

**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.*

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

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.

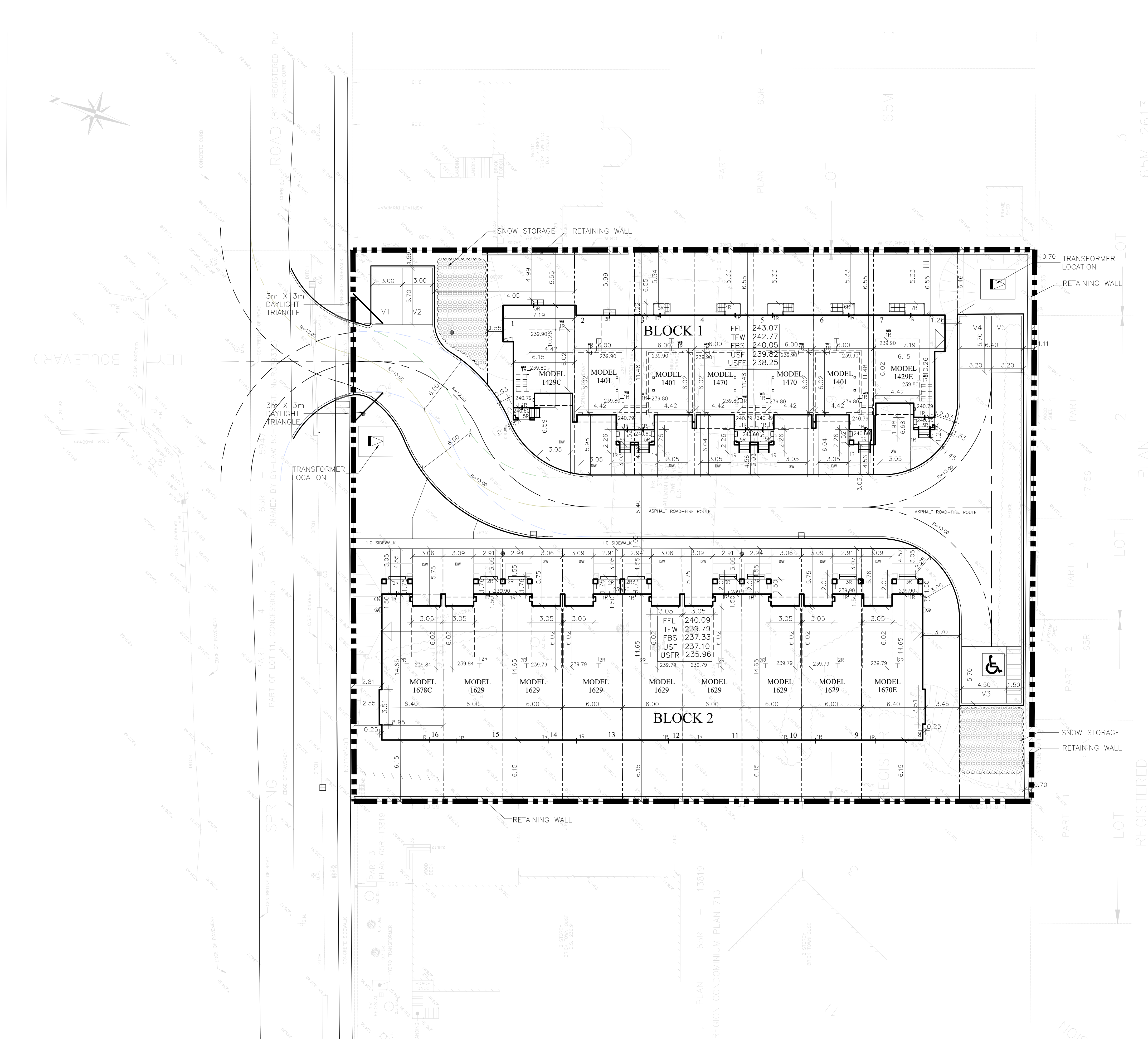
The Applicant is proposing a Common Element Draft Plan of Condominium to facilitate the construction of 16 individual Townhouse Units over two separate Blocks (Block 1 & 2). Block 1 (east half of the site) includes Seven Townhouse Units while Block 2 (west half of the site) includes 9 Townhouse Units. 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.**

