



GEORGINA

THE CORPORATION OF THE TOWN OF GEORGINA NOTICE OF COUNCIL MEETING

YOU ARE INVITED to attend a Council Meeting on:

Wednesday, February 26, 2025 at 9:00 a.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*.

APPLICATION FOR OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT

ADDRESS: 772 The Queensway South, Keswick
DESCRIPTION: Part Lot 1, Concession 2 (NG), Part 1 on Plan 65R-10850
WARD COUNCILLOR: Ward 1 (Councillor Charlene Biggerstaff)
FILE NUMBERS: 02.206 / 03.1178

Official Plan Amendment and Zoning Bylaw Amendment applications have been submitted by Michael Smith Planning Consultants; Development Coordinators Ltd. on behalf of Stylux Keswick Incorporated to facilitate 42 stacked, townhouse dwelling units on private streets on the subject property.

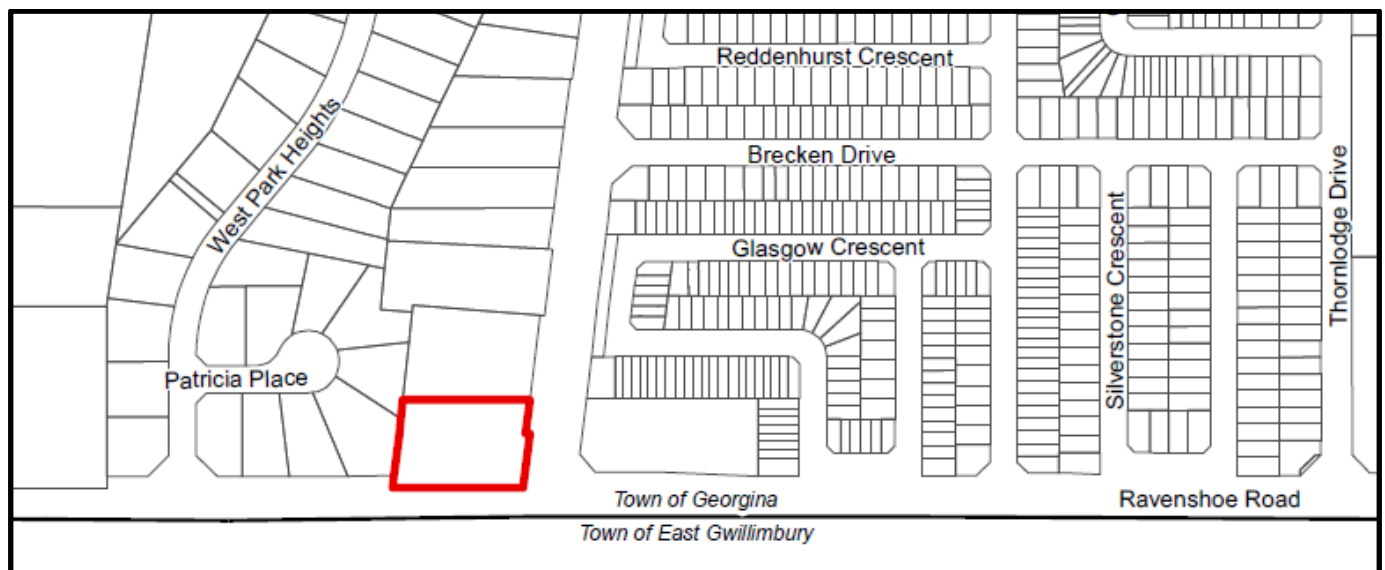
The Official Plan Amendment would amend the current Urban Corridor 2 (UC2) designation to permit stacked townhouse dwellings, increased maximum density and other site-specific elements. The Zoning Bylaw Amendment would amend the current Highway Commercial (C2) zone to a site-specific Medium Density Urban Residential (R3-__) zone to permit stacked townhouse dwellings, reduced front yards / rear yards / sight triangles, increased maximum heights and other site-specific elements.

