

THE CORPORATION OF THE TOWN OF GEORGINA

REPORT NO. DS-2021-0037

**FOR THE CONSIDERATION OF
COUNCIL
May 5, 2021**

**SUBJECT: 2021 DEVELOPMENT APPLICATIONS SEMI-ANNUAL UPDATE FILE
05.262**

1. RECOMMENDATION:

- 1. That Council receive Report No. DS-2021-0037 prepared by the Development Planning Division and Development Engineering Division, Development Services Department, dated May 5, 2021 respecting the 2021 Development Applications Semi-Annual Update.**
- 2. That the Clerk forward a copy of Report No. DS-2021-0037 and Council's Resolution for information purposes to Karen Whitney, York Region Director of Community Planning and Development Services, Planning and Economic Development Branch, Corporate Services; and to Wendy Kemp, Director, Infrastructure Asset Management (Acting) at York Region.**

2. PURPOSE:

The purpose of this report is to provide Council with an update on the status of development applications currently under review by the Development Planning Division and Development Engineering Division of the Development Services Department.

3. BACKGROUND:

By Resolution No. C-2019-0017, Staff were directed to provide Council with semi-annual updates of the Development Application Status review. Since that time Council has received update reports twice a year the last being on October 28, 2020 Report No. DS-2020-0090, on the 2020 Development Application Status. The present report represents the first report of 2021.

4. ANALYSIS:

The focus of this report is to provide Council with an update on the status of the ongoing developments for which Council is the approval authority. Included as Attachment 1 is the monitoring Status Chart, which has been updated, reflecting all activity up to March 31, 2021. The information provides a description of the ongoing

applications for plan of subdivision, plan of condominium, site plan approval, and applications for official plan amendment and zoning by-law amendment. For ease of reference, the chart is divided by the electoral wards. The location of each property is identified on the accompanying maps, provided as Attachment 2.

At a glance, the ongoing files include:

- 24 applications for plan of subdivision or plan of condominium approval;
- 2 applications for official plan amendment;
- 26 applications for zoning by-law amendment (for which the by-law has not been passed); and,
- 26 applications for site plan approval, plus 1 application which was exempt from site plan approval under the new procedures enacted through By-law 2019-0037 on April 17, 2019, and approved through the Director of Development Services.

In total, the above referenced applications propose approximately 4,000 new residential dwelling units within the Town.

With respect to Industrial, Commercial and Institutional (ICI) development, current site plan applications under review would provide an additional 23,970 m² in ICI floor space to the Town.

The development approvals process involves many steps, from initial Pre-Consultation, followed by *Planning Act* application submission, Town and agencies review, Council consideration, to 'Final Plan' approval and registration; then to detailed engineering reviews, pre-servicing, grading, and infrastructure installations; and finally to building permit application submission, review and permit issuance. At this time, many of the applications are nearing the end of their Planning review and approvals stage, and are approaching or within the Engineering stage.

Attachment 3 is a graphic showing the distribution and type of residential units by Ward and the distribution of proposed commercial/industrial floor space by Ward. The predominant form of residential development in the Town is ground oriented with single detached dwellings comprising 68% of the proposed units. Townhomes and apartments make up 8% and 10%, respectively, of the overall proposed residential development. A greater mix of residential building types is encouraged in the York Region Official Plan and in the Growth Plan.

4.1 Keswick Secondary Plan (KSP)

On July 16, 2019, Council considered Report No. DS-2019-0092, regarding the Keswick Water Resource Reclamation Facility (the "KWRRF") allocation assignment program, and passed Resolution No. C-2019-0423, which directed that the consideration of applications submitted on/after July 16, 2019, which require servicing allocation, be put on hold pending the completion and approval of the Keswick

Secondary Plan Review (the “KSP”) and update. Council also directed that such applications still be brought before Council for an initial public meeting and staff information report, and be deferred pending the completion and approval of the Secondary Plan review and update.

On July 15, 2020, Council received a briefing note on the status and resumption of the KSP given delays associated with the COVID-19 pandemic. As outlined in that briefing note, the substantial completion of the process to a Council decision is generally targeted to mid-2021. Staff are currently working with the project consultants toward the preparation of the final proposed secondary plan. Staff will provide Council with a more up to date status report and schedule related to the final steps towards approval of the Keswick Secondary Plan.

As part of the work associated with the KSP, staff have been reviewing the current servicing allocation program for lands covered by the KSP and the Keswick Business Park. This has included a review of the remaining capacity in the KWRRF and how it can be best deployed to align with Council’s goals and direction in the KSP, as well as an assessment of the current allocation assignment to the Keswick Business Park.

The KSP process has now advanced sufficiently as has the Region of York Municipal Comprehensive Review (MCR) process to reconsider the direction in Council Resolution No. C-2019-0423. Report DS-2021-0038 also on the May 5, 2021 Council agenda specifically addresses this matter and allocation assignment program in Keswick, the Keswick Business Park and in Sutton / Jackson’s Point.

5. RELATIONSHIP TO STRATEGIC PLAN:

This report addresses the following Town of Georgina corporate strategic goal:

- “Deliver Exceptional Municipal Service”

6. FINANCIAL AND BUDGETARY IMPACT:

There are no financial nor budgetary impacts on the Town as a result of this report.

7. PUBLIC CONSULTATION AND NOTICE REQUIREMENTS:

Not applicable.

8. CONCLUSION:

The COVID-19 pandemic which emerged in 2020, brought with it a State of Emergency and a temporary suspension of many planning and development processes. With a recommencement of formal Council and Committee meetings gradually in the summer of 2020, activity has increased. Aided by the rapid dissemination of networking and video conferencing technology, many office / service organizations have been able to function in a “virtual” environment with more

employees able to work in full or in part remotely from the workplace. This phenomenon is now being widely credited with fueling real estate price and demand in the “905” district surrounding the City of Toronto and more broadly within southern Ontario. Early indications reflect a measured increase in activity in the Town in the first quarter of 2021 than in previous years.

Report DS-2021-0038 also on the agenda for the May 5, 2021 Council agenda addresses the Keswick Servicing Allocation Program, as it relates to Resolution C-2019-0423 and associated recommendations concerning possible adjustments in concert with substantial completion of the Keswick Secondary Plan review process.

Staff recommend that this report be received for information.

