



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

Date: Wednesday, October 18, 2023
Time: 7:00 PM

Members of Council

Present: Regional Councillor Davison
Councillor Biggerstaff
Councillor Fellini
Councillor Neeson
Councillor Genge
Councillor Dale

Members of Council Absent: Mayor Margaret Quirk

Staff Present: Ryan Cronsberry, CAO
Rob Wheeler, Deputy CAO/Treasurer
Mamata Baykar, Deputy Clerk
Carolyn Lance, Council Services Coordinator
Alan Drozd, Manager of Planning Policy
Connor McBride, Senior Development Planner
Denis Beaulieu, Director of Development Services

Others Present: Alex Demoe, EA to Mayor and Council

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

Absent; Mayor Quirk. Deputy Mayor Davison took the chair in Mayor Quirk's absence.

3. COMMUNITY ANNOUNCEMENTS

- Saturday, Jackson's Point BIA hosting Halloween Event, Jackson's Point Parkette
- Saturday, Family Fright Night, Georgina Pioneer Village, 4:30pm to 8:30pm

4. INTRODUCTION OF ADDENDUM ITEM(S) None**5. APPROVAL OF AGENDA****RESOLUTION NO. C-2023-0348**

Moved By Councillor Dale

Seconded By Councillor Genge

That the October 18, 2023 Council agenda be adopted as presented.

Carried

6. DECLARATION OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF None**7. ADOPTION OF MINUTES**

Item 7.2, Council Minutes of September 27th, Item 2, page 27, information on communication efforts;

Shawn Nastke advised that the Communications Division has made efforts to better communicate information to the public including revamped the Town's Community Resources page on the Corporate website to include updated information on housing and homelessness supports including youth and family services, food security, health, seniors and transit, rolling out a social campaign promoting the Community Resource page, obtaining a package of material from York Region including posters and brochures containing program information to disseminate to Town facilities and partners, acknowledging October 10th as World Homelessness Day, sharing York Region's post regarding the Day, and noted York Region will be rolling out a more expansive communications tool kit for lower tier municipalities to use.

It was noted that minor grammatical errors were forwarded to the Town Clerk for correction.

RESOLUTION NO. C-2023-0349

Moved By Councillor Neeson

Seconded By Councillor Fellini

That the following sets of minutes be adopted;

1. Council Minutes held on September 20, 2023
2. Council Minutes held on September 27, 2023

Carried**8. SPEAKERS AND DELEGATIONS** None**9. PETITIONS** None**10. PUBLIC MEETINGS**

1. Statutory Meeting(s) Under The Planning Act Or Meetings Pertaining To The Continuation Of Planning Matters

- a. Official Plan Amendment and Zoning Bylaw Amendment
Applications (7:11pm)

STYLUX KESWICK INCORPORATED

Part of Lot 1, Concession 2 (NG), Part 1 on Plan 65R-10850

772 The Queensway South, Keswick

AGENT: Michael Smith Planning Consultants

Report No. DS-2023-0083

Michael Smith of Michael Smith Planning Consultants, Agent for the applicant, indicated;

- 772 The Queensway South, north/west corner of The Queensway and Ravenshoe Road, lot area of .61 hectares, 65 metre frontage on The Queensway and 95 metre frontage on Ravenshoe Road, currently contains equipment rental and sales establishment
- surrounded by veterinary clinic, low and medium density residential, agricultural and service commercial uses
- proposing 42 stacked townhouse development with access onto Ravenshoe Road and emergency access onto The Queensway South
- consistent with Provincial Policy Statement, conforms to Growth Plan, Greenbelt Plan, Lake Simcoe Protection Plan, Regional Official Plan and subject to proposed amendment, would conform to the Keswick Secondary Plan

- would be subject to a holding provision to await availability of allocation
- Official Plan Amendment required to permit stacked townhouse dwelling units and increased density from 60 to 81 units per net residential hectare
- Zoning Bylaw Amendment required to rezone property to add stacked townhouse dwelling units as a permitted use and to add site specific provisions

Connor McBride;

