMITTEE

Moved by Councillor Craig, Seconded by Regional Councillor Wheeler

That Council move into Council in Committee at 9:29 p.m.

**Carried.**

12.2 CONSIDERATION OF REPORTS ON THE CONSENT AGENDA  
REQUIRING SEPARATE DISCUSSION

12.2.1 Reports from the Administrative Services Department:

12.2.1.1 Georgina Environmental Grant For Students (GEG)

Report No. DAS-2014-0013

Mary Mallany, a member of the Georgina Environmental Advisory Committee, requested Council support the proposed Georgina Environmental Grant for Students (GEG) to encourage young people to be involved in environmental issues.

Moved by Councillor Szollosy, Seconded by Regional Councillor Wheeler

Michele V.

1. That Council receive Report No. DAS-2014-0013, prepared by the Administrative Services Department on behalf of the Georgina Environmental Advisory Committee dated March 26, 2014, respecting the Georgina Environmental Grant for Students (GEG).
2. That Council approve the Georgina Environmental Grant for Students (GEG) program as outlined in Attachment 1.
3. That Council authorize the Georgina Environmental Grant for Students (GEG) costs of up to \$1,500 (one thousand five hundred dollars) to be funded through the Town's Reserve Fund for Green Initiatives in 2014.

**Defeated.**



**Attachment 2**  
**Report PB-2014-0032**

**33 pages**



THE CORPORATION OF THE TOWN OF GEORGINA

REPORT PB-2014-0032

FOR THE CONSIDERATION OF

COUNCIL

MAY 21, 2014

**SUBJECT: APPLICATION TO AMEND ZONING BY-LAW 500 – REMOVAL OF  
HOLDING (H) PROVISION  
APPLICANT: 2221563 ONTARIO INC. (CRATES LANDING  
DEVELOPMENT INC.)**

---

**1. RECOMMENDATIONS:**

1. That Council receive Report PB-2014-0032 prepared by the Planning Division dated May 21, 2014 respecting an application to amend Zoning By-law 500 for removal of the Holding (H) zone provisions in regards to the Phase 1 (residential portion) of the Crates Landing Development project.
2. That the application submitted by Crates Landing Development on behalf of 2221563 Ontario Inc. to remove the Holding (H) zone from lands legally described as Lot 5 and Part of Lots 6 and 8, Plan 170; and, Lots 1-15, Block A and Doreda Drive, Plan 447, as shown on Attachment '2' to Report PB-2014-0032, be approved.

**2. PURPOSE:**

The purpose of this report is to obtain Council's approval to remove the Holding (H) symbol from the site-specific Medium Density Urban Residential, R3-46 zone in relation to the subject lands in order for the condominium residential development to proceed.

**3. BACKGROUND:**

<u>OWNER:</u>	2221563 Ontario Inc.
<u>APPLICANT / AGENT:</u>	Crates Landing Development
<u>DESCRIPTION:</u>	(Refer to Attachments '1' and '2') 230, 232, 234 and 236 Cameron Crescent Part of Lot 9, Concession 3 (NG), Lot 5 and Part of Lots 6 and 8, Plan 170; and Lots 1-15, Block A and Doreda Drive, Plan 447 Roll Nos.: 145-977, 146-004, 145-102 and 145-101
<u>FILE NUMBER:</u>	03.1077

Crates Landing Development has submitted an application to amend Zoning By-law 500 by removing the Holding (H) provision in relation to the subject lands. The applicant's cover letter is included herein as Attachment '3'. The subject lands are currently zoned site-specific Medium Density Urban Residential, R3-46 (H), site-specific General Commercial, C1-42 (H), and site-specific Open Space, (OS-60) and (OS-61), on Map 2 of Schedule A to Zoning By-law No. 500, as amended. An excerpt of Map 2 is included herein as Attachment '4' and copies of the R3-46(H) and C1-42 (H) provisions are included as Attachments '5' and '6' respectively.

As Council was made aware through Report OED-2014-0005 on March 26, 2014, the project is to be developed in two phases. Phase 1 will include two condominium residential buildings representing a total of 150 residential units and Phase 2 will include the retail/commercial/hotel component of the proposed development. Building A, the most easterly of the buildings will be six (6) stories in height containing 91 units and be known as the grand marina. Building B, the more westerly building, is five (5) stories in height containing 59 units and will be known as the Harbour View Villas. Phase 1 also includes the completion of the public amenity area together with the boardwalk. Through Council's consideration of the aforementioned report, Conditional Site Plan Approval was granted for Phase 1, the residential component only, on March 26, 2014, in accordance with Council Resolution C-2014-0191.

#### **4. ANALYSIS**

In accordance with Section 9.5.36 xiv) of Zoning By-law 500, notwithstanding the permitted uses of the R3-46 (H) zone, where a Holding (H) symbol is used in conjunction with the R3-46 (H) zone, the lands may only be used for a parking area / podium and those uses which legally existed prior to November 10, 2008 being the date of the passing of the by-law by Town Council. Furthermore, the Holding (H) symbol shall not be removed until:

- i) *Written confirmation from the Town's Director of Engineering and Public Works<sup>1</sup> that site plan approval has been issued;*
- ii) *Written confirmation from the Region of York that the development has been approved pursuant to the Region's "Sustainable Development Through LEED" program to obtain servicing credits for any dwelling units in excess of 99;*
- iii) *Written confirmation from the Town's Director of Engineering and Public Works that the Region of York will permit the installation of traffic signals at the intersection of the south leg of Cameron Crescent and The Queensway South; and,*

---

<sup>1</sup> Now Director of Operations and Engineering

- iv) *Written confirmation from the Town's Director of Engineering and Public Works that arrangements have been made to the satisfaction of the Director regarding the reconstruction of the south leg of Cameron Crescent.*

Attachment '7' is correspondence dated April 29, 2014 received from the Town's Director of Operations and Engineering which indicates that the applicant has satisfactorily addressed subsections i), iii) and iv) of Section 9.5.36 xiv) of Zoning By-law 500, as amended.

Attachment '8' is correspondence dated April 30, 2014 received from the Region of York which indicates that the applicant has satisfactorily addressed subsection ii) of Section 9.5.36 xiv) of Zoning By-law 500, as amended.

Although the applicant's request includes removal of the Holding (H) provision in relation to Section 9.5.36 xiv) of the site specific General Commercial, C1-42 zone, site plan approval has not been issued for Phase 2 or the hotel/commercial component of the proposed development; therefore, the Holding (H) provision cannot be lifted at this time.

In consideration of the written confirmations received from the Town's Director of Operations and Engineering and from the Region of York as outlined above, Planning staff are satisfied that all matters respecting Section 9.5.36 xiv) of Zoning By-law 500, as amended, have been adequately addressed. Therefore, Council can now pass a by-law to remove the Holding ("Holding") symbol affixed to the R3-46 zone in relation to the subject lands. Should this application be approved at this Council meeting, staff request that the by-law included herein as Attachment '9' also be adopted during the same meeting.

## **5. FINANCIAL AND BUDGETARY IMPACT:**

There are no financial concerns or budgetary impacts on the Town stemming from this matter as all growth costs associated with the development shall be the responsibility of the proponent.

## **6. PUBLIC CONSULTATION AND NOTICE REQUIREMENTS:**


Pursuant to Sections 34 and 36 of the Planning Act, a Notice of Intention to pass an amending zoning by-law to remove the Holding (H) zone was posted in the May 8, 2014 edition of the Georgina Advocate. As well, the Notice was posted on the Town's website. At the time this report was prepared, no comments had been received from members of the public. It is noted there are no third party appeal rights on the removal of the Holding symbol.


7. **CONCLUSION:**

Planning staff are satisfied that the requirements for the removal of the Holding provision as it relates to the R3-46 zone of the Crates Landing property have been satisfactorily addressed and therefore recommend that the subject application be approved and amending by-law be passed. Planning staff recommend that the Holding provision not be lifted from the C1-42 zone at this time as site plan approval has not yet been issued for Phase 2 of the proposed development.

