

THE CORPORATION OF THE TOWN OF GEORGINA

REPORT NO. DS-2022-0083

**FOR THE CONSIDERATION OF
COUNCIL
SEPTEMBER 21, 2022**

**SUBJECT: APPLICATIONS TO AMEND THE OFFICIAL PLAN
AND ZONING BY-LAW NO. 500
VARAROHO HOSPITALITY INC., (C/O RAKESH GUPTA)
BLOCK 71, RP 69, LOT 76 AND PART OF BLOCK A, RP 99, AND
PART OF WATER LOT IN FRONT OF LOT 2, CONCESSION 9 (G.)
49 LORNE STREET**

1. RECOMMENDATIONS:

- 1. That Council receive Report No. DS-2022-0083 prepared by Macaulay Shiomi Howson Ltd., on behalf of the Development Planning Division, Development Services Department dated September 21, 2022 respecting an application to amend the Official Plan and Zoning By-law 500 submitted by Michael Smith Planning Consultants; Development Coordinators Ltd. on behalf of Vararoho Hospitality Inc., (c/o Rakesh Gupta), for lands legally described as Block 71, RP 69, Lot 76 and Part of Block A, RP 99, and Part of Water Lot in Front of Lot 2, Concession 9 (G.).**
- 2. That Staff report further to Council following the receipt and assessment of all Town Department and external agency comments; and, once the proponent has addressed these comments and the concerns presented in Report-2022-0083 as well as any concerns raised by the public and Council at the Public Meeting.**
- 3. That Staff provide written notice of the next public meeting, a minimum of two weeks in advance of the date of said meeting, to the following:**
 - i. Any person or public body that has requested to be notified of any future public meeting(s); and,**
 - ii. Any person or public body that has requested to be notified of Council's decision regarding the approval or refusal of the subject application.**

2. PURPOSE:

The purpose of this report is to provide Staff's preliminary analysis and to outline comments received with respect to the Official Plan Amendment and Zoning By-law Amendment submitted by Michael Smith Planning Consultants Development Coordinators Ltd. on March 18, 2022, on behalf of Vararoho Hospitality Inc., (c/o Rakesh Gupta), for lands legally described as Block 71, RP 69, Lot 76 and Part of

Block A, RP 99, and Part of Water Lot in Front of Lot 2, Concession 9 (G.). The property may be more commonly known as the Ramada Jackson's Point Resort & Spa.

3. BACKGROUND:

OWNER/APPLICANT: Vararoho Hospitality Inc., (c/o Rakesh Gupta),

DESCRIPTION: (refer to Attachments 1 - 4)
49 Lorne Street
Block 71, RP 69, Lot 76 and Part of Block A, RP 99, and
Part of Water Lot in Front of Lot 2, Concession 9 (G.)
Roll #: 082-180

AGENT: Michael Smith Planning Consultants; Development
Coordinators Ltd.

FILE NUMBERS: 02.201 (Official Plan Amendment)
03.1168 (Zoning By-law Amendment)

The application proposes to amend the Official Plan (Sutton/Jackson's Point Secondary Plan) designation from "Redevelopment Opportunity Area 2" to a site-specific "Tourist Commercial Area" designation, to increase the maximum density for the site and to allow access by means of a private road or easement; and, to rezone the subject property from "Tourist Commercial (C5)" to a site-specific "Medium Density Urban Residential (R3-xx)" zone and site-specific "Tourist Commercial (C5-xx)" zone, to permit a 4-storey, adult retirement lifestyle condominium apartment development consisting of 62 units in conjunction with a portion of the existing hotel use.

The proposed development would maintain a portion of the existing hotel facility (57 hotel units contained within 2 buildings and 2 standalone cottages), 763 square metres of non-residential use and will include a total of 216 parking spaces, a portion of which would be underground. Vehicle access will be provided via a full-moves access connection to Thompson Drive from Lorne Street.