9. APPROVALS

Prepared By: Janet Porter, MCIP, RPP
Manager of Development Planning

Prepared By: Owen Sanders, P.Eng., PMP
Supervisor of Development Engineering

Recommended By: Harold Lenters, M. Sc. Pl., MCIP, RPP
Deputy Chief Administrative Officer

Approved By: David Reddon
Chief Administrative Officer

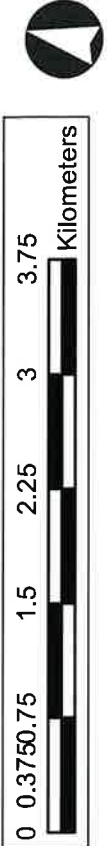
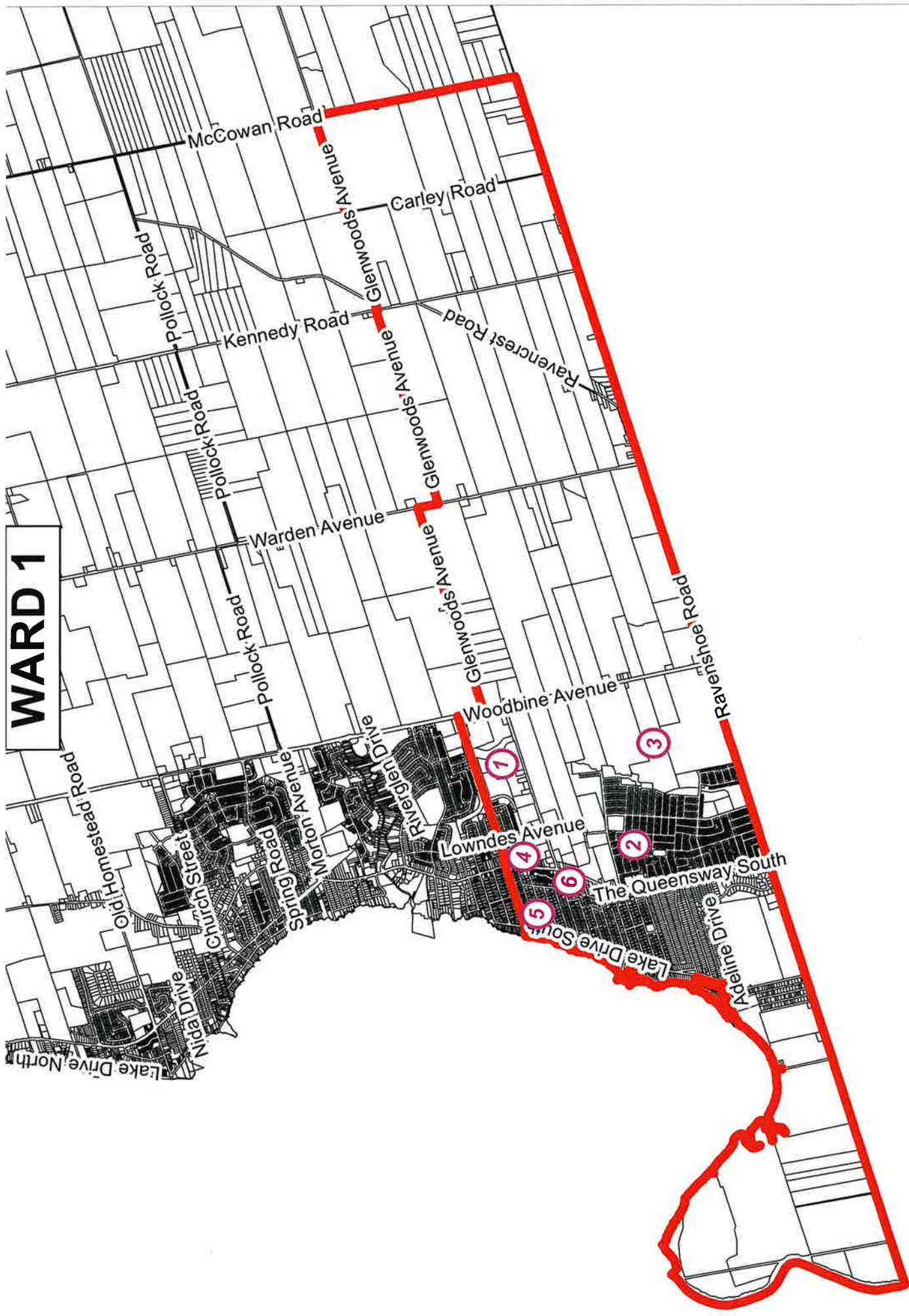


