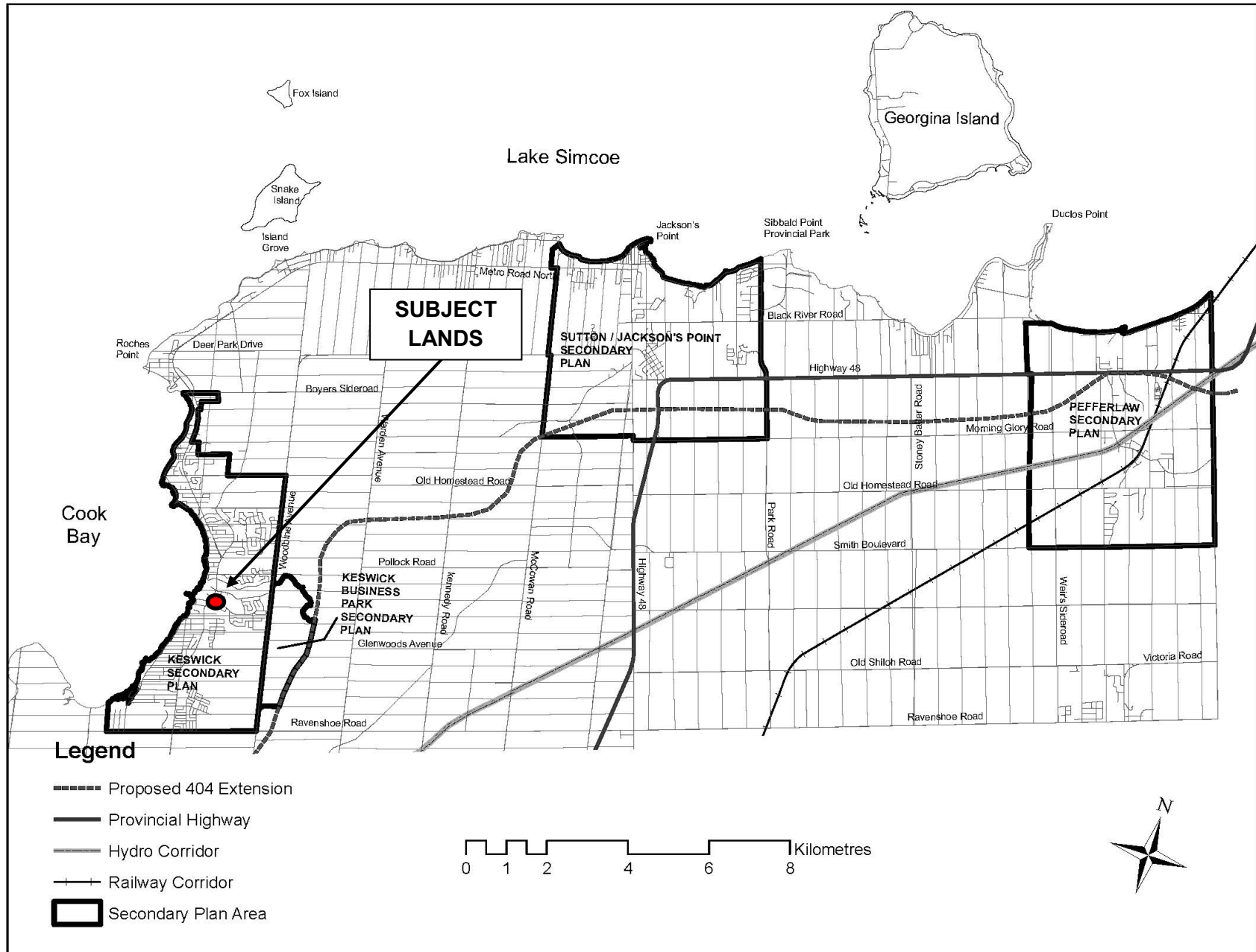
