

THE CORPORATION OF THE  
TOWN OF GEORGINA



SITE PLAN REVIEW COMMITTEE  
OF COUNCIL

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

Tuesday, December 6, 2016

7:00 p.m.

# THE CORPORATION OF THE TOWN OF GEORGINA

## SITE PLAN REVIEW COMMITTEE OF COUNCIL AGENDA

Tuesday, December 6, 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. REPORTS - SITE PLAN APPLICATION(S) UNDER THE PLANNING ACT OR MEETINGS PERTAINING TO THE CONTINUATION OF PLANNING MATTERS

### **A) WARD 1**

Site Plan Control Approval Application

Owner: 2219732 Ontario Limited, c/o Alexandr Shcolyar

Agent: Robbie Larocque  
D.G. Biddle & Associates Limited

Proposal: Self-Service Gas Station, Convenience Store and a 3-Suite  
Commercial Building

Location: 263 The Queensway South, Keswick

Town Files: B.1.250 / 146-494

- (i) Presentation – Applicant/Agent present proposal (Power Point Presentation)
- (ii) Report No. DS-2016-0102

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

1. That Council receive Report DS-2016-0102 prepared by the Development Engineering Division, Development Services Department dated December 6, 2016 respecting an application for site plan approval for the property located at 263 The Queensway South, Keswick.
2. That the site plan application including all plans and drawings submitted and prepared by D.G. Biddle & Associates Limited, for the construction of a Self-Service Gas Station, Convenience Store

and a 3-Suite Commercial Building located at 263 The Queensway South, Keswick be approved at such time as the following conditions are fulfilled:

- (i) The Owner shall enter into a Development Agreement with the Town agreeing to satisfy all municipal requirements, financial and otherwise prior to the commencement of any works.
- (ii) The Owner shall provide security in the amount of \$50,000.00 to guarantee completion of all works and as a road fouling deposit, all to the satisfaction of the Town.
- (iii) The Owner shall provide the Town with a liability insurance policy in the amount of \$5 million naming the Town as co-insured party, all to the satisfaction of the Town.
- (iv) The Owner shall satisfy the requirements of all municipal departments and other agencies having jurisdiction with this site.

(iii) Speakers (maximum 5 minutes)

**B) WARD 4**

Site Plan Control Approval Application

Owner: 9102841 Canada Ltd., c/o Julio Ramirez  
o/a Lakeview Village

Agent: MHBC Planning Urban Design & Landscape Architecture  
Proposal: Freehold Townhouse/Condominium/Commercial  
Development

Location: 8 and 12 O'Connor Drive and Lake Drive East at  
Grew Boulevard, Jackson's Point

Town Files: B.1.167 / 081-455 / 081-458 / 081-558

- (i) Presentation – Applicant/Agent present proposal (Power Point Presentation)
- (ii) Report No. DS-2016-0101

**RECOMMENDATIONS:**

1. That Council receive Report DS-2016-0101 prepared by the Development Engineering Division, Development Services Department dated December 6, 2016 respecting an application for site plan approval for the property located at 8 and 12 O'Connor Drive and Lake Drive East at Grew Boulevard, Jackson's Point.
2. That the site plan application including all plans and drawings submitted and prepared by ISM Architects, Cole Engineering Group Ltd and John D. Bell Associates Ltd. for the construction of a Freehold Townhouse/ Condominium/Commercial

**Development located at 8 and 12 O'Connor Drive and Lake Drive East at Grew Boulevard, Jackson's Point be approved at such time as the following conditions are fulfilled:**

- (i) The Owner shall enter into an Amending Development Agreement with the Town agreeing to satisfy all municipal requirements, financial and otherwise prior to the commencement of any works.**
- (ii) The Owner shall provide security in the amount of \$100,000.00 to guarantee completion of all works and as a road fouling deposit, all to the satisfaction of the Town.**
- (iii) The Owner shall provide security in the amount of 100% of the external works to guarantee completion of said works, all to the satisfaction of the Town.**
- (iv) The Owner shall provide the Town with a liability insurance policy in the amount \$5 million naming the Town as co-insured party, all to the satisfaction of the Town.**
- (v) The Owner shall satisfy the requirements of all municipal departments and other agencies having jurisdiction with this site.**
- (vi) All conditions must be satisfied within twelve (12) months of the date of this decision.**

