



GEORGINA

THE CORPORATION OF THE TOWN OF GEORGINA NOTICE OF PUBLIC MEETING

YOU ARE INVITED to attend a Public Meeting on:

January 29, 2025 at 7:00 p.m.

The meeting will be held in a hybrid format (digitally and in-person)
In-person attendance: Council Chambers at 26557 Civic Centre Road, Keswick
Digital viewing: [Georgina.ca/CouncilAgenda](https://www.georgina.ca/CouncilAgenda)
In-person, digital or phone participation: Contact Clerks@georgina.ca

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.

The Town of Georgina received the following application(s) pursuant to the *Planning Act*.

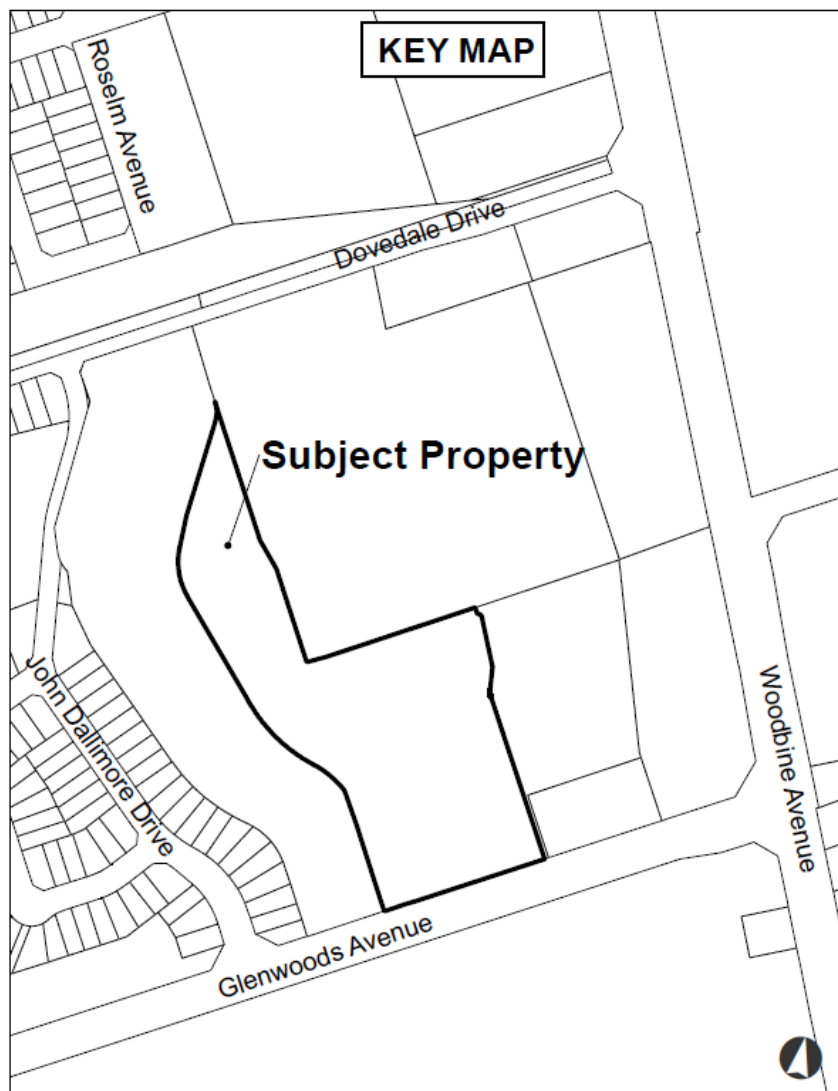
ADDRESS: 48 Glenwoods Avenue, Keswick
DESCRIPTION: Part of Lots 6 & 7, Concession 3 (N.G), Parts 2, 3, 4, 5, 18 to 24 incl., 29, 30, 44 and 45, Reference Plan 65R-31761
WARD COUNCILLOR: Ward 1 (Councillor Charlene Biggerstaff)
FILE NUMBER: 03.1189

A Zoning By-law Amendment application has been submitted by Michael Smith Planning Consultants; on behalf of Kindera Living (Keswick) Facility Inc. (formerly Rykka Care Centres GP Inc.), to facilitate the proposed development of a four storey, 192 bed, Long Term Care facility.