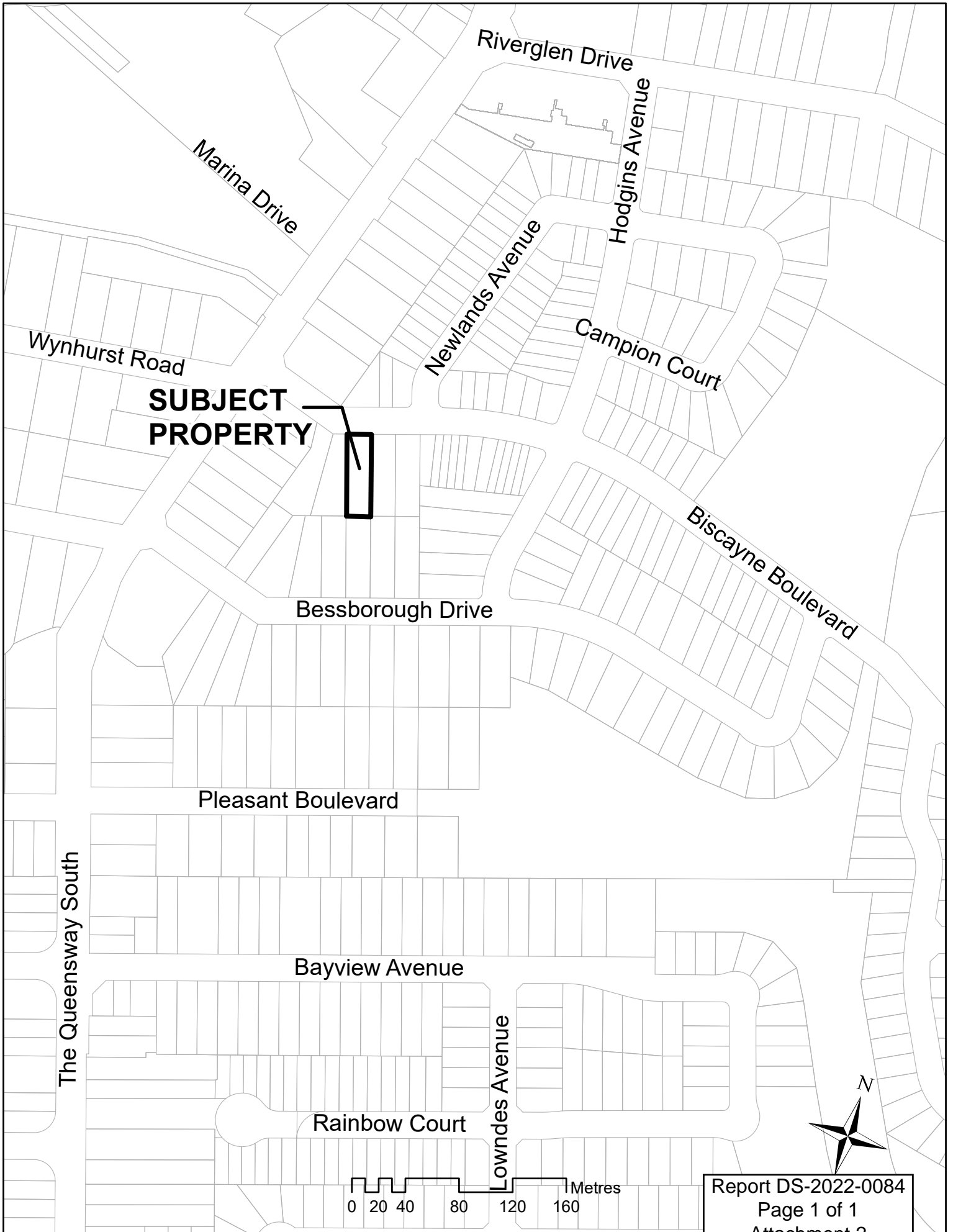


# CONTEXT MAP



KEY MAP





**SUBJECT  
PROPERTY**



Bessborough Drive

# SITE PHOTOS

9 BISCAYNE BOULEVARD  
FACING SOUTH

EXISTING SINGLE  
FAMILY DWELLING  
(TO BE DEMOLISHED)

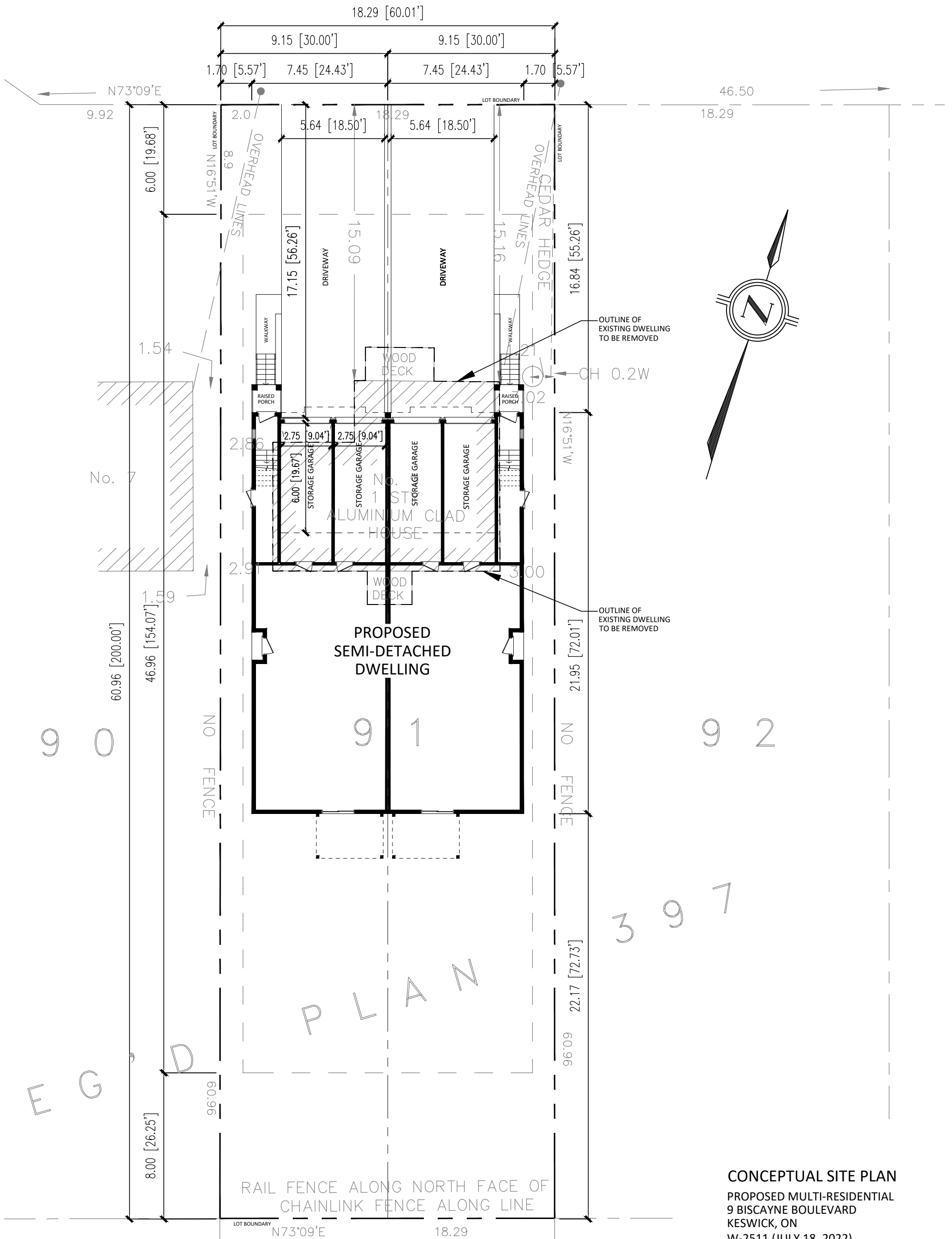


9 BISCAYNE BOULEVARD  
FACING SOUTH

REAR YARD



B I S C A Y N E B L V D .  
DEDICATED BY REGISTERED PLAN 397



PROPOSED MULTI-RESIDENTIAL  
9 BISCAYNE BOULEVARD  
KESWICK, ON  
W-2511 (JULY 18, 2022)



40 Vogell Road, Unit 46, Richmond Hill, Ontario L4B 3N6  
905-780-0500 [info@williamsarch.com](mailto:info@williamsarch.com) [williamsarch.com](http://williamsarch.com)