The applications were initially considered by Council at a public meeting on October 18, 2023. Council resolved to reconsider the applications following the receipt, assessment and addressing of all Town department, agency, Council and public comments.

The proposed development concept plan is attached to this notice.

Town Files: 02.206 and 03.1178. Direct inquiries to Brittany Dobrindt, Planner II at ext. 2442 or bdobrindt@georgina.ca. Please reference the file number(s) in all communications.

KEY MAP





GEORGINA

ADDITIONAL INFORMATION:

Additional information and/or material related to the proposal, including the proposed Official Plan and Zoning Bylaw Amendment, is available upon request. For more information about this matter, please contact the Planner assigned to the file, as noted above. The staff report to be considered by Council will be available on February 20, 2025 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>.

PROVIDING COMMENT:

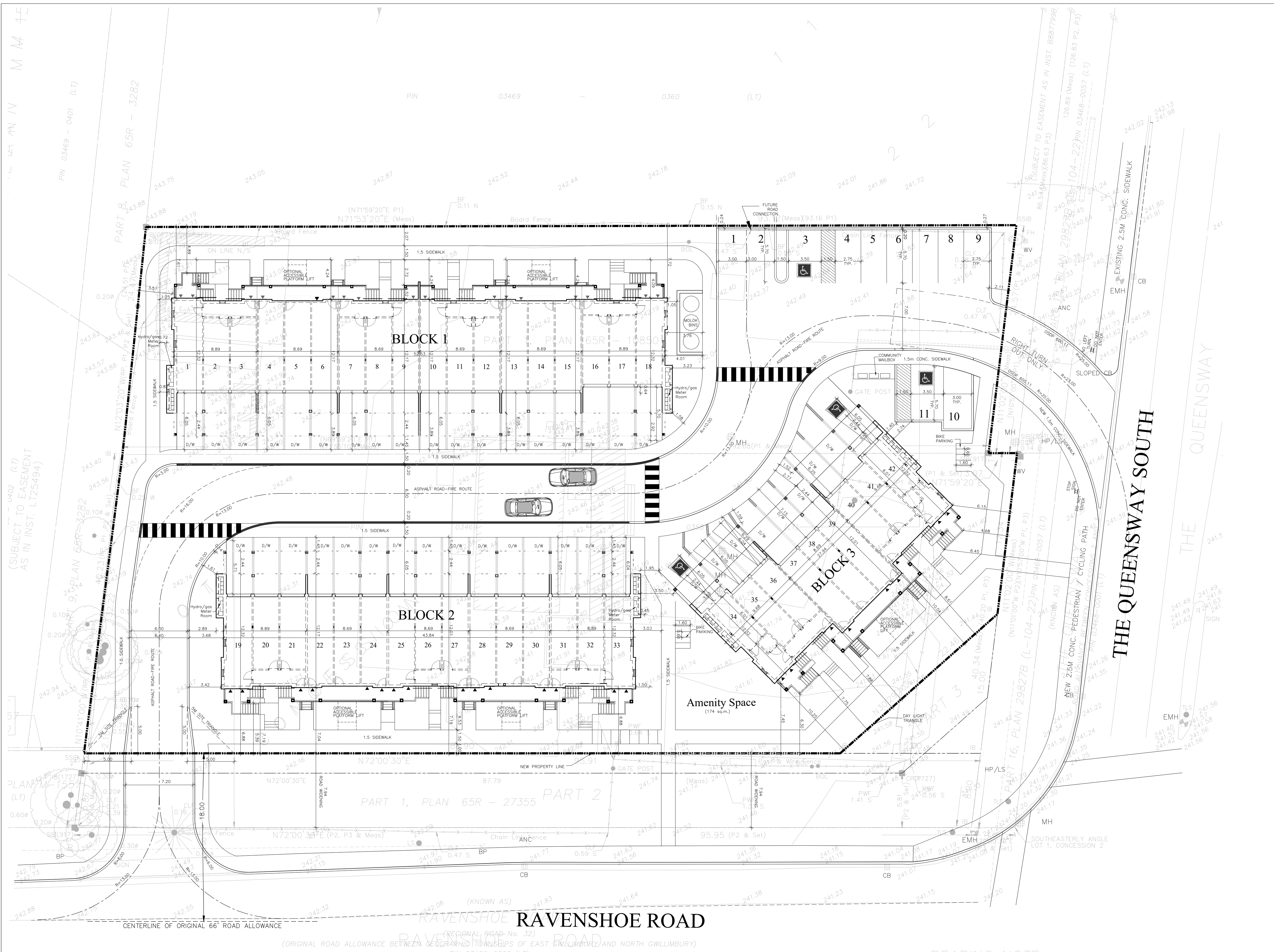
Any person may make written or verbal representation either in support of or in opposition to the applications. Council meetings will be held in a hybrid format with in-person and electronic participation. For those who wish to make verbal representation at this Council meeting, you may participate in the meeting remotely or in-person. Submit a Request to Speak form (included with this notice) to Clerk's Division no later than 12:00 pm (noon) on the last business day prior to the scheduled meeting. Written comments should be mailed/emailed to the Planner noted above by the last business day prior to the scheduled meeting.

