



**GEORGINA**

**THE CORPORATION OF THE  
TOWN OF GEORGINA  
Council Minutes**

Date: Wednesday, July 20, 2022  
Time: 7:00 PM

**Members of Council  
Present:**

Mayor Margaret Quirk  
Regional Councillor Grossi  
Councillor Waddington  
Councillor Fellini  
Councillor Neeson  
Councillor Sebo  
Councillor Harding

**Staff Present:**

Ryan Cronsberry, CAO  
Harold Lenters, Director of Development Services  
Rob Wheeler, Deputy CAO/Treasurer  
Rachel Dillabough, Town Clerk  
Mamata Baykar, Deputy Clerk  
Carolyn Lance, Council Services Coordinator  
Alan Drozd, Manager of Planning Policy  
Michael Bigioni, Director of Legislative Services, Town Solicitor

**Others Present:**

Tim Gallagher, Development Engineering Technologist

**1. CALL TO ORDER- MOMENT OF MEDITATION**

"The Town of Georgina recognizes and acknowledges that we are on lands originally used and occupied by the First Peoples of the Williams Treaties First Nations and other Indigenous Peoples, and on behalf of Mayor and Council, we would like to thank them for sharing this land. We would also like to acknowledge the Chippewas of Georgina Island First Nation as our close neighbour and friend, one with which we strive to build a cooperative and respectful relationship.

We also recognize the unique relationship the Chippewas have with the lands and waters of this territory. They are the water protectors and environmental stewards of these lands and we join them in these responsibilities."

**2. ROLL CALL**

As noted above

**3. COMMUNITY ANNOUNCEMENTS**

None

**4. INTRODUCTION OF ADDENDUM ITEM(S)**

- Item No. 11.1.b (listed on the main agenda as No. 11.1.a), Report DS-2022-0068, Starlish Home (BT) Corp and Orchidtrail Building (BT) Corp
- Item No. 17.4, Bylaw No. 500-2022-0003 amending Zoning Bylaw No. 500, 160 High Street, ATK Care Group
- Item No. 17.5, Bylaw No. 500-2022-0004 amending Zoning Bylaw No. 500, Lots 14 & 15, Concession 3 (NG), Starlish Home (BT) Corp and Orchidtrail Building (BT) Corp
- Item No. 17.6, Bylaw No. 2022-0077 to adopt Official Plan Amendment No.146, Lots 14 & 15, Concession 3 (NG), Starlish Home (BT) Corp and Orchidtrail Building (BT) Corp
- Additional correspondence from Deyril Blanchard concerning Report No. DS-2022-0068
- Additional correspondence from Hugh Colquhoun concerning Report No. DS-2022-0068
- Item No. 18.1.a, Closed Session, Section 239(2)(c) of the Municipal Act, a proposed or pending acquisition or disposition of land, update on Riveredge Drive

**5. APPROVAL OF AGENDA****RESOLUTION NO. C-2022-0274**

Moved By Regional Councillor Grossi

Seconded By Councillor Harding

That the July 20, 2022 Council agenda, with the following addendum items, be adopted;

- Item No. 11.1.b (listed on the main agenda as No. 11.1.a), Report DS-2022-0068, Starlish Home (BT) Corp and Orchidtrail Building (BT) Corp
- Item No. 17.4, Bylaw No. 500-2022-0003 amending Zoning Bylaw No. 500, 160 High Street, ATK Care Group
- Item No. 17.5, Bylaw No. 500-2022-0004 amending Zoning Bylaw No. 500, Lots 14 & 15, Concession 3 (NG), Starlish Home (BT) Corp and Orchidtrail Building (BT) Corp
- Item No. 17.6, Bylaw No. 2022-0077 to adopt Official Plan Amendment No.146, Lots 14 & 15, Concession 3 (NG), Starlish Home (BT) Corp and Orchidtrail Building (BT) Corp

- Additional correspondence from Deyril Blanchard concerning Report No. DS-2022-0068
- Additional correspondence from Hugh Colquhoun concerning Report No. DS-2022-0068
- Item No. 18.1.a, Closed Session, Section 239(2)(c) of the Municipal Act, a proposed or pending acquisition or disposition of land, update on Riveredge Drive

**Carried**

**6. DECLARATION OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF (None)**

**7. ADOPTION OF MINUTES**

**RESOLUTION NO. C-2022-0275**

Moved By Councillor Sebo

Seconded By Councillor Waddington

That the following minutes be adopted as presented:

1. Minutes of the Special Council Meeting held on May 25, 2022
2. Minutes of the Council Meeting held on June 8, 2022
3. Minutes of the Council meeting held on June 15, 2022

**Carried**

**8. SPEAKERS (None)**

**9. DELEGATIONS/ PETITIONS (None)**

**10. PRESENTATIONS (None)**

**11. PUBLIC MEETINGS**

1. Statutory Meeting(s) Under The Planning Act Or Meetings Pertaining To The Continuation Of Planning Matters
  - b. Revised Applications for Official Plan Amendment, Draft Plan of Subdivision and Zoning Bylaw Amendment (7:05pm)  
  
STARLISH HOME (BT) CORP. and ORCHIDTRAIL BUILDING (BT) CORP.  
  
Blocks 248 to 250, Plan 65M-4659 and Part Lots 14 and 15, Concession 3 (NG)  
  
Report No. DS-2022-0068

*(Advisement: This report was originally listed on the agenda as Item No. 11.1.a)*

**Mayor Quirk** explained the procedure for a public meeting at this time.

**Michael Smith** of Michael Smith Planning Consultants, Agent, on behalf of Treasure Hill and its companies Starlish Phase 3 and Orchidtrail Phase 1

- principally speaking of planning applications for Starlish Phase 3 and Orchidtrail Phase 1, as well as Orchidtrail Phase 2 and a strip along Woodbine Avenue Phase 3
- applications are; 1. Official Plan Amendment applying to Starlish Phase 3 and Orchidtrail Phase, 2. Plan of Subdivision Application and 3. Zoning Bylaw Amendment
- Official Plan Amendment/Keswick Secondary Plan Amendment application; a) to permit transfer of residential density from Orchidtrail Phase 2 to Starlish Phase 3 and Orchidtrail Phase 1, b) to remove north/south collector road designation extending from Danny Wheeler Boulevard south to Church Street and c) to permit townhouses having a maximum of 8 units per dwelling to be added to the housing mix
- a) Density Analysis; density in Keswick Secondary Plan quite low compared to current standards, especially those put forward by the province, therefore borrowed density from Phase 3 and added it to Phases 1 and 2, resulting in a reduction in minimum lot sizes from 50 to 40 foot lots
- need to borrow/transfer density from Orchidtrail Phase 2, some transferred to Starlish Phase 3, some to Orchidtrail Phase 1; 62 units without transfer in Starlish Phase 3, 99 units with transfer, averages 26.4 units per hectare net residential, similar to what was approved in Sutton and what is being proposed in the Keswick Secondary Plan
- b) request to remove the north/south collector road as the traffic impact analysis concludes it is not required. Portion extending south from Danny Wheeler Blvd extends through the Blanchard property to Church Street; Mr. Blanchard also requested the removal of the designation
- c) Town requested the addition of townhouses, replacing 29 single detached dwellings with 51 townhouses, proposed amendment to current Keswick Secondary Plan to address inclusion of townhouses and maximum of 8 units per dwelling

- borrowing density from Orchidtrail Phase 2; when new Keswick Secondary Plan looks at densities of 25-40 units per net hectare, it will apply to Phase 2 and will be developed in accordance with proposed Keswick Secondary Plan
- Revised Draft Plan of Subdivision application; primary changes from 2020 include refinement to open space components and addition of 51 townhouse lots, very little difference in terms of open space for residential areas, only difference visually is the townhouse blocks guideline requiring sidewalks on north and east sides, allowing for more parking to occur and to be located on the opposite side of the park
- Land Use Comparison Table compares 2020 requests and current requests; low density units decreased from 257 to 228, 51 townhouse units added, total number of units increased from 257 to 279, reduction from 2 hectares to 1.7 hectares for parks, negligible increase on stormwater management, larger increase from 8.10 to 8.41 hectares for Open Space and buffer
- Zoning Bylaw Amendment application proposes changes from Transitional on Starlish Phase 3 and Rural on Orchidtrail Phase 1 to a series of Urban Residential zones with 11, 12 and 15 metre frontage lots, zones stormwater pond and park to Open Space, propose to zone Orchidtrail Phase 2 Transitional and a provision to permit only one home on that property until Keswick Secondary Plan updated.
- Next Steps; Treasure Hill will continue to work with the Town, Region, Lake Simcoe Region Conservation Authority and the public to address technical concerns, Treasure Hill is committed to upgrading the park in Orchidtrail Phase 1 (22;21)
- this helps facilitate the earthworks agreement and moves them closer to getting neighbourhood cleaned up

