

THE CORPORATION OF THE TOWN OF GEORGINA NOTICE OF PUBLIC MEETING

YOU ARE INVITED to attend a Public Meeting on:

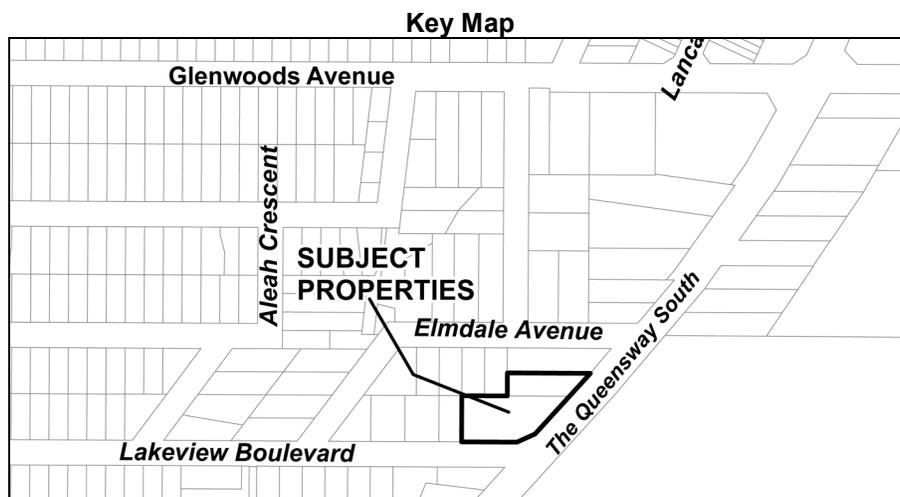
Wednesday, June 16, 2021 at 7:00 p.m.

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

Please note that this application, along with other matters, will be dealt with in the order that they appear on the agenda or as Council may determine.

ADDRESS: 508-514 The Queensway South
LEGAL DESCRIPTION: 142-407, 142-406
WARD (COUNCILLOR): Ward 1 (Councillor Mike Waddington)
TOWN FILE: 03.1154

A Zoning By-law Amendment application has been submitted by Michael Smith Planning Consultants; Development Coordinators Ltd. on behalf of Crojan Investments Inc. for the described lands. The purpose of the application is to facilitate eight (8) rental-tenure, 3-storey stacked townhouse dwelling units. The two (2) constituent properties are proposed to be merged on title pursuant to a successful deeming by-law application. The existing two (2) storey mixed-use building on 514 The Queensway South is proposed to remain.



ADDITIONAL INFORMATION:

Additional material relating to the proposal, including the proposed amending zoning by-law, is available for viewing upon request from the Planner, **Connor McBride, Planner II, at ext. 2275 or cmcbride@georgina.ca**. **Please reference the File Number in all communications.** For more information about this matter, including information about preserving your appeal rights, please contact the above-noted Planner.

The staff report to be considered by Council will be available on Thursday, June 10, 2021 upon request from the above-noted Planner or online within the full Council Agenda at <https://www.georgina.ca/municipal-government/council-meetings/agendas-and-minutes>.

If you wish to be notified of the decision of Town of Georgina on the proposed zoning by-law amendment, you must make a written request to the Planner noted above.

PROVIDING COMMENT:

Due to COVID-19, the Town is currently holding virtual Council meetings on the ZOOM platform. For those who wish to make verbal representation at the virtual Council meeting, a *Request to Speak Form* must be completed and submitted to the Office of the Town Clerk at clerks@georgina.ca no later by noon on the last business day prior to a scheduled meeting to pre-register. Request to Speak Forms can be found at www.georgina.ca/municipal-government/council-meetings. When you are confirmed as a registered speaker, you will be provided with codes and instructions to participate in the electronic Council meeting.

- i) Any person may attend the meeting and/or make written or verbal representation either in support of or in opposition to the application. Written comments should be mailed/emailed to the Planner noted above. Please ensure you include your name and address so that you may be contacted if necessary.
- ii) If a person or public body would otherwise have an ability to appeal the decision of the Town of Georgina to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Town of Georgina before the by-law is passed, the person or public body is not entitled to appeal the decision.
- iii) If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Town of Georgina before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

DATED AT THE TOWN OF GEORGINA THIS 26th DAY OF MAY, 2021

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

NOTICE OF COLLECTION OF PERSONAL INFORMATION:

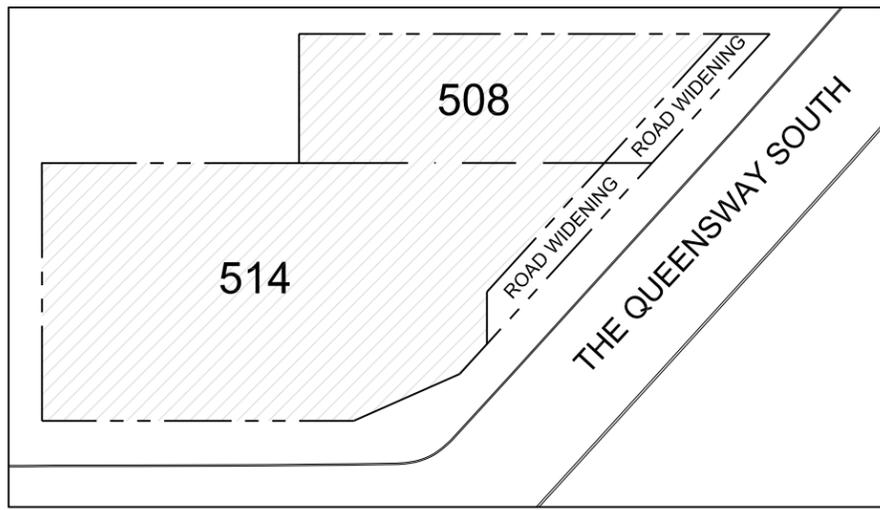
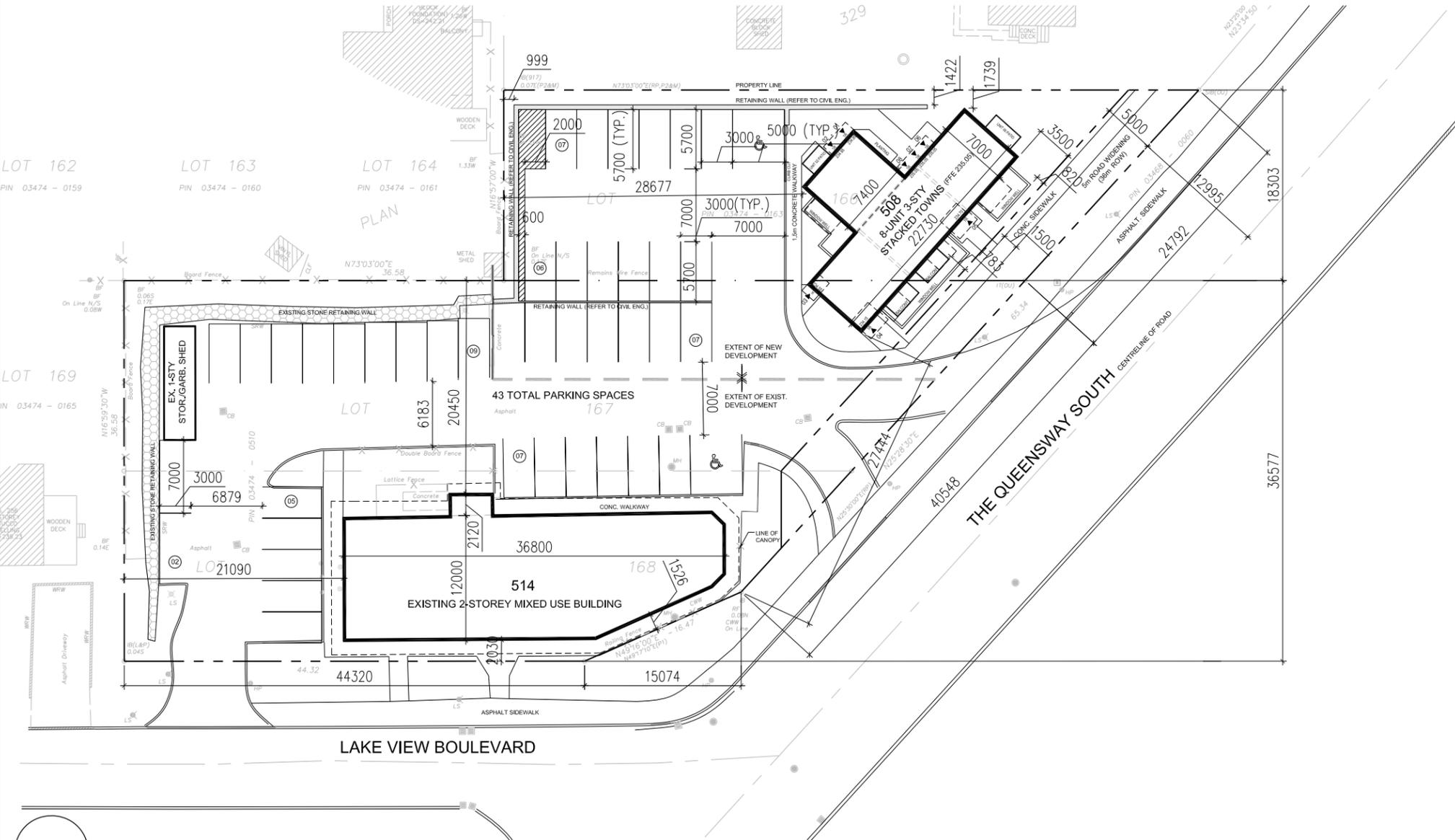
Personal information collected in response to this planning notice or in relation to this application will be used to assist Town staff and Council to process the application and make a decision on this matter. Such personal information is collected under the authority of the *Municipal Act*, the *Municipal Freedom of Information and Protection of Privacy Act*, the *Planning Act*, and all other relevant legislation, and will become part of the public record, may be viewed by the general public, and may be published in a Planning Report and Council Agenda. Questions about this collection may be directed to the Town Clerk, Rachel Dillabough, at 905-476-4301, ext. 2223, or by email to rdillabough@georgina.ca.

DATED AT THE TOWN OF GEORGINA THIS 26th DAY OF MAY, 2021

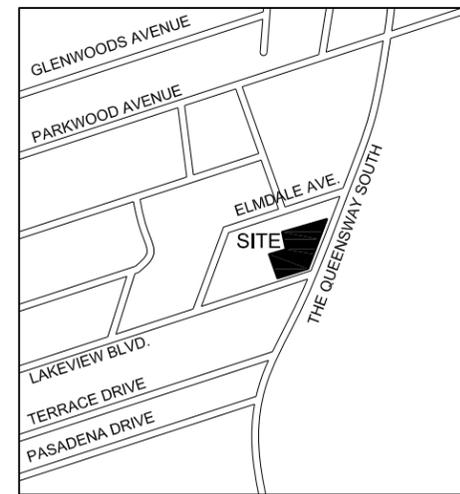
Town of Georgina address: 26557 Civic Centre Road, Keswick, ON, L4P 3G1

PROJECT STATISTICS

LOCATION 508 & 514 THE QUEENSWAY SOUTH GEORGINA, ONTARIO L4P 2E4 REGULATORY AGENCY TOWN OF GEORGINA APPLICABLE ZONING BY-LAW 500 CURRENT ZONING 508 The Queensway S = R1 514 The Queensway S = C1-38 PROJECT DESCRIPTION New Construction of stacked townhouse OCCUPANCY GROUP Ontario Building Code - Part 9 Residential Proposed 3-storey stacked townhome residential building containing 8 residential units PROPOSAL INFO Proposed Stacked Townhouse to extend from 508 The Queensway South onto neighbouring 514 The Queensway South. Both properties are owned by the applicant. Zoning Analysis completed based on both sites involved.	LOT AREA: 508 947.92 m ² (10,203 ft ²) (not incl. Road Widening Area) 514 2,382.99 m ² (25,650 ft ²) NET LOT AREA 3,330.91 m ² (35,854 ft ²) NET LOT COVERAGE: 508 & 514 COMBINED EXISTING: 475.67 m ² RETAINING: 475.67 m ² PROPOSED: 683.69 m ² NET GFA: 508 & 514 COMBINED EXISTING: 951.33 m ² RETAINING: 951.33 m ² PROPOSED: 1782.76 m ² NET FLOOR SPACE INDEX (G.F.A./ NET LOT AREA) EXISTING: 0.29 PROPOSED: 0.54	514 THE QUEENSWAY S. EXISTING COMMERCIAL/RESIDENTIAL C1-38 - COMMERCIAL SETBACKS Front Setback 1.5m Exterior Side Setback 1.5m Rear Setback 8m Interior Side Setback 3m Building Height 11m BUILDING AREA 475.67 m ² (5,120 ft ²) GROSS FLOOR AREA 951.33 m ² (10,240 ft ²) LANDSCAPED OPEN SPACE REQ. 80.0 m ² PROPOSED 312.10 m ²	508 THE QUEENSWAY S. PROPOSED STACKED TOWNHOUSE R1 - RESIDENTIAL SETBACKS Front Setback TBD Rear Setback TBD N. Interior Side Setback TBD Building Height TBD BUILDING AREA 208.02 m ² (2,240 ft ²) GROSS FLOOR AREAS 831.43 m ² (8,950 ft ²)	PARKING (SEE PROVIDED PARKING MANAGEMENT STUDY) 514 The Queensway S. Commercial/Residential 508 The Queensway S. Stacked Townhouse If apartment standard is applied If townhouse standard is applied Total Parking Spaces
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03 LOT AREA PLAN



02 KEY PLAN
SCALE: 1:5000

01 SITE PLAN
SCALE: 1:500

CARICARI LEE ARCHITECTS
 113 Miranda Avenue
 Toronto, ON M6B 3W8
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 e/ info@caricarilee.com
 www.caricarilee.com

PROJECT NAME:
 508 THE QUEENSWAY SOUTH STACKED TOWNHOUSES
 GEORGINA, ON
DRAWING TITLE:
 SITE PLAN

DATE	NO.	ISSUE
2020-11-27	01	ISSUED FOR REZONING

CONTRACTOR TO VERIFY ALL DIMENSIONS ON THE SITE AND REPORT ANY DISCREPANCY TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
 ALL DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED AT THE COMPLETION OF WORK.
 THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL COUNTERSIGNED

SCALE	AS NOTED	REVISION NO.
PROJECT NO.	19009	DRAWING NO.
DATE	2020-10-15	A100
DRAWN	LB	
CHECKED	JC	