(iii) Speakers (maximum 5 minutes)

- 7. COMMUNICATIONS - None
- 8. OTHER BUSINESS
- 9. MOTION TO ADJOURN

**THE CORPORATION OF THE TOWN OF GEORGINA**

**REPORT NO. DS-2016-0102**

**FOR THE CONSIDERATION OF  
SITE PLAN REVIEW COMMITTEE OF COUNCIL  
DECEMBER 6, 2016**

**SUBJECT: APPLICATION FOR SITE PLAN APPROVAL  
2219732 ONTARIO LIMITED, C/O ALEXANDR SHCOLYAR  
PROPOSED SELF-SERVICE GAS STATION, CONVENIENCE  
STORE AND A 3-SUITE COMMERCIAL BUILDING  
263 THE QUEENSWAY SOUTH, KESWICK**

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**1. RECOMMENDATIONS:**

- 1. That Council receive Report DS-2016-0102 prepared by the Development Engineering Division, Development Services Department dated December 6, 2016 respecting an application for site plan approval for the property located at 263 The Queensway South, Keswick.**
  
- 2. That the site plan application including all plans and drawings submitted and prepared by D.G. Biddle & Associates Limited, for the construction of a Self-Service Gas Station, Convenience Store and a 3-Suite Commercial Building located at 263 The Queensway South, Keswick be approved at such time as the following conditions are fulfilled:**
  - (i) The Owner shall enter into a Development Agreement with the Town agreeing to satisfy all municipal requirements, financial and otherwise prior to the commencement of any works.**
  
  - (ii) The Owner shall provide security in the amount of \$50,000.00 to guarantee completion of all works and as a road fouling deposit, all to the satisfaction of the Town.**
  
  - (iii) The Owner shall provide the Town with a liability insurance policy in the amount of \$5 million naming the Town as co-insured party, all to the satisfaction of the Town.**
  
  - (iv) The Owner shall satisfy the requirements of all municipal departments and other agencies having jurisdiction with this site.**

- (v) **All condition must be satisfied within twelve (12) months of the date of this decision.**

**2. PURPOSE:**

The purpose of this report is to provide the Site Plan Review Committee (SPRC) with background information and staff's recommendations respecting this application for site plan approval.

**3. INFORMATION:**

OWNER/APPLICANT: 2219732 Ontario Limited  
c/o Alexandr Shcolyar

AGENT: D.G. Biddle and Associates Limited

PROPERTY DESCRIPTION: 263 The Queensway South, Keswick  
(N/E corner of the The Queensway South at  
Riverglen Drive)  
Lots 1, 2 and 3, Plan 397  
Roll No.: 146-494

FILE NUMBER: B.1.250

**3. BACKGROUND:**

An application for site plan approval dated January 16, 2012 was received by the Engineering Division on February 16, 2012 for the construction of a gas station, convenience store and commercial building. The subject land is situated at 263 The Queensway, on the northeast corner of The Queensway South (YR 12\*) and Riverglen Drive, Keswick, as shown on Attachment 1 hereto. Municipal sanitary and water services are available. The proposed site plan layout is provided as Attachment 2.

**4. ANALYSIS:**

The fourth submission package was circulated to all concerned internal departments and external agencies on April 8, 2016. Comments regarding the fourth submission package noted below. A fifth submission may be required to address all internal department and external agency comments.