The proposed apartment development would consist of a condominium ownership structure with private internal roads. The apartment development does not have frontage on or direct access to a public road. The Applicant has advised that access will be gained through a condominium or easement arrangement with the hotel.

Applications for draft plan of condominium and site plan approval will be submitted in the future.

The applicant has submitted the following material in support of the Official Plan and Zoning By-law amendment applications:

- Topographic Survey (2017) prepared by ER Garden Ltd.
- Conceptual 3D Rendering (2021) prepared by Technoarch Inc.
- Water & Wastewater System Analysis (2021) prepared by GM Blue Plan Engineering
- Photometric Analysis (2021) prepared by RTG Systems Inc.
- Site Lighting Design (2021) prepared by RTG Systems Inc.
- Pavement Marking Signage Plan (2022) prepared by CGE Transportation Consulting
- Traffic Impact and Parking Study (2022) prepared by CGE Transportation Consulting
- Arborist Report (2022) prepared by Cosburn Nauboris Ltd.
- Landscape and Waterfront Plan (2022) prepared by Cosburn Nauboris Ltd.
- Tree Preservation Plan (2022) prepared by Cosburn Nauboris Ltd.
- Composite Utility Plan (2022) prepared by C.F. Crozier & Associates Inc.
- Functional Servicing and Stormwater Management Report (2022) prepared by C.F. Crozier & Associates Inc.
- Noise Feasibility Study (2022) prepared by HGC Engineering
- Urban/Architectural Design Guidelines (2022) prepared by John G. Williams Ltd.
- Geotechnical Investigation (2022) prepared by Sirati & Partners Consultants Ltd.
- Hydrogeological Investigation (2022) prepared by Sirati & Partners Consultants Ltd.
- Architectural Materials Board (2022) prepared by Technoarch Inc.; and,
- Architectural Plans (2022) prepared by Technoarch Inc.
- Draft Official Plan Amendment & Schedule (2022) prepared by Michael Smith Planning Consultants; Development Coordinators Ltd.
- Draft Zoning By-law Amendment & Schedule (2022) prepared by Michael Smith Planning Consultants; Development Coordinators Ltd.
- Proposed Plan of Standard Condominium (2022) prepared by Michael Smith Planning Consultants; Development Coordinators Ltd.

Any document listed above which has not been attached to this report is available for viewing by appointment at the Planning Division in the Georgina Civic Centre during regular business hours or by clicking on the following link:

<https://files.georgina.ca/app?operation=pubopp&id=1662059212058X192A168A21A46pwX2w>

3.1 SUBJECT PROPERTY AND SURROUNDING LAND USES

The subject property is located north of Lake Drive East and east of Dalton Road, at the corner of Lorne Street and Thompson Drive, in the Community of Jackson's Point. The property is municipally known as 49 Lorne Street. The property has a total land area of 1.56 ha (3.85 acres) and 103.98 metres of frontage on Pinery Lane and 32.30 metres on Thompson Drive.

The property is currently occupied by four buildings and operates as the Ramada Jackson's Point Resort & Spa. There is a total of 96 hotel units, approximately 763 m² of non-residential floor area; and, 138 parking spaces. A portion of the property has water frontage on Lake Simcoe.

The area proposed for redevelopment is located in the north east quadrant of the site, with no direct road access. The area subject to the proposed redevelopment has an area of 0.4093 ha (1.01 acres).

Photos of the property are included as Attachment 4. The subject property is generally flat with a gentle slope down from west to east towards Lake Simcoe. The property has been substantially developed with buildings, driveways and parking areas. There is limited landscaping with a row of mature trees along the north property line abutting Bonnie Park.