TYPICAL SIDE ELEVATION



FRONT ELEVATION

## CONCEPTUAL ELEVATIONS

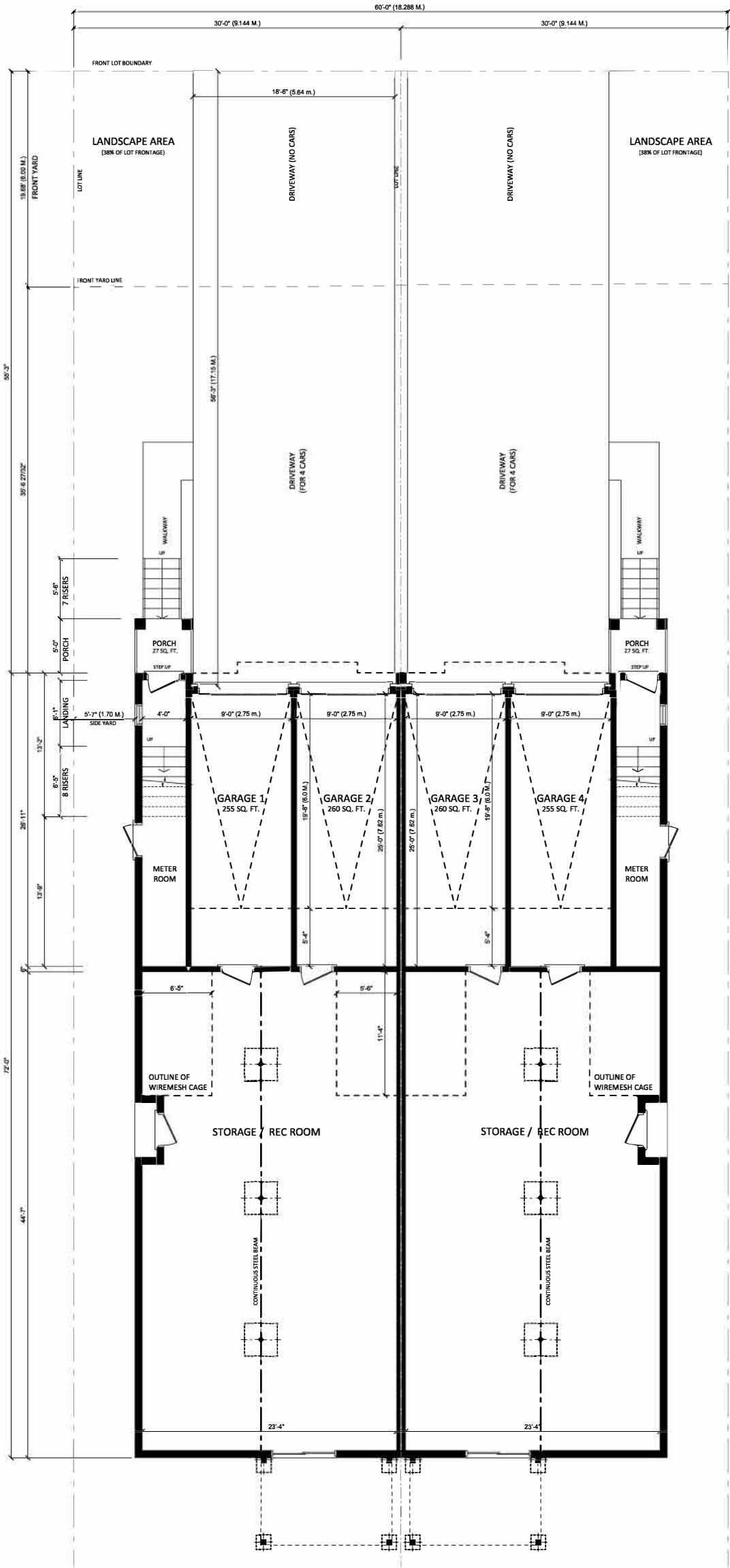
PROPOSED SEMI-DETACHED DWELLING  
9 BISCAYNE BOULEVARD  
KESWICK, ON  
W-2511 (JULY 18, 2022)

Report DS-2022-0084  
Page 1 of 1  
Attachment 6



**JOHN G. WILLIAMS LIMITED**  
ARCHITECT

40 Vogell Road, Unit 46, Richmond Hill, Ontario L4B 3N6  
905-780-0500 info@williamsarch.com williamsarch.com



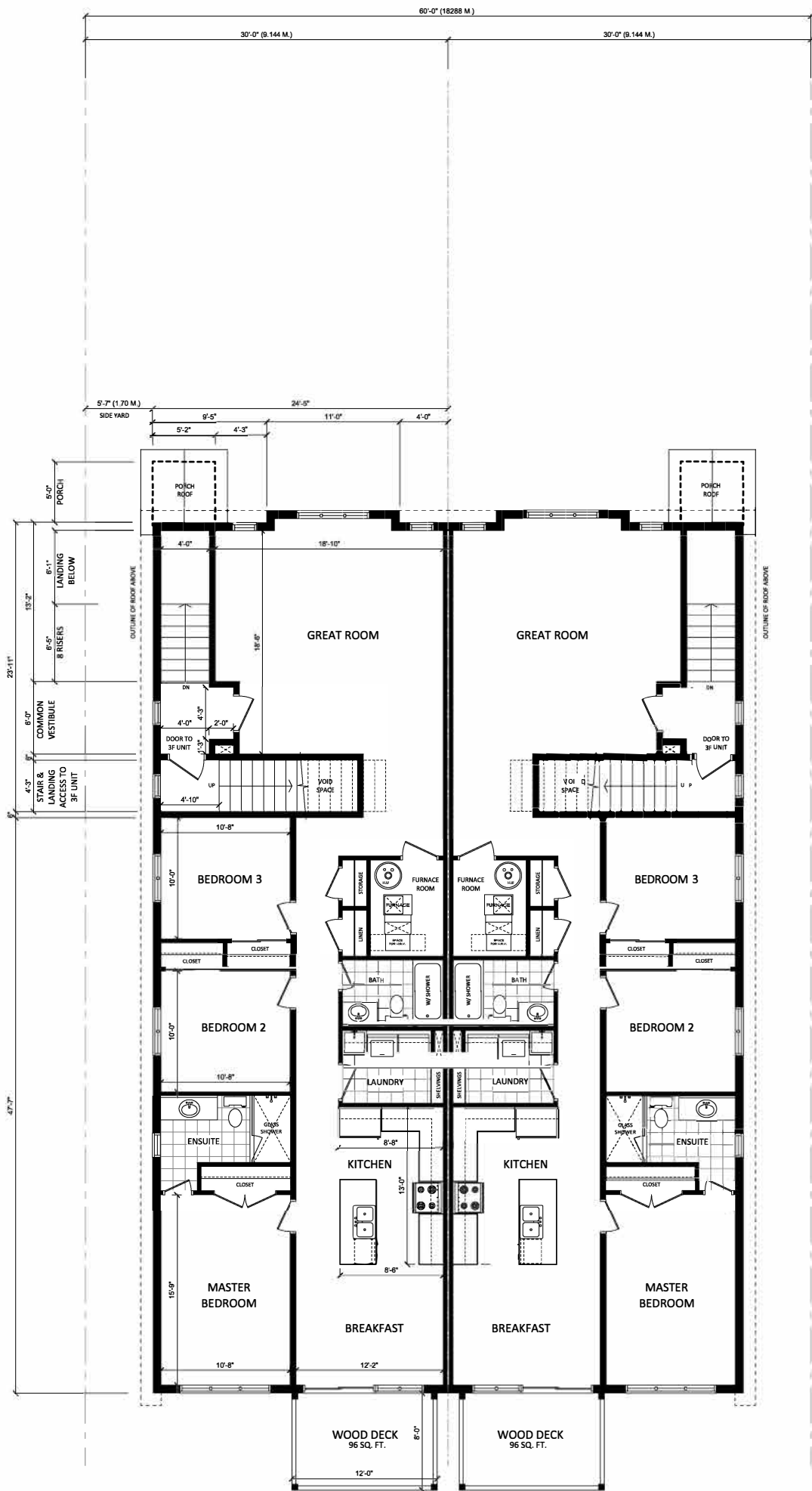
**GROUND FLOOR PLAN**

**AREA CALCULATION:**  
STORAGE / REC ROOM = 1,079 sq. ft.  
GROUND FLOOR COMMON AREA = 135 sq. ft.

**CONCEPTUAL FLOOR PLAN**

PROPOSED SEMI-DETACHED DWELLING  
9 BISCAVNE BOULEVARD  
KESWICK, ON  
W-2511 (JULY 18, 2022)