Attachment 1 – Development Applications Status - Chart

Attachment 2 – Development Applications Status – Accompanying Maps

Attachment 3 – Graphic – Distribution of Development by Type and Ward

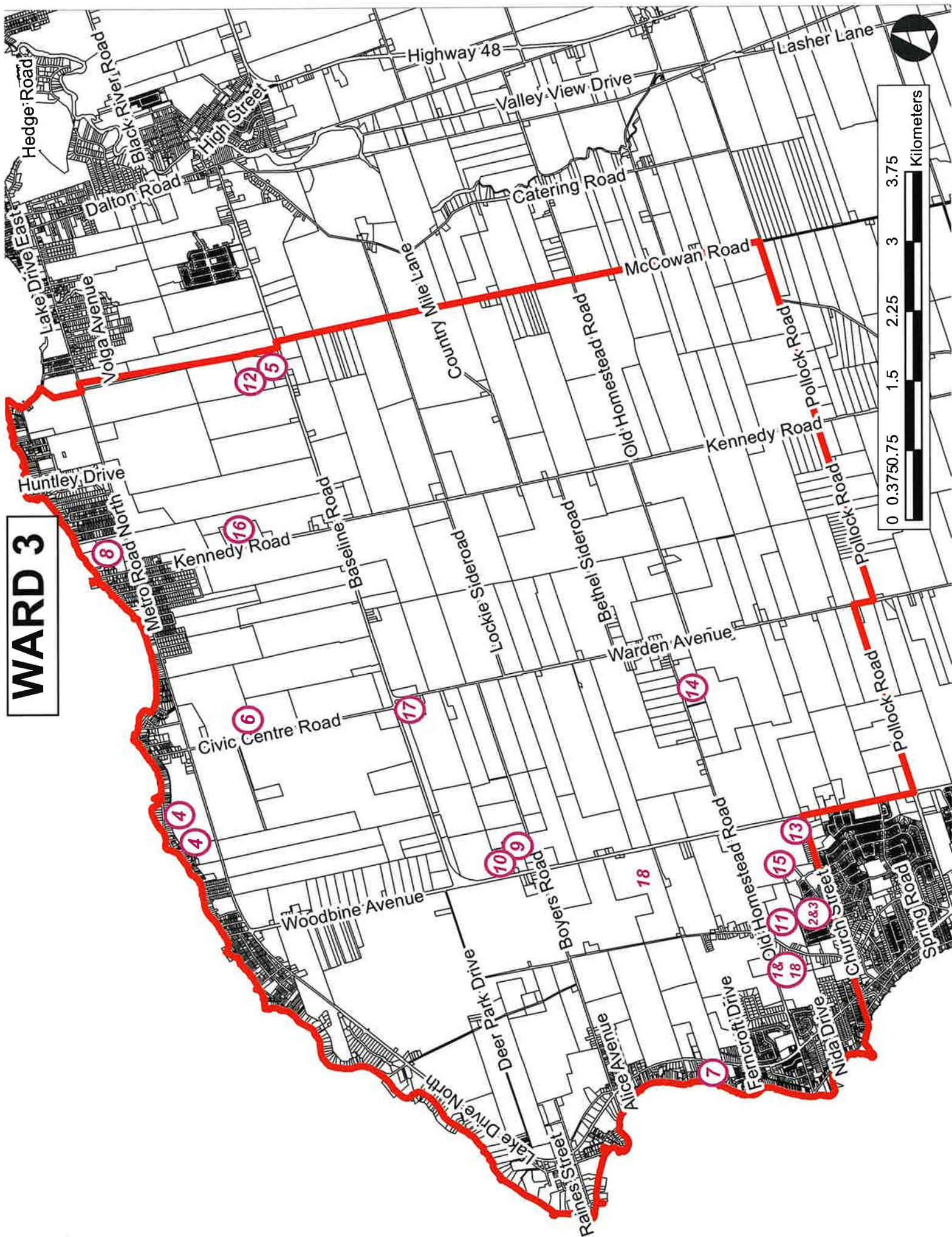
WARD 1



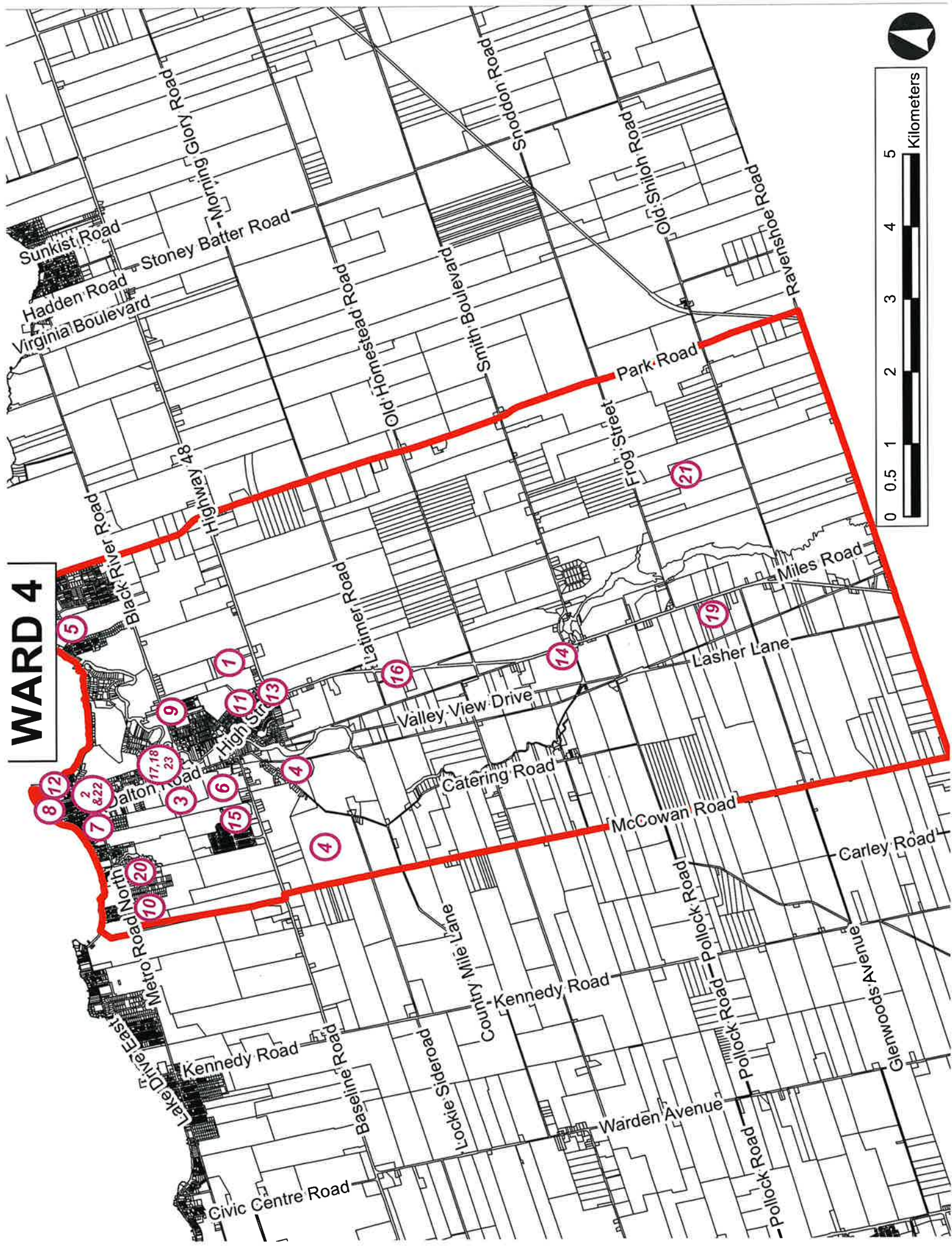
WARD 2



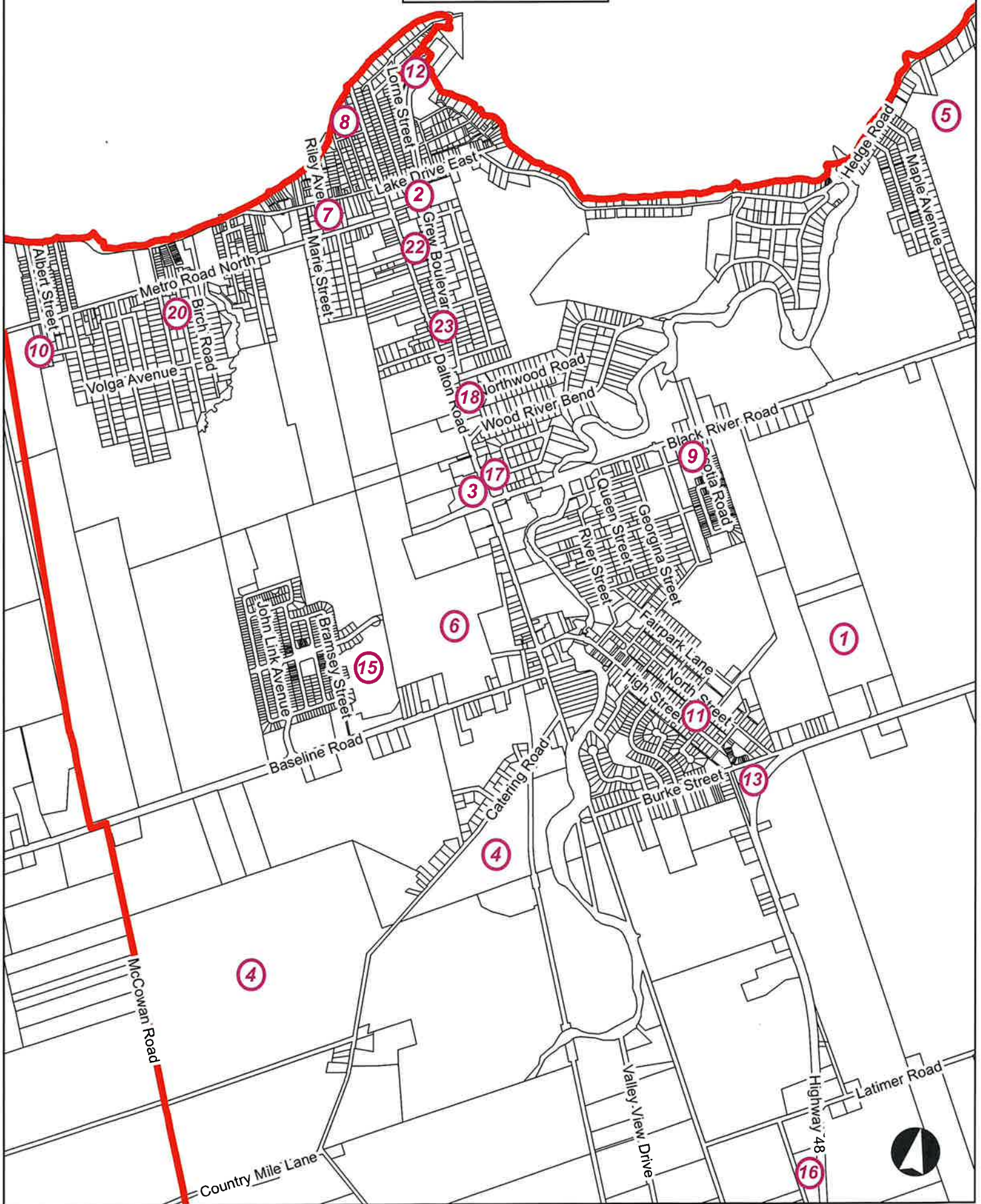
WARD 3



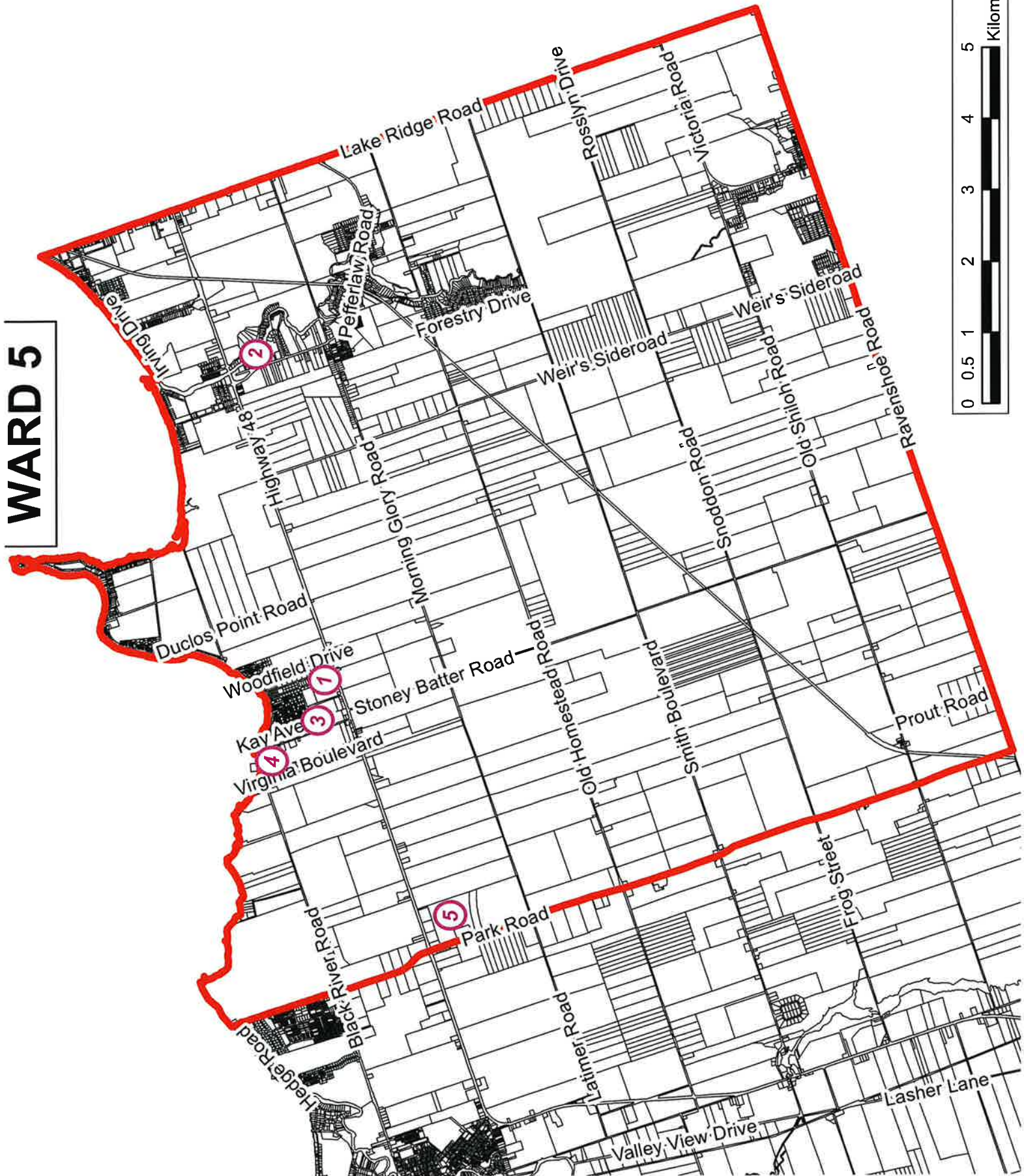
WARD 4



WARD 4



WARD 5



Development Applications - Status											
Map Reference	Reference Name / Owner	Location Municipal Address	Description of Application	Status	Units				ICI Floor Space		
					Singles	Semis	Rows	Apts	Other	Sq M	
WARD 1											
1	Ballymore Development (Keswick) Inc.	N/S Glenwoods Ave, S/S Doveedale & W of Woodbine Ave, Keswick	Proposed Plan of Subdivision to permit 88 residential units (single detached) + another 14 residential units (single detached) which are subject to a H-Holding zone.	Draft Plan Approved October 26, 2018; lapses October 26, 2021. Applicant proceeding through Engineering Review and fulfillment of requirements for Final Approval and Plan Registration. Council approved earthworks agreement on March 27, 2019. Subdivision Agreement and Development Charge Agreement have been executed. Site works have been generally completed.	88						
2	Simcoe Landing Ph 9 (DG Group)	E/S The Queensway South, N of Joe Dales Dr, Keswick	Proposed Plan of Subdivision to permit 862 residential units (813 single detached and 49 townhouse units).	Draft Plan Registered October 17, 2018. Services are installed for Phase 9a (Draft Plan included 3 Phases - 9a, 9b, 9c). Developer is constructing services and earthworks for Phase 9b. Developer has received clearance for building permits for 9a.	813		49				