A brief synopsis of the internal department and external agency comments are as follows:

Engineering	Plans under review.
Planning	Comments received. A minor Variance to address zoning non-compliance is required as well as some architectural comments that need to be addressed.
Zoning	Comments received. Revisions are required to the site plan to obtain compliance with the provisions of By-law 500, a Minor variance with regards to setbacks, may be required.
Building	4 <sup>th</sup> Submission comments have been received at the time of writing this report.
Parks	4 <sup>th</sup> Submission comments have been received at the time of writing this report.
Recreation and Culture	Comments received. Minor revisions to the site plan are required, 2% park levy due at time of building permit.
Fire	4 <sup>th</sup> Submission comments have been received at the time of writing this report.
Municipal Law Enforcement Office	No Comments, Approved.
Georgina Accessibility Advisory Committee	Comments received. Minor revisions to the site plan are required, recommended alternate location with regards to placement of the accessible parking spaces.
Lake Simcoe Region Conservation Authority	Comments received. Minor revisions to the site plan and hydrological report are required.
York Region	Comments received, waiting to receive application fee to review, This application is subject to a Tri Party Agreement
Police CPTED	4 <sup>th</sup> Submission comments have been received at the time of writing this report.
Southlake Hospital	4 <sup>th</sup> Submission comments have been received at the time of writing this report.

It is expected that the applicant will address all internal department and external agency comments prior to providing a subsequent submission for circulation with the intent of finalizing all plans.

The owner/agent shall make a short presentation of the site plan drawings for the Committee's consideration and discussion.

**5. RELATIONSHIP TO STRATEGIC PLAN:**

This report and the development proposed herein addresses the following strategic goals:

GOAL 1: "Grow Our Economy" – SUSTAINABLE ECONOMIC GROWTH AND EMPLOYMENT

GOAL 2: "Promote a High Quality of Life" – HEALTHY, SAFE, SUSTAINABLE COMMUNITIES

**6. FINANCIAL AND BUDGETARY IMPACT:**

There are no financial concerns or budgetary impacts on the Town as a result of this application.

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

All public consultation required has been completed pursuant to the Planning Act. The Development Engineering Division has not received any correspondence regarding interested parties. Notice of SPRC meeting has been published on the Town's website and in the local newspaper.

**8. CONCLUSION:**

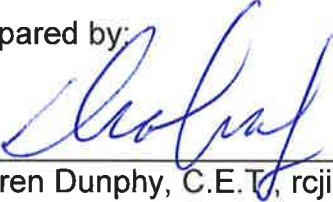
The Developer is proceeding in a reasonable manner to address all internal department and external agency comments and is close to finalizing the design to the satisfaction of all agencies having jurisdiction with the development.

A further submission may be required to address the comments received to date and the potential need for a minor variance. Should the intent of the plan proposed to be approved changes in any substantial manner as a result of those comments or the minor variance, staff will return to the Committee with an updated site plan and report.



It is now respectfully submitted that the proposal by 2219732 Ontario Limited located at 263 The Queensway South, Keswick be approved at such time as the conditions as outlined in the Recommendation 2 above are fulfilled.

Prepared by:



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

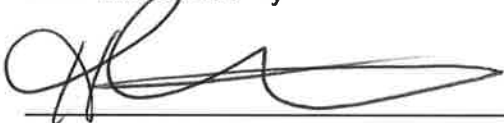
Submitted by



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Michael E. Baskerville, C.E.T., CMMIII  
Manager of Development Engineering

Recommended by:



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Harold W. Lenters, M.Sc.PI, MCIP, RPP.  
Director of Development Services