- existing equipment sales and rental establishment on subject property proposed to be demolished
- private road system, each of the three buildings to house a total of 42 stacked townhouse units are proposed to be a maximum of 4 storeys or 12 metres in height, 2 parking spaces per unit, 14 visitor visiting parking spaces
- currently designated Urban Corridor 2 and zoned Highway Commercial C2, proposed site-specific Urban Corridor 2 designation and site-specific Medium Density Urban Residential R3 with Holding Symbol
- public comments request protection of wells in the area, namely West Park and Patricia Place; resubmission would require submission of a well impact study to assess any impacts on abutting wells as a result of the proposed development and if any mitigation measures are required
- department and agency comments; no fundamental objections
- various design-related comments provided by staff
- recommended this return to Council for future consideration

Gerry Hopkins, 15 Patricia Place, wants to ensure that he does not lose his dug well due to construction on the subject property now or in the future.

Trevor Rossi, 18 Patricia Place, expressed concern with the construction process and related noise, the retention of trees in the area and a wet area near the veterinary clinic property which needs to be dealt with in the long term.

Discussion; creating entranceway feature in corner of property, increase green space, include bike racks and rain gardens to assist

water movement, emergency exit right-in/right-out onto The Queensway South

Connor McBride;

- site is a gateway property, therefore higher level of architectural design expected
- tree inventory and preservation plan submitted, trees identified for removal will either be replanted or cash-in-lieu submitted for reforestation within the Town
- construction noise study submitted to determine how buildings will be designed to mitigate noise impacts
- hydrogeological assessment conducted, identified the water table level, well impact study to be conducted to evaluate potential impacts to wells
- developer cannot remove/damage trees on abutting properties, tree protection fencing will be required as a best effort to prevent damage to retained trees
- landscape strip proposed on both property lines abutting private property
- if updated Keswick Secondary Plan is in force prior to zoning bylaw amendment being adopted, maximum density provisions would preclude submission of an Official Plan Amendment for this application
- current design indicates every unit will have stairs for access
- this type of housing meets the general objectives of the Keswick Secondary Plan

RESOLUTION NO. C-2023-0350

Moved By Councillor Biggerstaff

Seconded By Councillor Neeson

1. That Council receive Report No. DS-2023-0083, prepared by the Development Planning Division, Development Services Department dated October 18, 2023, respecting Official Plan and Zoning By-law Amendment applications submitted by Michael Smith Planning Consultants; Development Coordinators Ltd. (c/o Michael Smith) on behalf of Stylux Keswick Incorporated, for the property municipally addressed as 772 The Queensway South, Keswick and legally described as Part of Lot 1, Concession 2 (NG), Part 1 on Plan 65R-10850;

2. That Staff report further to Council following the assessment of all Town Department and external agency comments presented in Report No. DS-2023-0083 as well as any concerns raised by the public and Council at the Public Meeting; and,
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:
 - a. Any person or public body that has requested to be notified of any future public meetings); and,
 - b. Any person or public body that has requested to be notified of Council's decision regarding the approval or refusal of the subject applications.

Carried

- b. Official Plan Amendment and Zoning Bylaw Amendment Applications (7:52pm)
1439468 ONTARIO INC. (c/o Sunita Gupta)
Lots 29 to 32 and 42 to 45, Plan 317, 183 Simcoe Avenue,
Keswick

AGENT: MHBC - Planning Urban Design and Landscape Architecture (c/o Kory Chisholm)

Report No. DS-2023-0086

Kory Chisholm of MHBC Planning, Agent for the applicant, along with Opani Mudalige and Jelani Bartlett;

- Official Plan Amendment and Zoning Bylaw Amendment applications submitted to facilitate a proposed mixed-use development at 183 Simcoe Avenue
- suburban commercial area with existing strip plaza
- frontage on Simcoe Avenue and Frederick Street; proposing 8 freehold townhouse lots fronting onto Frederick Street and 9-storey mixed-use condominium building fronting onto Simcoe Avenue
- property will eventually be severed and each building will function individually
- supporting studies submitted

- northern section of property is within the Urban Centres designation, southern section is within the Neighbourhood Residential designation
- amendments to the Uptown Keswick Urban Centre designation required to permit an increase in maximum height from 6 storeys to 9 storeys, permit development on a non-arterial road and an increase in density from 100 to 216 units per net residential hectare
- amendments to the Neighbourhood Residential designation requested to increase density from low to medium density by permitting a townhouse development, and increasing the maximum units per gross residential hectare from 11 to 54
- proposal represents good planning, is consistent with the Provincial Policy Statement, conforms to the Provincial Growth Plan, Lake Simcoe Protection Plan, Region Official Plan, generally conforms to the Town of Georgina Official Plan and Keswick Secondary Plan and is in keeping with the intent of the Town's Zoning Bylaw