3	Simcoe Landing Ph 10 (DG Group)	E/S Woodbine Ave, Keswick	Proposed Plan of Subdivision to permit 566 detached units, 29 townhouse units, park blocks, a school block and commercial/employment block	Draft Plan Approval October 31, 2018; lapses October 31, 2021. Applicant proceeding through Engineering review and fulfillment of requirements for Final Approval and Plan Registration.	566		29				
4	Dave's Upholstery	427 The Queensway South, Keswick	Proposed Site Plan for 2 storey commercial building	Applicant proceeding through Engineering Review; 2nd Engineering submission comments sent to applicant, awaiting 3rd submission.						573	
5	Michael Lamanna	415 Lake Drive S, Keswick	Zoning Amendment to legalize 4 existing dwellings (2 units in each of 2 buildings)	Notice of Complete Application issued May 7, 2019; Statutory Public Meeting scheduled for July 17, 2019. Council Resolution to received Staff Report as information and to have the application returned to Council upon addressing of identified matters. July 22, 2020. Council approved ZBA. By-law to be passed following sufficient progress through SPA. No site plan application made to date.	1	2			1		
6	Crojan Investments	508-514 The Queensway South	Proposed 8 unit stacked townhouse rental building	Deemed complete March 2021. Public meeting to be scheduled.					8		