Prepared by:


Reviewed by:

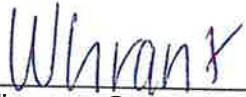
  
Barbara Mugabe, MCIP, RPP  
Planner

  
Velvet L. Ross, MCIP, RPP  
Manager of Planning

Recommended by:

Approved by:

  
Harold W. Lenters, M.Sc.PI, MCIP, RPP  
Director of Planning and Building

  
Winanne Grant, B.A. AMCT, CEMC  
Chief Administrative Officer

1 May 2014

- Attachment 1 – Context Map
- Attachment 2 – Location Map
- Attachment 3 – Circosta correspondence dated April 15, 2014
- Attachment 4 – Map 2 of Zoning By-law 500
- Attachment 5 – Excerpt from Zoning By-law 500 - R3-46 Zone
- Attachment 6 – Excerpt from Zoning Bylaw 500 - C1-42 Zone
- Attachment 7 – Operations and Engineering comments
- Attachment 8 – York Region comments
- Attachment 9 – Draft amending Zoning By-law

Report No. PB-2014-0032  
Attachment '1'  
Page 1 of 1

COOK  
BAY

SUBJECT  
PROPERTIES



South Channel Drive

Richmond Park Drive

Riveredge Drive

Mac Avenue

Rivergen Drive

Marina Drive

Wynhurst Road

Willow Drive

Newlands Avenue

Hodgins Avenue

Campion Court

Bessborough Drive

Biscayne Boulevard

Pleasant Boulevard

Bayview Avenue

Waterbend Drive

Rainbow Court

The Queensway South

Elmhurst Lane

0 40 80 160 240 320 Metres



TOWN OF GEORGINA	
APR 16 2014	
PLANNING & BUILDING DEPARTMENT PLANNING DIVISION	
REFER	NOTE
BM	VR
FILE # D3,1077	



April 15, 2014

Town of Georgina  
Planning and Building Department

Attention: Velvet Ross  
Manager of Planning

**RE: LIFTING OF HOLDING (H) ZONE SYMBOL ON ZONING BY-LAW 500 – CRATE'S LANDING**

Dear Ms. Ross,

Further to the email correspondence we have received from yourself on April 4'14, Barbara Mugabe on April 2'14 and Harold Lenters on March 27'14, we are providing this written request, with an accompanying fee of \$1,577 to lift the Holding (H) zone symbol for Crate's Landing, as per Section 9.5.36 xiv) i),ii,iii) and iv) and Section 14.5.39 of Zoning By-law 500 in respect to subsection (xviii).

We have been given different timelines for terms of the requirements for meeting the conditions in time for approval of Council at a meeting at May 21, 2014 meeting, but the intention of this letter is to confirm the status of the fulfillment of the various conditions, which we expect will be completed by the end of April. Fulfillment of the conditions is now out of our direct control and we await final confirmations from the Town and the Region of York.

The first condition relates to the approval of the Site Plan application, and requires written approval from the Town's Director of Engineering and Public Works that the site plan has been approved. Obviously Council has approved this step, but we have not received a written confirmation of this to this point from the Town.

The second condition relates to approval from York Region relating to LEED program confirmation and servicing allocations. The Region provided a Draft Agreement for our review late in the day on April 11'14. We have now signed the final version and sent it back for signature by the Region. We await a final version from them for signature, which is anticipated before the end of April. In the interim we have attached a copy of the Agreement.

The third condition relates to written confirmation from the Town's Director of Engineering and Public Works that the Region will allow the installation of traffic lights at the intersection of Crate's Landing Way and the Queensway. We believe all parties are in agreement on this issue, and that the required update to the Traffic Impact Study will be provided to the Region by April

16<sup>th</sup>, which should enable the Region to confirm their intentions in the near future. This issue is not in our direct control, so we will await confirmations from the Town and the Region.

The fourth condition relates to written confirmation from the Town's Director of Engineering and Public Works that arrangements have been made to the satisfaction of the Director regarding the reconstruction of Crate's Landing Way (south leg of Cameron Crescent). We believe all requirements have been met in this regard, and we have asked for confirmation from Mike Baskerville in this regard, but to date this confirmation has not yet been received.

In summary, we believe all actions required by us to fulfill the conditions have been satisfied, or will be by tomorrow, and we await written confirmations from Town and York Region staff in order to fulfill the conditions. As stated, we believe all those confirmations should be received before the end of April.

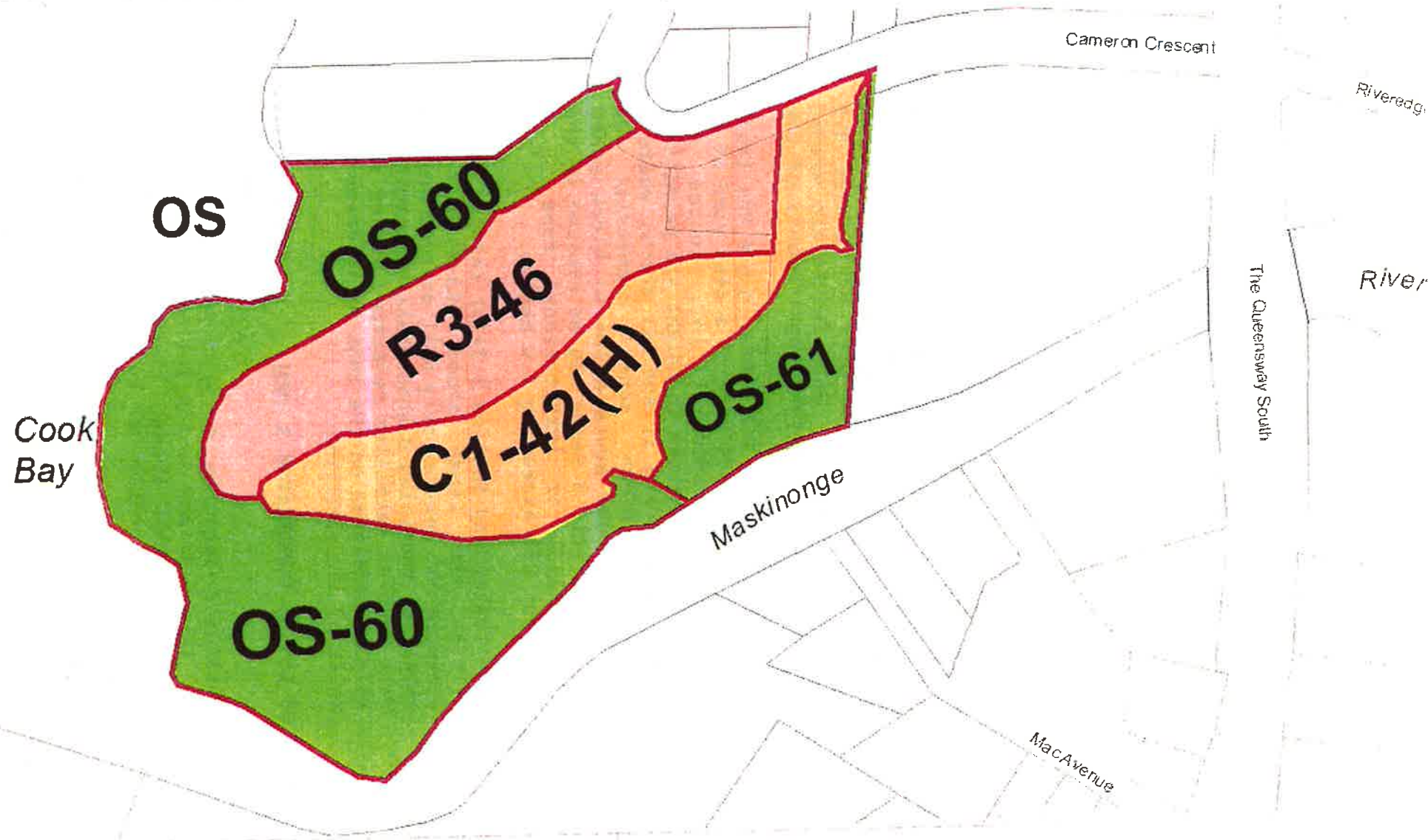
As a footnote, a Minor Variance approval for the Sales Office is not directly tied to the Zoning By-Law, and we are currently examining all of our options in relation to the Sales Office, which is not located on property under the control of the project ownership group.

