

**THE CORPORATION OF THE TOWN OF GEORGINA**

**REPORT NO. DS-2024-0022**

**FOR THE CONSIDERATION OF  
COUNCIL**

**April 17, 2024**

**SUBJECT: APPLICATIONS FOR DRAFT PLAN OF SUBDIVISION, DRAFT PLAN  
OF COMMON ELEMENT CONDOMINIUM AND ZONING BY-LAW  
AMENDMENT  
GARLAND COMMUNITY (BT) CORP.**

---

**1. RECOMMENDATIONS:**

- 1. That Council receive Report No. DS-2024-0022 prepared by the Development Planning Division, Development Services Department dated April 17, 2024, respecting revised applications for Zoning By-law Amendment (File 03.1161) and Draft Plan of Subdivision (File 01.157/19T-21G01) submitted by Michael Smith Planning Consultants; Development Coordinators Ltd. on behalf of Garland Community (BT) Corp. for the property described as Part of Lots 1 and 2, Concession 3 (NG), and more particularly described as Parts 1 to 5, Plan 65R-39504;**
- 2. That Council approve the revised applications for Zoning By-law Amendment and Draft Plan of Subdivision submitted by Michael Smith Planning Consultants; Development Coordinators Ltd. on behalf of Garland Community (BT) Corp. for the property described as Part of Lots 1 and 2, Concession 3 (NG), and more particularly described as Parts 1 to 5, Plan 65R-39504;**
- 3. That the approval of the revised Draft Plan of Subdivision be subject to the conditions attached to Report DS-2024-0022 as Attachment 11;**
- 4. That Council acknowledges that there have been revisions to the proposed Zoning By-law since the January 18, 2023 public meeting and that in accordance with Section 34(17) of the *Planning Act* has determined these revisions to be minor and not requiring an additional public meeting; and,**
- 5. That the proposed Zoning By-law be presented to Council for passage at a future meeting.**

**2. PURPOSE:**

The purpose of this report is to provide analysis and recommendations and to outline comments received with respect to the revised applications for Draft Plan of Subdivision, Draft Plan of Common Element Condominium and Zoning By-law Amendment submitted by Michael Smith Planning Consultants; Development Coordinators Ltd. on behalf of Garland Community (BT) Corp. The application for Draft Plan of Common Element Condominium will be dealt with at a later date.

**3. BACKGROUND:**

OWNER: Garland Community (BT) Corp.

APPLICANT / AGENT: Michael Smith Planning Consultants; Development Coordinators Ltd.

DESCRIPTION: (refer to Attachments 1 to 3)  
N/S Ravenshoe Road, Keswick  
Part of Lots 1 and 2, Concession 3 (NG),  
Particularly described as Parts 1 to 5, Plan 65R-39504  
Roll No: 140-350-04

FILE NOS: 01.157 (Draft Plan of Subdivision)  
01.163 (Draft Plan of Common Element Condominium)  
03.1161 (Zoning By-law Amendment)

**3.1 SUBJECT PROPERTY AND SURROUNDING LAND USES**

Refer to *Table 1* below for a summary of key property information.

<b>Table 1 – Summary of Property Information</b>	
<b>Planning</b>	
Zoning	Rural (RU)
Current Keswick Secondary Plan	Neighbourhood Residential, Greenlands System and Proposed Elementary School
Current Keswick Development Area Plan	Low Density Residential, Woodlot (WP), Park (P), School and Secondary School (SS)
York Region Official Plan (2010)	Urban Area (UA) and Regional Greenlands System
Related Applications	B1-21 (Consent to Sever) and B2-21 (Consent for Easement)
<b>Environmental Features</b>	
Environmental Features and Natural Hazards	Wetlands and Woodlands
<b>Geometric Characteristics</b>	
Lot Area	~ 35.5 ha
Lot Frontage	~653 m on Ravenshoe Road

The subject property is located on the north side of Ravenshoe Road, north-west of the Woodbine Avenue / Ravenshoe Road intersection. Refer to Attachments 1, 2, 3 and 4 for a context map, key map, aerial map (annotated) and site photos of the subject property, respectively.

The subject property is vacant and is being farmed. A woodland exists along the western lot line. This woodland contains a small wetland.

The surrounding land uses are generally described as follows:

North: A residential subdivision, commonly referred to as the DG Group Phase 10 subdivision, is proposed to the north. This proposal contains approximately 600 single detached and townhouses dwellings, environmental and park blocks, as well as the Town's recently completed Multi-Use Recreation Complex (MURC).

East: Future commercial/employment lands, beyond which is a motor vehicle fuel bar and accessory retail store.

South: Undeveloped farmland in the Protected Countryside of the Greenbelt Plan area in the Town of East Gwillimbury.

West: Low density residential development, comprised of primarily single detached dwellings, which were earlier phases of the DG Group subdivision.

### 3.2 RELATED CONSENT APPLICATIONS B1-21 AND B2-21

In 2021, two (2) Consent applications were made regarding the subject property.

Consent application B1-21 had the effect of dividing a large landholding into two (2) parcels, thereby creating the subject property for residential development and a similarly-sized parcel to the east for commercial development.