Surrounding land uses are as follows:

- North: Bonnie Park, fish hut rentals and Jackson's Point Harbour
- South: single detached residential
- East: Lake Simcoe
- West: single detached residential

3.2 PROPOSAL

The Applicant is proposing the redevelopment of a portion of the subject property in order to construct a 4-storey, 62-unit residential condominium apartment, with 1 level of underground parking. It is proposed that the main hotel building will remain and continue operation; and, that the existing rental units, landscaped area and driveways located within the northern area of the property will be removed and redeveloped for the apartment building. No new landscaped areas are proposed as part of the redevelopment. The architectural plans and a conceptual rendering of the 4-storey residential condominium apartment are included as Attachments 5 and 6.

4. PUBLIC CONSULTATION AND NOTICE REQUIREMENTS:

4.1 PUBLIC CIRCULATION

Pursuant to the provisions of the *Planning Act*, R.S.O. 1990, as amended, a Notice of Public Meeting was mailed to all assessed property owners within 120 metres of

the subject property on August 11, 2022 and a Public Notice Sign were erected on the property.

For the purpose of additional public notification, the Notice of Public Meeting was posted on the Town's page in the Georgina Advocate and on the Town's website.

Staff have received written comments from one member of the public with respect to an encroachment of the property's entrance on Lorne Park, inaccurate civic addressing considering the frontage is on Thompson Drive, and notes that the development must complement the neighbourhood, be done to current codes and setbacks, and be placed totally on land owned by the developer. The public comments are included as pages 4 and 5 of Attachment 7.

4.2 EXTERNAL AGENCY AND TOWN DEPARTMENT COMMENTS

The applications have been circulated for review and comment to the Town departments and external agencies.

Enbridge Gas Inc. does not object to the proposed application and reserves the right to amend development conditions. The applicant will contact Enbridge Gas Inc.'s Customer Connections department by emailing SalesArea30@Enbridge.com prior to any site construction activities to determine if existing piping facilities need to be relocated or abandoned.

Southlake Regional Health Centre has no concerns with the application.

York Catholic District School Board has no comments on the proposal.

The Town of Georgina building division has no comments.

The Town of Georgina Operations and Infrastructure Department provided a number of technical review comments including requests for additional information regarding potential infrastructure upgrades for sanitary sewer and fire flow as well as information on infiltration. Storm water management solutions are to include current concerns on the site.

The Georgina Fire Department has no objections to the proposal and provides the following comments:

1. All construction shall be in conformance with the Ontario Building Code (OBC)
2. Onsite water supply for firefighting shall be provided. As per the Functional Servicing & Storm water Management Report by Crozier Consulting Engineers the minimum fire flow rate of 300 L/s shall be achieved to the proposed site.
3. The fire access route shall be designed and constructed as per the OBC and be able to support the weight of the heaviest responding apparatus to the property during an emergency, which is 100,000lbs.
4. BluePlan Figure 4 – "Available Fire Flow 150mm or 200mm Upgrade" – flows shown do not provide the required fire flow for the proposed structure.

5. Prior to occupancy, the owner shall provide a fire safety plan for the property.

Comments received to date are included as Attachment 7. Staff will ensure any relevant future comments are considered before returning to Council with a further report regarding the applications.

5. **ANALYSIS:**

Based on the comments received to date, the information provided by the applicant, and a site visit, the following is an overview of the proposed Official Plan Amendment and Zoning By-law Amendment against applicable Provincial, Regional and Town planning documents.

5.1 **PROVINCIAL POLICY FRAMEWORK**

Section 3(5) of the *Planning Act*, requires that a decision of the Council of a municipality, in respect of the exercise of any authority that affects a planning matter, shall be consistent with the Provincial Policy Statement and shall conform with, or not conflict with, the Provincial Plans that are in effect.

5.1.1 **Provincial Policy Statement, 2020**

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development, and plays a key role in setting the policy foundation for regulating development and the use of land in Ontario. The PPS encourages cost-effective development patterns that make efficient use of resources, create housing, and protect the environment.

The subject property is located within the Sutton/Jackson's Point Secondary Plan area, which is considered a "Settlement Area" in the PPS. Settlement areas shall be the focus of growth and development. Land use patterns in settlement areas shall be based on densities and a mix of land uses which ensure the efficient use of resources and which provide for a range of opportunities for intensification and redevelopment. Land use patterns shall also support active transportation and minimize negative impacts to air quality and climate change.