We are continuing to work diligently to ensure all written confirmations from Town and Region staff are received in a timely fashion, and we will forward same as soon as they are received. Please let us know if you require anything further at this point in time.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'Nick J. Circosta', with a stylized flourish at the end.

Nick J. Circosta  
Director of Stakeholder Management &  
Development/Construction Performance  
Fortress Real Developments Inc.



Report No. PB-2014-0032  
Attachment 4  
Page 1 of 1

Office (OS)	Tourist Commercial (C5)	Disposal Industrial (M5)
Commercial (C1)	Recreational Commercial (C6)	Estate Residential (ER)
Commercial (C2)	Transitional (T)	Residential (R)
Commercial (C3)	Restricted Industrial (M1)	Low Density Urban Residential (R1)
Commercial (C4)	General Industrial (M2)	Low Density Urban Residential (R2)
	Extractive Industrial (M3)	Medium Density Urban Residential (R3)
	Storage Industrial (M4)	Rural (RU)



#### Disclaimer:

This information is provided as a public resource of general information by the Town of Georgina. This information is provided for convenience only, and the Town of Georgina disclaims any responsibility for content, accuracy, currency or completeness. This is not a plan of survey.

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Revised to November 6, 2012,  
the Planning Division, November 2012

Revised: 05/01/14

Revised by the Planning and Building Department, Planning Division

**SECTION 9 - MEDIUM DENSITY URBAN RESIDENTIAL (R3) ZONE (cont.)**

blocks within lands zoned 'R3-45(WS)(H)' on Schedule 'A' hereto, shall be subject to the following:

- i) Fences not exceeding 2 metres in height are permitted in the side and rear yards only. Such fences are exempt from the minimum yard provisions of the by-law. Any fence within the side or rear yard that exceeds 2 metres in height must be erected in compliance with the minimum yard requirements for the appropriate zone.
  - ii) Fences are permitted in the front yard area provided such fence does not exceed 0.9 metres in height. Such fences are exempt from the minimum yard requirements of the by-law.
  - iii) Notwithstanding ii) above, where the front yard abuts a side yard or a rear yard of an abutting residential lot, fences not exceeding 2 metres in height are permitted.
  - iv) Notwithstanding i) and ii) above, where a lot or block zoned commercial or institutional abuts a lot or block zoned residential, a fence may be erected in the commercial or institutional zone to a height not exceeding 3.0 metres.
- h) Notwithstanding Section 5.34(b) insofar as it affects the lands zoned 'R3-45(WS)' on Schedule 'A' hereto, only wall or roof mounted satellite receiving dishes shall be permitted. Wall mounted satellite receiving dishes shall only be permitted on the rear or interior side walls of the dwelling.

**9.5.36**

**PART OF LOT 9, CONCESSION 3 (NG)**

**'R3-46 (H)'**  
**(Map 2)**

(500-2006-0005)

(500-2006-0007)

(500-2008-0022)

Notwithstanding Sections 5.13, 5.25(c), 5.28(a), (b), (g), (h), 6.8, and 9, the following provisions shall apply to lands zoned 'R3-46(H)', shown in heavy outline in Schedule 'A' hereto.

- i) An apartment dwelling shall be constructed in accordance with a registered plan of

**SECTION 9 - MEDIUM DENSITY URBAN RESIDENTIAL (R3) ZONE (cont.)**

condominium, where access is provided within the registered plan of condominium to a public, assumed street.

ii) The only permitted uses shall be two apartment dwellings: one apartment dwelling having a maximum of 61 units and the other apartment dwelling having a maximum of 93 units, together with accessory uses, buildings and structures.

iii) No building or structure shall be constructed except within the 'R3-46(H)' zone, and only within that area identified as "Buildable Land Area" in Schedule 'B-55', attached hereto and in accordance with an approved site plan.

Notwithstanding, the "Buildable Land Area" identified on Schedule 'B-55', the following yard requirements shall apply to all buildings:

NORTHERLY INTERIOR SIDE YARD (MINIMUM)

1 <sup>st</sup> storey	11 m
2 <sup>nd</sup> storey	11 m
3 <sup>rd</sup> storey	11 m
4 <sup>th</sup> storey	14 m
5 <sup>th</sup> storey	17 m
6 <sup>th</sup> storey	20 m

iv) A loading space may be located in any yard in accordance with an approved site plan.

v) Minimum width of an accessible parking space may be reduced to 4.5 metres only where a space abuts an at-grade sidewalk in accordance with an approved site plan.

vi) Minimum number of parking spaces per apartment unit shall be 1.5 and, further, a maximum of 20 parking spaces for these units may be permitted in tandem in accordance with an approved site plan.

vii) Required parking spaces shall only be provided within the 'Buildable Land Area' as indicated on Schedule 'B-55', except where a cash-in-lieu

SECTION 9 - MEDIUM DENSITY URBAN RESIDENTIAL (R3) ZONE (cont.)

of parking agreement has been executed.

viii) Parking areas may be permitted in all yards in accordance with an approved site plan.

ix) An apartment dwelling shall be a minimum of 3 metres from a public street.

x) Notwithstanding (ix) above, a parking area/podium may be located at a setback of nil from a public street. Further, the maximum height of a parking podium shall be 4.5 metres to the surface of the parking deck measured from average finished grade.

xi) Floor Area (minimum) for an apartment dwelling unit:

- one bedroom unit ..... 55 sq. metres
- two bedroom unit ..... 65 sq. metres
- three bedroom unit ..... 75 sq. metres

xii) Height (maximum) for an apartment dwelling containing 62 to 93 units  
..... 24 metres

xiii) Height (maximum) for an apartment dwelling containing a maximum of 61 units  
..... 18 metres

xiv) Notwithstanding the permitted uses of the 'R3-46(H)' zone, where a Holding (H) symbol is used in conjunction with the 'R3-46(H)' zone in Schedule 'A' for those lands located in Part of Lot 9, Concession 3 (NG), the lands may only be used for a parking area/podium and those uses which legally existed prior to November 10, 2008 being the date of the passing of this by-law by Town Council. The Holding (H) symbol shall not be removed until:

i) written confirmation from the Town's Director of Engineering and Public Works that site plan approval has been issued;

ii) written confirmation from the Region of York that the development has been

**SECTION 9 - MEDIUM DENSITY URBAN RESIDENTIAL (R3) ZONE (cont.)**

approved pursuant to the Region's "Sustainable Development Through LEED" program to obtain servicing credits for any dwelling units in excess of 99;

- iii) written confirmation from the Town's Director of Engineering and Public Works that the Region of York will permit the installation of traffic signals at the intersection of the south leg of Cameron Crescent and The Queensway South; and
- iv) written confirmation from the Town's Director of Engineering and Public Works that arrangements have been made to the satisfaction of the Director regarding the reconstruction of the south leg of Cameron Crescent.

**SECTION 9.5.37 and SYMBOL 'R3-47(H)' DELETED by BY-LAW 500-2008-0022**

**9.5.38 PART OF LOT 3, CONCESSION 7 (G) 'R3-48'**  
**(500-2006-0018) S/S BLACK RIVER ROAD (Map 7)**

- a) Notwithstanding Sections 6.6 (a), (b), (c), (d), (e), (f) and (h), the following requirements shall apply:

Lot Frontage Per Unit (Minimum)	
Interior Lot	6 metres
End Lot	7.5 metres
Corner Lot	10.5 metres
Lot Area Per Unit (Minimum)	
Interior Lot	180 m <sup>2</sup>
End Lot	225 m <sup>2</sup>
Corner Lot	315 m <sup>2</sup>
Front Yard (Minimum)	
To Attached Garage	5.7 metres (i) (ii)
To Dwelling	4.5 metres (i) (ii)
Exterior Side Yard (Minimum)	
To Attached Garage	5.7 metres (i) (ii)
To Dwelling	2.4 metres (i) (ii)
Rear Yard (Minimum)	7.5 metres
Interior Side Yard (Minimum)	1.2 metres (iii)

**SECTION 14 - GENERAL COMMERCIAL (C1) ZONE (cont.)**

those lands zoned 'C1-41' in Schedule 'A' attached hereto, the following provisions shall apply:

- i) For the purpose of this by-law, 'existing' shall be defined as "a building, structure or use existing as of June 27, 2005 and which has continued to exist to present".
- ii) A minimum of one loading space shall be provided for each existing building up to 900 square metres in non-residential floor area.
- iii) The minimum size of existing parking spaces where the angle to aisle is not parallel shall be 2.5 metres x 5.5 metres.
- iv) A minimum of 36 parking spaces shall be provided for existing buildings and permitted non-residential uses, save and except for the following uses which shall comply with Section 5.28 (b) of the Zoning By-law: restaurant, private or commercial club, theatre, hotel, motel or motor hotel.
- v) A minimum setback of nil from any lot line shall be permitted for an existing parking area in the front yard.
- vi) A minimum width of 6.7 metres shall be permitted for an existing aisle in the front yard.
- vii) Parking shall be permitted within a sight triangle until such time as the Town or Region requires these lands for the purpose of road improvements.
- viii) A minimum exterior side yard of nil shall be permitted for an existing building.
- ix) A minimum interior side yard of 1 metre shall be permitted for an existing building.