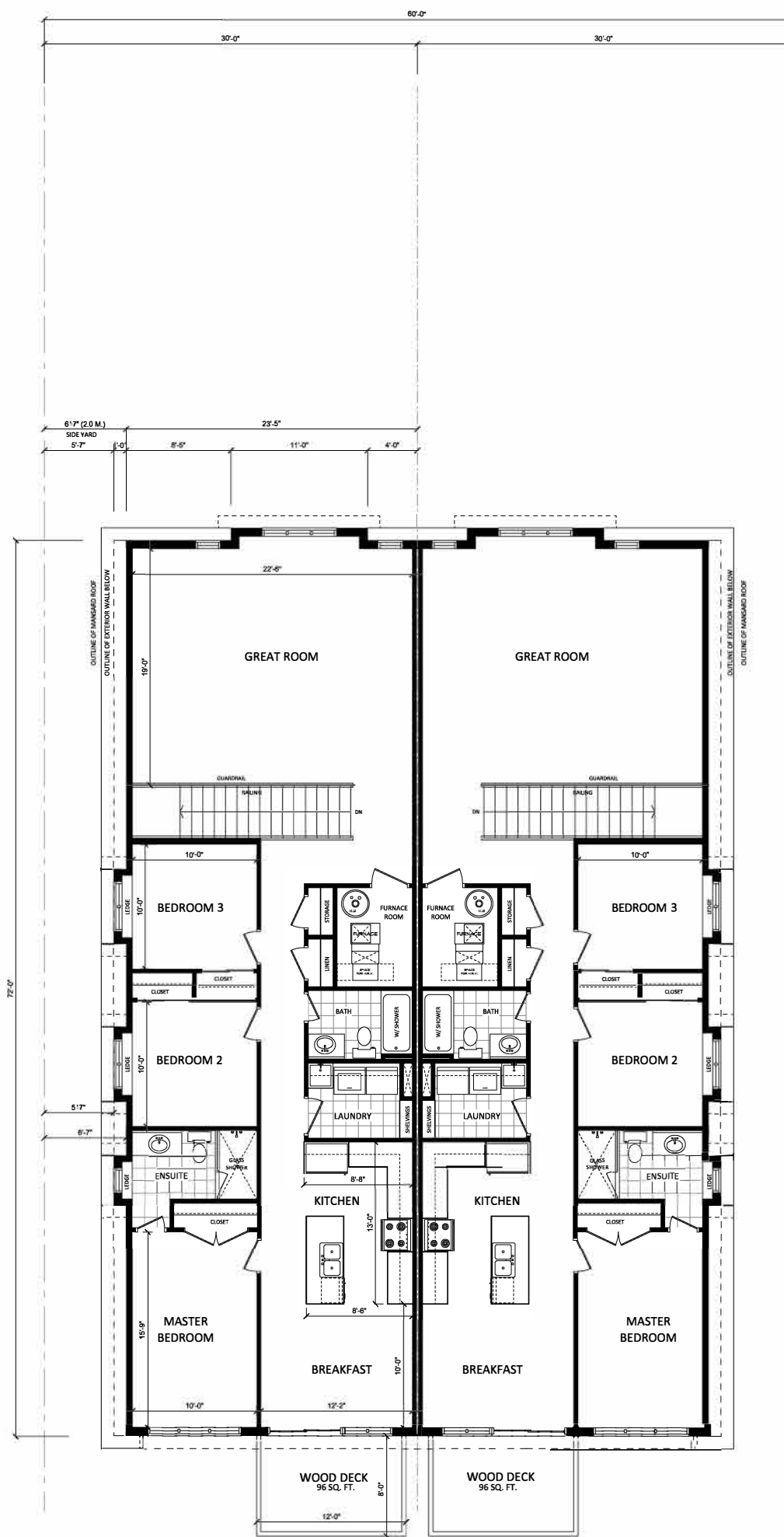


SECOND FLOOR PLAN (MAIN SUITE)

AREA CALCULATION:  
SECOND FLOOR UNIT = 1,580 sq. ft.  
SECOND FLOOR COMMON AREA = 108 sq. ft.

CONCEPTUAL FLOOR PLAN  
PROPOSED SEMI-DETACHED DWELLING  
9 BISCAINE BOULEVARD  
KESWICK, ON  
W-2511 (JULY 18, 2022)





**THIRD FLOOR PLAN (SECONDARY SUITE)**

**AREA CALCULATION:**

THIRD FLOOR UNIT = 1,713 sq. ft.  
SECOND FLOOR STAIR = 82 sq. ft.