The applicant is proposing to rezone the subject property from 'Site-Specific Shopping Centre Commercial (C4-8)' & 'Site-Specific Open Space (OS-56)' under Town of Georgina Zoning Bylaw 500 as amended to 'Site-Specific Shopping Centre Commercial (C4-XX)' and 'Site-Specific Open Space (OS-XX)' in order to accommodate the development as proposed.

The proposed development concept plan is attached to this notice.

Town File: 03.1189. Direct inquiries to Brittany Dobrindt, Planner II, at ext. 2442 or bdobrindt@georgina.ca. Please reference the File Number in all communications.





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ADDITIONAL INFORMATION:

Information and material related to the application(s) is available upon request. For more information about this matter, including information appeal rights, contact the above-noted planner.

The staff report to be considered by Council will be available on January 23, 2024 upon request from the above-noted planner or online within the full Council Agenda at: [Georgina.ca/CouncilAgenda](https://www.georgina.ca/CouncilAgenda)

If you wish to be notified of the decision of the Town of Georgina on the proposed applications, you must submit a Request to Notified form to the above-noted planner.

The Council meeting will be held in a hybrid format (digitally and in-person). Attendance is possible digitally, via phone or in-person.

If you want to provide comment in-person, by phone or digitally, submit a Request to Speak form to the Town Clerk (clerks@georgina.ca) via email, mail or in-person no later than noon on the last business day before the meeting to pre-register. Participation instructions will be provided. Provide speaker notes and/or written questions for Council with the form.

Both the Request to be Notified and Request to Speak forms are available at: [Georgina.ca/participate](https://www.georgina.ca/participate)

PROVIDING COMMENT:

Any person may make written or verbal comment on the application(s). Send written comments to the above-noted planner. Include your name, phone number, and address for contact purposes.

- i) Any person may attend the meeting and/or make written or verbal representation either in support of or in opposition to the applications. Written comments should be emailed/mailed to the Planner noted above. Please ensure you include your name and address so that you may be contacted if necessary and include your acknowledgement regarding the collection of personal information as noted below.
- ii) If a person or public body would otherwise have an ability to appeal the decision of the Town of Georgina to the Ontario Land 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 proposed official plan amendment / zoning by-law amendment are adopted, 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 proposed official plan amendment / zoning by-law amendment are adopted, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