Alan Drozd;

- proposed 9-storey mixed-use apartment building to contain 80 residential units, 5 ground-floor commercial units at grade on Simcoe Avenue, 8 freehold townhouse dwelling units on Frederick Street; 124 parking spaces dedicated to the 9-storey mixed-use building and 16 parking spaces dedicated to the 8 freehold townhouse units
- site straddles two designations; proposal designed to locate townhouses within existing residential designation and mixed-use proposal within the urban centre designation
- site-specific amendments to increase building height from 6 to 9 storeys, increase in units per hectare from 100 to 216, and townhouse provisions. The new Keswick Secondary Plan, if approved, would permit up to 155 units and the application would therefore still be required
- written submissions indicate concerns with the large size of the development, safety due to increased traffic, parking, high water table and potential issues with underground parking, lack of green space
- proposed feasibility discussed today, design details to be discussed at the site plan stage

- issues requiring consideration and resolution; proposed height and density associated with mixed-use building, density, compatibility and integration of both developments with existing neighbourhood, groundwater conditions, confirmation regarding specific nature of commercial units and minimum parking requirements, appropriateness of minimum floor area requirements for all apartment units and proposed site design, public, council and agency comments
- subsequent report to return to Council following further review with applicant

Martha Doherty, 159 Cedar St, Keswick, indicated various concerns including incompatible height and density of the proposed development, high water table, insufficient parking, potential flooding, increased traffic, updated traffic study, potential for conversion of building to low income housing in future, limited green space, cash-in-lieu strategy, new avenues to inform local residents of applications in the absence of the local newspaper.

Sandra McCann, 188 Frederick Street, indicated opposition to the proposal, it will change the character of her street, the proposed 9-storey building will abut their property and negatively affect their privacy, will impact ongoing local flooding issues, increase traffic, create noise and pollution, exhaust fumes from the parking lot next to their property, fencing required along the property lines, requested consideration of water table issues and the need to upgrade ditches along Frederick Street to accommodate the proposed structures.

Lou Barone, 178 Frederick St, abuts the subject property and is concerned with loss of privacy, the need for fast-growing trees, the need for a shadow casting study respecting homes on Frederick Street and suggested the building should be no taller than the proposed townhomes.

Joe Branco, 187 Frederick St, indicated that homes are needed but this development will destroy the character of the area.

Karin Cacciola, 111 Kerfoot Crescent, past chair of the Uptown Business Improvement Association, is in favour of the design but it is the wrong design for Uptown Keswick and may overpower the area.

Kory Chisholm;

- shadow study was submitted
- landscape plan submitted, board fencing is proposed to provide privacy, landscaping including trees will occur where

practical on the site, all to be considered at the site plan stage

- traffic study submitted, primary traffic generator would be the 80 condominium units and traffic will be directed toward Simcoe Avenue
- detailed hydrogeological report on current groundwater conditions submitted showing the changes that will occur through development and ensuring no impacts will occur to surrounding properties. Some common methods could be utilized in this situation to mitigate the groundwater and runoff
- no room on site for green space/amenity area, providing cash-in-lieu toward development of park(s) in the area, amenity space of 5,000 square feet available for residents of the building, split between ground floor and outdoor space on the top floor
- construction impacts not explored at this stage
- storm water management report submitted, only the stormwater from townhouses would be directed toward Frederick Street appropriately; modern development standards do not permit stormwater to be directed uncontrolled onto adjacent properties

Discussion; lower density, consider lower building height, snow storage, landscaping, shadowing, relocation of entrance to parking, fencing, limit development to mixed-use building, urban design, potential facade change, water table impact study, before and after photographs of area basements to ensure no damage occurs, improvement to water table issues, ensure replacement trees are planted locally, fast-growing trees

