

**THE CORPORATION OF THE TOWN OF GEORGINA  
ADVISEMENT OF UPCOMING COUNCIL MEETING**

You are receiving this advisement as you requested to be informed of future council meetings or decisions regarding 117 Spring Road and Town File No. 03.1130. A Public Meeting under the Planning Act was held on May 29, 2019 concerning a Zoning By-law Amendment Application submitted for 117 Spring Road (Town File No. 03.1130). This application was submitted to propose a change in zoning on the property from Low Density Urban Residential (R1) to a site-specific Medium Density Urban Residential (R3-XX) Zone, to permit a future Townhouse Development. The Ontario Land Tribunal approved the site zoning on May 10, 2024.

A subsequent Draft Plan of Condominium application (Town File No. 01.165) had been submitted for the property of 117 Spring Road. The application was made in order to facilitate the construction of 16 Townhouse Dwelling Units on the property, as well as a private condominium road.

This application has been scheduled to be brought forward to an upcoming Council meeting. Details of this meeting are as follows:

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

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

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

**FILE NO.:** 01.165  
**ADDRESS:** 117 Spring Road, Keswick  
**LEGAL DESCRIPTION:** Lot 9, Plan 65M2613  
**APPLICANT:** Zhengji Zhuge & Jia Li. (c/o WSP Canada Inc.)  
**WARD (COUNCILLOR):** Ward 2 (Councillor Dan Fellini)

A Draft Plan of Condominium application has been submitted by WSP Canada Inc. on behalf of Zhengji Zhuge & Jia Li.

The proposal is for 16 condominium townhouse dwelling units on a private street.

The Applicant is proposing a Common Element Draft Plan of Condominium to facilitate the construction of 16 individual Townhouse Units over two separate Blocks (Block 1 & 2). Block 1 (east half of the site) includes Seven Townhouse Units while Block 2 (west half of the site) includes 9 Townhouse Units. Common Elements of the development consist of the internal road, the pedestrian walkway and visitor parking (5 parking spaces).

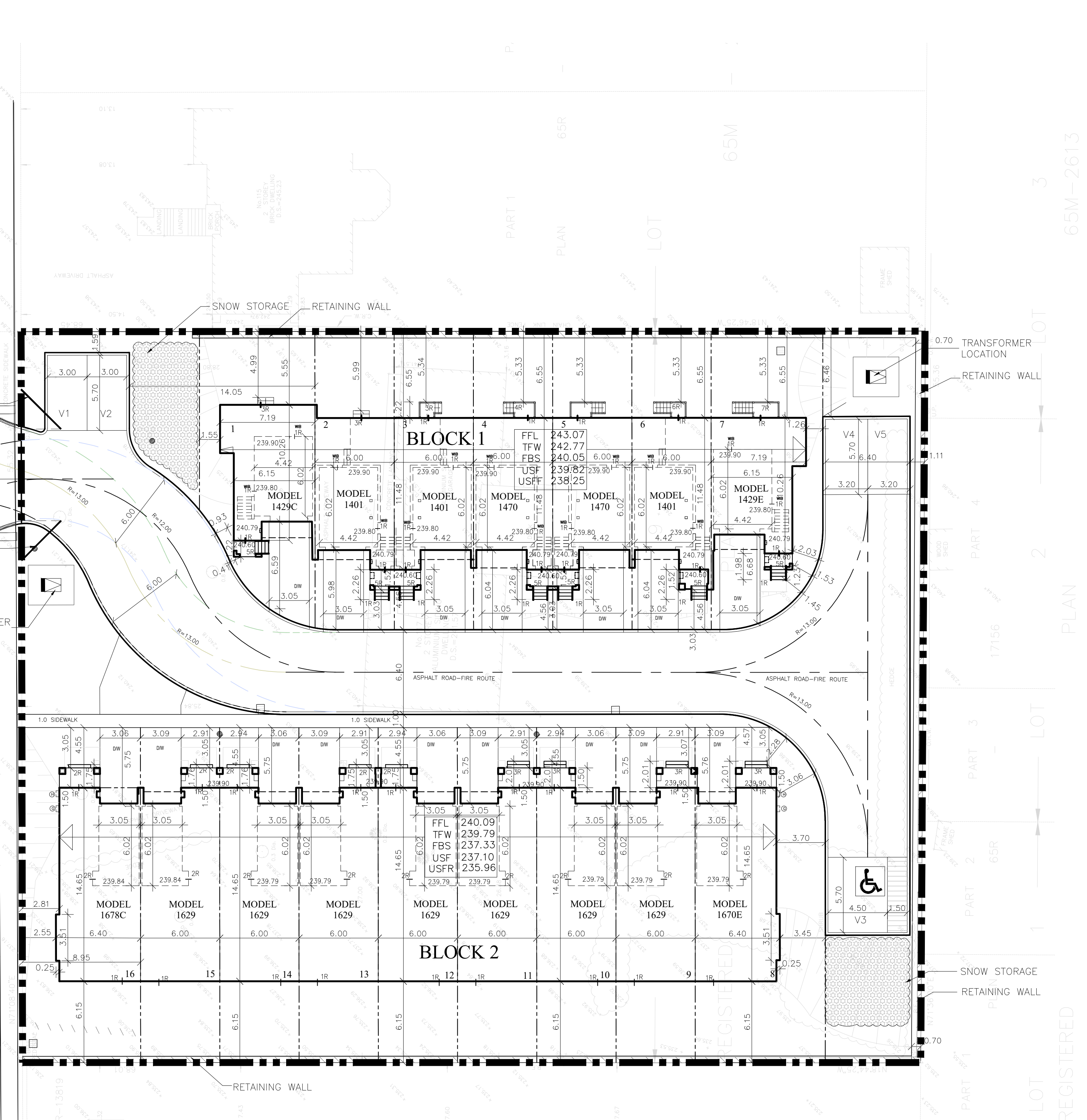
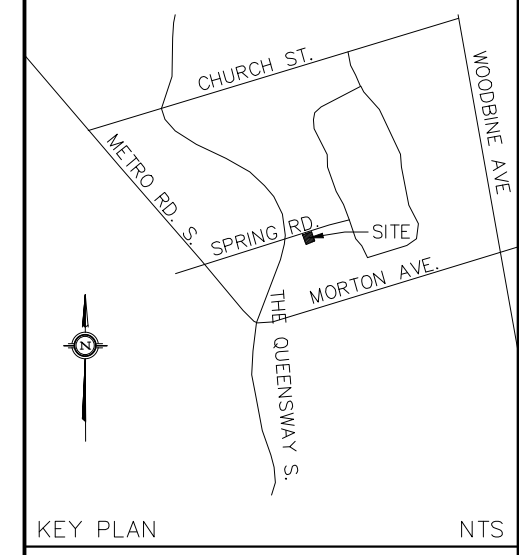
A key map showing the location of the subject property is provided below.

