

## THE CORPORATION OF THE TOWN OF GEORGINA NOTICE OF COMPLETE APPLICATION

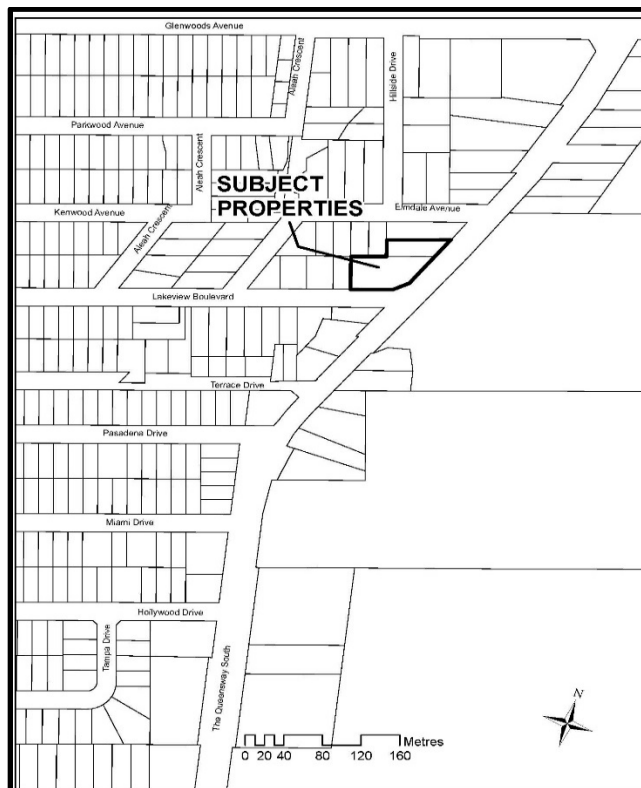
The Town of Georgina has received the following application pursuant to the *Planning Act*. Town Council will be considering this application at a future public meeting, the date and time of which will be published in the Georgina Advocate and on the Town of Georgina website.

**ADDRESS:** 508 – 514 The Queensway South, Keswick  
**LEGAL DESCRIPTION:** Plan 329, Lot 166; Plan 329, Lot 167; Plan 329, Part of Lot 168  
**WARD (COUNCILLOR):** Ward 1 (Councillor Mike Waddington)

A Zoning By-law Amendment application has been submitted by Michael Smith Planning Consultants; Development Coordinators Ltd. on behalf of **Crojan Investments Inc.** to rezone a portion of the subject property from 'site-specific general commercial (C1-38)' and 'low density urban residential (R1)' to 'site-specific medium density urban residential (R3-XX)'. The remainder of the subject property will retain the existing 'site-specific general commercial (C1-38)' zone. The purpose of the application is to facilitate the development of 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.

A key map showing the location of the subject property is provided below and the proposed site plan is attached. **Town File: 03.1154; Direct inquiries to Connor McBride, Planner II, at ext. 2275 or [cmcbride@georgina.ca](mailto:cmcbride@georgina.ca). Please reference the File Number in all communications.**

### **KEY MAP**



### **ADDITIONAL INFORMATION:**

Additional information and/or material related to the proposal is available upon request. For more information about this matter, including information about preserving your appeal rights, please contact the Planner assigned to the file as noted above.

If you wish to be notified of the decision of Town Council for the submitted application, you must make a written request to the Town of Georgina.

### **PROVIDING COMMENT:**

Any person may 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 for record keeping purposes and so that you may be contacted if necessary.

### **NOTICE OF COLLECTION:**

Personal information collected in response to this planning notice or in relation to this application will be used to assist Town Staff and Council to process the applications and make a decision on this matter. Such personal information is collected under the authority of the *Municipal Act*, the *Municipal Freedom of Information and Protection of Privacy Act*, the *Planning Act*, and all other relevant legislation, and will become part of the public record, may be viewed by the general public, and may be published in a Planning Report and Council Agenda. Questions about this collection may be directed to the Town Clerk, Rachel Dillabough, at 905-476-4305, ext. 2223, or by email to [rdillabough@georgina.ca](mailto:rdillabough@georgina.ca).

**DATED AT THE TOWN OF GEORGINA THIS 17<sup>th</sup> DAY OF FEBRUARY, 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<sup>2</sup> (10,203 ft<sup>2</sup>)  
514 2,382.99 m<sup>2</sup> (25,650 ft<sup>2</sup>)

**NET LOT AREA** 3,330.91 m<sup>2</sup> (35,854 ft<sup>2</sup>)

**NET LOT COVERAGE:** 508 & 514 COMBINED

**EXISTING:** 475.67 m<sup>2</sup>

**RETAINING:** 475.67 m<sup>2</sup>

**PROPOSED:** 683.69 m<sup>2</sup>

**NET GFA:** 508 & 514 COMBINED

**EXISTING:** 951.33 m<sup>2</sup>

**RETAINING:** 951.33 m<sup>2</sup>

**PROPOSED:** 1782.76 m<sup>2</sup>

**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**

	REQ.	EXISTING
Front Setback	1.5m	1.5m
Exterior Side Setback	1.5m	2.0m
Rear Setback	8m	21.1m
Interior Side Setback	3m	20.1m
Building Height	11m	2 Storeys