**Mark Stone, Town of Georgina Consultant;**

- presentation relates to development applications for Official Plan Amendment, Zoning Bylaw Amendment and Draft Plan of Subdivision submitted by Starlish and Orchidtrail, will focus on providing overview of notice, comments by Town departments and agencies and the public, key conclusions that led to recommendations
- subject lands surrounded by Hydro Station and Old Homestead to north, low density residential and Church Street to the south, Woodbine Avenue, agriculture, garden centre to the east,

phases 1 and 2 of Starlish subdivision to the west along with other lands slated for development and The Queensway North

- original applications submitted in 2019, statutory public meeting held December 2020, revised submission made in December 2021
- seven new blocks of townhouses added
- Notice issued July 6, 2022 as a Planning Act Public Meeting but not required by the Planning Act, to interested parties via email and notice of decision will be given in accordance with the Planning Act
- revised submission circulated, no objections from Building Division, Municipal Law Enforcement Division, Development Engineering, Tax and Revenue, no objections from Bell, Enbridge, Rogers, York Region Catholic and District School Boards or Southlake Regional Health Centre
- Department and Agency comments received from i) Parks regarding technical comments on arborist report, from ii) York Region indicating Official Plan Amendment exemption from Regional approval granted, technical comments and conditions of draft plan approval provided, from iii) Fire Department providing technical comments and requesting developer to consider installation of residential sprinkler systems, iv) no objection from Conservation Authority subject to zoning of Block 253 to restrict permitted uses and conditions of draft plan approval, v) lands abut and/or encroach on Hydro One high voltage distribution centre, approval subject to review of required information and conditions of draft plan approval
- Hugh Colquhoun provided correspondence regarding i) plans to address trees/vegetation on subject lands along property line separating his property and former Draper farm; trees and vegetation are dealt with through conditions of draft approval, trees will need to be removed along south property line but there will be compensation and new tree plantings and no removal of trees on his property, ii) provide fencing along mutual property line, to be dealt with through conditions of draft approval through detailed design stage, and iii) dust control during construction is required; Town requirements will be followed
- Deyril Blanchard provided correspondence as owner of 12 low density lots to south on Church Street, i) how will compensation be dealt with on unevaluated wet land partially located on low density lots; wetland is recommended for approval,

compensation will take the form of enlarging and enhancing provincially significant wetlands on the north-western part of development lands, ii) requesting discussion with the Town regarding misalignment of drainage easement; staff advise there are solutions and agree a meeting between various engineers is appropriate to resolve the misalignment

- reviewed applications against all applicant policies and plans, draft plan has been revised to incorporate townhouse blocks to provide a greater mix of housing forms and densities, north/south collector road is not required, development proposal conforms with the current and proposed Keswick Secondary Plan, proposed amendments to the zoning bylaw are generally in keeping with zoning for Starlish Phases 1 and 2, will be compensation for removal of vast majority of unevaluated wetlands and will result in 3.3 hectares of new compensation wetland adjacent to existing Provincially Significant Wetland, conditions of draft plan approval being prepared for future council consideration, staff working to finalize conditions to secure future fire station facility along Old Homestead with options identified

**Harold Lenters;** staff will contact both Mr. Blanchard and Mr. Colquhoun with regard to their concerns.

**Michael Smith;** Fire Department suggestion for installation of sprinklers is not a requirement under the Building Code, would add additional expense and a new fire station is planned for the subdivision

**Harold Lenters;**

- regarding Starlish Phases 1 and 2, densities in current secondary plan had been superseded by new policies, Regional policies and Sutton Secondary plan, recognizing more than single detached 50 foot lots need to be developed.
- new Keswick Secondary Plan contains more appropriate densities to meet provincial and regional objectives
- undeveloped future blocks may include more affordable housing and housing mix, mid-range housing, low rise apartments, commercial, townhouses

**Comments;**

- health needs increasing, municipal governments advocate to higher levels of government for health care to ensure existing and future residents have access to health care



- suggested an accessible playground by the Georgina Accessibility Advisory Committee be implemented in this subdivision
- due to updated fire advisements, it was suggested the developer seriously consider installing sprinkler systems within the homes
- this is the development where we are requesting the Terry Fox Foundation to name a park after Terry Fox, Dan Buttineau is commencing discussions.

**Michael Smith;**

- the land opposite the proposed townhouses can accommodate a road and a sidewalk
- Block 254 is identified as parkland, is 0.6 hectares and not part of environmental feature
- not aware of any lots being pre-sold to date
- trail system in Orchidtrail Phase 1 development has been taken into account

**Zaidun Alganabi;**

- the Town requires streetlighting for roads in new subdivisions; design and location of streetlights will be determined at the detailed design stage
- Town does not want Church Street to be used for construction access; Treasure Hill is willing to use one of the regional roads, either Woodbine Avenue or Old Homestead Road, preferably Old Homestead Road

**Harold Lenters;**

- Fire Department was circulated on these applications and has no issue with the removal of the collector road
- there are various definitions of affordability, townhouses may meet the definition of affordability. Within the next phases in this development along Woodbine Corridor, low rise development needs to be considered to provide more affordable housing.
- Keswick Secondary Plan will have strict policies around the form of housing and single detached dwellings may not be included, will focus on a policy regime speaking to apartments and mixed-uses as opposed to single family dwellings.



- cannot constrict the market with conditional zoning or instruct a developer to build certain types of housing but can attempt to increase the size and mix of housing types

**RESOLUTION NO. C-2022-0276**

Moved By Councillor Neeson

Seconded By Councillor Waddington

1. That Council receive Report No. DS-2022-0068 prepared by the Planning Division, Development Services Department dated July 20, 2022 respecting revised applications for Official Plan Amendment 02.197, Draft Plan of Subdivision 01.155/19T-20G01, and Zoning By-law Amendment 03.1149 submitted by Michael Smith Planning Consultants, Development Coordinators Ltd. on behalf of Starlish Home (BT) Corp. and Orchidtrail Building (BT) Corp. for the properties described as Blocks 248 to 250, Plan 65M-4659 and Part Lots 14 and 15, Concession 3 (NG).
2. That Council approve the revised applications for Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision submitted by Michael Smith Planning Consultants, Development Coordinators Ltd. on behalf of Starlish Home (BT) Corp. and Orchidtrail Building (BT) Corp. for the properties described as Blocks 248 to 250, Plan 65M-4659 and Part Lots 14 and 15, Concession 3 (NG).
3. That Council pass a by-law to adopt the proposed Official Plan Amendment submitted by Michael Smith Planning Consultants, Development Coordinators Ltd.
4. That Council pass the amending Zoning By-law submitted by Michael Smith Planning Consultants, Development Coordinators Ltd.
5. That Staff report back to Council with recommended conditions of Draft Plan of Subdivision Approval following the resolution of any outstanding technical matters including determination of appropriate condition(s) of draft approval to ensure the conveyance of lands from the Orchidtrail Lands for a fire station facility.
6. That Council reserve 773.58 persons equivalent of servicing allocation from Residential Category 6 - Designated Greenfield Areas, for Draft Plan of Subdivision 19T-20G01, Starlish Home (BT) Corp and Orchidtrail Building (BT) Corp.

**Carried**

2. Statutory Meeting(s) Under Other Legislation
3. Other Public Meetings

## 12. REPORTS

### 1. Adoption Of Reports Not Requiring Separate Discussion

- **Gord Mahoney** advised that regarding Report DS-2022-0065, the developer wants to move forward on the commercial development component as soon as possible, the residential component has a servicing issue with work required to be conducted by the Region of York Region with regard to pumping station upgrades in Keswick.
- The Keswick pumping station upgrades are anticipated to be resolved by the fourth quarter of 2023

Moved By Councillor Fellini

Seconded By Councillor Waddington

#### a. Earthworks Agreement - Orchid Trails Phase 1 Draft Plan of Subdivision 19T-20G01

Concession 3, Part Lot 14 & Part Lot 15 (NG)

Report No. DS-2022-0067

### RESOLUTION NO. C-2022-0277

1. That Council receive Report No. DS-2022-0067, prepared by the Development Engineering Division, Development Services Department, dated July 20, 2022, respecting an Earthworks Agreement for the Orchid Trails Phase 1 Subdivision.
2. That Council pass a by-law authorizing the Mayor and Clerk to execute the Earthworks Agreement between Orchid Trail Building (BT) Corp. as Owner, and the Corporation of the Town of Georgina, relating to Draft Plan of Subdivision 19T-20G01 referred to as the Orchid Trails Ph. 1 Subdivision.
3. That Council authorize staff to make minor revisions to the draft Earthworks Agreement, included as Attachment 3 to Report No. DS-2022-0067.

#### b. Revised Applications for Draft Plan of Subdivision and Official Plan Amendment

SUNRISE ACQUISITIONS (KESWICK) INC.