Section 1.4: Housing requires planning authorities to provide for an appropriate range and mix of housing options and densities to meet the projected requirements of current and future residents. This will be achieved by means of establishing and implementing targets for the provision of affordable housing, permitting and facilitating housing required to meet social, health and well-being requirements, intensification, directing housing to locations with existing or planned infrastructure and public services facilities, and promoting densities which make efficient use of resources and which support alternative modes of transportation.

Policy 1.6.6.2 states that municipal sewage and water services are the preferred form of servicing in settlement areas and that intensification and redevelopment within settlement areas on existing municipal sewage and water services should

be promoted where feasible. Policy 1.6.6.6 continues by stating that lot creation may only be permitted if there is confirmation of sufficient reserve sewage system servicing capacity and reserve water system capacity.

In Section 1.6.7: Transportation Systems, it states that connectivity within and among transportation systems and modes should be maintained and, where possible, improved as part of a multimodal transportation system (1.6.7.3) and that a land use pattern, density and mix of uses should be promoted that minimize the length and number of vehicle trips and support current and future use of transit and active transportation (1.6.7.4).

The proposed application seeks to amend the Official Plan by re-designating the property from “Redevelopment Opportunity Area 2” to a site-specific “Tourist Commercial Area” designation in order to increase the permitted maximum density on the property. An amendment to the Zoning By-law is required to implement the proposed residential use; and, associated development standards.

The subject property is within a designated redevelopment opportunity area of the Sutton/Jackson’s Point Secondary Plan, and the proposed development would be on municipal water and sanitary sewer services. The proposed development introduces a newer housing form and higher density than the surrounding residential uses and would provide access to commercial/employment uses within an easily walkable distance. The compact development form contributes to the efficient use of land, resources and infrastructure.

The proposed development would contribute to providing a range and mix of housing types in the community. The Applicant is proposing to market the development as an adult retirement lifestyle condominium, providing an alternate and more affordable housing form than currently exists in the area.

From a transportation perspective, the condominium development does not have direct frontage on, or access to, a public road. It is proposed that the condominium will gain access from an internal road for the hotel facility. As a result, arrangements will need to be made either through a condominium agreement or an easement in order for the residential development to gain access. The subject application will require further review to confirm consistency with municipal requirements for vehicular and pedestrian movement to, from and within the site, and ensure there are no safety concerns from the perspective of emergency services access.

Staff are of the opinion that the proposed development is generally consistent with the PPS, with the exception of ongoing transportation network concerns

5.1.2 A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020)

The Growth Plan for the Greater Golden Horseshoe is a document which informs decision-making regarding growth management in the Greater Golden Horseshoe until the year 2051.

Section 2.2.1: Managing Growth provides that population and employment growth will be accommodated by directing development to settlement areas, and more

specifically a significant portion of growth will be directed to built-up areas in the form of intensification. The Growth Plan encourages the development of complete communities which have a mix of land uses and which support alternative modes of transportation and thereby reducing the reliance on the automobile. Policy 2.2.2.1 states that a minimum of 50% of all residential development will be within the built-up area of specified lower and upper tier municipalities, including the Region of York. Municipalities are also to provide for an appropriate mix of employment uses, including industrial, commercial and institutional, to meet long term needs.

The subject property is located within the delineated built-up boundary and urban servicing boundary of a settlement area (Community of Sutton/Jackson's Point). The proposed development is for a compact residential development within the built-up area and would be considered a form of intensification and will therefore contribute to meeting the intensification target.

Staff are of the opinion that the proposed development conforms to the Growth Plan.

5.1.3 The Greenbelt Plan (2017)

The Greenbelt Plan (GBP) identifies where urbanization should not occur in order to provide permanent protection to the agricultural land base and the ecological features and functions occurring on the landscape.