Development Applications - Status											
GEORGINA Map Reference		Reference Name / Owner	Location Municipal Address	Description of Application	Status	Units				ICI Floor Space	
						Singles	Semls	Rows	Apts	Other	Sq M
WARD 2											
1		Stubbs and McMinn	W/S Woodbine, N of Riverglen, Keswick	Proposed Plan of Subdivision to permit 12 residential units (8 townhouse + 4 semi-detached)	Statutory Public Meeting held April 10, 2019, and referred back to applicant for further consideration. Second submission received August 2020. Second meeting scheduled for June 16, 2021. Former application for Official Plan Amendment to permit Commercial Development on site, and adjacent four land parcels, as considered by Council on November 25, 2015, has been formally withdrawn and file closed.		4	8			
2		South Shore Development (formerly Crates Landing)	Cameron Crescent, Keswick	Proposed commercial development including hotel and 168 unit residential condominium complex	All foundation piles have been installed based on a conditional Building Permit. The capping of the foundation piles in readiness for the main building structure is almost complete. The required Site Plan Application has not been finalized and the applicant is required to provide designs for the upgrading of the external works (watermain/sanitary sewers and road reconstruction) from the site to The Queensway South. The applicant still requires approval from York Region for Traffic Management; Town has responded with comments to 5th site plan submission in March 2017. Awaiting for resubmission and update from applicant.				168		

	Development Applications - Status									
	Map Reference	Reference Name / Owner	Location Municipal Address	Description of Application	Status	Units				ICI Floor Space
						Singles	Semis	Rows	Apts	Other
	3	JD Shah	195 The Queensway South, Keswick	Proposed 4-storey apartment building containing 36 residential units	Statutory Public Meeting held February 24, 2016 and referred back to applicant for further consideration in light of comments from Town staff and LSRCA (old growth forest, wetland boundary mapping, and bat maternity roosting habitat). Property now under Purchase and Sale Agreement with prospective Purchaser. New Owner has submitted revised applications encompassing additional lands (refer to Item 13). Application slated to be withdrawn pending successful fulfillment of conditions of sale. Primary condition of sale is the acquisition of planning approvals for Files 01.152, 01.153 and 03.1140				36	
	4	Glenwoods Gateway Investments (Keswick Business Park)	E/S Woodbine Ave, N of Glenwoods Ave, Keswick	Proposed Plan of Subdivision to permit 11 Industrial Blocks over approx. 114 ha (280 acres)	Draft Plan Approved June 3, 2016; lapses June 3, 2026. Proposed has recently been sold to Paattont Development Company. A revised draft plan / red line revision is anticipated. Council delegated authority to CAO to authorize an Earthworks Agreement to import soil and preliminarily grade the lands. The Agreement has not been signed yet, and no earthworks have occurred at this time.					N/A
	5	2603235 Ontario Ltd (o/a Eih Devlpts.)	117 Spring Road, Keswick	Zoning Amendment to permit 18 townhouse units	Zoning Amendment Application filed to change zone from Low Density Residential (R1) to a site specific Medium Density Residential (R3) zone in order to permit the future construction of 18 townhouse units. Additional applications for Plan of Subdivision/Condominium Exemption will be required to facilitate proposal. Statutory Public Meeting held May 29, 2019 and referred back to Applicant for further consideration in light of comments from public, Council, and Town staff. Return to Council pending resolution of outstanding transportation issues.			18		
	6	Sienna Senior Living	121 Morton Ave, Keswick	Proposed Site Plan for long term care facility	Site Plan Application to permit expansion of long term care facility; additional 160 units. Staff have reviewed and 2nd submission comments sent to applicant. Applicant to revise submission and submit to Town.					160
	7	2662005 Ontario Limited	263 The Queensway South, Keswick	Proposed site plan for gas station, convenience store and 3-suite commercial	Site Plan Application to permit proposal. Conditional Site Plan Approval first given on December 6, 2016, subject to satisfying all matters. Applicant is reviewing Site Plan Agreement, Site Plan Approval drawings are being finalized.					679



GEORGINA

Map Reference

Reference Name / Owner

Location Municipal Address

Description of Application

Status

Singles

Semis

Rows

Apts

Other

ICI Floor Space

8

Sunrise Acquisitions & Keswick Commercial Holding Inc.

W/S Woodbine Ave, N of Dovedale and 236 Dovedale Dr

Proposed Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment to permit 34 townhouse units and 3,200 sq.m. commercial floor space.

Original development proposal for 70 townhouse units and 1,846 sq.m. commercial floor space before Council in December 2016. In consideration of various concerns raised, applicant submitted revised proposal (39 townhouse units and 3,612 sq.m. commercial) for consideration. Revised proposal before Council on February 7, 2018; various concerns raised. Third proposal was scheduled before Council for November 27, 2019. Applicant requested to withdraw from the meeting to further revise the proposal. Revised third proposal (34 townhouse units and 3,450 sq.m. commercial) submitted September 2020. Third meeting scheduled for May 12, 2021.

34

3450

9

SB Devlpts.

Circle Ridge Dr, Keswick

Proposed Plan of Subdivision and Zoning Amendment to permit 9 single detached lots/units in place of existing 5 lots (i.e. 4 new lots)

Draft Plan was approved on September 11/19; lapse date is October 16, 2022. The ZBA will be brought back for passing at a later date. Applicants proceeding through detailed engineering design. Internal discussions regarding drainage scheme ongoing.

9

10

SB Devlpts.

187 - 195 The Queensway S, Keswick

Proposed Plan of Subdivision / Condominium and Zoning Amendment to permit 49 common element condominium townhouse units (12 blocks)

Notice of Complete Application for Subdivision, Condominium and Zoning applications issued January 25, 2019. Statutory Public Meeting held May 29, 2019 and referred back to Applicant for further consideration in light of comments from public, Council, and Town staff. Concerns mostly relating to massing, setbacks, frontage coverage and odour. Ecological offsetting being explored by Applicant to increase unit yield. Conference call to discuss options for re-design on August 31, 2020. Preliminary comments on draft concept plan provided to Applicant on March 2021.

49

11

1920551 Ontario Inc

295 The Queensway S, Keswick

Proposed site plan for 3-storey medical office building with ground level retail and parking Concurrent Deeming By-law and Minor Variance applications to merge properties and reduce parking / setback requirements

Site Plan application to permit proposal; Town awaiting 3rd submission comments. Minor variance regarding parking reductions will be progressed to CoA pending Site Plan Applicant being substantially completed.

1170

12

MTCO Holdings Inc.

24434 Woodbine Avenue

Proposed OPA & ZBA to permit a seniors retirement village

A public meeting was held on December 9th, 2020, and referred back to the Applicant for further consideration in light of comments from public, Council, and Town staff.