Consent application B2-21 had the effect of enabling a stormwater management easement over the eastern parcel. This easement is in favour of the subject property.

Both Consents are fulfilled and fully implemented.

### 3.3 PROPOSAL

The Applicant has applied for Draft Plan of Subdivision (DPoS), Draft Plan of Common Element Condominium (DPoC) and Zoning By-law Amendment (ZBA) applications.

Refer to Attachments 5, 6 and 7 for copies of the proposed DPoS [Original, Revision Sept/20/22 and Final Revision Aug/26/23], DPoC, and proposed amending ZBA, respectively. A copy of the South Keswick Development Area Plan (SKDAP) is also included in Attachment 5 to provide context for the proposed development.

#### Revised Draft Plan of Subdivision (September 20, 2022)

The plan presented at the January 18, 2023 public meeting proposed 186 single detached dwellings, 270 street townhouse dwellings, 69 condo townhouses, one elementary school (ES), one secondary school (SS), a stormwater management pond, a park, a parkette, an environmental area, an environmental buffer, and various public and private roads.

The proposed development also contained various part blocks. These part blocks, once merged with other part blocks on other future and existing draft plans, will accommodate future single detached dwellings.

All single detached dwellings and townhouse dwellings are proposed to front on public roads. All condo townhouse dwellings are proposed to have access from private condominium roads.

Both the ES and SS blocks are proposed to be used by the York Region District School Board (YRDSB).

The park, parkette and stormwater management pond blocks are proposed to be conveyed to the Town. All roads, except for the private condominium roads, are proposed to be conveyed to the Town and dedicated as public highways.

The proposed development includes two (2) collector roads (Joe Dales Drive and Street 'A'), eleven (11) local roads (Streets 'B' through 'L') and private common element condominium street(s).

#### Final Revised Draft Plan of Subdivision (April 5, 2024)

In November of 2023, the Owners made a second submission to address comments received (the revision date has since been updated to April 5, 2024 for clarity). The proposed plan of subdivision was revised as compared to the September 20, 2022 version, as follows:

- Increase in the number of single detached dwellings from 186 to 244 as a result of introducing 67 single detached lots with 9.1 metre frontages, increasing the number of 11.0 metre lots from 120 to 135, and reducing the number of 12.2 metre lots from 66 to 42;

- Decrease in the number of street townhouse dwellings from 270 to 165 as a result of replacing the middle block of street townhouses (between Streets ‘G’ and ‘H’) with mainly 11.0 metre wide single detached lots, replacing the block of street townhouses (bounded by Streets ‘A’, ‘I’ and ‘K’) with predominantly 9.1 and 11.0 metre wide single detached lots, and removing street townhouses from the west side of Street ‘K’ to allow for the enlargement of the park block;
- The block in southwest corner of the plan previously identified as a condominium block with an overlay showing 69 condominium townhouses has been replaced with a future condominium block (Block 268) with the type and number of units to be determined in the future;
- The park block (Block 288) south of Joe Dales Drive has been increased in size from 0.83 to 1.17 hectares, while the parkette (Block 289) has been reduced in size from 0.24 to 0.22 hectares;
- A 9.0-metre wide pedestrian / maintenance access (Block 299) has been added from Street ‘A’ to the stormwater management (Block 292);
- Street ‘B’ has been widened between Ravenshoe Road and Street ‘M’/‘D’ (18 to 21 metres);
- The Secondary School Block (Block 286) has been increased in size from 6.25 to 6.26 hectares; and,
- Street ‘M’ has been extended to connect with Street ‘B’.

Table 2 below provides a summary comparison of the original and current submissions in terms of proposed units (types and amount) and proposed zoning.

**Table 2: Summary Comparison of Original and Revised Submissions 1 and 2**

	Original Submission 1	Revised Submission 1	Revised Submission 2
<b>Unit Count and Frontages</b>			
<b>Single Detached</b>	331	186	244
<i>Frontages (min)</i>			
9.1 m			67
11.0 m	83	120	135

12.2 m	248	66	42
<b>Street Townhouses</b>		270	165
<b>Total Units</b>	<b>331</b>	<b>456</b>	<b>409</b>
<b>+ Condominium Block</b>	<b>69</b>	<b>69</b>	<b>TBD</b>
<b>Proposed Zoning</b>			
Low Density Urban Residential Zones	R1-X, R1-Y	R1-X(H), R1-Y(H), R1-Z(H)	R1-WW (H), 'R1-XX (H)', 'R1-YY(H)', 'R1-ZZ(H)
Medium Density Urban Residential Zones	R3-X	R3-X(H), R3-Y(H)	R3-XX(H) `R3-YY(H)
Other Zones	Open Space (OS, OS-X, OS-Y) Institutional (I)	Open Space (OS-X, OS-Y, OS-Z) Institutional (I)	Open Space `OS', 'OS-XX', and `OS-YY' Institutional (I) Transitional (T)

### 3.4 SUBMISSION MATERIALS

All submitted documents are available upon request from the Development Planning Division or via the below link.

[Submission Documents](#)

## 4. PUBLIC CONSULTATION AND NOTICE REQUIREMENTS:

### 4.1 PUBLIC CIRCULATION

Public notice was provided pursuant to the provisions of the *Planning Act* for the statutory Public Meeting held on January 18, 2023. A copy of the meeting minutes is provided as Attachment 9.

Public and Council comments and/or concerns included matters related to: mix of housing types and the need for mid-rise apartment development; the need for more parkland; parking issues; the need for local commercial as part of the development; servicing allocation; conformity with the Keswick Urban Design and Architectural Guidelines; provision of trails and community integration; concerns/questions related to adjacent development lands; compatibility with existing neighbourhoods; stormwater/drainage impacts; and protection of woodlands.

Council directed by resolution that notice be provided to all interested parties a minimum of two (2) weeks before the proposal is returned to Council. To comply with the Council resolution, Notice of the Council Meeting was issued on April 3, 2024 to all interested parties on record.

A copy of redacted public comments is included as Attachment 10.

#### 4.2 EXTERNAL AGENCY AND TOWN DEPARTMENT COMMENTS

All comments received following the circulation of the materials to internal departments and external agencies are available in Attachment 8. See below for a summary of the comments received:

##### Bell Canada

Bell Canada has provided conditions of draft approval.

##### Canada Post

Canada Post has provided conditions of draft approval.

##### Development Engineering Division

The Development Engineering Division has provided conditions of draft approval.

##### Enbridge Gas Inc.

Enbridge Gas Inc. has no objections and provided various comments/conditions relating to plant installation, relocations, easements and coordination.

##### Georgina Fire Department

The Georgina Fire Department has no objection to the proposed development and has provided comments relating to Ontario Building Code (OBC) compliance, fire breaks, access, and the use of sprinklers.

##### Lake Simcoe Region Conservation Authority (LSRCA)

The LSRCA has provided conditions of draft approval.

##### Rogers Communications

Rogers has provided conditions of draft approval.

##### York Region

York Region has no objection to the approval of the draft plan of subdivision and Zoning By-law amendment, subject to conditions provided.

York Region District School Board

The York Region District School Board has provided detailed comments on the proposed draft plan, has indicated no objections and has provided recommended conditions of draft approval in relation to the two school sites within the proposed subdivision.

**5. ANALYSIS:**

The following is a review of the applications against applicable Provincial, Regional and Town planning documents.

**5.1 PROVINCIAL POLICY FRAMEWORK**

Section 3 (5) of the *Planning Act* requires that Council planning decisions be consistent with the Provincial Policy Statement and shall conform with, or not conflict with, the Provincial Plans that are in effect.

The subject property is subject to the Provincial Policy Statement (2020), the Growth Plan for the Greater Golden Horseshoe (2020), the Greenbelt Plan (2017) and the Lake Simcoe Protection Plan (2009).

**5.1.1 The Provincial Policy Statement, 2020 (PPS)**

The PPS directs land use and development in Ontario.

The subject property is in a 'Settlement Area', an area that is intended to be the focus of long-term growth and development. The subject property is also in a designated growth area, in which development should be cost-effective, compact, mixed use, make efficient use of land, infrastructure and public service facilities.

Land division is only permitted when water / sewage capacity is assigned. Servicing allocation within the Keswick Urban Service Boundary is very limited and therefore, it is recommended that the Town apply a Holding Symbol to prohibit development until adequate servicing allocation has been assigned.

Natural features, their diversity and connections shall be protected, maintained and restored for the long term. The applicant has provided an Environmental Impact Study (EIS) which identifies the limits and buffers associated with on-site environmental features and recommends measures on how to preserve and enhance them.

Development and site alteration shall not be permitted on or near archaeological resources unless they have been appropriately conserved. The applicant has



provided a Stage 1 Archaeological Assessment (AA), a Stage 2 AA and a Stage 3 AA which in turn recommended completion of a Stage 4 AA for mitigation of development impacts. A Stage 4 Archaeological Mitigation report was completed. Excavation of an identified site was completed and documented and as a result, the Stage 4 report concluded that there is no further cultural heritage value or interest, and no further fieldwork or excavations are recommended. The applicant has also provided a letter from the Ministry of Citizenship and Multiculturalism acknowledging receipt and review of the Stage 4 Archaeological Mitigation report and that it is satisfied that the fieldwork and reporting for the archaeological assessment are consistent with Ministry standards and guidelines.

Development shall generally be directed outside of hazardous lands. Hazardous lands include lands subject to flooding and erosion hazards. The LSRCA has identified that portions of the subject property are subject to riverine flooding during a Regional Storm Events associated the Maskinonge River. Development within the regulated area will require a LSRCA permit. Based on the latest resubmission by the applicant, the LSRCA is satisfied with the applications and revised design subject to conditions of approval requiring submission and approval of various plans and studies.

Staff are of the opinion that the applications are consistent with the PPS.

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

The Growth Plan directs growth management in the Greater Golden Horseshoe until 2051. Development is directed to settlement areas, specifically to built-up areas with water and wastewater servicing that can support the achievement of complete communities.

As noted above, servicing allocation within the Keswick Urban Service Boundary is very limited. Staff are recommending that the ZBA be implemented with a Holding Symbol which prohibits development until confirmation is received that adequate servicing allocation has been assigned.