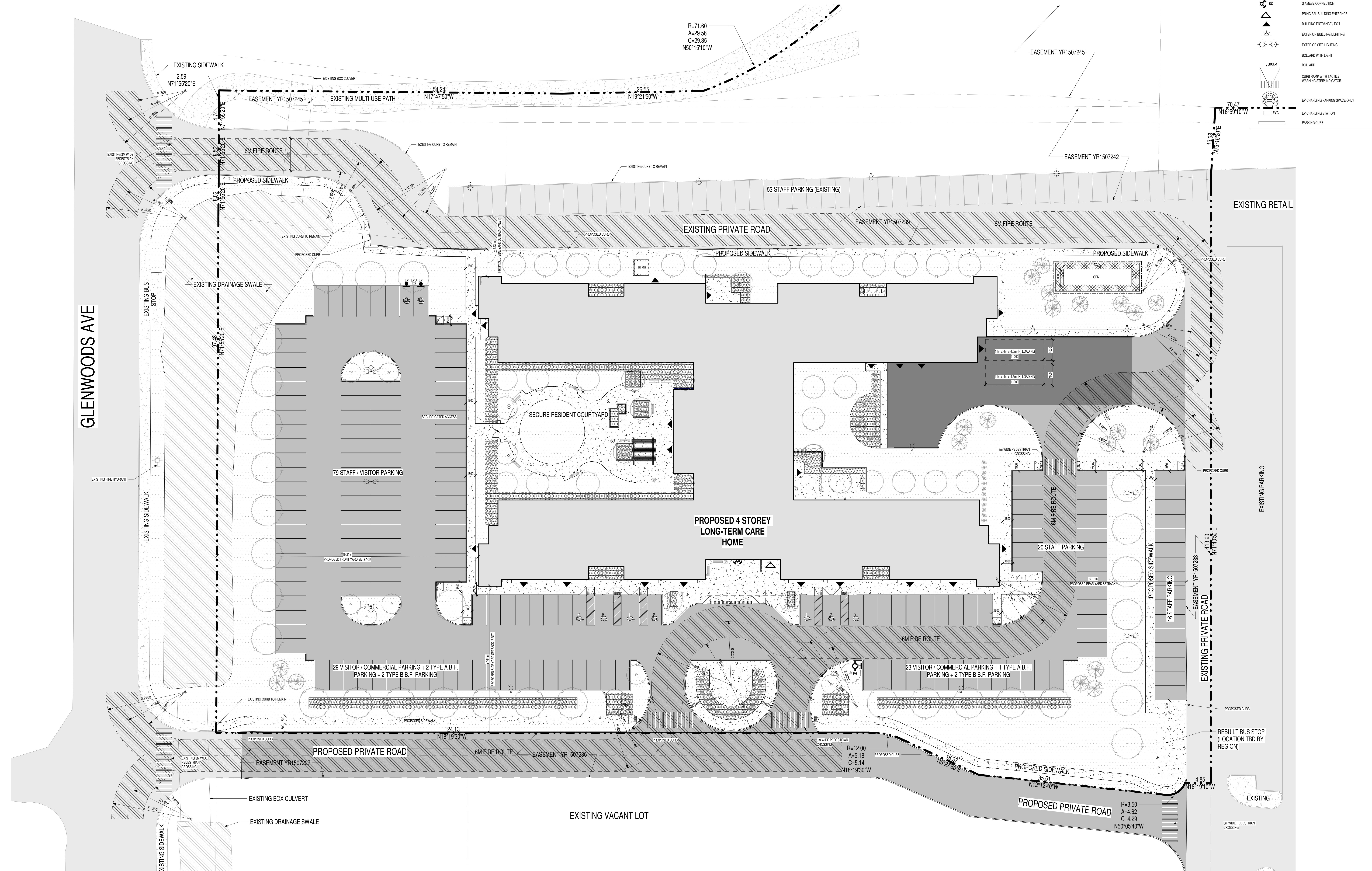
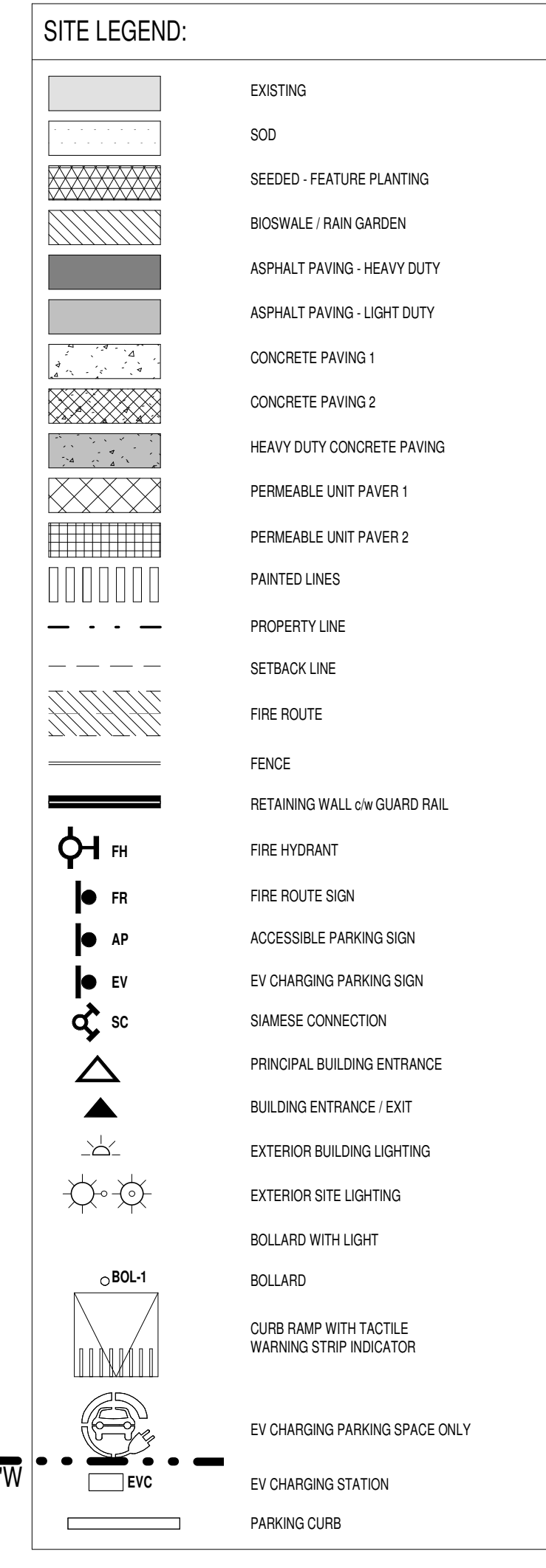
