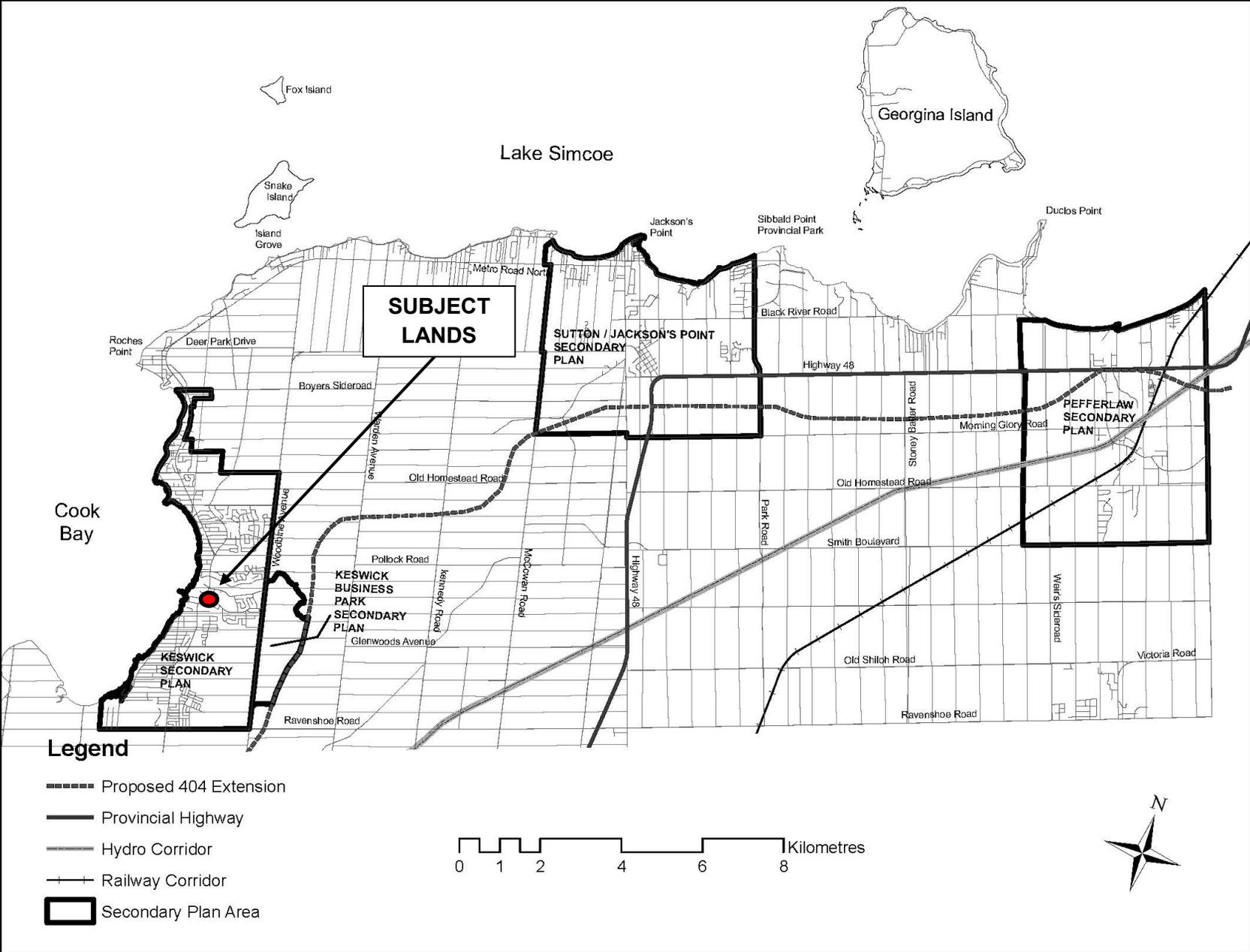