**BUILDING AREA** 475.67 m<sup>2</sup> (5,120 ft<sup>2</sup>)

**GROSS FLOOR AREA** 951.33 m<sup>2</sup> (10,240 ft<sup>2</sup>)

**LANDSCAPED OPEN SPACE** REQ. 80.0 m<sup>2</sup> PROPOSED 312.10 m<sup>2</sup>

**COMMERCIAL UNIT STATISTICS**

UNIT	GROSS FLOOR AREA
1	95.0 m <sup>2</sup> (1,024 ft <sup>2</sup> )
2	380.7 m <sup>2</sup> (4,096 ft <sup>2</sup> )
<b>Total</b>	<b>5 units 475.7 m<sup>2</sup> (5,120 ft<sup>2</sup>)</b>

**DWELLING UNIT STATISTICS**

UNITS	GROSS FLOOR AREA
5 EXISTING 2 BEDROOM UNITS	475.7 m <sup>2</sup> (5,120 ft <sup>2</sup> )

**508 THE QUEENSWAY S.**

**PROPOSED STACKED TOWNHOUSE**  
R1 - RESIDENTIAL

**SETBACKS**

	REQ.	PROP.
Front Setback	TBD	3.5m
Rear Setback	TBD	26.7m
N. Interior Side Setback	TBD	1.7m
Building Height	TBD	3 Storeys

**BUILDING AREA** 208.02 m<sup>2</sup> (2,240 ft<sup>2</sup>)

**GROSS FLOOR AREAS** 831.43 m<sup>2</sup> (8,950 ft<sup>2</sup>)

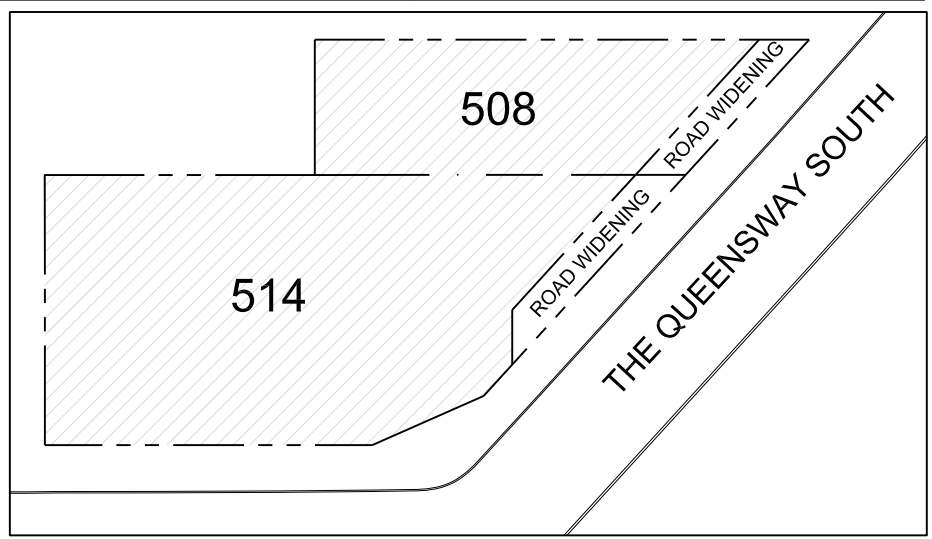
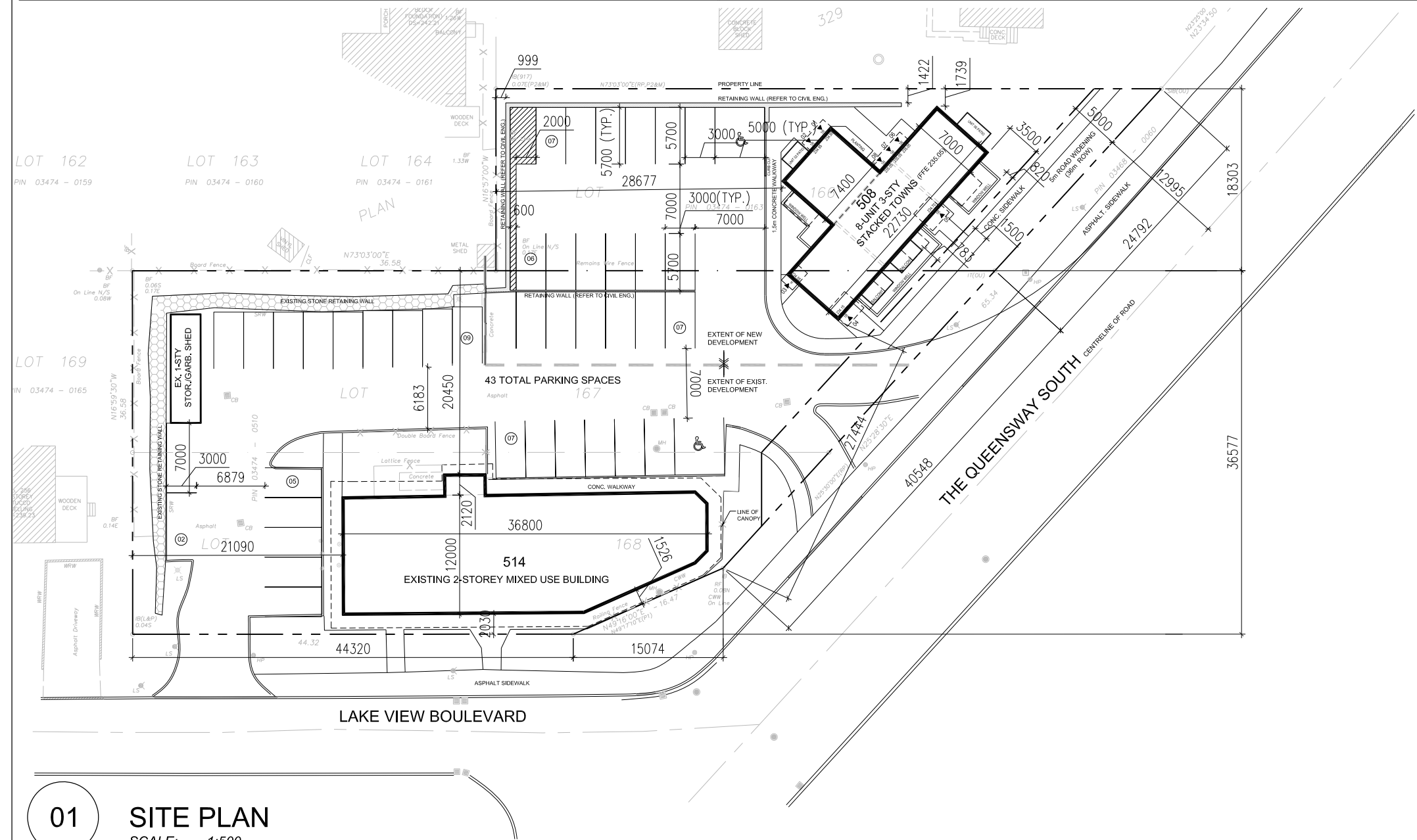
**DWELLING UNIT STATISTICS (Incl. below grade)**