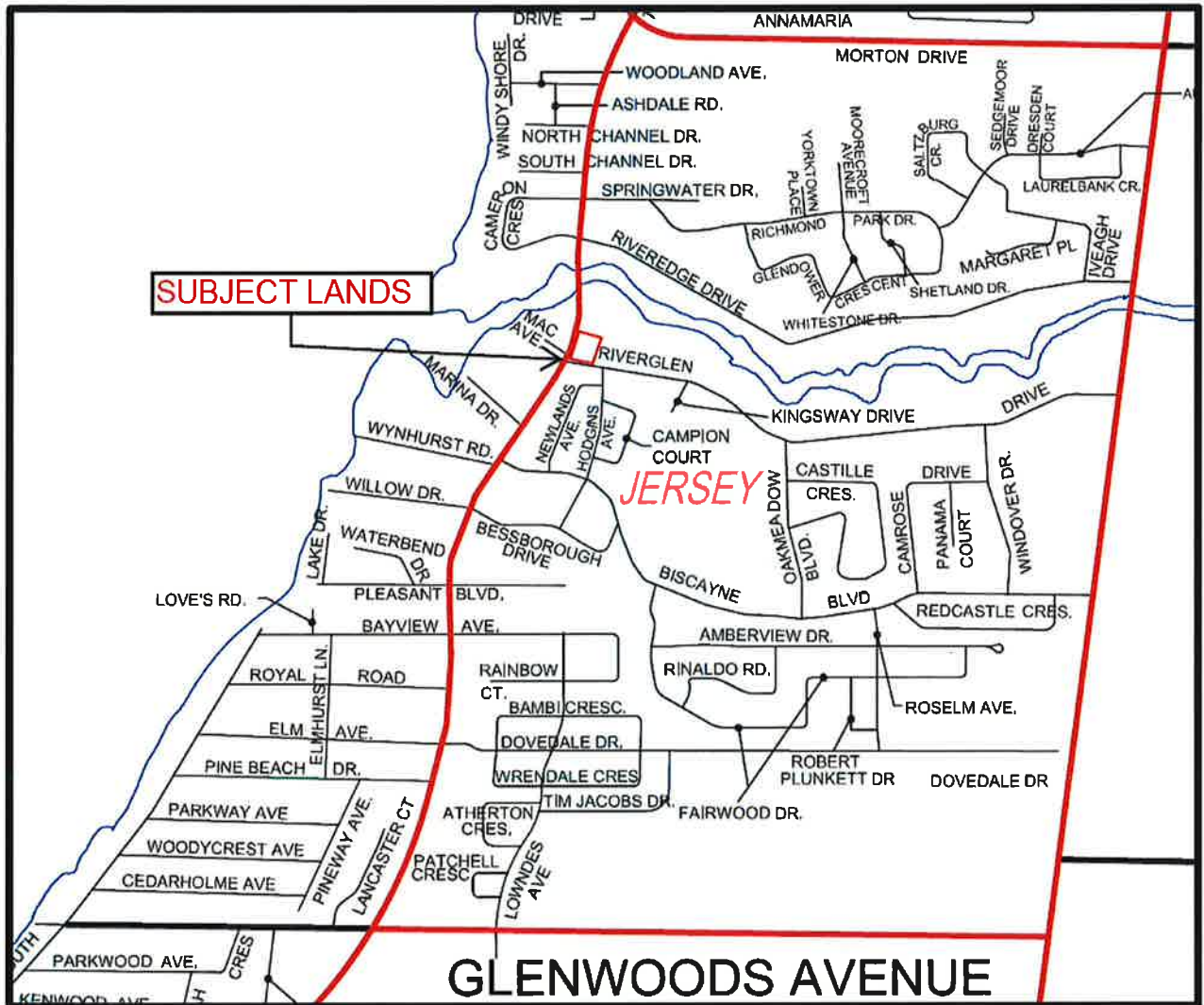
Approved by:



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

*Attachment 1 – Location Map*  
*Attachment 2 – Proposed Site Plan*





**THE CORPORATION OF THE TOWN OF GEORGINA**

**REPORT NO. DS-2016-0101**

**FOR THE CONSIDERATION OF  
SITE PLAN REVIEW COMMITTEE OF COUNCIL  
DECEMBER 6, 2016**

**SUBJECT: APPLICATION FOR SITE PLAN APPROVAL  
9102841 CANADA LTD., C/O JULIO RAMIREZ  
LAKEVIEW VILLAGE  
PROPOSED FREEHOLD TOWNHOUSE/CONDOMINIUM/  
COMMERCIAL DEVELOPMENT  
8 AND 12 O'CONNOR DRIVE AND LAKE DRIVE EAST  
AT GREW BOULEVARD, JACKSON'S POINT**