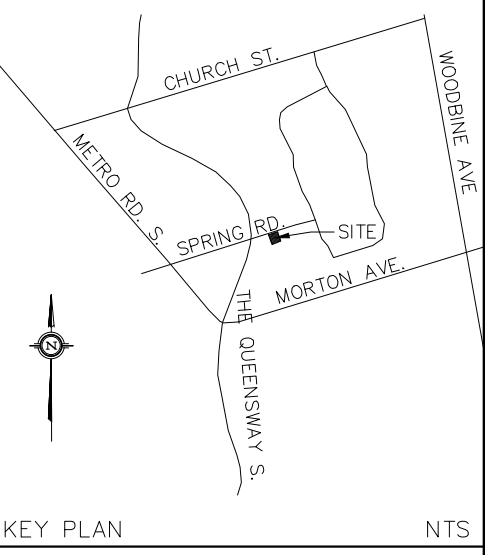


**DATED AT THE TOWN OF GEORGINA THIS 12<sup>th</sup> DAY OF FEBRUARY, 2025**



**LEGEND:**

- EXISTING ELEVATION
- 146.71m C
- 147.60
- PROPOSED ELEVATION
- 1.8m WOOD PRIVACY 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
- STREET LIGHT
- CATCH BASIN
- TRANSFORMER
- HYDRANT
- WATER SERVICE
- DIRECTION OF FLOW
- F.F.L. FINISHED FLOOR ENTRY
- T.F.W. TOP OF FOUNDATION WALL
- F.F.S. FINISHED FINISH FLOOR
- U.S.F. 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   | Must be done in per law comment   |
| 04.17.2024 | CZ   | Added one driveway and revised parking as per town comment                                      |
| 03.21.2024 | CZ   | Revised V1 parking/updated as per town comment  |
| 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 plan 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 6.15m and the setback 4.15m across 150m distance |
| 03.27.2023 | CZ   | Option 1 (A)  |
| 09.12.2022 | CZ   | For Site plan Submission  |
| 09.08.2022 | CZ   | Updated site plan   |
| 07.21.2022 | CZ   | Updated building footprints as per new design   |
| 05.28.2020 | 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 fire wall location@ Block 2   |
| 12.19.19   | CZ   | Updated stalls per planner requested  |
| 11.15.19   | CZ   | Shown zoning standards as req'd   |
| 10.24.19   | CZ   | Updated net lot area  |
| 10.24.19   | CZ   | Updated per comments  |
| 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   |

**Revisions**

| Date            | Ref. | Description |
|-----------------|------|-------------|
| 04.25/18        | CZ   | Drawn       |
| 04.25/18        | CZ   | Checked     |
| 04.25/18        | CZ   | Approved    |
| 04.30.24        | CZ   | Printed     |
| 171387-SP26.DWG | CZ   | CAD File    |

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 uncertainty.

Do not scale drawings.



**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/L'S STATISTICS**

| UNIT NUMBER | LOT   | Lot Area (m²) | Building Area (m²) | Coverage (%) | Landscaping Area (m²) | Percentage Landscaping (%) | Front Yard Landscaping Area (m²) | Front Yard Landscaping % | Percentage Front Yard Landscaping (%) |
|-------------|-------|---------------|--------------------|--------------|-----------------------|----------------------------|----------------------------------|--------------------------|---------------------------------------|
| 1           | 8.75m | 229.96        | 68.81              | 29.92        | 142.08                | 62.05                      | 11.74                            | 11.33                    | 38.37                                 |
| 2           | 6.0m  | 135.41        | 68.85              | 50.79        | 66.59                 | 37.36                      | 11.52                            | 8.20                     | 40.75                                 |
| 3           | 6.0m  | 135.46        | 68.90              | 50.82        | 66.59                 | 37.35                      | 11.51                            | 8.27                     | 40.48                                 |
| 4           | 6.0m  | 135.46        | 71.36              | 52.67        | 64.10                 | 36.86                      | 10.55                            | 7.78                     | 42.51                                 |
| 5           | 6.0m  | 135.46        | 71.40              | 52.70        | 64.06                 | 36.77                      | 10.53                            | 7.79                     | 42.46                                 |
| 6           | 6.0m  | 135.46        | 70.97              | 51.72        | 64.23                 | 36.33                      | 9.96                             | 6.99                     | 38.59                                 |
| 7           | 8.46m | 178.92        | 69.08              | 38.61        | 92.26                 | 51.56                      | 13.63                            | 11.10                    | 39.73                                 |
| 8           | 9.86m | 241.72        | 94.25              | 38.99        | 132.77                | 54.93                      | 18.20                            | 14.31                    | 43.50                                 |
| 9           | 6.0m  | 132.18        | 61.48              | 46.11        | 46.76                 | 30.07                      | 17.96                            | 13.97                    | 42.59                                 |
| 10          | 6.0m  | 132.15        | 61.52              | 46.15        | 46.81                 | 30.11                      | 17.91                            | 14.02                    | 42.94                                 |
| 11          | 6.0m  | 132.12        | 61.54              | 46.14        | 46.74                 | 30.07                      | 17.83                            | 13.94                    | 42.59                                 |
| 12          | 6.0m  | 132.11        | 61.52              | 46.17        | 46.81                 | 30.12                      | 17.90                            | 14.01                    | 42.87                                 |
| 13          | 6.0m  | 132.10        | 61.48              | 46.14        | 46.72                 | 30.06                      | 17.82                            | 13.93                    | 42.57                                 |
| 14          | 6.0m  | 132.11        | 61.52              | 46.17        | 46.80                 | 30.11                      | 17.90                            | 14.01                    | 42.96                                 |
| 15          | 6.0m  | 132.11        | 61.52              | 46.17        | 46.80                 | 30.03                      | 17.82                            | 13.93                    | 42.56                                 |
| 16          | 9.86m | 227.08        | 90.20              | 41.92        | 117.08                | 51.56                      | 23.33                            | 19.44                    | 50.96                                 |

**SITE STATISTICS**

| GROSS AREA  |           | Units Breakdown |           |
|-------------|-----------|-----------------|-----------|
| UNIT NUMBER | Area (m²) | Units           | Area (m²) |
| Block 1     | 1040.00   | 7               | 1040.00   |
| Block 2     | 1040.00   | 8               | 1040.00   |
| Block 3     | 1040.00   | 1               | 1040.00   |
| Block 4     | 1040.00   | 1               | 1040.00   |
| Block 5     | 1040.00   | 1               | 1040.00   |
| Block 6     | 1040.00   | 1               | 1040.00   |
| Block 7     | 1040.00   | 1               | 1040.00   |
| Block 8     | 1040.00   | 1               | 1040.00   |
| Block 9     | 1040.00   | 1               | 1040.00   |
| Block 10    | 1040.00   | 1               | 1040.00   |
| Block 11    | 1040.00   | 1               | 1040.00   |
| Block 12    | 1040.00   | 1               | 1040.00   |
| Block 13    | 1040.00   | 1               | 1040.00   |
| Block 14    | 1040.00   | 1               | 1040.00   |
| Block 15    | 1040.00   | 1               | 1040.00   |
| Block 16    | 1040.00   | 1               | 1040.00   |

**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.