198

322

461

Development Applications - Status									
Map Reference	Reference Name / Owner	Location Municipal Address	Description of Application	Status	Units				ICI Floor Space
					Singles	Semis	Rows	Apts	
13	York Region	209A Queensway South	Site Plan Approval	Site Plan Approval for sanitary pumping station upgrades including construction of two force mains to the Keswick Water Resources Recovery Facility. Drawings will be revised in regards to limited interim capacity of the Keswick Sanitary Pumping Station (larger pumps, larger force main).					Sq M
WARD 3									
1	Greystone / Middleburg Developments Inc.	S/S Old Homestead Rd, E of Metro Rd, Keswick	Proposed Plan of Subdivision to permit 187 residential units (single detached)	Draft Plan Approved by LPAT April 24, 2018; lapses April 24, 2021. Applicant proceeding through Engineering review and fulfillment of requirements for Final Approval and Plan Registration. No detailed design submissions received at this time. Extension scheduled to Council on March 24, 2021	187				
2	Treasure Hill Developments Phase 2	N/S Church St, Keswick	Proposed Plan of Subdivision to permit 249 residential units (single detached)	Subdivision plan registered early 2020. Applicant to upgrade remainder of Church Street in spring to summer 2021	249				
3	Treasure Hill Developments Phase 1	N/S Church St, Keswick	Proposed Plan of Subdivision to permit 51 residential units (single detached)	Subdivision plan registered early 2020. Applicant to upgrade remainder of Church Street in spring to summer 2021	51				
4	2111250 Ontario Inc. (A&T Homes)	S/S Lake Dr E and E/S Trivets Rd, Crescent Beach	Proposed Plan of Subdivision to permit 13 residential units (single detached); 6 on S/S Lake Dr. E., and 7 on E/S Trivets Rd	Draft Plan Approved March 7, 2018; lapses March 7, 2021. Requested for extension of Draft Plan Approval Applicant on December 9, 2020. Council approved the extension request and Draft Plan Approval date has been extended to March 7, 2023. Proceeding through Engineering review and fulfillment of requirements for Final Approval, Plan Registration, and execution of Subdivision Agreement. Subdivision Agreement to be presented at Council April 14, 2021	13				
5	St. Mary's Cement	4440 Baseline Rd, Sutton	Proposed Zoning Amendment regarding legal non-conforming concrete batching plant operation	Application approved May 30, 2018, to rezone portion of property from RU (Rural) and OS (Open Space) to match with M2 (General Industrial) zone on remainder associated with continuation of the existing concrete batching plant use. Amending zoning by-law not to be brought to Council for passing until the existing leftover concrete stockpiles have been removed from the site and area has been delineated for the temporary storage of leftover concrete materials. Amending Zoning By-law scheduled for May 5, 2021					0

Development Applications - Status											
Map Reference	Reference Name / Owner	Location Municipal Address	Description of Application	Status	Units					ICI Floor Space	
					Singles	Semis	Rows	Apts	Other	Sq M	
6	Tidal Properties (Marriage)	26839 Civic Centre Rd	Proposed site plan for public storage buildings	2nd submission comments from Town sent to applicant. Awaiting 3rd submission for review, and LSRCA permit.						2530	
7	Ken Craine	255 Lake Dr N, Keswick	Zoning Amendment to permit creation of dwelling unit in 2nd storey of existing detached garage, and conversion of 1 of 2 existing single detached dwellings into an accessory building	Statutory Public Meeting held March 28, 2018 and referred back to applicant for further consideration in light of comments from Town staff regarding site grading concerns.							
8	Clearwater Farms	481 Lake Dr East	Site plan with barn, greenhouses and biodigester	Site Plan approved. Construction of site servicing to commence mid to late April 2021.							
9	John Csiki (JHC Developments Inc.)	25975 Woodbine Ave, Keswick	Proposed site plan for portable self storage shed units	Town and agencies reviewing 3rd submission of Site Plan Approval						743	
10	Gary Foch	26037 Woodbine Ave, Keswick	Proposed site plan for satellite offices	Town waiting for 4th submission. Consent application for drainage easement required						2174	
11	Lakepoint Developments Inc.	E/S The Queensway North, south of Old Homestead Rd, Keswick	Proposed Plan of Subdivision and Zoning Amendment to permit 45 single detached units and 4 blocks for future single detached units (49 units total)	Notice of Complete Application for Subdivision and Zoning applications issued January 29, 2019. Statutory Public Meeting held May 8, 2019; staff to report further to Council following receipt and assessment of comments, and applicant addressing concerns, including hosting a consultation meeting with property owners along The Queensway North concerning the extension and installation of water and sanitary services.	45						
12	Harrison Land Co. Ltd.	4428 Baseline Rd.; W of Sutton	Proposed site plan for 930.25 sq.m. Storage Building	Applicant finalizing drawing package. Town to schedule Site Plan Review Committee for approval once received						930	
13	2610818 Ontario Ltd.	36 Church Street	Proposed one-storey 7 unit commercial/retail building with surface level parking.	Application considered before Council on September 11, 2019. Council deferred the application and directed applicant to revise the application to address concerns, such as height of retaining wall and urban design.						901	

Development Applications - Status

Development Applications - Status										
Map Reference	Reference Name / Owner	Location Municipal Address	Description of Application	Status	Units				ICI Floor Space	
					Singles	Semis	Rows	Apts	Other	Sq M
14	Dave Metherall	S/S Old Homestead Rd	Zoning By-law Amendment to permit SFD on undersized lot	Deemed complete Dec. 2. 1st PM March 4, 2020. To be brought forward again pending further investigation into nature of woodlot and whether it is 'significant'. Approved by Council. Amending Zoning by-law enters into force and effect on March 17, 2021	1					
15	Starlish Home (BT Corp.) and Orchidtrail Building Corp.	N/S Church St and 24996 Woodbine Avenue	Proposed Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment to permit 257 single detached lots, 2 blocks for future residential development, 2 blocks for future commercial / employment development, a park, an open space block, and a stormwater pond.	-Application considered before Council on December 9, 2020. Council did not make a decision on the application and directed the applicant to work with Staff to address outstanding items.	257					
16	Steven Mastoras & Louise Kanopoulos	E/S Kennedy Road	Proposed to construct a single detached dwelling on a rural undersized lot	First Public Meeting was held on July 22, 2020. A second Public Meeting will be required once all comments are received.	1					
17	Algonquin International Corporation	26124 Warden Avenue	Proposed Zoning By-law Amendment application to facilitate future Consent application for lot addition	Statutory Public Meeting for the application was held on February 10, 2021. Council did not make a decision on the application and directed the applicant to address outstanding issues.						
18	1430964 Ontario Ltd.	169 Old Homestead Road	Proposed Zoning By-law Amendment application to permit 4 single detached dwellings and 8 semi-detached dwellings and to facilitate a future Subdivision application.	Notice of Complete Application was issued on March 9, 2021. A date for a Public Meeting has not been set yet.	4	8				

Development Applications - Status											
Map Reference		Reference Name / Owner	Location Municipal Address	Description of Application	Status	Units					ICI Floor Space
						Singles	Semis	Rows	Apts	Other	Sq M
WARD 4											
1		Greenville / CedarRidge	Greenville / CedarRidge	Proposed Plan of Subdivision (two draft plans) ● 141 Residential units (121 single detached + 20 townhouse units) ● 53 residential units (45 single detached + 8 townhouse units) Total: 194 units (166 single detached + 28 townhouse units)	Applicant has registered the subdivision and is working through final inspections required prior to issuance of Building Permits. Continuing clearance of conditions for Phase 2 (entrance to Highway 48, further sanitary sewer upgrades, trails)	166		28			
2		Lakeville	Lake Drive East and Grew Blvd, Jackson's Point	Proposed Condominium development consisting of 2 townhouse buildings (11 units) fronting on O'Connor Drive, a 33-unit condominium apartment building fronting on Lake Drive East, and 1 stand-alone commercial building with 2 units at the corner of Lake Drive East and Grew Blvd.	Applicant constructing internal and external site servicing requirements and has applied for building permits for all buildings (1 commercial building, 1 condominium building, 11 townhouses).			11	33		593
3		ATK Care Group (Riverglen Haven Nursing Home)	N/W corner of Dalton Rd and Black River Rd, Sutton	Proposed 128 bed nursing home through relocation of existing 119 bed Riverglen Haven Nursing Home to subject property, plus additional 9 beds.	Statutory Public Meeting held October 25, 2017. Applicant is required to address LSRC comments related to natural features and Planning Division comments related to the transfer of water and sewer servicing allocation from existing site prior to the application being brought back before Council for consideration. Comments on the 3rd submission have been sent back to the applicant. Site Plan Review Committee will be scheduled upon successful revision of drawings and studies. Approved by Council on September 16, 2020, subject to conditions. Amending zoning by-law scheduled to Council for March 29, 2021.					128	