**Direct inquiries to Sean Lapenna, Senior Development Planner at 905-476-4301 ext. 2327 or [slapenna@georgina.ca](mailto:slapenna@georgina.ca). Please reference the File Number in all communications.**



**DATED AT THE TOWN OF GEORGINA THIS 12<sup>th</sup> DAY OF FEBRUARY, 2025**

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



**LEGEND:**

- Existing Elevation
- Proposed Elevation
- 1.8m Wood Privacy Fence
- 1.5m Black Chain Link Fence
- Tree Hoarding
- 600x600 Concrete Slabs
- Unit Pavement
- Central Air Conditioning Units
- Provision for the Addition of Air Conditioning
- Provision for the Addition of Air Conditioning Unit
- Gas Meter
- Hydro Meter
- Valve & Box
- Valve Chamber
- Street Light
- Catch Basin
- Transformer
- Hydrant
- Water Service
- Direction of Flow
- Finished Floor Entry
- Top of Foundation Wall
- Finished Basement Floor
- Underside of Footings
- Building Entrance
- STM Manhole
- San Manhole
- Mailbox
- Unit Number
- Municipal Address
- Existing Trees to be Saved TYP.
- Building Entrances
- Property Line

Revisions

Date	Ref.	Description
04.30.2024	CZ	Meet to discuss as per item comments
04.17.2024	CZ	Meet to discuss and review notes as per item comments
03.21.2024	CZ	Revised V1 parking/updated as per item comments
10.04.2023	CZ	Updated as per engineering transformer location
09.12.2023	CZ	Updated for submission
07.03.2023	CZ	Color site plan
04.11.2023	CZ	Updated partial site plans as per planner
04.11.2023	CZ	Added rear deck at each unit of block 1
04.10.2023	CZ	Updated Block 2 rear yard setback from 6.05 to 6.0m and the setback 4.1m across 5.0m distance
03.27.2023	CZ	Option 1 (A)
09.12.2022	CZ	For Site plan Submission
09.08.2022	CZ	Updated site plans
07.21.2022	CZ	Updated building footprints as per new design
06.28.2020	CZ	Revised accessible parking/stalls as per city
03.30.2020	CZ	Updated per planner's comments
03.20.2020	CZ	Updated per planner's comments
03.18.2020	CZ	Revised SP per city comments
02.12.2020	CZ	Relocated a firewall location@ Block 2
12.19.19	CZ	Updated stalls per planner requested
11.15.19	CZ	Shown zoning standards as rev'd
10.24.19	CZ	Updated net lot area
08.02.18	CZ	Updated per comments
07.31.18	CZ	Site Statistics
04.27.18	CZ	Updated per comments
04.25.18	MS	PRELIMINARY SITE PLAN