Section 2.2.2 states that population and employment growth shall be directed to settlement areas, with a significant portion being directed to built-up areas via intensification. Where development is proposed to occur within a Designated Greenfield Area, the development shall support complete communities, active transportation and encourage the integration and viability of transit services.

The subject property is located within a Designated Greenfield Area. The proposed development contributes towards the achievement of complete communities and active transportation and transit goals. Staff recommended that certain modifications be made to the development concept to encourage a greater housing mix. The applicant has revised the plan of subdivision to introduce smaller single detached lots with 9.1 metre frontages (in addition to 11.0 and 12.2 metre lots,

street townhouse lots and the future condominium block). In addition, the plan has been revised to reduce large concentrations of single housing forms, such as the replacement of the middle block of street townhouses (between Streets 'G' and 'H') with single detached lots. This in part is intended to allow for sidewalks to be located on the side of roads containing double-car garages, to maximize on-street parking opportunities, and to maximize on-site parking supply which is becoming increasingly important given the potential for the creation of additional residential units as-of-right.

Section 2.2.7 states that a minimum density of 50 residents and jobs per hectare must be attained throughout York Region. Staff note that this density goal is not intended to be implemented on a site-specific basis, rather, it is intended to be implemented on a broader scale via Official Plan designations. Despite the above, Staff have estimated that the proposed subdivision has a density of 36 residents per hectare. Staff are of the opinion that the proposed development is sufficiently dense to help achieve resident and job density goals for Designated Greenfield Area development within York Region.

Section 4.2.7 requires that cultural heritage resources be conserved to foster a sense of place and benefit communities. Municipalities are encouraged to cooperatively identify and make wise use of said resources.

As discussed earlier, a Stage 4 Archaeological Mitigation report was completed and it was concluded that there is no further cultural heritage value or interest, and no further fieldwork or excavations are recommended.

Staff are of the opinion that the applications conform to the Growth Plan.

### 5.1.3 The Greenbelt Plan, 2017 (GBP)

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

The GBP identifies the subject property as being within a Town / Village. Section 3.4.3.1 states the lands within the Town / Village designation in the Protected Countryside are exempt from the GBP, except for policies Sections 3.1.5, Agri-food Network, 3.2.3, Water Resource System Policies, 3.2.6, External Connections, 3.3, Parkland, Open Space and Trails, and 3.4.2, General Settlement Area Policies.

Of these policies, Section 3.2.3 is applicable to the subject applications. This section requires that planning authorities protect, improve and restore the quality and quantity of water through watershed planning, the identification of key hydrological features / areas and the protection of their functions.

The subject property contains a Significant Groundwater Recharge Area (SGRA). The subject application was commenced Based on the latest resubmission by the applicant, the LSRCA is satisfied with the applications and revised design subject to conditions of approval requiring submission and approval of various plans and studies.

Staff are of the opinion that the applications conform to the GBP.

#### 5.1.4 The Lake Simcoe Protection Plan, 2009 (LSPP)

The LSPP aims to protect, improve and restore 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.

Policy 4.8-DP states that 'Major Development' proposals shall be supported by a Stormwater Management Report and Phosphorus Budget.

Policy 6.26-DP and 6.33-DP require that a number of environmental criteria be satisfied for development within 120 metres of a key natural heritage feature within settlement areas.

The Applicant has submitted a Stormwater Management Report and Functional Servicing Report, including a Phosphorus Budget, which demonstrates how phosphorous loading will be minimized through the design of the stormwater management facilities and what offsetting will be required in accordance with LSRCA policy. The recommended conditions of approval from the LSRCA contain detailed requirements that will require finalization of the phosphorus budget and offsetting requirements.

An Environmental Impact Study in support of the proposal has been submitted. The LSRCA has approved the EIS, provided that no encroachment occurs into the on-site environmental features or their buffers pursuant to development concept revisions.

Based on the latest resubmission by the applicant, the LSRCA is satisfied with the applications and revised design subject to conditions of approval requiring submission and approval of various plans and studies.

Staff are of the opinion that the applications generally conform to the LSPP.

#### 5.2 YORK REGION OFFICIAL PLAN, 2010 (YROP)

Staff note that the applications were submitted when the 2010 YROP was in force. Despite the fact that 2022 YROP is now in force and effect, the 2010 YROP continues to apply to the applications.

The 2010 York Region Official Plan (YROP) identifies Keswick as a local centre which provides a range of housing types.

Map 1 designates the subject property as Urban Area. Section 5.4 states that the Region shall focus growth in Urban Areas to conserve resources and to create sustainable and liveable communities. Urban Areas will accommodate a full range of residential, commercial, industrial and institutional uses.

Map 2 designates the north-eastern portion of the subject property as being part of the Regional Greenlands System (RGS). Map 5 designates several portions of the subject property as containing Woodlands.

Section 2 states that the Regional Greenlands System (RGS) contains environmental lands such as wetlands and woodlands that are relevant to watershed and stormwater planning. Development within the RGS is to protect and, where possible, enhance these features and their functions.

The subject property contains woodlands and wetlands. The applicant has provided an Environmental Impact Study that, among other matters, addresses the criteria established in Section 2.1.9 of the YROP. Based on the latest resubmission by the applicant, the LSRCA is satisfied with the applications and revised design subject to conditions of approval requiring submission and approval of various plans and studies.

Map 10 identifies Ravenshoe Road as containing existing or proposed cyclist network facilities. Map 12 identifies Ravenshoe Road as having a planned width of 36 metres.

Section 7.2 states that pedestrian, cycling and transit activities shall be integrated within development through the implementation of dedicated infrastructure.

York Region Staff have also required that a lit, multi-use trail be constructed along Ravenshoe Road. York Region has no objection to the approval of the draft plan of subdivision and Zoning By-law Amendment, subject to conditions provided.

### 5.3 KESWICK SECONDARY PLAN (KSP 2023)

On July 12, 2023, Council adopted the proposed new Keswick Secondary Plan. An approval Notice of Decision was issued by York Region on September 29, 2023 and is currently subject to an appeal. Given how the proposed applications were submitted when the current KSP was in effect, this report evaluates the applications relative to the current KSP. In this regard, Section 13.1.9.1 of the KSP 2023 specifies that complete development applications submitted prior to the approval of the KSP 2023 shall not have to meet the requirements therein. Applicants are, however, encouraged to re-examine proposed applications based on the KSP 2023.

The KSP 2023 differs from the KSP 2024 in a number of ways, namely:

- New land use designations;
- Increased maximum densities and heights; and,
- Permission of typical, modern land uses in Low Density Residential Neighbourhoods (such as townhouse dwelling units).

The lands subject to these applications would be designated New Neighbourhood in the KSP 2023, and low-rise and mid-rise residential uses would be permitted. Low-rise residential uses would include single detached, semi-detached, duplex, tri-plex, townhouses and low-rise apartment buildings, and shall have a net density of between 25 to 40 units per net residential hectare. The proposed plan of subdivision would fall within this range.

Since the proposed applications were received under the KSP 2004, the KSP 2004 will continue to apply. The KSP 2023, if implemented, will not apply to the subject applications. The following policy analysis references the KSP 2023.

#### 5.3.1 KSP 2004

The subject property is designated Neighbourhood Residential and Greenlands System on Schedule F1 – Keswick Land Use Plan according to the KSP 2004. Schedule F1 also identifies the subject property as being within the Keswick Urban Service Area Boundary.

##### *Neighbourhood Residential Designation (Section 13.1.3.1)*

Development in the Neighbourhood Residential designation is to be well-designed, attractive and is to include an appropriate range of housing types, parks, open space and community features. Permitted uses include low density residential development which includes single detached dwellings, semi-detached dwellings and duplexes.

The subject property is also designated as Development Area 4 in the KSP 2004. Medium density residential development is permitted in the designation, provided that a maximum density of 16.6 units per gross residential hectare is not exceeded. Medium density residential development includes townhouses, triplexes, fourplexes and low-rise apartments.

*Gross Residential Land* is defined as “an area of residential land which includes road allowances and land for other uses accessory to the basic residential uses. The land for accessory uses would include land for places of worship, neighbourhood parks and playgrounds, schools and local commercial uses. Areas of open space required for environmental protection (valley land, below top-of-

bank, *significant* woodlot), storm water management facilities and land for major institutional uses such as a hospital or cemetery shall not be considered as Gross Residential Land”.

Refer to **Table 3** for a summary of the proposed development density. Note that the proposed future condominium block has been excluded from the density calculation since the type of housing and number of units will be determined in the future.

<b>Table 3 – KSP 2004 Density Calculation</b>		
<b>Number of Units</b>	<b>Gross Residential Land (Hectares)</b>	<b>Density per Gross Residential Hectare</b>
409*	31.21	13.1

- *Note the draft plan of subdivision indicates 418 units reflecting the combining of 9 part lots/blocks on adjoining draft plans.*

The proposed development complies with the maximum density permitted in the Neighbourhood Residential and Development Area 4 designation.

Community Design (13.1.2.2)

The KSP 2004 introduces the Urban Design Guidelines which guide the character, quality and form of development. Generally, this section seeks to create attractive public and private areas, while managing transitions between uses and creating a sense of place.

Section 4.1 of the Urban Design Guidelines states that the visual dominance of garages along street frontages shall be minimized to encourage social interaction, security and comfort.

Staff note that a fulsome evaluation of the KSP Urban Design Guidelines typically occurs at the detailed design stage through the submission and approval of Urban and Architectural Control Guidelines.

Archaeological Preservation (13.1.2.3)

The KSP 2004 states that the Town shall protect cultural and archaeological resources by requiring their identification, restoration, protection and maintenance.

As discussed earlier, a Stage 4 Archaeological Mitigation report was completed and it was concluded that there is no further cultural heritage value or interest, and no further fieldwork or excavations are recommended.

Tree Protection (13.1.2.4)

The KSP 2004 states that the Town shall protect and enhance tree cover throughout Keswick through the protection of existing trees and the undertaking of reforestation initiatives.

The applicant has submitted a Tree Inventory and Preservation Report (TIPR). The TIPR indicates that all on-site trees (not including the woodlots and buffers) must be removed. These are subject to the tree replacement and/or compensation requirements.

#### Housing (13.1.2.6)

The KSP 2004 states that the Town shall encourage the provision of a full range of housing types and densities to meet current and projected needs. The proposed development includes single detached dwellings (range of lot frontages) and townhouse dwellings.

Staff had recommended that the applicant consider including semi-detached dwellings and low-rise purpose-built rental apartment dwellings in the proposed development to contribute towards the housing mix. Staff also recommended that the applicant demonstrate how the development contributes to the supply of affordable and rental housing and how the proposed dwellings could accommodate Additional Residential Units (ARUs). A condition of draft approval has been recommended that would require the applicant to make an optional package available to homebuyers to make adjustments to new homes to accommodate the inclusion of future ARUs.

While the applicant has not included any semi-detached units in the revised DpoS, smaller single detached lots with 9.1 metre frontages have been introduced. In addition, the block in the southwest corner of the subject lands that was previously shown as a common element condominium with townhouse units, is now shown as a future condominium block leaving the possibilities open for other housing forms or tenures such as low-rise apartments.

#### School Policies (13.1.2.16)

The KSP states a number of design-related policies with regard to school sites including linkages to the Greenland system, the provision of lay-by lanes within roads abutting school sites, and the provision of safe and convenient access routes between the school and surrounding residential areas. In this respect, adjustments were made to Street 'B' to allow for on-street parking opportunities that did not impact on the functioning of the roadway through a busy school zone.

#### Pedestrian and Bicycle Pathway System (13.1.4.4)

The KSP states that it is an objective to develop a multi-use pathway system that connects shoreline and environmental areas to the broader active transportation system. To ensure safety, the separation of users shall be considered.

The applicant has provided cross sections for the different road profiles proposed in this plan of subdivision. A 3-metre-wide multi-use path (MUP) may be provided on 23-metre-wide collector roads, namely Joe Dales Drive and Street 'A', and there will be a separation between the MUPs and the travelled portion of the roads. This will create north-south and east-west MUPs with future connections at the intersection of Joe Dales Drive and Street 'A'. The proposed MUP network will connect to Ravenshoe Road, the central park (Block 288), the future elementary school and existing and future neighbourhoods to the north, west and east. Sidewalks will be provided on one or both sides of remaining local roads to provide connections to the MUPs. Lay-by parking can also be considered where appropriate along collector roads and some local roads.

#### Roads (13.1.4.2)

Schedule L1 identifies two (2) collector streets (Street 'A' and Joe Dales Drive) as being within the subject property. All remaining roads within the proposed development would be either local or private roads.

Section 13.1.4.2.3 states that collector roads shall be designed to serve the movement of medium volumes of traffic between arterial and local roads, with some degree of access control to abutting properties. Collector roads shall generally have right-of-way widths of between 23 and 26 metres, but may have alternative widths should it be demonstrated to be appropriate.

Section 13.1.4.2.4 states that local roads shall be designed to serve residential neighbourhoods and other non-major traffic generating areas. Local roads shall have a right-of-way of between 20 and 23 metres.

Section 13.1.4.2.5 states that private roads shall not be maintained by the Town and shall be adequate for traffic, fire protection and meet minimum Town design standards and specifications.

The road network and right-of-way widths in the proposed draft plan were specifically updated to reflect their hierarchy and function with specific consideration to allowances for on-street parking, street trees and utility locations.

#### The Greenlands System (13.1.3.7)

The KSP states that the intent of the Greenlands System is to establish an interconnected system of parks and environmental features throughout Keswick. The Greenlands System will incorporate various forms of public parkland, private parkland, valley systems, tributaries, the Lake Simcoe shoreline, open spaces and stormwater management facilities.

The KSP recognizes that the Greenlands System provides opportunities for passive and active recreation and conservation opportunities, including



opportunities to provide educational, cultural and ecological functions. The proposed plan contains a tableland woodlot with its buffers and an adjacent parkette which provides a connection to the woodlot (part of the Greenlands System). The woodlot will be dedicated to the Town with the registration for long term stewardship and community benefit. The detailed development and management of the woodlot and parkette and its relationship to other open space components of the plan including the park and school sites will be detailed in the Subdivision Agreement.

*Policies of Public and Private Open Space and Parks (13.1.3.7.2)*

Section 13.1.3.7.2 states that parks serve as a component of the Greenlands System and shall provide for a wide range of recreational pursuits.

Neighbourhood Parks shall be within a 10-minute walking distance of the majority of residences within the neighbourhood it is servicing. Neighbourhood Parks shall be a minimum of 1.5 hectares, shall include an open free play area and climbing structures for young children, may be combined with a school or neighbourhood centre and shall be linked, wherever possible, with the broader Greenlands System.

Parkland shall be acquired in accordance with the Parkland Acquisition policies of the Secondary Plan. The park within the proposed draft plan at 1.17 hectares is lesser than the established standard but considered acceptable by the Community Services Department given the relatively unconstrained nature of the site bounded by roads on all four sides and in consideration of the informal open space opportunities available on the future school sites within the plan and the parkette.

*Parking (13.1.4.5)*

Section 13.1.4.5 of the KSP states that, as a condition of development, that adequate off-street parking and loading facilities be provided. The Town shall also ensure the retention and expansion of on-street parking.

On-street parking is permitted along one side of collector roads, provided that the traffic-carrying function of the roadway is not adversely affected. On-street parking shall be provided along one or both sides of all local roads.

*Sanitary Sewage and Water Supply Services (13.1.5)*

Development within the Keswick Urban Service Area Boundary must take place on full municipal and water services and in a manner that is orderly and cost-efficient.

The proposed development would occur on full municipal water and sanitary services. A Functional Servicing Report was submitted with the applications that

examines the proposed water and sanitary servicing regime for the proposed development.

The Town shall only approve developments that have been allocated municipal sewage and water capacity and servicing allocation, in conformity with Town and Region policies, procedures and by-laws.

Refer to **Table 4** for a summary of the required allocation.

<b>Table 4 – Required Allocation</b>			
<b>Type of Unit</b>	<b>Number of Units</b>	<b>Allocation Factor</b>	<b>Total Allocation</b>
Single Detached Dwelling	244	2.78	678.32
Single Detached Dwelling (Part Lots)	8	2.78	22.24
Street Townhouse Dwelling	165	2.74	452.1
Condo Townhouse Dwelling	TBD	2.74	TBD
<b>Total:</b>			<b>1152.66 p.e.</b>

As noted above, servicing allocation within the Keswick Urban Service Boundary is very limited. Staff are recommending that the ZBA be implemented with a Holding Symbol that prohibits development until confirmation is received that adequate servicing allocation has been assigned, in phases or otherwise.

*Developers Group Agreements (13.1.7.4.5)*

Section 13.1.7.4.5 states that, prior to the final approval of any large scale development involving multiple landowners, the Town may require landowners with active development applications to enter into agreements to address the sharing of common development costs.

Development Engineering Division Staff have required that the applicant confirm whether cost sharing is required with the Region or abutting developers for the pumping station or associated infrastructure.

5.4 ZONING BY-LAW 500

The subject property is zoned Rural (RU) on Map 2, Page 1 to Schedule ‘A’ of Zoning By-law No. 500.

The applicant is proposing to rezone the subject property to various site-specific Low Density Urban Residential (R1), Medium Density Urban Residential (R3) and Open Space (OS) zones. The applicant is also proposing to implement two (2) non-site-specific Institutional (I) zones on both the school blocks, and a Transitional (T) Zone to the condominium block in the southwest part of the subject

lands, until a determination is made with respect to the type of higher density condominium development that may occur.

The proposed Zoning By-law is similar in most respects to other Zoning By-laws implementing development in Simcoe Landing and elsewhere in Keswick. However, it differs from other recently approved Zoning By-laws in that it seeks to allow for a building height of 13.5 metres where the traditional by-law standard is 11.0 metres. In certain limited situations elsewhere, a 12-metre building height has been permitted where the proposed development is located away from existing neighbourhoods. The by-law further contains provisions to ensure that the basement level of a dwelling will not be included as a storey for the purposes of minimizing the possibility of increased side yard requirements associated with walk out basements. The proposed Zoning By-law would employ a compound zone approach that would in effect, pre-zone the institutional blocks to include for a range of low and medium density residential uses which has not been previously employed in the proposed context.

As previously noted, it is appropriate to require the implementation of a Holding Symbol which restricts development until it can be demonstrated that sufficient allocation has been assigned to the proposed development.

The proposed zoning for this subdivision requires further discussion with the applicant and on that basis, the by-law is not included on the April 17, 2024 Council agenda for passage. The amending by-law will be presented for Council consideration and passage at a future meeting.

## 5.5 OTHER ISSUES

### 5.5.1 Concerns/Questions Related to Adjacent Development Lands

The DG Group provided comments including that the proposed draft plan does not fully align with the Phase 10 draft approved plan or the registered and built Phase 8 lands. The applicant has revised the proposed draft plan to ensure there is full alignment with the draft approved and existing parcel fabric, part lots, roads, etc.

The DG Group also commented that there were discrepancies in the proposed unit count when comparing the proposed draft plan and the public meeting notice and staff report. This has been reviewed for consistency in the revised proposed draft plan and in this staff report. The DG Group also commented that the maximum density permitted under the current Keswick Secondary Plan is 16.6 units per gross residential hectare provided there is medium density housing forms, and low density residential must remain at 14.5 units per gross residential hectare. As discussed in this report, the proposed development does not exceed 16.6 units per gross residential hectare, and the low density residential forms in this development do not exceed 14.5 units per gross residential hectare.

### 5.5.2 Impacts on Woodlands

As noted in the Environmental Impact Study submitted in support of the applications, “*the Significant Woodland feature to the west will be protected from development, with establishment of buffers and enhancement measures through planting of native species within the buffer area*”. The woodland and buffer blocks will be zoned in protective Open Space zones and these lands will be conveyed to the Town.

### 5.5.3 Parking

There were concerns expressed at the public meeting with townhouses on both sides of local roads resulting in parking issues. It is a design best practice in the Town to avoid having street townhouses on both sides of a public street to allow for tandem parking on the driveway which extends to the travelled portion of the road allowance unobstructed by a sidewalk. The previous DPoS proposed street townhouses on both sides of Streets ‘F’, ‘H’, ‘I’, ‘J’ and ‘K’. As summarized earlier in this report, the proposed DPoS has been revised to remove some townhouse blocks and replace other townhouse blocks with single detached lots. These design changes have eliminated all instances of street townhouses on both sides of public streets.

A condition of draft approval has been included that will require the owner to submit an On-street Parking Plan for review by the Town to the satisfaction of the Director of Development Services, prior to the registration of the plan of subdivision.

### 5.5.4 Servicing Allocation

Servicing allocation within the Keswick Urban Service Boundary is very limited and therefore, it is recommended that the Town apply a Holding Symbol to prohibit development until adequate servicing allocation is available and has been assigned.

### 5.5.5 Need for Local Commercial

Council comments at the public meeting included the suggestion that with a large number of new homes and residents, there should be a strip plaza included in the development. In this regard, staff note that the lands to the east are designated for commercial uses, including local commercial and service uses.

### 5.5.6 Compatibility

Some residents from the area expressed concerns that the development is not similar to existing nearby neighbourhoods, the density is too high, the type, density and design of the proposed common element block in the southwest corner of the

subject lands, and the impacts of new roads. The subject lands have been designated Neighbourhood Residential and Development Area 4 for some time and this designation permits a range of low and medium density housing forms, with specific density limits. Development along the west property line of the subject lands will consist of single detached lots, a protected woodlot and a future condominium block. The type of development on the future condominium block (formerly shown as a common element townhouse block) will be determined at a future date and will be subject to a public planning process with a future Zoning By-law Amendment application, and a Site Plan application that will involve the consideration of the detailed design of the site and compatibility with existing land uses. Future road connections to the east have always been considered via Mercury Avenue and Joe Dales Drive. The proposed draft plan of subdivision is appropriate in the context of Provincial Policy establishing the directive to increase the range, opportunity and density of new development. The proposed draft plan of subdivision is considered appropriate in the context of the existing and emerging neighbourhoods in Simcoe Landing.

#### 5.5.7 Stormwater/Drainage Impacts

A resident expressed concern that there could be stormwater flows impacting their property. The proposed conditions of draft approval require that the owner provide and agree to the recommendations in approved stormwater management plans, master lot grading and drainage plans, and erosion and sediment control plans. Stormwater management design criteria include, but are not limited to, providing water quantity control for ponds to control the post-development runoff from the 2-year up to and including the 100-year storm events to pre-development target levels. In addition, the conditions would require the owner to agree in the Subdivision Agreement to implement a monitoring and maintenance program for all water, sanitary and stormwater management facilities within the subject lands.

#### 5.6 CONDITIONS OF DRAFT PLAN APPROVAL

The proposed Conditions of Draft Plan Approval requested by Town departments and external agencies have been consolidated and are provided as Attachment 11. Each of the Town departments and external agencies who have requested conditions of approval will be required to provide written clearance of their respective conditions to the Development Planning Division prior to the Town's issuance of final approval of the Draft Plan of Subdivision and the registration at the Land Registry Office (LRO).

In accordance with Section 51 (32) of the *Planning Act*, Staff recommend a three-year timeframe be imposed for the applicant to satisfy all the conditions of draft plan approval. If final approval for registration has not been obtained within three years from the date of issuance of draft plan approval, the approval will lapse unless approval has been sooner withdrawn or the Town of Georgina has extended the duration of the approval. A three-year lapsing provision has been incorporated as a "note" on the last page of the conditions. Given the nature of the

existing constraints on sanitary sewer and water servicing capacity, extensions of the conditions of draft approval are anticipated since the expansion of the Keswick Water Resource Recovery Plant is not yet on the Region of York's 10-year Capital Plan.

**6. CORPORATE STRATEGIC PLAN:**

This report addresses the following strategic goal:

**Ensuring balanced growth**

**7. FINANCIAL AND BUDGETARY IMPACT:**

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

**8. CONCLUSION:**

In conclusion, the subject applications have been reviewed against applicable Town, Region and Provincial policy, the KSP 2023 and meet the established criteria under Section 51 (24) of the *Planning Act* for considering approval of a draft plan of subdivision. The subject applications have been found to represent good planning. Staff recommend that Council approve the Zoning By-law Amendment and Plan of Subdivision applications.

Staff are satisfied that all of the concerns previously raised by Staff, Council, agencies and members of the public have been adequately addressed or will be dealt with through recommended conditions of draft approval. Staff are of the opinion that the proposed Zoning By-law Amendment is appropriate for the orderly development of the land, represents good planning, and conforms with applicable Town, Regional and Provincial Plans.

Prepared by: Mark Stone, MCIP, RPP  
Planning Consultant

Reviewed by: Alan Drozd, MCIP, RPP  
Manager of Planning Policy

Recommended by: Denis Beaulieu, 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 Photographs*

*Attachment 5 – Original and Revised Draft Plans of Subdivision, South Keswick Development Area Plan*

*Attachment 6 – Draft Plan of Common Element Condominium*

*Attachment 7 – Draft Amending Zoning By-law*

*Attachment 8 – Consolidated Comments*

*Attachment 9 – Minutes of January 18, 2023 Public Meeting*

*Attachment 10 – Redacted Public Comments*

*Attachment 11 – Proposed Conditions of Draft Plan Approval*