**14.5.39**

(500-2006-0005)  
(500-2008-0022)

**PART OF LOT 9, CONCESSION 3 (NG)**

**'C1-42 (H) '  
(Map 2)**

**SECTION 14 - GENERAL COMMERCIAL (C1) ZONE (cont.)**

Notwithstanding Sections 5.13, 5.25(c), 5.28(a), (b), (g), (h), 13.2, and 14 the following provisions shall apply to lands zoned 'C-42(H)', shown in heavy outline in Schedule 'A' hereto.

- (i) A hotel comprised of a maximum of 140 hotel units/suites and including ancillary commercial uses, and an accessory parking garage shall be constructed in accordance with a registered plan of condominium, where vehicular access is provided within the registered plan of condominium to a public, assumed street.
- (ii) A commercial building containing a maximum of six dwelling units shall be constructed in accordance with a registered plan of condominium, where vehicular access is provided within the registered plan of condominium to a public, assumed street.
- (iii) No building or structure shall be constructed except within the 'C1-42(H)' zone, and only within that area described as "Buildable Land Area" in Schedule 'B-55' attached hereto and in accordance with an approved site plan.
- (iv) A loading space may be located in any yard in accordance with an approved site plan.
- (v) Minimum width of an accessible parking space may be reduced to 4.5 metres only where the space abuts an at-grade sidewalk, in accordance with an approved site plan.
- (vi) Minimum number of parking spaces per apartment unit shall be 1.5 spaces.
- (vii) Required number of parking spaces for commercial uses shall be 5 spaces per 95 m<sup>2</sup> of non-residential floor area devoted to public uses, excluding hotel suites.
- (viii) Required number of parking spaces per hotel unit/suite shall be 0.5 spaces.

SECTION 14 - GENERAL COMMERCIAL (C1) ZONE (cont.)

- (ix) Parking areas may be permitted in all yards in accordance with an approved site plan.
- (x) Required parking spaces shall only be provided within the "Buildable Land Area" as indicated on Schedule 'B-55' except where a cash-in-lieu of parking agreement has been executed.
- (xi) Maximum floor area of a restaurant use shall not exceed 40% of all non-residential floor area, excluding hotel units/suites.
- (xii) The required lot frontage, lot area, lot coverage, yard, and landscaped open space provisions shall be in accordance with an approved site plan. Notwithstanding the foregoing, a parking garage shall have a minimum setback from a public street of 3 metres, and that portion of the hotel containing a portion of the parking garage in excess of 18 metres in height shall have a minimum setback of 20 metres from a public street.
- (xiii) Floor Area (minimum) for hotel unit/suite  
.....18 sq. metres
- (xiv) Floor Area (minimum) for a dwelling unit in a commercial building:
  - one bedroom unit.....55 sq. metres
  - two bedroom unit.....65 sq. metres
  - three bedroom unit.....75 sq. metres
- (xv) Height (maximum) for a commercial building (excl. hotel), and including a parking garage with or without a rooftop terrace, shall be,  
.....18 metres
- (xvi) Height (maximum) for hotel.....24 metres
- (xvii) The minimum floor area for retail and service commercial uses located at-grade and at the podium level shall be a total of 1,400 sq. metres. Further, an outdoor patio, accessory to the restaurant use, shall be provided at-

**SECTION 14 - GENERAL COMMERCIAL (C1) ZONE (cont.)**

grade and another at the podium level, each patio having a minimum area of 100 sq. metres.

(xviii) Notwithstanding the permitted uses of the 'C1-42(H)' zone, where a Holding (H) symbol is used in conjunction with the 'C1-42(H)' zone in Schedule 'A' for those lands located in Part of Lot 9, Concession 3 (NG), the lands may only be used for a parking area and those uses which legally existed prior to November 10, 2008, being the date of approval of this by-law by Town Council. The Holding (H) symbol shall not be removed until:

- (i) written confirmation from the Town's Director of Engineering and Public Works that site plan approval has been issued;
- (ii) written confirmation from the Town's Director of Engineering and Public Works that the Region of York will permit the installation of traffic signals at the intersection of the south leg of Cameron Crescent and The Queensway South; and
- (iii) written confirmation from the Town's Director of Engineering and Public Works that arrangements have been made to the satisfaction of the Director regarding the reconstruction of the south leg of Cameron Crescent.

**14.5.40                      PART OF LOTS 7 AND 8, BLOCK 60, PLAN 69                      'C1-43'**  
**(500-2007-0012) W/S DALTON ROAD    (Map 6)**

Notwithstanding Section 2.82, on land shown in heavy outline and designated 'C1-44' in Schedule 'A' attached hereto, "floor area, non-residential" shall be defined as "means the total floor area of a non-residential building, including any outdoor garden centre, basement, or cellar area designed or used for non-residential purposes, but excluding any

INTER-OFFICE



**DEPARTMENT OF  
OPERATIONS  
AND ENGINEERING**

MEMORANDUM

**Date:** April 29, 2014

File: C.3.20

**To:** Harold W. Lenters, Director of Planning and Building


**From:** Dan Pisani, Director of Operations and Engineering

**Subject:** Crates Landing Development  
Clearance of Conditions – Holding (H) Symbol  
Plan of Condominium 19CDMG-2005-004/005

The following is provided as clearance by the Department of Operations and Engineering of items i), iii) and iv) of Section 9.5.36 xiv) of Zoning By-law 500, as amended:

- i) Conditional site plan approval has been issued in accordance with Council Resolution **C-2014-0191** dated March 26, 2014, copy attached hereto.
- iii) The Region of York in its correspondence dated March 11, 2014, copy attached, indicated support for the potential signalization of The Queensway South and Crates Landing Way during Phase 2 of the development. A condition of approval by the Region calls for the installation now of the underground works necessary for signals and that the Transportation Study for this development be updated to confirm signal warrants will be met during the second phase of the development. Trans-Plan Inc. submitted the updated Transportation Study dated April 14, 2014 which provides that, "Results indicate that a traffic signal would be warranted (meets the Combination Warrant under Phase 2 of future total traffic conditions."
- iv) In accordance with Council Resolution **C-2014-0191** and Recommendation 2 i) and ii) thereof the Owner shall enter into a Development Agreement and provide security in the amount of 100% of the cost of reconstructing the south leg of Cameron Crescent referred to as Crates Landing Way and this is determined to be an appropriate and satisfactory arrangement.

MEB:df

 Apr 30/14

## c. OTHER PUBLIC MEETINGS cont'd

**Nick Circosta, representing Fortress Management**, addressed Council as follows:

- Fortress Management has taken over this project and has invested over \$10 million. They arrange the financing and are also involved with construction.
- they intend to protect their investment by building the project out as quickly as possible.
- unit purchasers have been kept updated.
- if the commercial area was currently built out, it would be fully occupied.
- a big chain is very interested in the hotel

**Sandra Midal, co-owner of 233 Cameron Crescent**, addressed Council as follows:  
•it will not be pleasant to lose the majority of their front lawn to a roadway.

**Rod Larmer, Manager of Building and Chief Building Official**, addressed Council as follows:

- owner could obtain a separate application to pile drive, but it is not necessary to do so.
- He will notify the Chief Administrative Officer and Council Members prior to the commencement of pile driving.