The subject property is located within the Community of Keswick which is a designated Town/Village on Schedule '1' to the GBP. In this regard, where lands are located within a Town/Village or Hamlet, Section 1.4.3.2 of the GBP refers the reader to the local municipal official plans and therefore, the policies within the GBP do not apply to the subject property, save and except for the external connection policies contained in Section 3.2.6. The subject property is not located in proximity to any external connections which would impact the proposed development.

Staff are of the opinion that the proposal conforms to the Greenbelt Plan.

5.1.4 The Lake Simcoe Protection Plan (LSPP, 2009)

The LSPP seeks to protect, improve and restore elements that contribute to the ecological health of the Lake Simcoe Watershed, including water quality, hydrology, Key Natural Heritage Features and their functions, and Key Hydrologic Features and their functions.

The Town of Georgina has a Memorandum of Understanding (MOU) with the LSRCA. The MOU, among other matters, specifies that the LSRCA will review and comment on development proposals relative to the LSPP and the natural heritage policies of the Official Plan and Secondary Plans.

The subject property is within the Lake Simcoe watershed; and, the easterly portion of the subject property, abutting Lake Simcoe, is within the regulated area of the LSRCA. Approvals and related permits will be required from the LSRCA.

Section 4.8-DP provides that an application for “major development” shall be accompanied by a storm water management plan that demonstrates conformity with the LSPP. Major development is defined as: i) the creation of four or more lots; ii) the construction of a building or buildings with a ground floor area of 500 square metres or more; or iii) the establishment of a major recreational use.

The subject application proposes the development of a 4-storey, 62-unit residential apartment building with below grade parking; therefore, a storm water management plan will be required at the time of application for Site Plan Approval/Draft Plan of Condominium. A Storm water management component has been included within the Functional Servicing Report, prepared by C.F. Crozier & Associates Inc, dated January 2022.

Subject to receipt of comments from the LSRCA, Staff are of the opinion that the proposed development conforms to the LSPP.

5.2 REGIONAL AND MUNICIPAL PLANNING DOCUMENTS

5.2.1 York Region Official Plan 2010 (Office Consolidation January 2019)

The subject property is designated “Towns and Villages” on Map 1 of the York Region Official Plan (YROP).

Section 5.4 of YROP states that the Region strategically focuses growth in the Urban Area to conserve resources and to create sustainable and liveable communities. Urban Areas will accommodate a full range of residential, commercial, industrial and institutional uses. In addition, Policy 5.3.1 states that a minimum of 40 per cent of all residential development across the Region as a whole will occur within the built-up area as defined by the Province’s Built Boundary in A Place to Grow: Growth Plan for the Greater Golden Horseshoe.

The subject site is within walking distance of the Jackson’s Point community and commercial and recreational uses. Cycling and pedestrian trails are located along Lake Drive East and Dalton Road; however, cycling and pedestrian circulation within the site has not been illustrated. The area is serviced by public transit on Dalton Road and Metro Road North.

The Applicant must demonstrate that the YROP policies have been satisfied with respect to water and wastewater availability. Based on information provided, it appears the proposed development would require more servicing allocation than is available without the re-assignment of allocation by Council.

Confirmation from the Region of York that the proposed development conforms to the YROP policies is pending.

5.2.2 Sutton/Jackson’s Point Secondary Plan (SJPSP)

The subject property is within the Sutton/Jackson's Point Urban Service Area Boundary and is within the Built Boundary as shown on Schedule A – Schematic Community Structure to the Sutton/Jackson's Point Secondary Plan (SJPSP) and is identified as "Stable Neighbourhoods" and within a "Redevelopment Opportunity Area". The subject property is designated "Redevelopment Opportunity Area 2" on Schedule B- Land Use Plan and is designated as shown in Attachment 8.

Section 13.2.4.4 provides policies for high density residential uses including all forms of multiple residential dwelling unit buildings. The permitted density range is between 45 and 60 units per net residential hectare; and, the height is not to exceed 6 storeys or 21 metres, whichever is less.

The proposed development is intended to be condominium tenure, as a result, the density is calculated on the lands within the condominium plan. In this instance, the Applicant is requesting a density of 155 units per net hectare.

Section 13.2.6.8 sets out policies for Redevelopment Opportunity Areas. Permitted uses are existing uses and/or uses permitted by the Zoning By-law as of the date of the adoption of the SJPSP.

Section 13.2.6.8 a) sets out policies specifically for Redevelopment Opportunity Area 2 – Jackson's Point Harbourfront. Anticipated uses include the accommodation of a mixed density residential community through the provision of medium and higher density housing forms and a hotel/resort. These proposed uses are intended to be developed in conjunction with existing parkland/open space, marina and marine facilities. The following principles are to be considered for any redevelopment proposal:

- (i) Protect the environment and contribute to improved water quality in Lake Simcoe;
- (ii) Protect and enhance public access to the water's edge;
- (iii) Improve the visual appeal of the area;
- (iv) Create improved economic development opportunities in Jackson's Point/Lake Drive Centre;
- (v) Enhance connectivity to Lake Drive and the Jackson's Point commercial area;
- (vi) Improve the functional aspects of landscape, drainage, parking and vehicular circulation;
- (vii) Ensure an appropriate interface between the existing community and new development; and,
- (viii) Create an enhanced park for local residents, visitors and tourists.

In 2017 Council received the Town initiated redevelopment plan which included the subject property, Bonnie Park and the marina; however, the plan was not

adopted. In June 2021 Council passed Resolution No. C-2021-0171 directing the Town Clerk to issue a notice of intent to designate Bonnie Park and Lorne Park in accordance with Section 29 of the Ontario Heritage Act. As the proposed re-development of the subject property cannot include redevelopment of the adjacent park lands, it is appropriate for the subject property to be developed independently of the surrounding properties.

Section 13.2.4.9 Housing for Seniors encourages the provision of private housing developments which offer a variety of housing options for seniors including, but not limited to, small ownership dwellings and higher density condominium dwellings. The Applicant is intending to market the development as an adult retirement lifestyle residence.

The proposed residential use and built form envisioned for the subject property, Section 13.2.6.8 a), requires any uses and development not currently permitted shall be facilitated through an Official Plan Amendment and Zoning By-law Amendment. The draft Official Plan Amendment is included as Attachment 9.

Sanitary Sewage and Water Supply Services (13.2.8.2)

Section 13.2.8.2 d) provides policies on Sanitary Sewage and Water Supply Services and requires all new development within the Urban Service Boundary to be serviced with municipal sanitary sewage and water supply services.

The proposed development will occur on full municipal services and a Functional Servicing Report was submitted with the application. The Development Engineering Division will provide comments upon completion of their review.

The Applicant is proposing the development of a 62-unit apartment building at 2.08 persons per unit (ppu), this requires a total of 128.96 persons equivalent (p.e.) of servicing allocation.

The subject property had previously been provided a preliminary assignment of 43.5 p.e. for the redevelopment of the site to include 15 townhome units. On May 5, 2021 Council considered re-assigning the 43.5 p.e. and, instead, maintained the preliminary assignment and granted an extension for the completion of a Planning Act application.

The Town's Allocation Assignment Factors for hotels (commercial having overnight accommodation) is based on a rate of 1.5 per unit. The existing development has 96 hotel units providing for 144 p.e. The removal of the north wing of the hotel will remove 39 units or 58.5 p.e. leaving a total of 85.5 p.e. for the hotel.

The previous preliminary assignment of 43.5 p.e. of allocation and the reassignment of 58.5 p.e. from the existing north wing hotel rooms will result in an allocation deficiency of 26.96 p.e. or approximately 13 apartment units as summarized below.

<u>Use</u>	<u>Units</u>	<u>Rate</u>	<u>Allocation Required (p.e.)</u>
Proposed Apartment	62	2.08 persons per unit	128.96 p.e.
Proposed Hotel North Wing Removal	39	1.5 per unit	(58.5 p.e.)
Previous Preliminary Assignment	15	2.9 per unit	(43.5 p.e.)
Total Additional Allocation Required (Apartment - North Wing – Preliminary Assignment)			26.96 p.e.

There remains 29.94 p.e. assigned to the Jackson's Point Harbour Area Potential Redevelopment Area (JPHAPRA). Council may consider the re-assignment of this allocation to the subject development which would result in 2.98 p.e. of allocation remaining in the JPHAPRA. Council may also consider re-assigning this 2.98 p.e. to the overall Residential Major Development or Residential Infill Inside the Built Boundary categories.

The proposed OPA generally conforms with the SJPSP; however, there is insufficient servicing allocation available for the proposal without the re-assignment of allocation by Council.

5.2.3 Zoning By-law No. 500

The subject property is currently zoned “Tourist Commercial (C5)”, on Map 6 to Schedule A of Zoning By-law No. 500.

5.2.3.1 Proposed R3-xx and C5-xx Zoning

The Applicant is proposing to rezone the subject property from “Tourist Commercial (C5)”, to site-specific “Medium Density Urban Residential (R3-xx)” zone, and a site-specific “Tourist Commercial (C5-xx)” zone to permit the construction of 62 residential condominium apartment units and address any site-specific development standards related to the existing hotel facility.

A copy of the proposed amending by-law and Schedule ‘A’ has been included as Attachment 10.

Site Plan Approval will be required for the proposed development. It is recommended that the amending by-law be held until such time as the Site Plan has been reviewed and generally accepted by Staff.

There are a number of concerns with the subject application that must be resolved; it is therefore difficult to address specific zoning provisions without more certainty in the outcome of the subject application. At this preliminary stage, several elements have been identified that should be properly addressed through subsequent submissions. These elements include but are not limited to: unit count and servicing allocation, site access, easements, pedestrian connections, internal site circulation, layout, separation of parking areas, and appropriate landscaped areas.

6. CORPORATE STRATEGIC PLAN:

This report addresses the following strategic priorities:

- Grow our economy
- Promote a high quality of life

7. FINANCIAL AND BUDGETARY IMPACT:

There are no financial concerns or budgetary impacts on the Town as a result of this application. The owner/applicant will be required to apply for and obtain all necessary approvals associated with land division applications, building permits, site alteration permits and entrance permits, and to pay associated costs for same including the payment of development charges and park levy.

8. CONCLUSION:

Staff recommend that a subsequent report be prepared for Council's consideration at such time as all of the Town Departments and external agencies have completed their review of the development proposal and accompanying studies/reports, and after the applicant has addressed the concerns presented by Staff in this Report, and any additional concerns raised by Council and members of the public at the public meeting. In their current form, Staff have identified several concerns with the subject applications which will require further work and discussion with the applicant to resolve. In particular, the applicant will need to provide additional material to address the concerns with unit count and servicing allocation, site access, internal circulation, and site layout. Staff will continue to work with the applicant with respect to these concerns.

APPROVALS

Prepared By: Angela Sciberras, MCIP, RPP
Planning Consultant

Reviewed By: Janet Porter, MCIP, RPP

Manager of Development Planning

Recommended By: Harold Lenters, M.Sc. PI, MCIP, RPP
Director of Development Services

Approved By: Ryan Cronsberry
Chief Administrative Officer

Attachments

Attachment 1 – Context Map

Attachment 2 – Key Map

Attachment 3 – Aerial Photograph

Attachment 4 – Site Photos

Attachment 5 – Architectural Plans

Attachment 6 – Conceptual Rendering

Attachment 7 – Consolidate Comments

Attachment 8 – SJPSP Schedule B – Land Use Plan

Attachment 9 – Draft Official Plan Amendment

Attachment 10 – Draft Zoning By-law Amendment