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**1. RECOMMENDATIONS:**

- 1. That Council receive Report DS-2016-0101 prepared by the Development Engineering Division, Development Services Department dated December 6, 2016 respecting an application for site plan approval for the property located at 8 and 12 O'Connor Drive and Lake Drive East at Grew Boulevard, Jackson's Point.**
- 2. That the site plan application including all plans and drawings submitted and prepared by ISM Architects, Cole Engineering Group Ltd and John D. Bell Associates Ltd. for the construction of a Freehold Townhouse/Condominium/Commercial Development located at 8 and 12 O'Connor Drive and Lake Drive East at Grew Boulevard, Jackson's Point be approved at such time as the following conditions are fulfilled:**
  - (i) The Owner shall enter into an Amending Development Agreement with the Town agreeing to satisfy all municipal requirements, financial and otherwise prior to the commencement of any works.**
  - (ii) The Owner shall provide security in the amount of \$100,000.00 to guarantee completion of all works and as a road fouling deposit, all to the satisfaction of the Town.**
  - (iii) The Owner shall provide security in the amount of 100% of the external works to guarantee completion of said works, all to the satisfaction of the Town.**

- (iv) **The Owner shall provide the Town with a liability insurance policy in the amount \$5 million naming the Town as co-insured party, all to the satisfaction of the Town.**
- (v) **The Owner shall satisfy the requirements of all municipal departments and other agencies having jurisdiction with this site.**
- (vi) **All conditions must be satisfied within twelve (12) months of the date of this decision.**

**2. PURPOSE:**

The purpose of this report is to provide the Site Plan Review Committee (SPRC) with background information and staff's recommendations respecting this application for site plan approval.

**3. INFORMATION:**

OWNER / APPLICANT: 9102841 Canada Ltd., c/o Julio Ramirez

AGENT: MHBC Planning Urban Design & Landscape Architecture

PROPERTY DESCRIPTION: 8 and 12 O'Connor Drive and Lake Drive East at Grew Boulevard, Jackson's Point  
Lots 3 to 9 incl., Plan 248  
Roll Nos.: 081-455/081-458/081-558

FILE NUMBER: B.1.167

**4. BACKGROUND:**

Several applications for site plan approval have been received by the Engineering Division under various ownership for the subject lands since 2004.

The first application was for the construction of proposed townhouses complete with first floor commercial space referred to as "live/work units". The Site Plan Review Committee (SPRC) met and issued its conditional Notice of Decision on December 21, 2005, but the owner did not take any further action.

A second application for site plan approval was made on January 5, 2012 under new ownership with the proposal being changed to a Freehold Townhouse/Condominium/Commercial Development. A site plan submission was made and circulated to all internal and external agencies and comments were provided to the applicant. The SPRC met and issued its conditional Notice of Decision on March 8, 2012 and after two more submissions the owner entered into a Site Plan Agreement with the Town which was registered on December 7, 2012. The owner commenced earthworks construction which included the installation of erosion and sediment control devices as well as stripping of the land. No further action was taken and the site had remained inactive until the owner made another application for site plan approval on February 19, 2014 at which time a further submission was circulated and commented upon. The SPRC met and issued a conditional Notice of Decision on July 14, 2014 as the previous Notice of Decision had lapsed. Again, no further action has occurred on the site.

Most recently the property changed ownership again and an application for site plan approval was received on November 9, 2015 for the construction of a combined residential and commercial development, consisting of: 2 freehold townhouse blocks containing a total of 11 units; a three storey residential condominium building complete with at-grade parking containing 33 units, and; a separate 590 square metre building containing the general nurse practitioner clinic and commercial space. The subject land is situated at 8 and 12 O'Connor Drive and Lake Drive East at Grew Boulevard, Jackson's Point, just east of Dalton Road on the south side of Lake Drive East, as shown on Attachment 1 hereto.

Municipal services are available along all three frontages of the property being Lake Drive East, Grew Boulevard and O'Connor Drive. Stormwater management will be accommodated on site with controlled runoff being directed to the existing storm sewer on Lake Drive East. The proposed site plan layout is provided as Attachment 2.