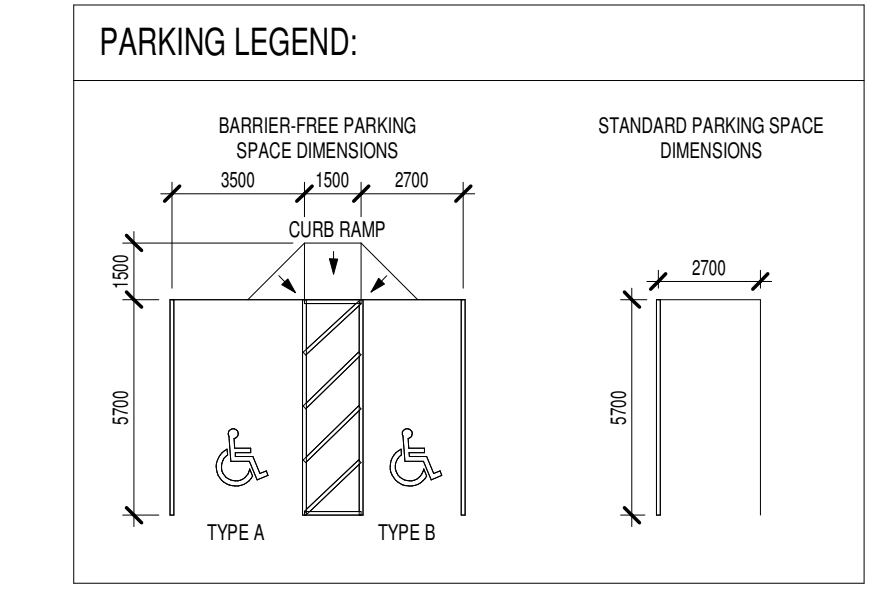
NOTICE OF COLLECTION OF PERSONAL INFORMATION:

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 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.

LEGAL DESCRIPTION:
PART OF LOT 1
CONCESSION 1
GEOGRAPHIC TOWNSHIP OF NORTH GUILDFERRY
TOWN OF GERRARD
REGIONAL MUNICIPALITY OF YORK
ALL PROPERTY BOUNDARY INFORMATION AS PER SURVEY PREPARED BY J.D. BARNES DATED NOVEMBER 02, 2022.

SITE STATISTICS:

PROPERTY ADDRESS	2302 WOODBINE AVENUE, KESWICK, ON
PROPOSED USE	LONG TERM CARE HOME
G.B.C. REFERENCE	PART 3 (NEW BUILD)
G.B.C. BUILDING CLASSIFICATION PER 3.2.2.38	GROUP 8, DIVISION 2 - CARE OCCUPANCIES, ANY HEIGHT, SPRINKLERED
EXISTING ZONING DESIGNATION	C48
PROPOSED ZONING DESIGNATION	I
QUANTITY OF STREETS FACING THE BUILDING	3
DISTANCE FROM NEAREST F.M. TO FIRE DEPARTMENT CONNECTION	###
TOTAL LOT AREA	34,948.89 m ² (129,725.91)
REQUIRED LOT WIDTH	30.00 m
REQUIRED LOT AREA	900.00 m ² (8,688.9)
REQUIRED LANDSCAPE AREA	12,268.81 m ² (113,884 m ²) - 35.10%
MAXIMUM LOT COVERAGE	12,248.81 m ² (113,864.95) - 35.02%
PROPOSED LOT WIDTH	121.42 m
PROPOSED LANDSCAPED AREA	13,020.35 m ² (140,148.88 m ²) - 37.25%
PROPOSED LANDSCAPE COVERAGE	3258.11 m ² (28,070.97) - 9.30%
PROPOSED GFA:	12,841.67 m ² (142,338.97)
EXTERIOR BUILDING LIGHTING	2159.69 m ² (23,303.58 m ²)
LEVEL 1 (LTC)	1128.44 m ² (12,148.9)
LEVEL 2 (LTC)	3,258.11 m ² (35,070.9)
LEVEL 3 (LTC)	3,258.11 m ² (35,070.9)
LEVEL 4 (LTC)	3,258.11 m ² (35,070.9)
MECHANICAL PENTHOUSE	205.47 m ² (2,255.9)
TOTAL LONG TERM CARE GFA	11994.52 m ² (129,133.9)
TOTAL COMMERCIAL SPACE GFA	1128.44 m ² (12,148.9)
TOTAL COMMERCIAL SPACE NET FLOOR AREA	1025.59 m ² (11,033.9)
TOTAL NUMBER BEDS:	6
BASIC BEDS	98 BASIC
PRIVATE BEDS	98 PRIVATE
TOTAL NUMBER OF BEDS:	192 BEDS
MAX BUILDING HEIGHT:	12.00 m
PROPOSED BUILDING HEIGHT (EXCLUDING MPH):	17.25m (5 STOREYS)
*BUILDING IS 4 STOREYS, BUT FLOOR TO FLOOR HEIGHT OF 1ST LEVEL TO 2ND LEVEL EXCEEDS 4M	
VEHICLE PARKING REQUIRED (LTC):	1 SPACE / 1 BED = 192 SPACES (COMMERCIAL)
VEHICLE PARKING PROVIDED:	227 TOTAL PARKING SPACES
PARKING SPACE DIMENSIONS:	2.7 m x 5.7 m (MIN)
TYPE A BARRIER FREE PARKING SPACE DIMENSIONS:	3.5 m x 5.7 m (MIN)
TYPE B BARRIER FREE PARKING SPACE DIMENSIONS:	2.7 m x 5.7 m (MIN)
LOADING REQUIRED:	3 SPACES PLUS ONE (1) ADDITIONAL SPACE FOR EACH 9,200 m ² OR FRACTIONAL PART THEREOF IN EXCESS OF 7,400 m ² = 36
LOADING PROVIDED:	2 SPACES @ 4.0m (W) x 11.0m (L) x 4.3m (VERTICAL CLEARANCE)
SETBACKS REQUIRED:	
FRONT:	11.00 m
REAR:	12.00 m
SIDE (EAST):	11.00 m
SIDE (WEST):	5.00 m
SETBACKS PROVIDED:	
FRONT:	49.20 m
REAR:	35.27 m
SIDE (EAST):	27.64 m
SIDE (WEST):	5.23 m



1 - 2023 02 27 - Issued for MLTC Preliminary Plan
date revision: by

NOT FOR CONSTRUCTION
All drawings and specifications are the property of Garchitects. The Contractor shall verify all dimensions and information on site and report any discrepancies to Architect before proceeding.

Responsive Keswick
2548 Woodbine Ave., Keswick, ON L4P 3E3

SITE PLAN - PROPOSED

date: As Indicated
drawn by:
reviewed by:
job number: 2354
pdf date: 2023 06 29 12:14:25 PM
drawing number: