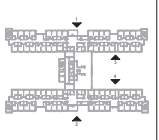


LOCATION MAP

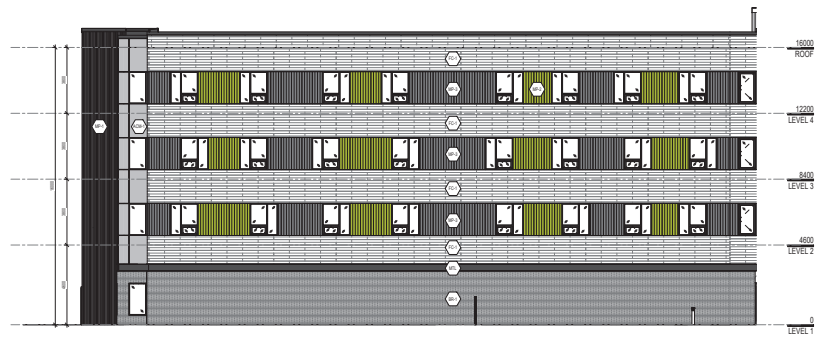
Subject Property





EXTERIOR MATERIAL LEGEND:

(M1)	FIBRE CONCRETE PANEL (WHITE, HORIZONTAL ORIENTATION)
(M2)	FIBRE CONCRETE PANEL (GREY, HORIZONTAL ORIENTATION)
(M3)	FIBRE CONCRETE PANEL (GREY, VERTICAL ORIENTATION)
(M4)	METAL PANEL (GREY, 10° PROFILE)
(M5)	METAL PANEL (GREY, 90° PROFILE)
(M6)	METAL PANEL (HORIZONTAL COLOUR, 90° HORIZONTAL)
(M7)	METAL PANEL (ARCHED PROFILE)
(M8)	ALUMINUM COMPOSITE PANEL
(M9)	METAL REINFORCED CONCRETE MATERIAL
(M10)	BRICK



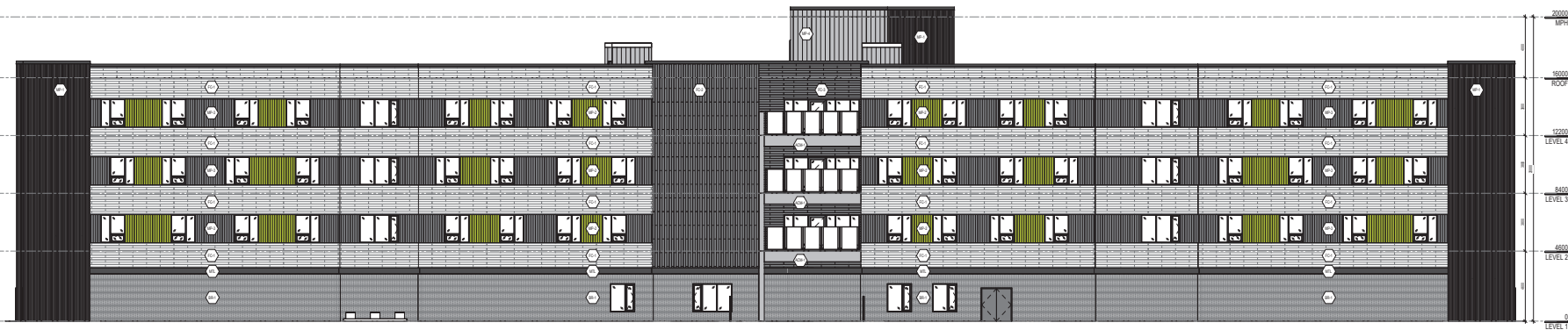
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1:100



3 EAST COURTYARD ELEVATION - NORTH
1:100



2 SOUTH ELEVATION
1:100



1 NORTH ELEVATION
1:100

1 2023-08-15 Issued for CDR
2 2023-08-15 Issued for PERM CO
3 2023-08-27 Issued for MR TO Construction Plan
4 2023-08-27 Issued for MR TO Construction Plan

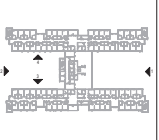
NOT FOR CONSTRUCTION

RESPONSIVE KESWICK LTD
41 Dundas Ave. West, 2nd Fl. 2nd

EXTERIOR ELEVATIONS

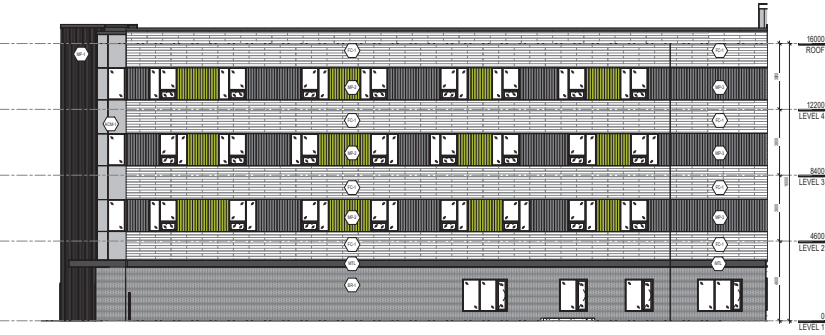


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DESIGNED BY	RESPONSIVE KESWICK LTD
DESIGNED BY	2023
DESIGNED BY	2023-08-15 2:00:00 PM