## **5. ANALYSIS:**

As noted above, the current owner submitted their first submission package complete with appropriate Town fees on November 9, 2016. The package was then circulated to internal departments and external agencies on November 16, 2016 and comments were provided to the applicant. Subsequently, second and third submissions were circulated May 2, 2016 and September 20, 2016 respectively in order to address internal department and external agency concerns. Comments regarding the third submission package are being provided to the applicant prior to the Site Plan Review Committee of Council meeting on December 6, 2016. A final submission may be required to address any remaining internal department and external agency comments.

A brief synopsis of the internal department and external agency comments are as follows:

Engineering	Streetlight drawings remain outstanding and are required to be submitted for review. Other minor comments regarding Stormwater management, grading and servicing.
Planning	Planning staff together with the Town's peer review consultant have been working with the proponent respecting the architectural design of the proposal. Based on those discussions a further submission has been made. That submission shall be reviewed and comments provided prior to the Site Plan Review Committee meeting.
Zoning	Minor Variance Application A29-16 was approved by the Committee of Adjustment on October 24, 2016. The proponent must now satisfy the conditions therein in order to obtain compliance with the provisions of Zoning By-law 500, as amended.
Building	Provided standard requirements for Building Permit application, agency approvals, fire route requirements and fire protection.
Recreation and Culture	Comments provided regarding fence, plantings and cladding.
Fire	Provided comments with regard to requirements for fire protection (i.e. fire route signage, sprinkler protection calculations and fire hydrant access).
Water and Wastewater	Comments regarding sample point drawing, backflow prevention and hydrant removal.
Municipal Law Enforcement Office	No comments or concerns at this time.
Georgina Accessibility Advisory Committee	Please provide hatching for accessible parking spaces.
Lake Simcoe Region Conservation Authority	Currently under review.
Heritage Committee	Accepted as complete.

The applicant will be required to address any remaining internal department and external agency comments prior to finalizing all plans.

The owner/agent shall make a short presentation of the site plan drawings for the Committee's consideration and discussion.

**6. RELATIONSHIP TO STRATEGIC PLAN:**

This report and the development proposed herein addresses the following strategic goals:

GOAL 1: "Grow Our Economy" – SUSTAINABLE ECONOMIC GROWTH AND EMPLOYEMENT

GOAL 2: "Promote a High Quality of Life" -- HEALTHY, SAFE, SUSTAINABLE COMMUNITIES

**7. FINANCIAL AND BUDGETARY IMPACT:**

There are no financial concerns or budgetary impacts on the Town as a result of this application.

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

All public consultation required has been completed pursuant to the Planning Act. As a result, the Engineering Division has been provided with a list of interested parties, all of whom have been circulated a Notice of SPRC meeting indicating a brief description of the application, location of the development and details of the SPRC meeting. Notice of SPRC meeting has been published on the Town's website and in the local newspaper.

**9. CONCLUSION:**

The Developer is proceeding to address all internal department and external agency comments and is close to finalizing the design to the satisfaction of all agencies having jurisdiction with the development.



It is now respectfully submitted that the proposed development being the construction of a Freehold Townhouse/Condominium/Commercial Development located at 8 and 12 O'Connor Drive and Lake Drive East at Grew Boulevard, Jackson's Point be approved at such time as the conditions as outlined in Recommendation 2 above are fulfilled.

Prepared by:



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Barbara L. Antic, C.E.T., rcsi  
Development Engineering Technologist

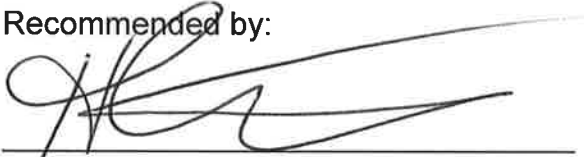
Submitted by:



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Michael E. Baskerville C.E.T., CMMIII  
Manager of Development Engineering

Recommended by:



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Harold W. Lenters, M.Sc.PI,MCIP,RPP.  
Director of Development Services