NOTICE OF COLLECTION OF PERSONAL INFORMATION:

Personal information collected 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 905-476-4305, ext. 2223, or by email to rdillabough@georgina.ca.

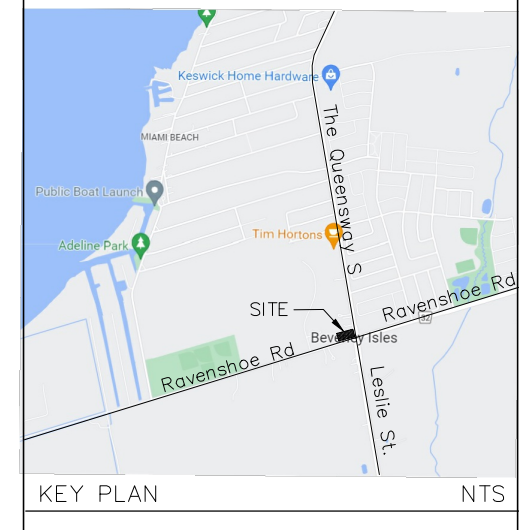
DATED AT THE TOWN OF GEORGINA THIS 11th DAY OF February, 2025

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



LEGEND:

- EXISTING ELEVATION
- CURB ELEVATIONS
- PROPOSED ELEVATION
- 1.8m WOOD PRIVACY FENCE
- 1.5m BLACK CHAIN LINK FENCE
- TREE HOARDING
- 600x600 CONCRETE SLABS
- UNIT PAVERS
- CENTRAL AIR CONDITIONING UNITS
- PROVISION FOR THE ADDITION OF AIR CONDITIONING
- AIR CONDITIONING UNIT
- GAS METER
- HYDRO METER
- VALVE & BOX
- VALVE CHAMBER
- DROPPED CURB
- STREET LIGHT
- CATCH BASIN
- TRANSFORMER
- HYDRANT
- WATER SERVICE
- DIRECTION OF FLOW
- FINISHED FLOOR FINISH
- TOP OF FOUNDATION WALL
- FINISHED BASEMENT SLAB
- UNDERSIDE OF FOOTING
- BUILDING ENTRANCE
- STM MANHOLE
- SAN MANHOLE
- UNIT NUMBER
- UNIT NUMBER
- MUNICIPAL ADDRESS
- EXISTING TREES TO BE SAVED TYP.
- BUILDING ENTRANCES



SITE STATISTICS

| | |
|---|--|
| GROSS SITE AREA | - 6093.64 m ² / 0.6094Ha / 1.5058Ac |
| ROAD WIDENING AREA | - 761.53 m ² |
| SIGHT TRIANGLE AREA | - 112.16 m ² |
| NET SITE AREA | - 5219.95 m ² / 0.5220Ha / 1.2899Ac |
| COVERAGE (Including Porches, Steps & Decks) | 2025.79 sq. m. 38.8% |
| LANDSCAPE AREA | 1137.76 sq. m. 21.8% |
| ROADS AND PARKING | 2056.40 sq. m. 39.4% |
| BLOCK 1 | 18 20793.06 523.67 |
| BLOCK 2 | 15 17384.61 437.53 |
| BLOCK 3 | 9 10543.35 322.45 |
| TOTAL | 42 48721.02 (ft ²) / 4526.18 (m ²) |

DENSITY

42 UNITS = 80.46 UPHa
0.5220 HA

FLOOR SPACE INDEX (FSI)

Gross floor area = 4526.18 m² = 0.867
NET Site area = 5219.95 m²

Units Breakdown

| Numbering | Name of Unit | NUMBER OF UNITS | UNIT GFA (FT ²) | TOTAL GFA (FT ²) | UNIT GFA (M ²) | TOTAL GFA (M ²) | BUILDING HEIGHT |
|-----------------|-----------------|-----------------|-----------------------------|------------------------------|----------------------------|-----------------------------|-----------------|
| 1.18 | TYPE B CORNER | 2 | 1126.95 | 2253.90 | 1230.81 | 2461.62 | 3 storey |
| 2.17 | TYPE A CORNER | 2 | 1035.50 | 2071.00 | 1035.50 | 2071.00 | |
| 3.16 | TYPE C CORNER | 2 | 1207.13 | 2414.26 | 1290.24 | 2580.48 | |
| 4.15 | TYPE INTERIOR A | 2 | 1163.57 | 2327.14 | 1246.68 | 2493.36 | |
| 5.14 | TYPE INTERIOR B | 2 | 1011.77 | 2023.54 | 1011.77 | 2023.54 | |
| 6.13 | TYPE INTERIOR C | 2 | 1088.69 | 2177.38 | 1171.80 | 2343.60 | |
| 7.12 | TYPE INTERIOR D | 2 | 1074.89 | 2149.78 | 1158.22 | 2316.44 | |
| 8.11 | TYPE INTERIOR E | 2 | 1014.49 | 2028.98 | 1014.49 | 2028.98 | |
| 9.10 | TYPE INTERIOR F | 2 | 1157.91 | 2315.82 | 1241.02 | 2482.04 | |
| Total for Block | | | 19753.80 | | | 20793.06 | |
| 19.33 | TYPE B CORNER | 2 | 1126.95 | 2253.90 | 1230.81 | 2461.62 | 3 storey |
| 20.32 | TYPE A CORNER | 2 | 1035.50 | 2071.00 | 1035.50 | 2071.00 | |
| 21.31 | TYPE C CORNER | 2 | 1207.13 | 2414.26 | 1290.24 | 2580.48 | |
| 22.28 | TYPE INTERIOR A | 2 | 1163.57 | 2327.14 | 1246.68 | 2493.36 | |
| 23.29 | TYPE INTERIOR B | 2 | 1011.77 | 2023.54 | 1011.77 | 2023.54 | |
| 24.30 | TYPE INTERIOR C | 2 | 1088.69 | 2177.38 | 1171.80 | 2343.60 | |
| 25 | TYPE INTERIOR D | 1 | 1074.89 | 1074.89 | 1158.22 | 1158.22 | |
| 26 | TYPE INTERIOR E | 1 | 1011.77 | 1011.77 | 1011.77 | 1011.77 | |
| 27 | TYPE INTERIOR F | 1 | 1157.91 | 1157.91 | 1241.02 | 1241.02 | |
| Total for Block | | | 16511.79 | | | 17384.61 | |
| 34.42 | TYPE A CORNER | 2 | 1126.95 | 2253.90 | 1230.81 | 2461.62 | 3 storey |
| 35.41 | TYPE A CORNER | 2 | 1035.50 | 2071.00 | 1035.50 | 2071.00 | |
| 36.40 | TYPE C CORNER | 2 | 1207.13 | 2414.26 | 1290.24 | 2580.48 | |
| 37 | TYPE INTERIOR A | 1 | 1163.57 | 1163.57 | 1246.68 | 1246.68 | |
| 38 | TYPE INTERIOR B | 1 | 1011.77 | 1011.77 | 1011.77 | 1011.77 | |
| 39 | TYPE INTERIOR C | 1 | 1088.69 | 1088.69 | 1171.80 | 1171.80 | |
| Total for Block | | | 10003.19 | | | 10543.35 | |
| Total Proposed | | 42 | 46268.78 | | | 48721.02 | |