Blocks 53 and 54, Plan 65M-3332

Report No. DS-2022-0065

### RESOLUTION NO. C-2022-0278

1. That Council receive Report No. DS-2022-0065 prepared by the Development Planning Division, Development Services Department, dated July 20, 2022 respecting applications for Draft Plan of Subdivision and Official Plan Amendment submitted by Michael Smith Planning Consultants; Development Coordinators Ltd. on behalf of Sunrise Acquisitions (Keswick) Inc. for the lands described as Blocks 53 and 54, Plan 65M-3332.

i) That pursuant to Council Resolution C-2022-0050 passed on February 9, 2022, the approval of Draft Plan of Subdivision 19T-17G02 be subject to the conditions attached to Report DS-2022-0065 as Attachment 7.

2. That Council pass a bylaw to authorize the Mayor and the Town Clerk to enter into an Agreement with the Owner, which has the effect of restricting pre-sales of the residential units until the capacity concerns of the Keswick Sewage Pumping Station have been addressed.

3. That Council preliminarily assign 93.16 persons equivalent (p.e.) of servicing allocation to the residential component of Draft Plan 19T-17G02.

**Carried**

**13. DISPOSITIONS/PROCLAMATIONS, GENERAL INFORMATION ITEMS AND COMMITTEE OF ADJUSTMENT**

1. Dispositions/Proclamations (None)

2. General Information Items

a. Information Items

**RESOLUTION NO. C-2022-0279**

Moved By Councillor Waddington

Seconded By Councillor Harding

That Council receive the General Information items included on the July 20, 2022 Council Agenda.

**Carried**

b. Briefing Notes (None)

3. Committee of Adjustment Planning Matters (None)

**14. MOTIONS/ NOTICES OF MOTION (None)**

**15. REGIONAL BUSINESS (None)**

**16. OTHER BUSINESS (None)**

**17. BY-LAWS**

Moved By Councillor Neeson

Seconded By Councillor Fellini

That the following bylaws be adopted:

1. Bylaw Number 2022-0073 (PL-3) authorizing execution of Earthworks Agreement with Orchidtrail Building (BT) Corp, as owners, Orchid Trails Phase I, Draft Plan of Subdivision 19T-20G01
2. Bylaw Number 2022-0074 (PL-2) adopting Official Plan Amendment No. 145; Sunrise Acquisition (Keswick) Inc.
3. Bylaw Number 2022-0075 (CON-1) authorizing execution of Agreement with Sunrise Acquisition (Keswick) Inc. and the Town of Georgina to restrict pre-sale of residential units on Draft Plan of Subdivision 19T-17G02
4. Bylaw Number 500-2022-0003 (PL-5) to amend Zoning Bylaw No. 500, Lot 2 and Part Lot 1, Block 54, Part Block 55, Registered Plan 69, 160 High Street, ATK Care Group Limited
5. Bylaw Number 500-2022-0004 (PL-5) to amend Zoning Bylaw No. 500, Lots 14 & 15, Concession 3 (NG), Starlish Home (BT) Corp, and Orchidtrail Building (BT) Corp
6. Bylaw Number 2022-0077 (PL-2) to adopt Official Plan Amendment No. 146, Lots 14 & 15, Concession 3 (NG), Starlish Home (BT) Corp and Orchidtrail Building (BT) Corp.

**Carried**

**18. CLOSED SESSION**

Moved By Councillor Harding

Seconded By Councillor Neeson

That Council convene into Closed Session at 8:20pm pursuant to Section 239 of the Municipal Act to deal with the following matter:

- a. PROPOSED OR PENDING ACQUISITION OR DISPOSITION OF LAND BY THE MUNICIPALITY OR LOCAL BOARD, Section 239(2)(c), MA; Riveredge Drive

**Carried**

Moved By Councillor Waddington  
Seconded By Councillor Sebo

That Council reconvene into Open Session at 8:32pm and report on matters discussed in closed session.

**Carried**

**RESOLUTION NO. C-2022-0280**

Moved By Councillor Harding  
Seconded By Councillor Waddington

In regard to Closed Session Item No. 18.1.a under Section 239(2)(c) of the Municipal Act being the proposed or pending acquisition or disposition of land by the Municipality or local board, Riveredge Drive;

1. That Council receive the update from staff.

**Carried**

**19. CONFIRMING BY-LAW**

Moved By Regional Councillor Grossi  
Seconded By Councillor Sebo

That the following bylaw be adopted;

1. Bylaw 2022-0076 (COU-2) confirming the proceedings of Council on July 20, 2022.

**Carried**

**20. MOTION TO ADJOURN**

Moved By Councillor Harding  
Seconded By Regional Councillor Grossi

That the meeting adjourn at 8:34pm

**Carried**

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Margaret Quirk, Mayor

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Rachel Dillabough, Town Clerk