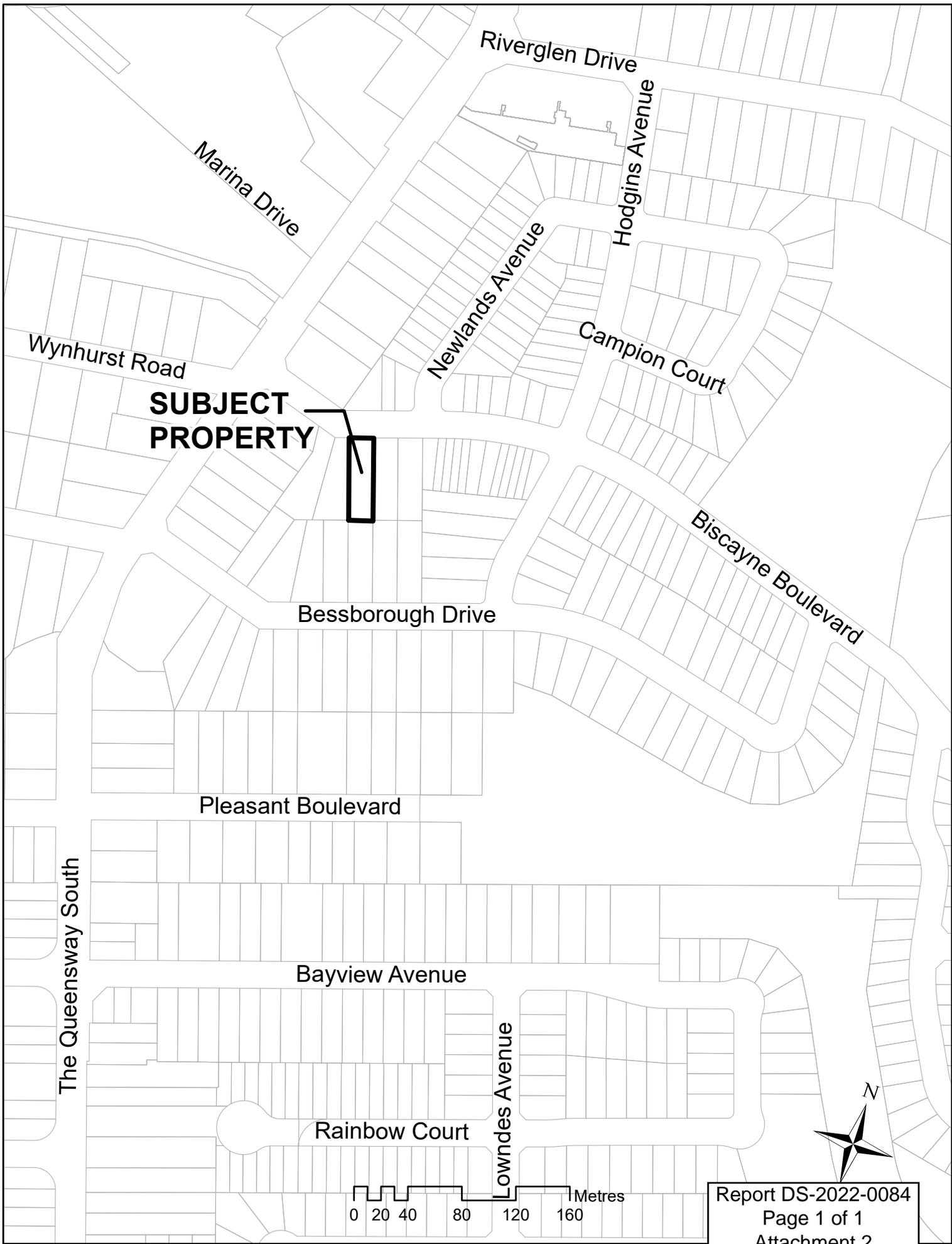