UNIT	GROSS FLOOR AREA
1	105.88 m <sup>2</sup> (1,140 ft <sup>2</sup> )
2	94.64 m <sup>2</sup> (1,019 ft <sup>2</sup> )
3	106.50 m <sup>2</sup> (1,146 ft <sup>2</sup> )
4	95.45 m <sup>2</sup> (1,028 ft <sup>2</sup> )
5	107.23 m <sup>2</sup> (1,154 ft <sup>2</sup> )
6	105.80 m <sup>2</sup> (1,139 ft <sup>2</sup> )
7	96.42 m <sup>2</sup> (1,038 ft <sup>2</sup> )
8	119.51 m <sup>2</sup> (1,286 ft <sup>2</sup> )
<b>Total</b>	<b>8 units 831.43 m<sup>2</sup> (8,950 ft<sup>2</sup>)</b>

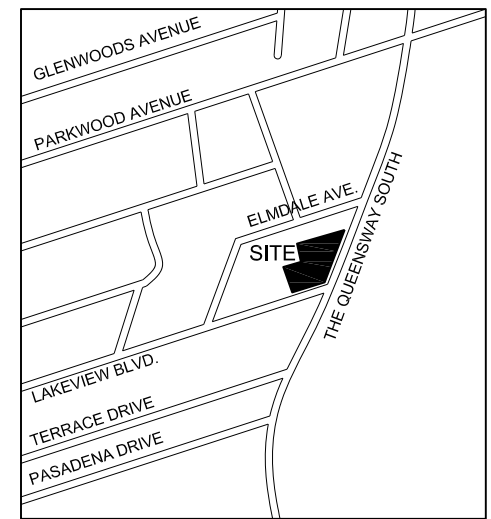
ALL DWELLING UNITS ARE TWO BEDROOM

**PARKING (SEE PROVIDED PARKING MANAGEMENT STUDY)**

	EXISTING	REQ.	PROPOSED
514 The Queensway S. Commercial/Residential			
508 The Queensway S. Stacked Townhouse	34	32	30
If apartment standard is applied	0	14	13
If townhouse standard is applied	0	18	13
<b>Total Parking Spaces</b>		<b>46-50 spaces</b>	<b>43 spaces</b>



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  
t/ 416 962 9670 f/ 416 962 9671  
e/ info@caricari.com  
www.caricari.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	
DATE	2020-10-15	DRAWING NO.
DRAWN	LB	<b>A100</b>
CHECKED	JC	