Development Applications - Status										
Map Reference	Reference Name / Owner	Location Municipal Address	Description of Application	Status	Units				ICI Floor Space	
					Singles	Semis	Rows	Apts	Other	Sq M
4	Ainslie Hill I Inc. & Ainslie Hill II Inc. (a.k.a. Ballymore Homes)	E/S and W/S Catering Rd, Sutton	Proposed Plan of Subdivision to permit 185 residential units (single detached)	Pre-Servicing Agreement to be executed by Town and applicant to allow construction of internal and external servicing of subdivision. External works include Catering Road realignment, earthworks, and servicing of sanitary, storm, and water along Catering Road and Dalton Road. Council approved of a full road closure which is proposed to commence late March, and be complete by end of September 2021. Ainslie Hill 1 zoning in force and effect. Ainslie Hill 2 zoning to be in force and effect on March 17, 2021	185					
5	Alliance Homes (Hedge Road Landing)	Between Black River Rd & Hedge Rd, Sutton	Proposed Plan of Condominium to permit 320 adult lifestyle units. Proposed Zoning By-law Amendment to remove Holding 'H' Symbol on first 144 units. Council to consider passing by-law allowing Town to enter into Condominium Agreement with applicant	3-year DPA extension lapses October 19, 2021. Applicant working to satisfy remaining conditions in order to register plan. Forcemain (Condition 11) revised and reissued Nov 2019. Developer and Town reviewing final Condominium Agreement prior to execution. Developer to also complete remaining works (forcemain, stormwater system, etc.) prior to issuance of building permits	320					
6	First Sutton Six Developments III Ltd (Kerbel)	N/S Baseline Rd, Sutton	Proposed Plan of Subdivision to permit 321 residential units (167 single detached, 124 townhouses and 30 +/- apartment units / mixed use)	Statutory Public Meeting held June 27, 2011; no servicing allocation available within Sutton WPCP. On hold pending allocation availability.	167		124	30		
7	Ciccio Enterprises Ltd.	895 Lake Dr E, and West 1/2 of 2080 Metro Rd N, Jackson's Point	Proposed Plan of Subdivision / Condominium to permit 24 townhouse units (24 freehold units within common element condo + 3 freehold units)	LPAT decision issued March 11, 2019 on Draft Plan Approval; lapses March 11, 2022.			24			
8	Ancient Coastal Seashore Redevelopment Corporation	N/W corner of Dalton Rd and Nasello Ave, Jackson's Point	Proposed Plan of Subdivision / Condominium to permit 16 residential units (single detached)	Draft Plan Approval August 30, 2014; an extension was given for two (2) years and the new lapsing date is August 30, 2022.	16					

Development Applications - Status											
											
Map Reference	Reference Name / Owner	Location Municipal Address	Description of Application	Status	Units				ICI Floor Space		
					Singles	Semis	Rows	Apts	Other	Sq M	
9	711371 Ont. Corp. (Oxford Homes)	S/W corner Black River Rd and Scotia Rd, Sutton	Proposed Plan of Subdivision to permit 6 residential units (4 single detached + 2 semi-detached)	Draft Plan Approved July 7, 2020; lapses July 7, 2023.	4	2					
10	Trivedi	12 Christidis Dr, Judge's Plan 602, Jackson's Pt.	Proposed Zoning Amendment to remove Holding (H) zone in order to permit construction of a single detached dwelling, and also to support development on an unassumed portion of Christidis Dr	Original residential zoning imposed on property in 2006, with imposition of a Holding(H) zone provision to prohibit development thereon until an Environmental Impact Statement (EIS) has been submitted by the owner demonstrating that the development will not create adverse impacts on identified natural environmental features and ecological functions, all to the satisfaction of the Town and LSRCA. Application approved on September 10, 2014, with condition requiring the owner to register a Notice on Title to the lands, through LRO, indicating that the property is located on an unassumed portion of Christidis Drive, and that a building permit will not be available until such time as that portion of the roadway is upgraded to an assumable standard to the Town's satisfaction; all prior to the passing of the By-law to remove the Holding (H) zone restriction. Property has been transferred to new owner who has been in contact with staff regarding outstanding matters.	1						
11	Carless	61 High St, Sutton	Proposed Zoning Amendment to legalize existing 5-unit apartment dwelling and recognize existing zoning deficiencies	Statutory Public Meeting held October 11, 2017 and referred back to Applicant for further consideration in light of comments from Town staff. Consultant believes applicant sold the property.							
12	YRP Marine Unit	57 Lorne St, Sutton	Proposed York Region Police Marine Unit	Developer near completion of all requirements.						828	

Development Applications - Status										
 GEORGINA Map Reference	Reference Name / Owner	Location Municipal Address	Description of Application	Status	Units				ICI Floor Space	
					Singles	Semis	Rows	Apts	Other	Sq M
13	Kingston Westney (Patrick Chan)	S/E corner of High St and Burke St, Sutton	Proposed Commercial Devlpt	Applications for Official Plan Amendment and Zoning Amendment approved by Council on February 22, 2010, but prior to the adoption of the amendments, the applicant is required to proceed sufficiently through the Site Plan Application review process to the satisfaction of Town staff. Site Plan Application submitted May 30, 2014, proposing 3 buildings, including a restaurant with a drive-thru, a financial institution with a drive-thru, and a 3rd retail building. SPRC deferred application September 8, 2014 until Owner has revised plans in order to address various concerns with Town, York Region and MTO, regarding site layout, vehicular access and circulation within site, density, pedestrian access and circulation within site, etc. Applicant working towards addressing concerns. Preconsultation held late 2019 for new proposal. Checklist provided on November 26, 2019. No response as of August 26, 2020.						350
14	Radiant Ryaasat Ltd (Petro-Canada station)	24428 Hwy 48, Baldwin	Proposed expansion of gas station and convenience store, with addition of take-out restaurant and drive-thru restaurant	Statutory Public Meeting held September 26, 2018; further consideration deferred pending applicant addressing concerns raised by public, staff, LSRCA, MTO, MOE (on-site private services), etc. Staff have contacted the agent regarding timing but have yet to hear back.						247