CONTEXT MAP



KEY MAP





The Queensway South
Biscayne Boulevard

Newlands Avenue

**SUBJECT
PROPERTY**

Bessborough Drive

SITE PHOTOS

9 BISCAYNE BOULEVARD
FACING SOUTH



EXISTING SINGLE
FAMILY DWELLING
(TO BE DEMOLISHED)

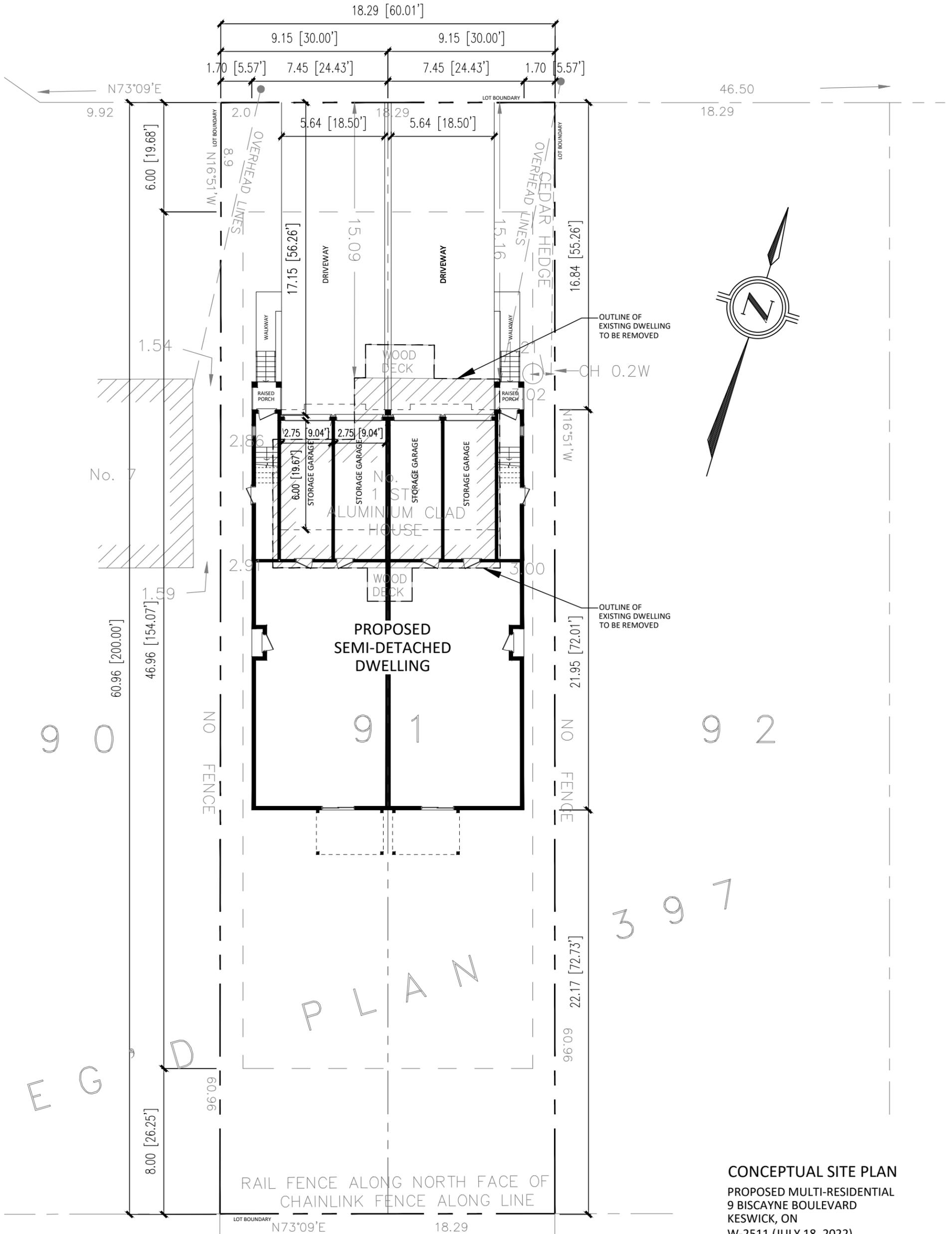
9 BISCAYNE BOULEVARD
FACING SOUTH



REAR YARD

BISCAYNE BLVD.