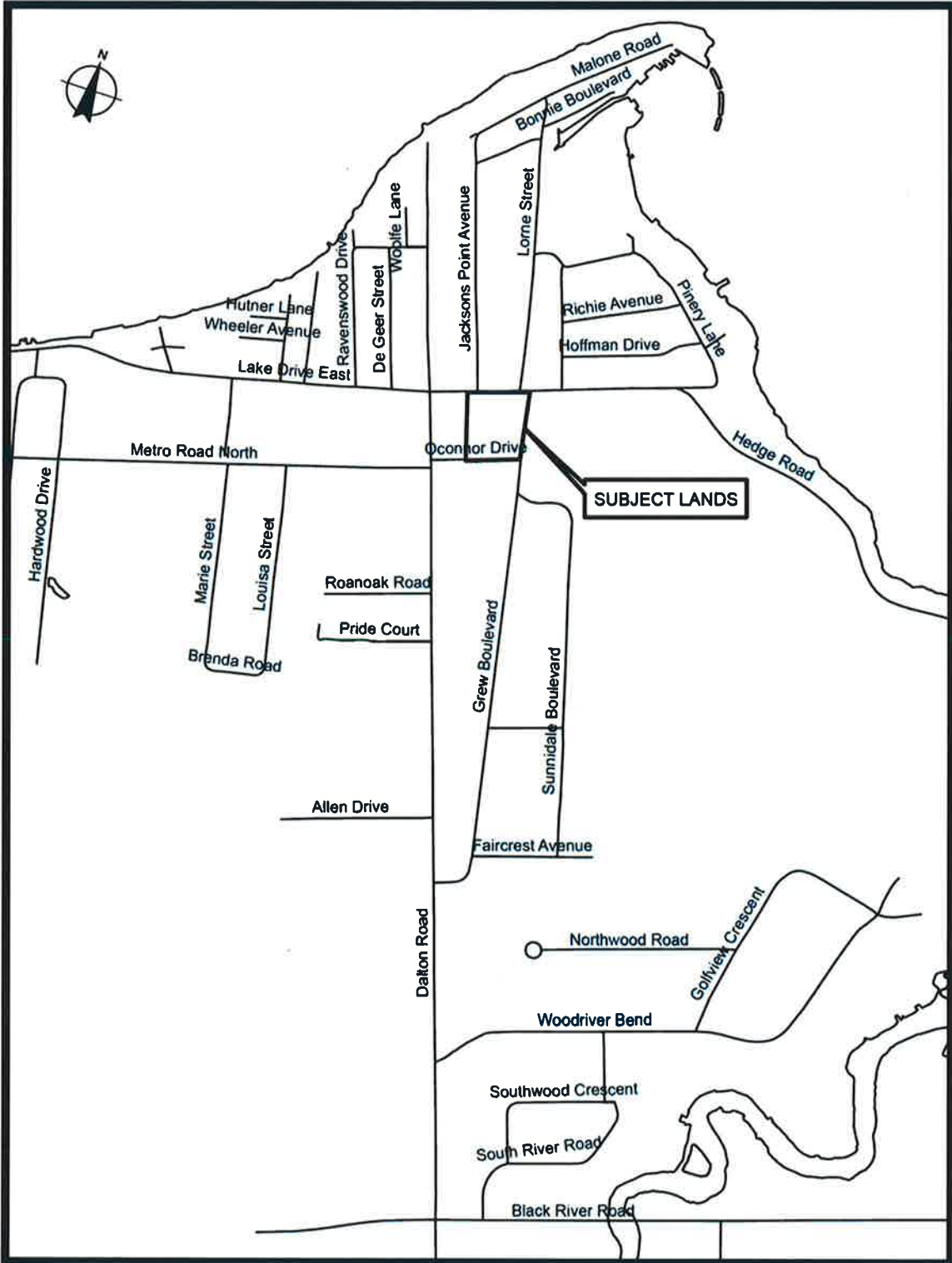
Approved by:

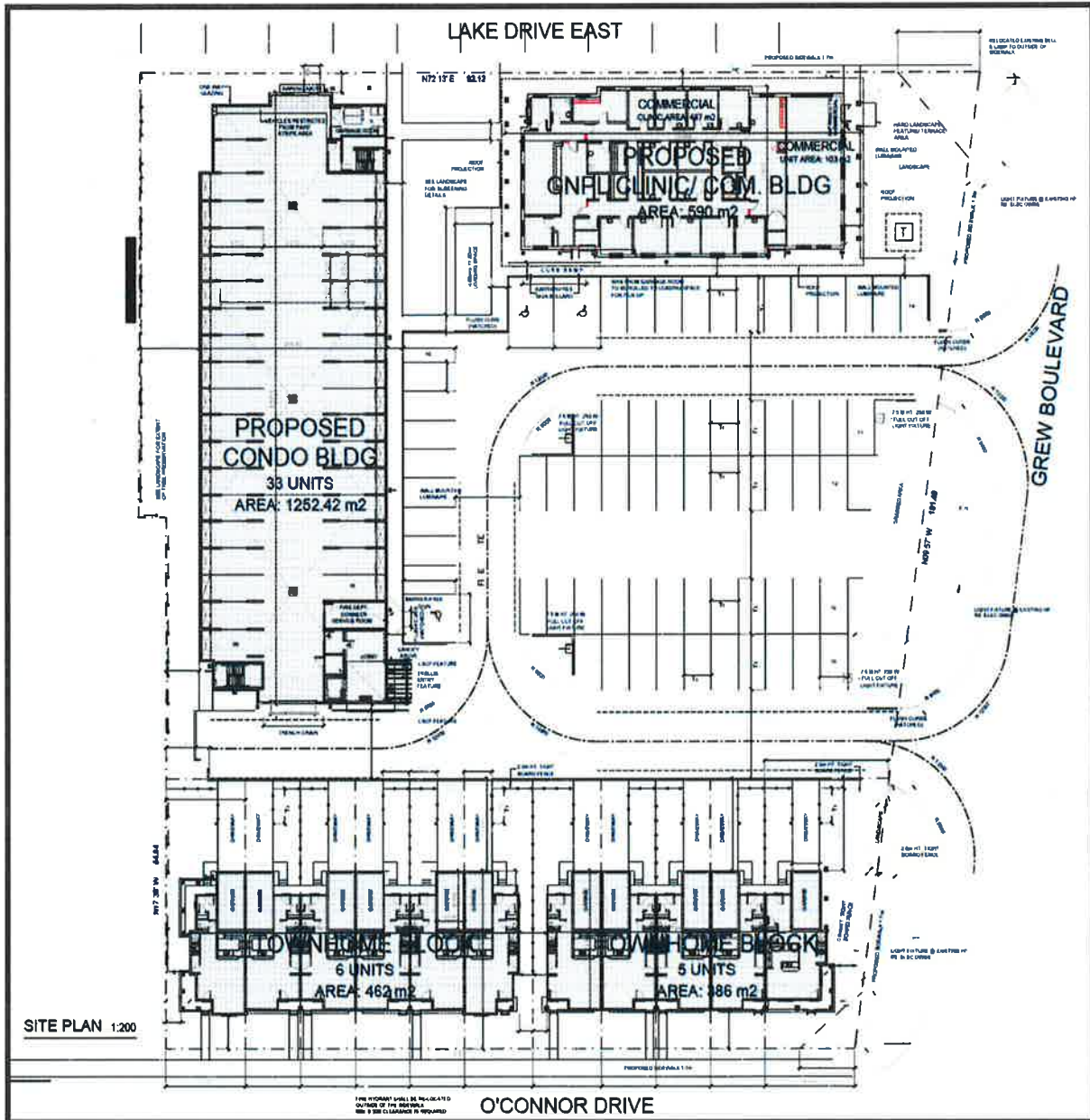


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Winanne Grant, B.A., AMCT, CEMC  
Chief Administrative Officer

*Attachment 1 – Location Map*  
*Attachment 2 – Proposed Site Plan*





SITE PLAN 1:200

FIRE HYDRANT SHALL BE INDICATED ON PLAN OF THE PROPOSED WORK & THE CLEARANCE IS REQUIRED

O'CONNOR DRIVE