Drawn: CZ  
 Date: 04/25/18  
 Checked:  
 Approved:  
 Printed: 04.30.24  
 CAD File: 171387-SP26.DWG

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 copies 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 uncertainty. Do not scale drawings.



SP  
 EIH DEVELOPMENTS  
 LAKE VISTA GARDENS

PROPOSED TOWNHOUSE DEVELOPMENT

117 SPRING ROAD, GEORGINA ONTARIO

Sheet Title: SITE PLAN  
 Scales: 1:200  
 Sheet Number: 17-1387-SP1

**POI'S STATISTICS**

UNIT NUMBER	LOT FOOTPRINT	Lot Area (m <sup>2</sup> )	Building Area (m <sup>2</sup> )	Coverage (%)	Percentage Landscaping Area (m <sup>2</sup> )	Front Yard Landscaping Area (m <sup>2</sup> )	Front Yard Landscaping %	Percentage Front Yard Landscaping Area (m <sup>2</sup> )	Percentage Side Landscaping Area (m <sup>2</sup> )	
1	8.75m	229.96	68.81	29.92	142.08	62.05	11.74	11.33	38.37	98.51
2	6.0m	135.41	68.85	50.79	66.56	11.72	8.20	40.75	73.74	
3	6.0m	135.48	68.99	50.82	66.56	11.71	11.01	8.27	40.48	73.11
4	6.0m	135.48	71.36	52.67	64.12	36.86	10.55	7.78	42.51	73.74
5	6.0m	135.48	71.40	52.70	64.12	36.77	10.53	7.79	42.46	73.98
6	6.0m	135.48	70.97	51.72	64.23	36.33	9.96	6.99	38.59	70.18
7	8.46m	179.82	69.08	38.41	92.26	51.96	13.63	11.10	39.73	80.26
8	8.86m	241.72	84.25	34.89	152.77	54.93	18.20	14.31	43.50	79.63
9	6.0m	132.18	61.48	46.11	46.76	30.07	17.86	13.97	42.59	78.22
10	6.0m	132.15	61.52	46.15	46.81	30.11	17.91	14.02	42.84	78.28
11	6.0m	132.12	61.54	46.14	46.74	30.07	17.83	13.94	42.59	78.18
12	6.0m	132.11	61.52	46.11	46.81	30.12	17.90	14.01	42.87	78.27
13	6.0m	132.10	61.48	46.14	46.72	30.06	17.82	13.93	42.57	78.17
14	6.0m	132.11	61.52	46.11	46.80	30.11	17.90	14.01	42.86	78.27
15	6.0m	132.11	61.52	46.11	46.80	30.03	17.82	13.93	42.56	78.17
16	8.86m	227.08	80.20	41.92	117.08	51.96	23.33	19.44	50.94	83.33

**SITE STATISTICS**

UNIT NUMBER	Max	Min	AVG	Units Breakdown	Typical	Typical
Area (m <sup>2</sup> )	135.48	132.10	134.58	1	1400	1200
Volume (m <sup>3</sup> )	1080	1000	1040	1	4000	3000
Perimeter (m)	120	100	110	2	240	210
Volume (m <sup>3</sup> )	1000	1000	1000	1	1000	1000
Area (m <sup>2</sup> )	100	100	100	1	100	100
Volume (m <sup>3</sup> )	100	100	100	1	100	100
Area (m <sup>2</sup> )	100	100	100	1	100	100
Volume (m <sup>3</sup> )	100	100	100	1	100	100
Area (m <sup>2</sup> )	100	100	100	1	100	100
Volume (m <sup>3</sup> )	100	100	100	1	100	100

**NOTE:**  
 The lot, frontage, lot area, and lot coverage as currently shown are not certified.  
 The lot, frontage, lot area calculations will be certified by an accredited Ontario Land Surveyor at the time of creating the parcels of land through the registration of a reference plan when the Condominium application is processed.