EXTERIOR MATERIAL LEGEND:

(M1)	FIBRE CONCRETE PANEL (WHITE, HORIZONTAL ORIENTATION)
(M2)	FIBRE CONCRETE PANEL (GREY, HORIZONTAL ORIENTATION)
(M3)	FIBRE CONCRETE PANEL (GREY, VERTICAL ORIENTATION)
(M4)	METAL PANEL (GREY, 10° PROFILE)
(M5)	METAL PANEL (GREY, 30° PROFILE)
(M6)	METAL PANEL (SANDY COLOUR, 30° PROFILE)
(M7)	ALUMINUM COMPOSITE PANEL
(M8)	METAL PANEL (SANDY COLOUR, 30° PROFILE)
(M9)	METAL PANEL (SANDY COLOUR, 30° PROFILE)
(M10)	BRICK



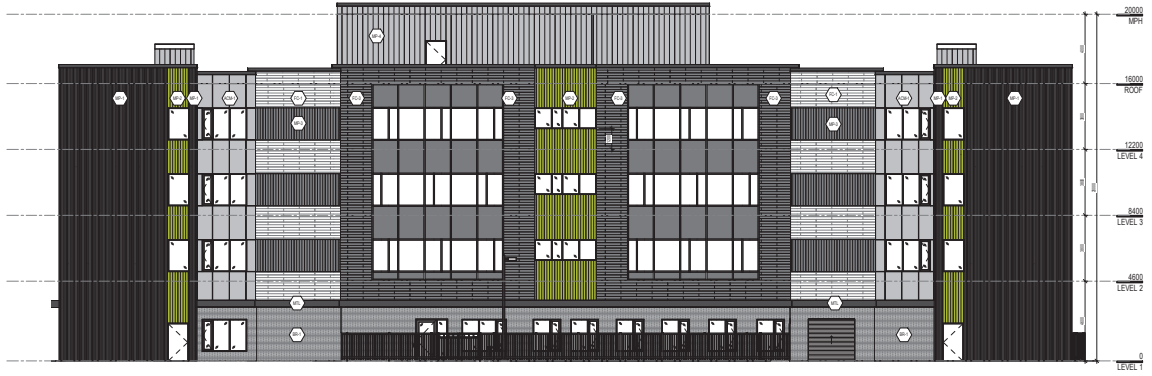
4 WEST COURTYARD ELEVATION - NORTH
1:100



3 WEST COURTYARD ELEVATION - SOUTH
1:100



2 WEST ELEVATION
1:100



1 EAST ELEVATION
1:100

1 2023-08-15 Issued for CDR
2 2023-08-15 Issued for MTL CDR
3 2023-08-17 Issued for MTL Construction Plan
4 2023-08-17 Issued for MTL Construction Plan

NOT FOR CONSTRUCTION

RESPONSIVE KESWICK LTC
41 Dundas Ave. West, 2nd Fl. TOR

EXTERIOR ELEVATIONS



Scale: As Indicated
Drawn By: [Name]
Checked By: [Name]
Date: 2023
Project: 2023-08-15 12:00:00 PM

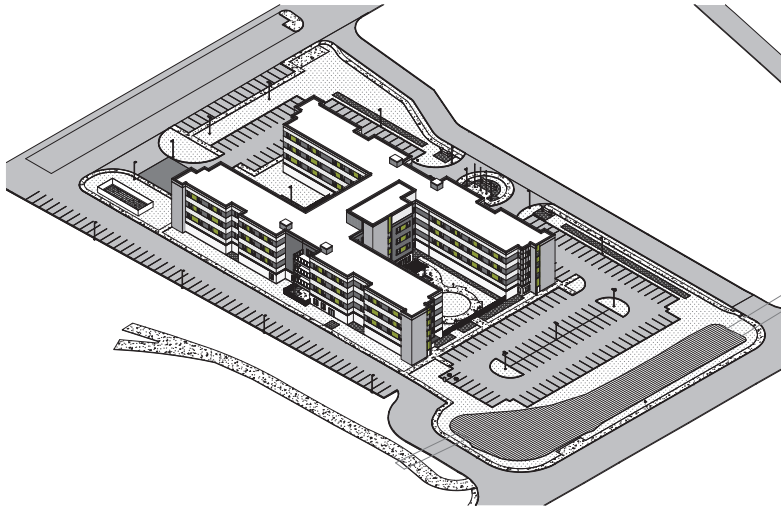
Report # DS-2023-0007
Attachment 2
Page 3 of 4



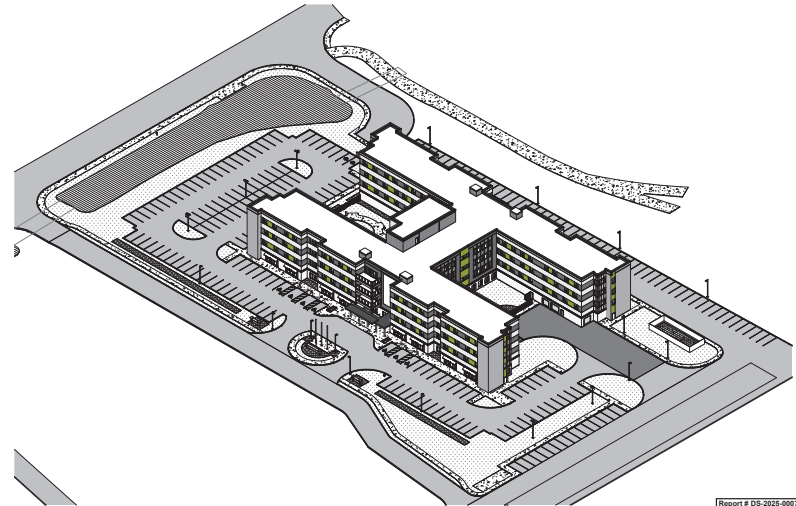
4 PERSPECTIVE - GLENWOODS AVENUE



3 PERSPECTIVE - MAIN ENTRANCE



2 3D OVERALL - SOUTH



1 3D OVERALL - NORTH

Report # DS-2023-0067
Attachment 2
Page 4 of 4

1 2023-08-15 Issued for CDR
2 2023-08-16 Issued for 100% CDR
3 2023-08-27 Issued for 100% CDR
4 2023-08-27 Issued for 100% CDR

NOT FOR CONSTRUCTION

RESPONSIVE KESWICK LTD

BUILDING RENDERS AND MASSING

DATE: 2023-08-15
DRAWN BY: JH
CHECKED BY: JH
DATE: 2023-08-15 2:00:23 PM

A5.10

SUMMARY OF SUBMISSION DOCUMENTS

- Archeological Assessment Stage 1
- Cover Letter
- Draft Bylaw
- Environmental Study Phase 1
- Elevations and Floor Plans
- Function Servicing Report Site Plan
- Functional Servicing and Stormwater Management Report
- Geotechnical Report
- HydroGeological Study
- Landscape Concept Plan
- Noise Study
- Planning Justification Report
- Parcel Register
- Reference Plan
- Survey (Topographic and Boundary)
- Site Plan
- Transportation Impact Study
- Urban Design and Architectural Design Guidelines
- Water and Wastewater Analysis

Site Photos

48 Glenwoods Ave
Facing West



48 Glenwoods Ave
Facing South



48 Glenwoods Ave
Facing East



48 Glenwoods Ave
Facing North



- Long Term Care Home.

b) Notwithstanding Section 2, for purposes of this by-law, the following definition shall apply:

LONG TERM CARE HOME: means a long-term care home as defined under the Long-Term Care Homes Act.

c) Notwithstanding Sections 17.4 (d) and (h) the following requirements shall apply on lands shown in heavy outline and designated 'C4-XX' in Schedule 'A' attached hereto:

- The minimum exterior side yard shall be 5 metres adjacent to the westerly access street.
- The maximum height shall be 17 metres.

d) Notwithstanding the provisions of Sections 5.25 (a), 5.28 (a), (b), and (i), and 5.45 (c), in the area designated 'C4-XX' in Schedule 'A' hereto, the following provisions shall apply.

- i. The minimum number of loading spaces for a Commercial/Institutional use shall be 2. For the purposes of this by-law, a Long Term Care Facility shall be considered an institutional use.
- ii. The minimum parking space size shall be 2.7 metres by 5.7 metres.
- iii. The parking standard for a Long Term Care Facility shall be 0.5 parking spaces per bed.
- iv. The minimum width of an aisle to access a parking area, which provides two-way traffic and is at 90 degrees shall be 6.5 metres.

v. A mechanical penthouse with a height of 4 metres shall be permitted.