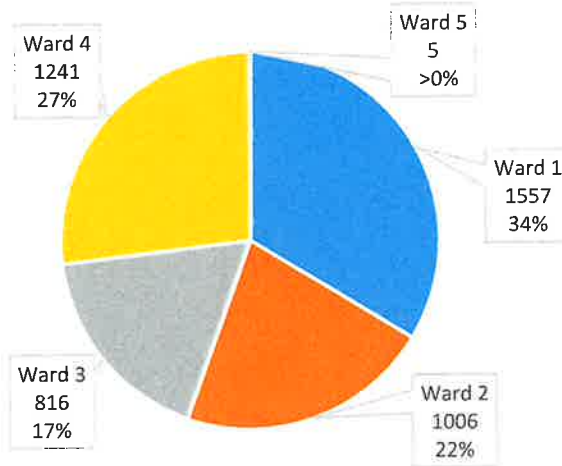
Development Applications - Status											
Map Reference	Reference Name / Owner	Location Municipal Address	Description of Application	Status	Units					ICI Floor Space	
					Singles	Semis	Rows	Apts	Other	Sq M	
15	2151028 Ont Ltd (Christina Homes)	N/S Baseline Rd, Sutton	Zoning Amendment to facilitate land exchange with the Town, and realign limit between Open Space Block (within subdivision) and adjoining vacant Commercial Block	Statutory Public Meeting held February 13, 2019; application approved. An authorization by-law to permit the Mayor and Town Clerk to execute a land swap agreement was approved on January 22, 2020. Awaiting the completion of the transfer documents from the solicitors. Developer completing final items prior to Assumption of subdivision						0	
16	Janet Chappell (Duker Leasing Inc. o/a Farm Boys)	17 Ellisview Rd	Proposed Site Plan Approval for Agricultural Farm Equipment Sales	Applicant completing Site Plan Agreement requirements and posting fees and securities						352	
17	2193012 Ontario Ltd	20927 Dalton Rd, Sutton	Proposed Site Plan Approval for 2 commercial buildings	Town waiting for second submission. Cross access required between subject property and Shopper's lands. Applicant aware of requirement.						1199	
18	2487400 Ontario Inc. (c/o Sandy Schell)	20971 - 20987 Dalton Rd, Sutton (E/S Dalton; site of Schell Lumber and adjoining parcels)	Proposed Zoning Amendment to facilitate renovation and expansion of existing home building centre. Total new gross floor area = 2644 sq.m.	Statutory Public Meeting held on July 17, 2019, Council referred the Report back to Staff for further review. Second submission being reviewed by Staff and will be scheduled for an upcoming Council Meeting. First submission comments sent to Applicant. Applicant revising submission for 2nd submission						2644	
19	Hollywood North Auto Parts	23718 Highway 48, Sutton	Proposed demolition and rebuild of auto recycling plant buildings and scales	Town waiting for second submission.						900	
20	A&T Homes	Edith Street W/S	Zoning By-law Amendment to facilitate a severance of one new building lot	Applicant has withdrawn their ZBA and Consent applications.	1						
21	J. Lipani & Son Sod Farms Ltd.	6251 Frog Street	Zoning By-law Amendment to permit a severance as a result of a farm consolidation 1 Consent application to permit a severance as a result of a farm consolidation	Application was approved by Council on March 4, 2020. The severance application was approved by the Committee of Adjustment on August 4, 2020. The amending by-law can now be brought back to Council for passing upon the applicant's request. Consent application was approved by the Committee of Adjustment on August 4, 2020. Applicant is still in the process of fulfilling the imposed conditions.							

Development Applications - Status											
Map Reference	Reference Name / Owner	Location Municipal Address	Description of Application	Status	Units					ICI Floor Space	
					Singles	Semis	Rows	Apts	Other	Sq M	
22	Nurse Practitioner Office	21071 Dalton Road	Site Plan Approval for a nurse practitioner	Applicant revised Site Plan Approval drawings related to Site Servicing. Applicant moving towards construction of building						495	
23	Ali Korangi	21003 Dalton Road	Convert industrial building into single detached dwelling	Deemed complete March 2021. Public meeting to be scheduled.	1						
WARD 5											
1	Jerry Kucharchuck	6 Sunkist Rd, Virginia	Zoning Amendment to facilitate severance of property into 3 residential lots (single detached)	Statutory Public Meeting held April 11, 2005; last before Council August 13, 2007. Application deferred pending resolution of Town concerns regarding potential adverse impact on existing nearby water supply wells and possible liability to the Town. Last contact from Owner/Applicant was in November 2013. File to be reviewed for CLOSING due to INACTIVITY.	3						
2	Have Bus Will Travel & Lois Andrews	534 Pefferlaw Rd, Pefferlaw	Zoning Amendment to facilitate future severance of property to create 2 new residential building lots.	Complete Jan. 11 / PM on May 8 / Applicant-requested freeze / Sept 2019 - Applicant seeking to sell both 534 / 536 Pefferlaw Road. Many public inquiries have been fielded ranging in intent from industrial to residential uses. Property sold. Application still active and not withdrawn.	2						
3	Chippewas of Georgina Island	115 Hadden Rd, Virginia	Zoning Amendment to permit a commercial parking lot and boat storage yard.	Preconsultation held for Site Plan Approval in March 2021. Checklist will be sent to Applicant soon. Once received by the Applicant, Staff will await a resubmission.						1673	
4	Chippewas of Georgina Island	33 Lyall Lane, Virginia	Zoning Amendment to permit conversion of existing single detached dwelling for office use.	ZBA approved on September 26, 2020. Amending Zoning By-law to be passed pending substantial progress through Site Plan Application. 1st submission comments have been provided to the Applicant. Awaiting resubmission.						148	
5	Dwight Powell Investment Inc & William Powell Investment	E/S Park Rd, S of Hwy 48	Proposed concrete manufacturing plant (2 bldgs: 465 sq m each) for design, manufacture, test & recycle of roadside safety and roadway products.	Construction of Phase 1 works on going. Applicant working through engineering submission for Phase 2 of the development						930	

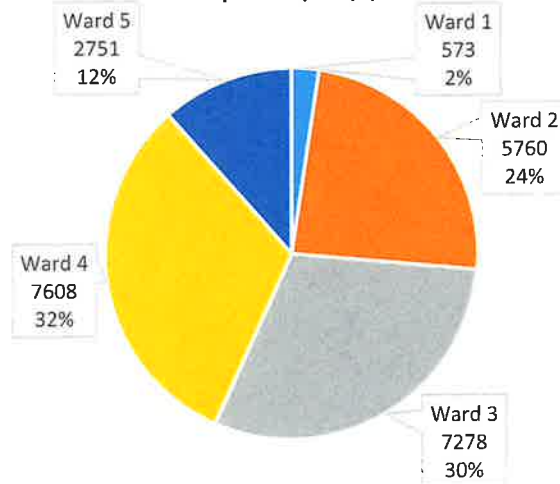
Development Applications - Status											
											
	Map Reference	Reference Name / Owner	Location Municipal Address	Description of Application	Status	Units				ICI Floor Space	
						Singles	Semis	Rows	Apts	Other	Sq M
					Ward 1	1468	2	78	0	9	573
					Ward 2	9	4	109	402	482	5760
					Ward 3	808	8	0	0	0	7278
					Ward 4	861	2	187	63	128	7608
					Ward 5	5	0	0	0	0	2751
					TOTAL	3151	16	374	465	619	23970
					TOTAL RESIDENTIAL UNITS	4006					
					TOTAL "OTHER" UNITS	619					
					TOTAL ICI FLOOR SPACE (sq. m.)	23970					

Distribution of Development by Type and Ward

Residential Units per Ward



ICI Floor space (m²) per Ward



Residential Units by Type, All Wards