Moved by Councillor Smockum, Seconded by Regional Councillor Wheeler

**RESOLUTION NO. C-2014-0191**

Mike B.  
Dan P.

1. That Council receive Report No. OED-2014-0005 prepared by the Operations and Engineering Department dated March 26, 2014 respecting the application for site plan approval for the Crates Landing Development.
2. That the site plan drawings respecting the Crates Landing Development including drawings prepared by Strybos Barron King (SBK), Architectural Planning Initiative's (API), More Than Engineering (MTE), Racon Engineering Inc. (REI), Trans-Plan Inc., SPL Consultants Limited, and Jagger Hims Limited be approved at such time as the following conditions are fulfilled:
  - i) The Owner shall enter into a Development Agreement with the Town of Georgina (Town) agreeing to satisfy all municipal requirements, financial and otherwise, including the construction of the termination of Cameron Crescent all to the satisfaction of the Director of Operations and Engineering.
  - ii) The Owner shall provide security in an amount equal to 100% of the cost of the required improvements to Cameron Crescent including but not limited to the construction of the street termination, the construction of the required water main, sanitary sewer and storm sewer, streetscaping the signalization of the intersection of Cameron Crescent

## c. OTHER PUBLIC MEETINGS cont'd

- and The Queensway South, and the reconstruction of Cameron Crescent to an urban standard including a sidewalk on one side of the street all to the satisfaction of the Director of Operations and Engineering.
- iii) The Owner shall provide security in the amount of \$100,000.00 to guarantee the completion of all site works associated with the aforementioned drawings and further to be utilized as a road fouling deposit all to the satisfaction of the Director of Operations and Engineering.
  - iv) The Owner shall provide tree compensation in a manner all to the satisfaction of the Director of Operations and Engineering.
  - v) The Owner shall provide the Town with a Liability Insurance Certificate in the amount of \$5 million naming the Town as a co-insured party.
  - vi) The Owner shall in cooperation with the individual property owners undertake a pre-construction building survey of all buildings and structures, both residential and otherwise, as may be affected by construction of the Crates Landing Development within a reasonable distance as determined by the Owner's Geo-Technical Engineer but including all properties on Cameron Crescent and in consultation with the Director of Operation and Engineering.
  - vii) The Owner shall satisfy all conditions within twelve (12) months of the date of approval.
- 3. That a by-law be passed to authorize the Mayor and Clerk to execute all necessary documents.
  - 4. That a by-law be passed to authorize the Town Solicitor to execute all easement(s), land transfer, road dedications, reserves and all other documents to be registered in connection with the proposed Plan of Condominium 19CDMG-2005-004/005.
  - 5. That the owner of Keswick Marine be afforded unobstructed opportunity at the end of boating season, generally October, to access the marina lands on either side of Cameron Crescent at the Queensway South for the purpose of moving large and heavy marina material and equipment including but not limited to timbers and boats between the two properties across Cameron Crescent and that Cameron Crescent shall be maintained in an appropriate condition for this purpose, all as deemed acceptable to the Director of Operations and Engineering.

## c. OTHER PUBLIC MEETINGS cont'd

6. That the Owner shall give notice in writing to the Chief Building Official, Director of Operations and Engineering and Cameron Crescent residents a minimum of one (1) week prior to the commencement of any pile driving operation subsequent to the issue of a building permit for same.

**Carried.**

Council Meeting recessed at 9:20 p.m. and resumed at 9:29 p.m.

Councillor Szollosy returned to the meeting at this time.

## 12. RESOLUTION TO MOVE INTO COUNCIL IN COMMITTEE

Moved by Councillor Craig, Seconded by Regional Councillor Wheeler

That Council move into Council in Committee at 9:29 p.m.

**Carried.**

12.2 CONSIDERATION OF REPORTS ON THE CONSENT AGENDA  
REQUIRING SEPARATE DISCUSSION12.2.1 Reports from the Administrative Services Department:

## 12.2.1.1 Georgina Environmental Grant For Students (GEG)

Report No. DAS-2014-0013

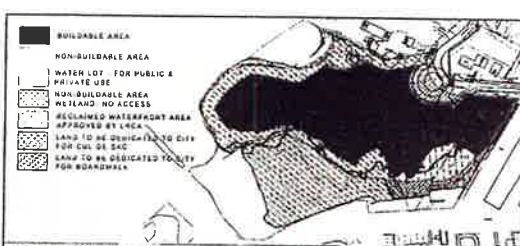
Mary Mallany, a member of the Georgina Environmental Advisory Committee, requested Council support the proposed Georgina Environmental Grant for Students (GEG) to encourage young people to be involved in environmental issues.

Moved by Councillor Szollosy, Seconded by Regional Councillor Wheeler

Michele V.

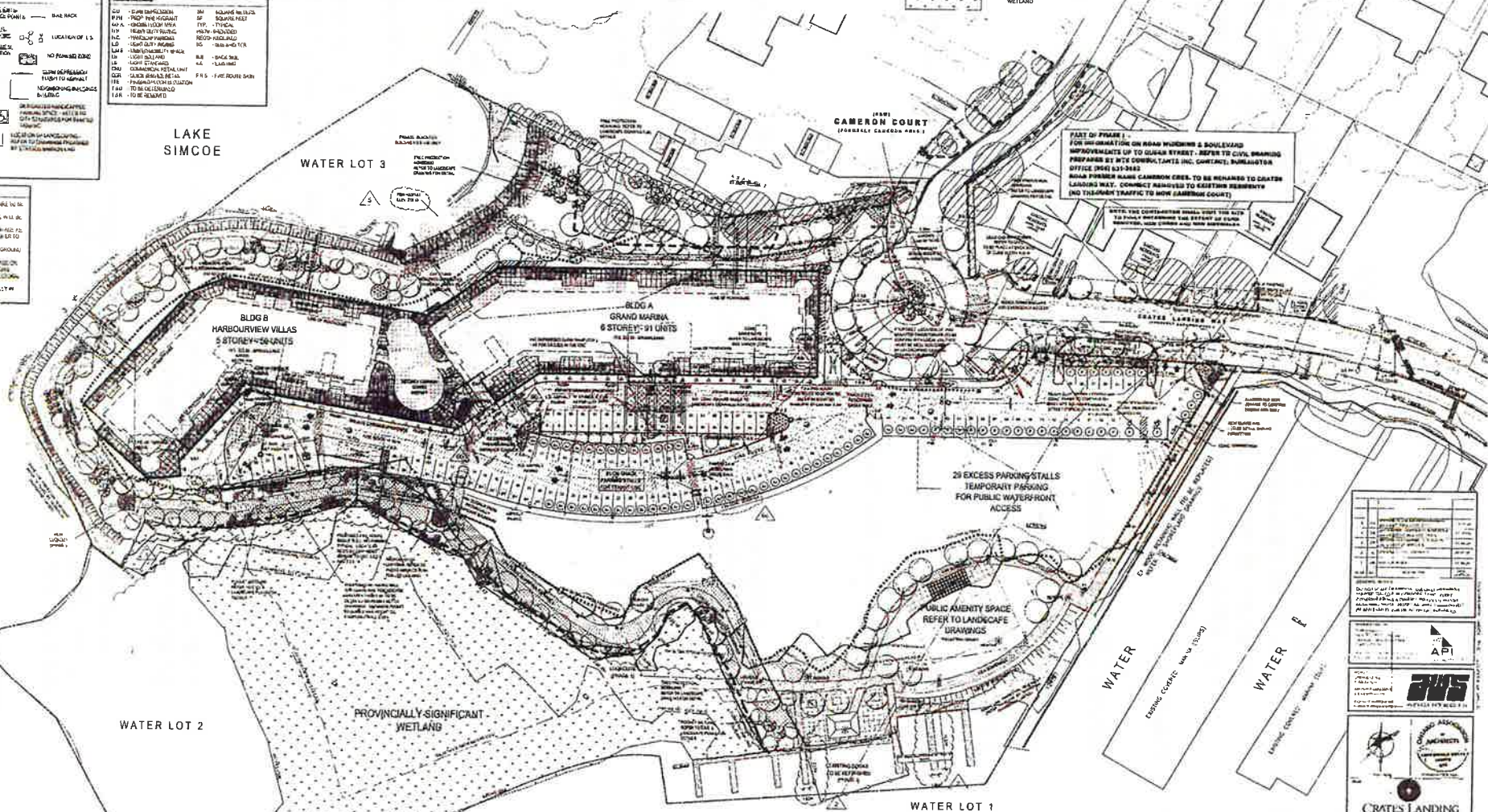
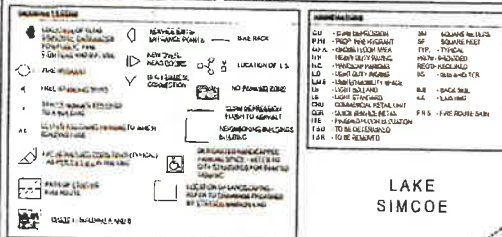
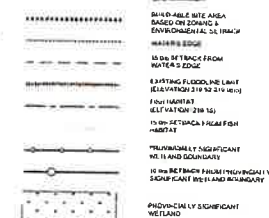
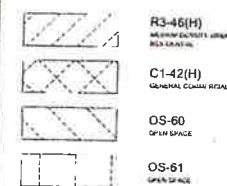
1. That Council receive Report No. DAS-2014-0013, prepared by the Administrative Services Department on behalf of the Georgina Environmental Advisory Committee dated March 26, 2014, respecting the Georgina Environmental Grant for Students (GEG).
2. That Council approve the Georgina Environmental Grant for Students (GEG) program as outlined in Attachment 1.
3. That Council authorize the Georgina Environmental Grant for Students (GEG) costs of up to \$1,500 (one thousand five hundred dollars) to be funded through the Town's Reserve Fund for Green Initiatives in 2014.

**Defeated.**



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

### LEGEND OF PROPERTY CONSTRAINTS



**DEVELOPMENT DATA - REFER TO SHEET: ASP - 101**

## Michael Baskerville

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**From:** Mumtaz, Anwer [Anwer.Mumtaz@york.ca]  
**Sent:** Tuesday, March 11, 2014 4:07 PM  
**To:** Steven Buckridan; Michael Baskerville  
**Cc:** Darlene Folmeg; Greg Black (T) (gblack13@sympatico.ca); Lin Saplys (lsaplys@apiconsultants.net); Daniel Principe (dprincipe@fortressrdi.com)  
**Subject:** Redevelopment of Crates Landing - Phase 1, Site Plan Application  
**Attachments:** [Untitled].pdf

Hi Darlene,

The Transportation and Community Planning Department, York Region has completed review of the Third submission for the proposed Crates Landing developments on the subject lands along with Transportation Study report dated October 2013, prepared by Trans-Plan Inc. and has following comments to provide:

1. The transportation report shall indicate the anticipated years that each phase of the proposed development will be built and occupied.
2. Our understanding is that the site plan application submitted this time is only for Phase 1. As such, we will require another transportation study report being submitted at a later time prior to next phase of the development in order to assess the need for signalization of traffic signal at The Queensway South and Cameron Crescent intersection. The Region's policy is to only signalize intersections that are warranted or are close to being warranted.
3. At the intersection of The Queensway S and Cameron Crescent, a north bound left turn lane with 15 metre storage would be required for Phase 1. (refer attached traffic volumes and MTO standards for four lane undivided unsignalized highways).
4. For potential signalization in Phase 2, it is highly recommended to design and provide electrical undergrounds for Phase 1.
5. In order to establish financial requirements and to process the application, please provide a cost estimate for works proposed on Regional right-of-way. The cost shall include all servicing connections, electrical undergrounds and road improvement works at the intersection.

In conclusion, there is no major concern with permitting Phase 1 to proceed from a Traffic Engineering perspective other than noted above.

Please feel free to contact me, should you need further clarifications on the above.

Regards,

*Anwer Mumtaz B.Eng., C.E.T.*

Development Approvals, Community Planning Branch,  
Transportation and Community Planning Department

The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y 6Z1

O: 905-830-4444 ext. 75701 | [anwer.mumtaz@york.ca](mailto:anwer.mumtaz@york.ca) | [www.york.ca](http://www.york.ca)

Our Values: Integrity, Commitment, Accountability, Respect, Excellence

## Velvet Ross

---

**To:** Barbara Mugabe  
**Cc:** Harold Lenters  
**Subject:** FW: Crates Landing Development; Signal Timing and Location

-----Original Message-----

From: Catherwood, Trevor [mailto:Trevor.Catherwood@york.ca]  
Sent: May-01-14 1:27 PM  
To: Michael Baskerville; Velvet Ross  
Cc: Mumtaz, Anwer; Terziewski, Dan; Costa, Nelson  
Subject: Crates Landing Development; Signal Timing and Location

Hi Mike,

York Region has reviewed the traffic studies provided and generally agrees with the recommendation that signals will be required on The Queensway South during the build out of the Crates Landing development.

The Region is only willing to permit one signal on The Queensway South between the north intersection at Cameron Crescent and the south intersection at Crates Landing Way. Currently our data indicates that the better location for the signal would be at The Queensway South and Cameron Crescent.

The Region has received a recent submission from the developer's consultant and will be providing comments on the design and the Regional requirements in order to achieve as final approval from the Region.

Please contact us if the Town requires additional information.

Trevor Catherwood, C.E.T. | Program Manager, Development Approvals, Community Planning Branch

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The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y 6Z1  
O: 905-830-4444 ext. 75753 | [trevor.catherwood@york.ca](mailto:trevor.catherwood@york.ca) | [www.york.ca](http://www.york.ca) <<http://www.york.ca/>> Our Values: Integrity, Commitment, Accountability, Respect, Excellence  
[cid:image001.png@01CEF0FF.875C1A50] <<https://www.facebook.com/YorkRegion>>  
[cid:image002.jpg@01CEF0FF.875C1A50] <<http://twitter.com/YorkRegionGovt>>  
[cid:image004.png@01CEF102.364CE240]  
<[http://www.linkedin.com/company/342217/careers?trk=job\\_view\\_topcard\\_company\\_image](http://www.linkedin.com/company/342217/careers?trk=job_view_topcard_company_image)>

York Region telephone extensions have changed to five digits by adding 7 as the first digit. My new extension is 75753. Please consider the environment before printing this email.

Harold W. Lenters  
Director of Planning and Building  
Town of Georgina  
26557 Civic Centre Road,  
Keswick, Ontario L4P 3G1

Dear Mr. Lenters:

**Re: Sustainable Development Through LEED® Program  
2221563 Ontario Inc. (Crate's Landing Development)  
230 – 240 Cameron Crescent, Town of Georgina  
Confirmation of Allocation Credits**

In accordance with York Region's Sustainable Development Through LEED® Program, we are pleased to confirm servicing allocation credits for 60 apartment units (36 credits for Phase 1 and 24 credits for Phase 2) based on the applicant achieving the Program requirements for the 40% LEED® GOLD incentive level.

Servicing allocation for the above noted site was granted for 90 apartment units by the Town (Phase 1- 55 units, Phase 2 -35 units) for a proposal with a total of 150 apartment units. The Town of Georgina confirmed the development's eligibility to participate in the Program through a letter dated March 13, 2014. The applicant's LEED consultant submitted a conformity report on April 1, 2014, describing how the proposed building is designed to conform to the Program requirements. The applicant also executed the required agreement with the Region on April 15, 2014, committing to meet the Program's requirements. A copy of the executed Program Agreement is attached for your reference.

Please note that, as part of the Program, the Region will provide the Town with conditions of condominium approval at the draft plan of condominium stage (sample attached for your information). Please ensure that the application for condominium is circulated to the Region and conditions are received from the Region prior to draft approval by the Town.

We look forward to the completion of this development and seeing it achieve LEED® Gold certification. If you have any questions, please do not hesitate to contact Michael Mallette, at extension 71506.

Sincerely,



Karen Whitney, MCIP, RPP  
Director of Community Planning

April 30, 2014

2

Servicing Allocation Credit Confirmation – Crate's Landing Phase 1 and 2

jw

**Attachment:**

Sample Condominium Conditions

Copy of the Executed Program Agreement for Crate's Landing (Phase 1 and 2)

**Copy to:** Stephen Fung, York Region, Environmental Services  
Nick Circosta, Fortress Real Developments (email)  
Greg Black, Bright Star Corporation (email)  
Barbara Mugabe, Town of Georgina (email)

York # 5472085

# **'Sustainable Development Through LEED®'**

## **York Region Sample Draft Plan of Condominium Conditions** for proposed developments enrolled in the Region's Sustainable Development Through LEED incentive program

- i. Prior to registration, York Region shall advise that all requirements of the 'Sustainable Development Through LEED®' Program have been met or where the required LEED® Certification from the Canada Green Building Council is still pending, that the applicant has posted a Letter of Credit in accordance with the terms of the Program Agreement. If LEED® Certification is still pending, the applicant's LEED® Accredited Professional and other appropriate professionals shall certify in a letter to the Region that the water/wastewater infrastructure and landscape design and irrigation system meet the program requirements. The Owner shall also submit a signed undertaking noting that a completed application will be submitted to the Canada Green Building Council for the required LEED® Certification.
- ii. The Declarant shall agree in the Condominium Declaration that the approved landscape plan and associated water conservation measures regarding irrigation shall not be altered or operated in a manner that results in a greater demand for potable water.
- iii. The Declarant shall agree in the Condominium Declaration that the water efficient plumbing fixtures originally installed in the building shall only be replaced with equivalent or more water efficient fixtures. This requirement should be re-stated in the Condominium Rules.
- iv. The Declarant shall agree in the Condominium Declaration that only Energy Star Qualified washing machines and dishwashers shall be used within the building. This requirement should be re-stated in the Condominium Rules.
- v. The Declarant shall agree in the Condominium Declaration that each residential unit within the development shall be billed for potable water based on the amount of water used by the unit in accordance with the unit's individual water meter(s).
- vi. The Declarant shall agree in the Condominium Declaration that the Condominium Corporation shall provide York Region with water usage data for individual units as well as for the building as a whole. The data shall be provided on an annual basis for a period of 5 years, with the provision of the first data set occurring one year from the time that at least 75% of the residential units within the building are occupied, or earlier if requested by York Region.

- vii. The Declarant shall agree in the Condominium Declaration that solid waste shall be collected in accordance with the Three Stream Waste Management Collection Plan approved under the 'Sustainable Development Through LEED®' Program.
- viii. The Declarant shall agree in the Condominium Declaration to implement the Resident Education Plan regarding three stream waste management, approved under the 'Sustainable Development Through LEED®' Program.
- ix. The Declarant shall agree in the Condominium Declaration that if the building is receiving waste management collection services from a private contractor, the Corporation shall provide York Region with a certificate or letter (signed by a company official) confirming that the material will be appropriately recycled and/or composted in accordance with the approved three stream waste management plan.
- x. Prior to registration, the Owner shall submit an executed copy of the Condominium Declaration to the Transportation and Community Planning Department.

THE CORPORATION OF THE TOWN OF GEORGINA  
IN THE  
REGIONAL MUNICIPALITY OF YORK  
BY-LAW NUMBER 2014-00<> (PL-5)

**A BY-LAW TO AMEND BY-LAW NUMBER 500, BEING A BY-LAW TO REGULATE  
THE USE OF LANDS AND THE CHARACTER, LOCATION AND USE OF  
BUILDINGS AND STRUCTURES WITHIN THE TOWN OF GEORGINA.**

Pursuant to Sections 34 and 36 of the Planning Act, R.S.O., 1990, the Council of the  
Town of Georgina **ENACTS AS FOLLOWS:**

1. That Map 2 of Schedule 'A' to Zoning By-law 500 as amended, is hereby further amended by removing the Holding (H) symbol from the R3-46 zone in relation to the Crates Landing property as shown on Schedule 'A' herein.
2. That Section 9.5 SPECIAL PROVISIONS of Zoning By-law 500, as amended, is hereby further amended by removing the Holding (H) symbol and associated text from Section 9.5.36, as applied to the R3-46 (H) zone in relation to the property shown on Schedule 'A' herein.

Read and enacted this 21<sup>st</sup> day of May, 2014.

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Mayor, Robert Grossi

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Town Clerk, Yvonne Aubichon

PART OF LOT 9 CONCESSION 3 (NG)  
TOWN OF GEORGINA  
THE REGIONAL MUNICIPALITY OF YORK

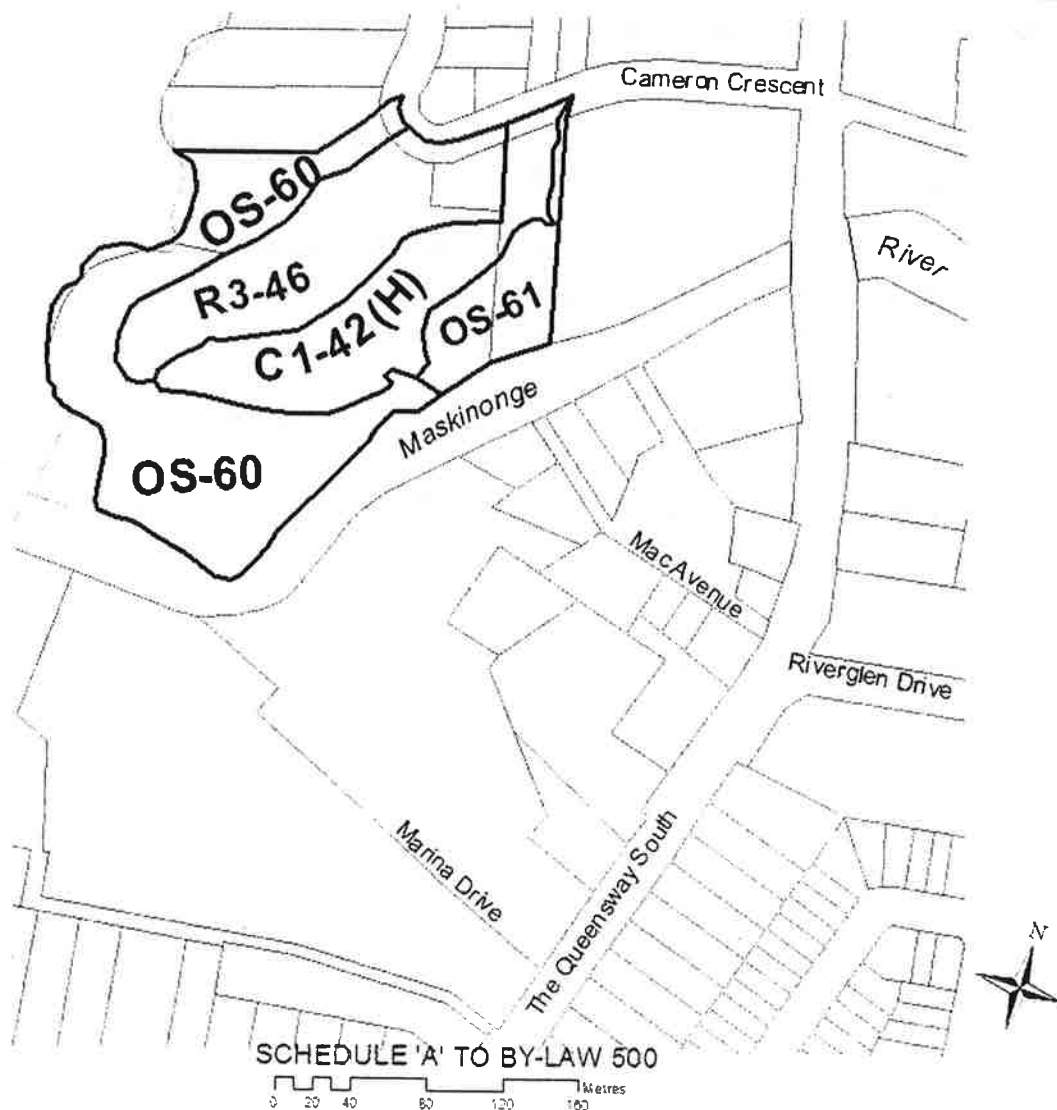
FORMERLY TOWNSHIP OF NORTH Gwillimbury  
COUNTY OF YORK

THIS IS SCHEDULE 'A' TO  
BY-LAW \_\_\_\_\_

PASSED THIS \_\_\_\_\_ DAY OF  
\_\_\_\_\_ 2014

CLERK \_\_\_\_\_

MAYOR \_\_\_\_\_

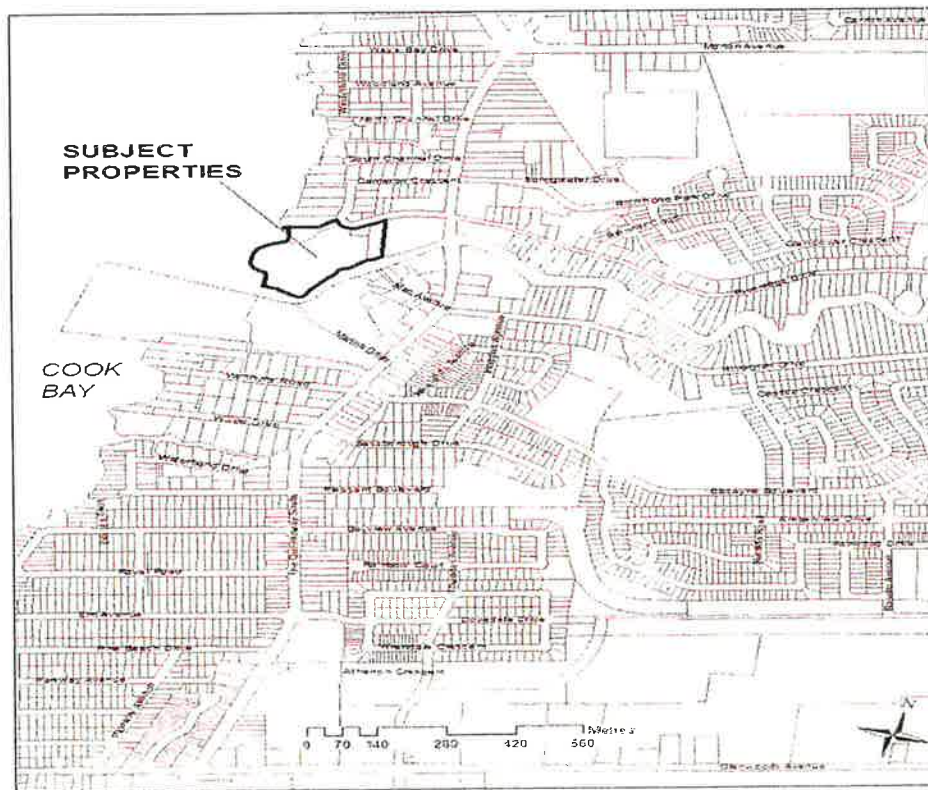


## Crates Landing Development

### EXPLANATORY NOTE

(FILE NO.03.1077)

1. The purpose of Zoning By-law Number 2014-00<> (PL-5) which amends Zoning By-law 500 as amended, is to remove the Holding (H) provision from the R3- 46 zoning on the Crates Landing property that prevents development of the residential condominium project until the Town's Director of the Operations and Engineering Department has provided written confirmation that (i) site plan approval has been issued; (ii) York Region will permit the installation of traffic signals at the intersection of the south leg of Cameron Crescent and The Queensway South; and, (iii) arrangements have been made regarding the reconstruction of the south leg of Cameron Crescent. Further, prior to removal of the (H) provision, written confirmation from the Region of York that the development has been approved pursuant to the Region's "Sustainable Development Through LEED" program is required. Said written confirmations have been received therefore, the Holding (H) symbol may now be removed from the zoning on the subject lands in accordance with Section 36 of the Planning Act, R.S.O. 1990, as amended.
2. Zoning By-law Number 2014-00<> (PL-5) conforms to the Keswick Secondary Plan.
3. A Key Map showing the general location of the land to which By-law Number 2014-00<> (PL-5) applies is shown.



**BY-LAW NUMBER 2014-00<> (PL) WHICH AMENDS ZONING BY-LAW NUMBER 500 OF THE CORPORATION OF THE TOWN OF GEORGINA.**



12.2 CONSIDERATION OF REPORTS ON THE CONSENT AGENDA  
REQUIRING SEPARATE DISCUSSION cont'd

12.2.2 Reports from the Administrative Services Department:

12.2.2.1 Procedural By-law – Conclusion of Pilot Project

Report No. DAS-2014-0021

Moved by Councillor Szollosy, Seconded by Councillor Craig

**RESOLUTION NO. C-2014-0311**

Yvonne A.

1. That Council receive Report No. DAS-2014-0021 prepared by the Administrative Services Department dated May 7, 2014 respecting the Procedural By-law – Conclusion of Pilot Project.
2. That Report No. DAS-2014-0021 be referred back to staff for clarification as to the issues raised by Council.

**Carried.**

12.2.3.3 Application to Amend Zoning By-law 500 – Removal of Holding (H) Provision  
2221563 Ontario Inc. (Crates Landing Development Inc.)  
Lot 5 and Part of Lot 6 and 8, Plan 170, and Lots 1-15,  
Block A and Doreda Drive, Plan 447; 230, 232, 234 and 236  
Cameron Crescent

Report No. PB-2014-0032

Mike B.

The Engineering Division was requested to accommodate a condition in the development agreement stating that certain items must be in place prior to occupancy of the units.

Moved by Councillor Craig, Seconded by Regional Councillor Wheeler

That Council waive the Rules of Procedure to permit Nick Circosta of Fortress Management to speak.

**Carried.**

**Nick Circosta**, representing Fortress Management, addressed Council requesting it lift the holding provision on the subject property so that financing, construction and marketing can move forward.

C.3.20



## 12.2 CONSIDERATION OF REPORTS ON THE CONSENT AGENDA REQUIRING SEPARATE DISCUSSION cont'd

Moved by Councillor Craig, Seconded by Councillor Davison

### RESOLUTION NO. C-2014-0312

Harold L.

1. That Council receive Report PB-2014-0032 prepared by the Planning Division dated May 21, 2014 respecting an application to amend Zoning By-law 500 for removal of the Holding (H) zone provisions in regards to the Phase 1 (residential portion) of the Crates Landing Development project.
2. That the application submitted by Crates Landing Development on behalf of 221563 Ontario Inc. to remove the Holding (H) zone from lands legally described as Lot 5 and Part of Lots 6 and 8, Plan 170; and, Lots 1-15, Block A and Doreda Drive, Plan 447, as shown on Attachment '2' to Report PB-2014-0032, be approved.

**Carried.**

#### 12.2.2.2 Kennel Licencing By-law – Update

Report No. DAS-2014-0025

Moved by Councillor Szollosy, Seconded by Councillor Davison

### RESOLUTION NO. C-2014-0313

Rebecca M.

Jac R.

1. That Council receive Report No. DAS-2014-0025 prepared by the Administrative Services Department dated May 21, 2014 respecting the Kennel Licencing By-law - Update.
2. That Report No. DAS-2014-0025 entitled 'Kennel Licencing By-law – Update' be referred back to staff to arrange for an additional public consultation meeting for review of this updated draft of the proposed bylaw prior to its submission to Council for approval, that staff ensure all individuals with an interest in animal kenneling within the Town are notified of the additional public consultation meeting and that Council be advised of the date and location of this meeting.

**Carried.**



**Attachment 3**  
**Notice of Public Meeting**

**1 page**





**Civic Centre**  
26557 Civic Centre Road  
Keswick, Ontario L4P 3G1  
Phone: 905-476-4301  
705-437-2210

## **NOTICE OF SITE PLAN MEETING**

A Site Plan Review Committee of Council meeting will be held on Tuesday, March 8, 2016, commencing at 7 p.m. at the Town of Georgina Civic Centre Council Chambers respecting:

### **WARD 2**

**The South Shore (formerly Crate's Landing), extension to the Conditions of Approval, Council Resolution No. C-2014-0191 to March 2017.**

### **OPPORTUNITIES TO PROVIDE COMMENT:**

**ANY PERSON** may attend the meeting, and/or make oral or written submissions either in support of or in opposition to the matter to be considered at the meeting.

Report OED-2016-0015 – Application for Site Plan Approval Extension will be available on-line Friday, February 26, 2016.

For further information, please contact Mr. Darren Dunphy, Development Engineering Technologist at 905-476-4305, ext. 2441.