**CONCEPTUAL FLOOR PLAN**

PROPOSED SEMI-DETACHED DWELLING  
9 BISCAYNE BOULEVARD  
KESWICK, ON  
W-2511 (JULY 18, 2022)



**JOHN G. WILLIAMS LIMITED**  
ARCHITECT

Report DS-2022-0084  
Page 3 of 3  
Attachment 7

<h1 style="margin: 0;">TOWN OF GEORGINA</h1> <hr style="border: 1px solid black; margin: 5px 0;"/> <h2 style="margin: 20px 0;">APR 20 2022</h2>	
DEVELOPMENT SERVICES DEPARTMENT PLANNING DIVISION	
<b>REFER</b>	<b>NOTED</b>
<b>FILE #</b>	

Re: 9 Biscayne Blvd

I have a home on Biscayne Blvd and have been following the request of 9 Biscayne Blvd and it's plan to rebuild into semi's.

██████████ and property owner I would like to give my support for this. The reasons being are the large size of the yards and the need for additional homes in our area. As well there is already similar semi's close by so the appearance would fit into the area.

I hope my opinion if helpful.

Regards

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Page 1 of 1  
Attachment 8

Department/Agency	Date Received	Response:
Tax & Revenue Division		
Development Engineering Division		
Development Engineering Division	September 6, 2022	See attached.
Operations & Infrastructure Department		
Community Services Department		
Building Division	August 10, 2022	The proposed buildings will be required to comply with the Ontario Building Code at the building permit stage. This is just a comment and not a recommendation for a condition.
Municipal Law Enforcement Division		
Clerks Division		
Clerks Division		
Georgina Fire Department		
Georgina Fire Department	August 24, 2022	The Georgina Fire Department has no objections to the zoning bylaw amendments and provides the below comments: 1. All construction shall be in conformance with the Ontario Building Code. 2. We ask that the owner to give consideration to the installation of a residential fire sprinkler system in the building being proposed and meet with Georgina Fire to discuss the benefits of this life safety feature.
Building Inspector		
Economic Development Division		
York Catholic District School Board		
Municipal Property Assessment Corporation		
Bell Canada		
Canada Post		
Hydro One		
Enbridge Gas	August 18, 2022	Enbridge Gas Inc. does not object to the proposed application however, we reserve the right to amend our development conditions.
York Region District School Board		
Hydro One		
York Regional Police		
Lake Simcoe Region Conservation Authority		
Rogers		
Ministry of Municipal Affairs & Housing		
Ministry of Transportation		DS-2022-0084 Attachment 9

Consolidated Comments for 03.1162 - 9 Biscayne Blvd - Domenic Sorbara Eugenio Sturino

Ontario Power Generation		
Southlake Regional Health Centre		
York Region	September 1, 2022	York Region has no comments above noted Zoning Bylaw Amendment application as it is a matter of local significance.



## GEORGINA

DEVELOPMENT SERVICES DEPARTMENT  
Development Engineering Division  
tgallagher@georgina.ca

**Date:** September 6, 2022  
**To:** Connor McBride, Senior Development Planner  
**From:** Tim Gallagher, Senior Development Engineering Technologist  
**Subject:** **APPLICATION FOR ZONING BYLAW AMMENDEMENT**

Address: 9 Biscayne Blvd. Keswick  
Description: Lot 91 Plan 397  
Roll No: 144-564  
Applicant: Domenic Sorbara and Eugenio Sturino  
Agent: Michael Smith Planning Consultants; Development Coordinators Ltd.  
File No: ZBA 07.21.18  
Ward (Councillor): Ward 2 (Dan Fellini)

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The Development Engineering Division has reviewed the above noted application and advise that we have **no objections** to the proposed Zoning By-law Amendment subject to the following comments and conditions.

### General Comments:

- A lot grading and drainage drawing prepared by a Professional Engineer will be required at time of Site Alteration and Entrance Permit application as per the Town's Site Alteration By-Law.
- The Applicant is advised that, should grading be required on an abutting property, an Agreement between both Owners may be required as part of the Site Alteration and Entrance Permit process.
- Existing water service "to be abandoned" shall be cut and capped with industry specific material at the main by a qualified contractor.
- Existing sewer service to be utilized will require a video inspection and review as per the Town's connection permit conditions prior to connection