Revisions

| Date | Revised By | Description |
|----------|------------|--|
| 06.06.24 | FP | SEE PLAN UPDATES FOR CITY COMMENTS AND REVISIONS |
| 01.22.24 | FP | SEE PLAN UPDATES FOR CITY COMMENTS AND REVISIONS |
| 09.29.23 | CZ | UPDATES TO PER COMMENTS AND REVISIONS |
| 09.29.23 | CZ | UPDATES TO PER COMMENTS AND REVISIONS |
| 06.06.23 | CZ | UPDATES TO PER COMMENTS AND REVISIONS |
| 05.02.23 | FP | UPDATES TO PER COMMENTS AND REVISIONS |
| 03.22.23 | FP | UPDATES TO PER COMMENTS AND REVISIONS |
| 03.08.23 | FP | REVISED FOR CITY SUBMISSION |
| 02.27.23 | CZ | UPDATES TO PER COMMENTS AND REVISIONS |
| 02.08.23 | CZ | UPDATES TO PER COMMENTS AND REVISIONS |
| 11.03.22 | SM | PRELIMINARY SITE PLAN |
| 03.23.22 | CZ | PRELIMINARY SITE PLAN |

PARKING

| REQUIRED | PROVIDED |
|---|----------|
| RESIDENT PARKING | |
| REQUIRED: PARKING @ 2 SPACES/UNIT | 64 |
| PROVIDED: | |
| 1 per unit on driveway (includes TWO accessible parking spaces) | 42 |
| 1 per unit in attached garage | 42 |
| TOTAL RESIDENT PARKING PROVIDED | 84 |
| VISITOR PARKING | |
| VISITOR PARKING REQUIRED: | |
| 42 units X 0.25/UNIT = 10.5 | 11 |
| VISITOR PARKING PROVIDED: | |
| (includes TWO accessible parking spaces) | 11 |
| TOTAL PARKING REQUIRED | 95 |
| TOTAL PARKING PROVIDED | 95 |

NOTE:
In the event of heavy snowfall excess snow which cannot be stored on site will be removed from the site at the expense of the condominium corporation.

NOTE:
All exterior steps shown are estimated and will be based on final grading design.

The Architect has not been retained to carry out general review of the work and assumes no responsibility for the failure of the contractor or sub-contractors to carry out the work in accordance with the Contract Documents. Single pages of documents are not to be read independently of all pages of the Contract Documents.

The contractor shall verify all dimensions on the Contract Documents. Any discrepancies prior to the commencement of the work. Under no circumstances shall the Contractor or sub-contractors proceed in conformity. Do not scale drawings.

architects inc.
70 Stion Road, Unit #81
Woodbridge, Ontario, L4L 8B9
(905) 265-2688

STYLUX HOMES
THE QUEENSWAY
KESWICK.

PROPOSED CONDOMINIUM
TOWNHOUSE
DEVELOPMENT
THE QUEENSWAY, KESWICK,
ONTARIO