RESOLUTION NO. C-2023-0351

Moved By Councillor Fellini

Seconded By Councillor Neeson

1. That Council receive Report No. DS-2023-0086, prepared by the Development Planning Division, Development Services Department dated October 18, 2023, respecting Official Plan and Zoning By-law Amendment applications submitted by MHBC – Planning Urban Design and Landscape Architecture (c/o Kory Chisholm) on behalf of 1439468 Ontario Inc. (c/o Sunita Gupta) for the property municipally addressed as 183 Simcoe Avenue, Keswick and legally described as Lots 29 to 32 and 42 to 45, Plan 317;

2. That Staff report further to Council following the assessment of all Town Department and external agency comments presented in Report No. DS-2023-0086, as well as any concerns raised by the public and Council at the Public Meeting; and,
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:
 - a. Any person or public body that has requested to be notified of any future public meetings); and,
 - b. Any person or public body that has requested to be notified of Council's decision regarding the approval or refusal of the subject applications.

Carried

2. Statutory Meeting(s) Under Other Legislation None
3. Other Public Meetings None

11. REPORTS

2. Reports Requiring Separate Discussion
1. Adoption Of Reports Not Requiring Separate Discussion
 - a. Delegation of Approval Authority for Planning Applications
Report No. DS-2023-0088

Denis Beaulieu advised that Council will be made aware of submitted applications and will have the ability to obtain additional information or clarification prior to a decision on an application and/or a bylaw being scheduled for passing.

RESOLUTION NO. C-2023-0352

Moved By Councillor Neeson

Seconded By Councillor Biggerstaff

1. That Council receive Report No. DS-2023-0088 prepared by the Development Planning Division, Development Services Department, dated October 18, 2023 respecting the delegation of approval authority for certain planning applications to the Director of Development Services;
2. That Council approve and adopt a new Delegation of Approval Authority By-law, which delegates approval authority to the Director of Development Services on applications related to Certificates of Cancellation, the

passing and repealing of Deeming By-laws, extensions of Draft Plan Approvals and Part Lot Control Exemptions;

3. That Delegation By-laws 2002-0041 (AD-3) and 97-125 (AD-3) be repealed upon the adoption of a new Delegation of Approval Authority By-law at a future Council meeting;
4. That the Planning Application and Services Fees By-law be amended to include a fee for Certificates of Cancellation; and,
5. That staff be directed to initiate an amendment to the Town of Georgina Official Plan to include enabling policies that would specify the scope of the authority delegated to the Director of Development Services, if any, to approve applications that are minor in nature under Sections 34 and 39.2 of the *Planning Act*.

Carried

12. DISPOSITIONS, PROCLAMATIONS, AND GENERAL INFORMATION ITEMS

1. Dispositions/Proclamations

- a. Town of Aurora requesting all municipalities in Ontario and the Region declare a gender-based and intimate partner violence epidemic across the country

RESOLUTION NO. C-2023-0353

Moved By Councillor Genge

Seconded By Councillor Neeson

That Council receive correspondence from the Town of Aurora and declare a gender-based and intimate partner violence epidemic across the Country.

Carried

2. General Information Items

- a. Information Items

RESOLUTION NO. C-2023-0354

Moved By Councillor Fellini

Seconded By Councillor Biggerstaff

That the General Information Items for October 18, 2023 be received.

Carried

- c. Briefing Notes None.

13. MOTIONS/ NOTICES OF MOTION None

14. REGIONAL BUSINESS

- Regional Committee considering new policy to permit traffic signal installations by private entities on Regional roads that do not meet the warrants, as long as they do not diminish safety on the Regional roads and are paid for by the entity.
- Review of Bill 134 on last week's Regional Committee of the Whole agenda 'Affordable Homes and Good Jobs Act'; the Province is considering amending definitions of affordable rental and ownership housing; development charges.

15. OTHER BUSINESS

16. BY-LAWS None.

17. CLOSED SESSION None.

18. CONFIRMING BY-LAW

Moved By Councillor Neeson
Seconded By Councillor Biggerstaff

That the following bylaw be adopted;

1. Bylaw Number 2023-0079 (COU-2) confirming proceedings of Council on October 18, 2023

Carried

19. MOTION TO ADJOURN

Moved By Councillor Genge
Seconded By Councillor Fellini

That the Council meeting adjourn at 9:30pm.

Carried

Naomi Davison, Deputy Mayor

Mamata Baykar, Deputy Clerk