DEDICATED BY REGISTERED PLAN 397



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

 **JOHN G. WILLIAMS LIMITED**
 ARCHITECT

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 Attachment 5

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



TYPICAL SIDE ELEVATION



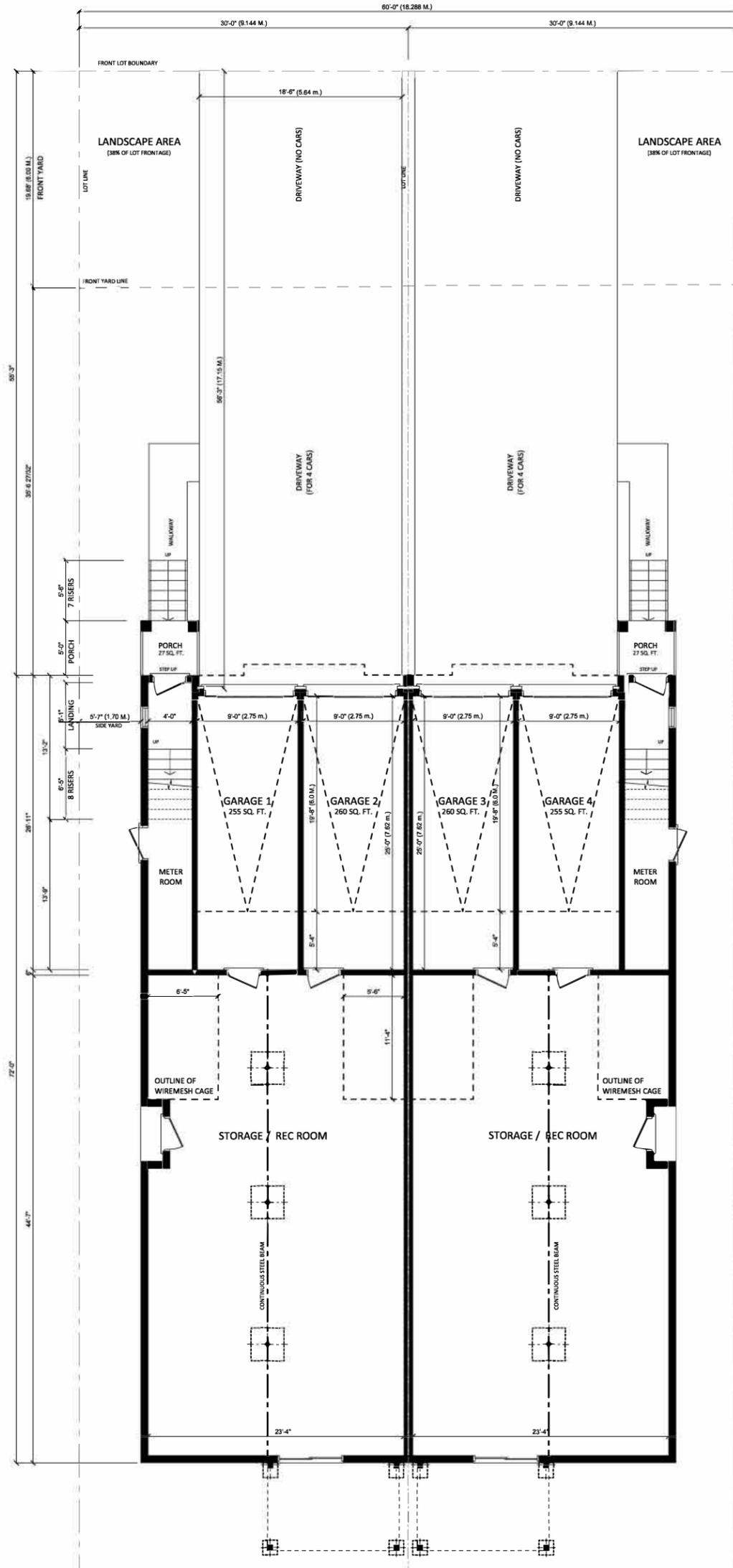
FRONT ELEVATION

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

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GROUND FLOOR PLAN

AREA CALCULATION:

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

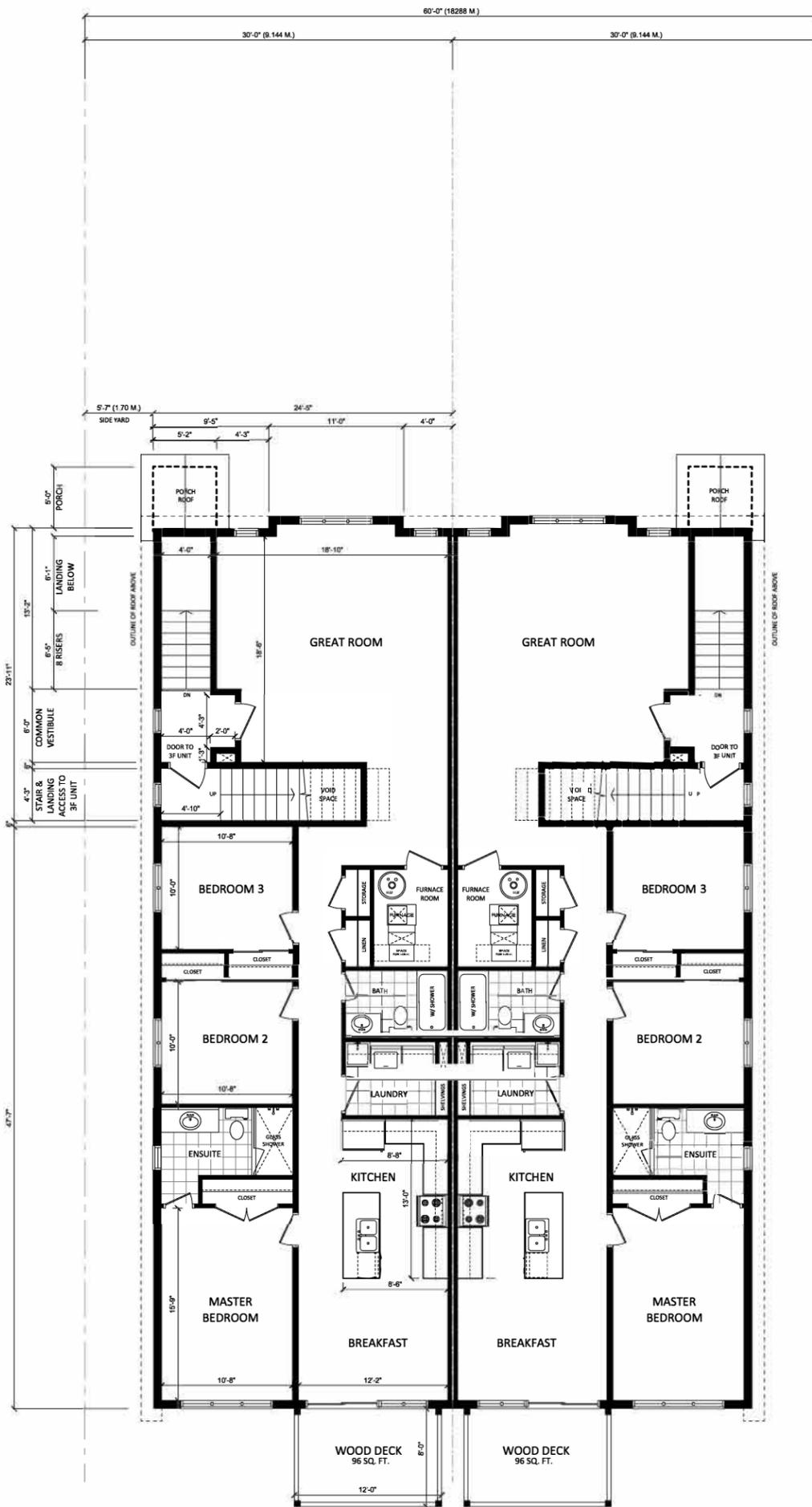
CONCEPTUAL FLOOR PLAN

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

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 Attachment 7



JOHN G. WILLIAMS LIMITED
 ARCHITECT



SECOND FLOOR PLAN (MAIN SUITE)

AREA CALCULATION:

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

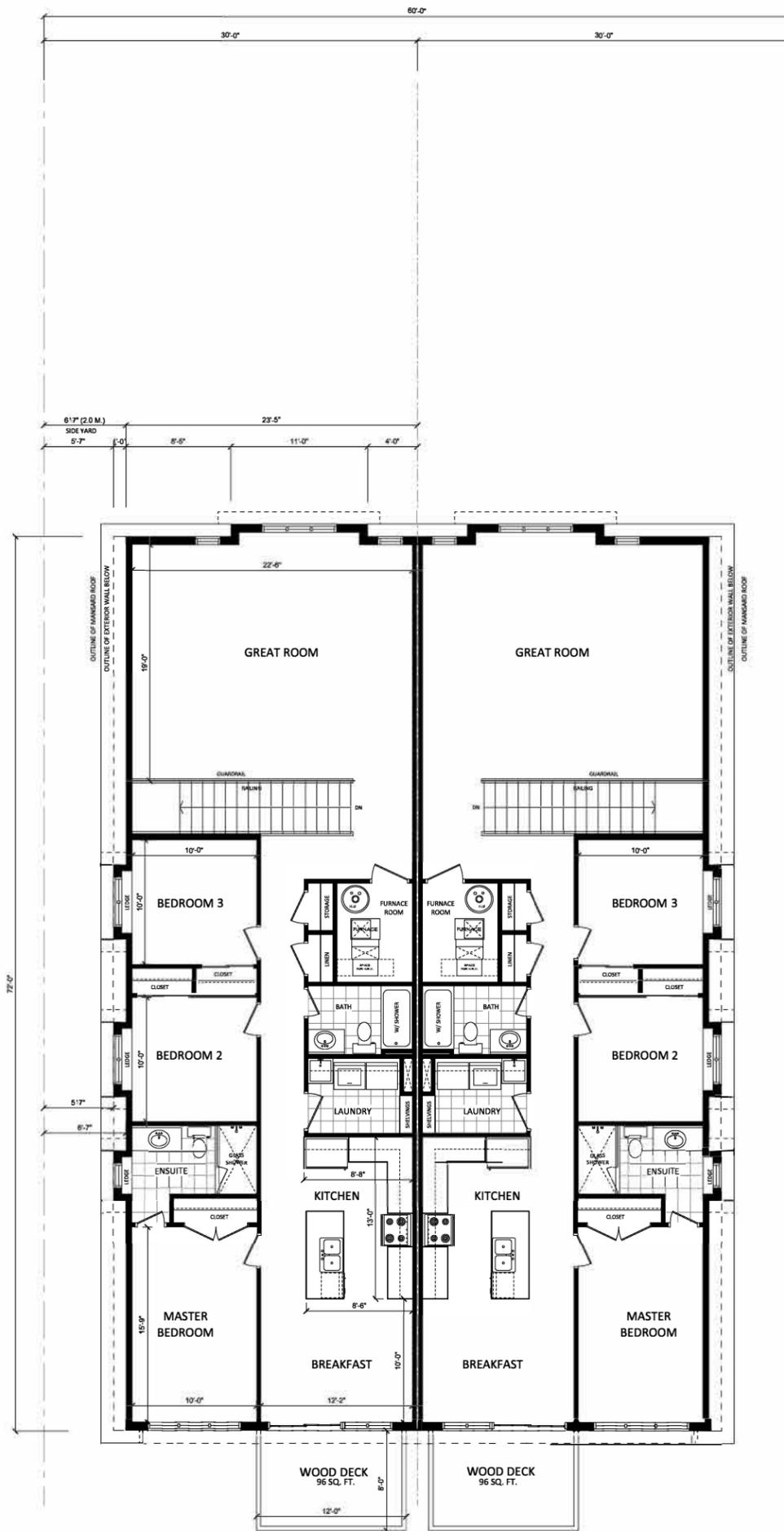
CONCEPTUAL FLOOR PLAN
 PROPOSED SEMI-DETACHED DWELLING
 9 BISCAVNE BOULEVARD
 KESWICK, ON
 W-2511 (JULY 18, 2022)

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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)

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JOHN G. WILLIAMS LIMITED
 ARCHITECT

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

April 19, 2022

Att: Connor McBride, planner

Re: 9 Biscayne Blvd

Dear Connor

TOWN OF GEORGINA	
APR 20 2022	
DEVELOPMENT SERVICES DEPARTMENT PLANNING DIVISION	
REFER	NOTED
FILE #	

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.

[REDACTED] 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

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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

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)

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