3. That Section 27 **OPEN SPACE** of Zoning By-law Number 500, as amended, is hereby further amended by adding after Subsection 27.5.XX SPECIAL PROVISIONS the following:

**“27.5.XX Part of Lots 6 and 7, Concession 3 (NG) ‘OS-XX’
 Parts 1 to 11, 25, 29, 31 to 38 on (Map 2, Pg. 2)
 Registered Plan 65R- 40425**

- a) Notwithstanding Section 27.2, **PERMITTED NON-RESIDENTIAL USES** in the area shown in heavy outline and designated ‘OS-XX’ in Schedule ‘A’ hereto, conservation, forestry, offroad pathways and storm water management facilities shall be the only permitted uses. Furthermore, only buildings and structures associated with these uses shall be permitted.

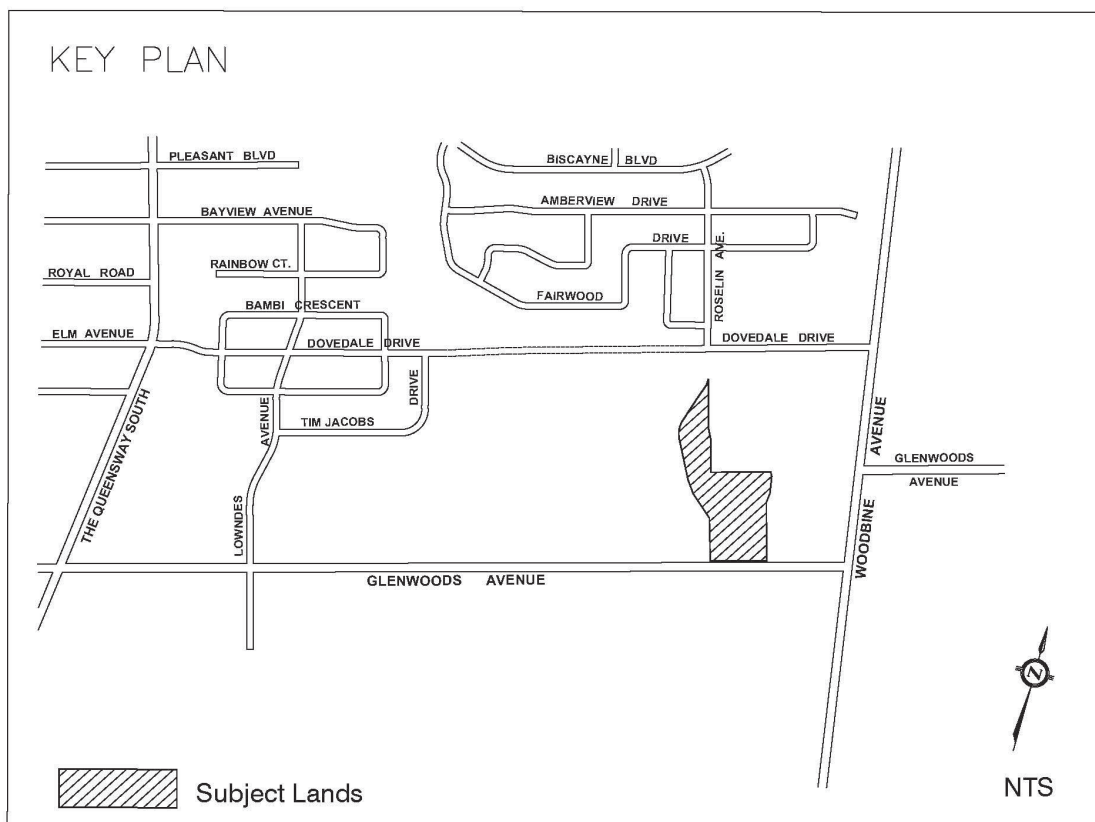
READ a first, second and third time and finally passed this ____ day of _____, 2023.

Margaret Quirk, Mayor

Rachel Dillabough, Clerk

EXPLANATORY NOTE TO BY-LAW NUMBER 500-2025-XXXX

1. The purpose of Zoning By-law Number 500-2025-XXXX, which amends Zoning By-law No. 500, is to amend the current zoning from the Site-Specific Shopping Centre Commercial (C4-8) zone and Site-Specific Open Space (OS-56) zone to a Site-Specific Shopping Centre Commercial (C4-XX) zone and a Site-Specific Open Space (OS-XX) zone. The amendment is required to facilitate the construction of a Long Term Care Facility containing 192 beds with ground floor commercial.
2. Zoning By-law Number 500-2025-XXXX conforms to the Keswick Secondary Plan.
3. A **KEY MAP** showing the general location of the land to which By-law Number 500-2025-XXXX applies is shown below.



PART OF LOTS 6 AND 7, CONCESSION 3 (N.G.)
PARTS 1 TO 11, INCL., 25, 29, AND 31 TO 38,
INCL. ON REFERENCE PLAN 65R-40425

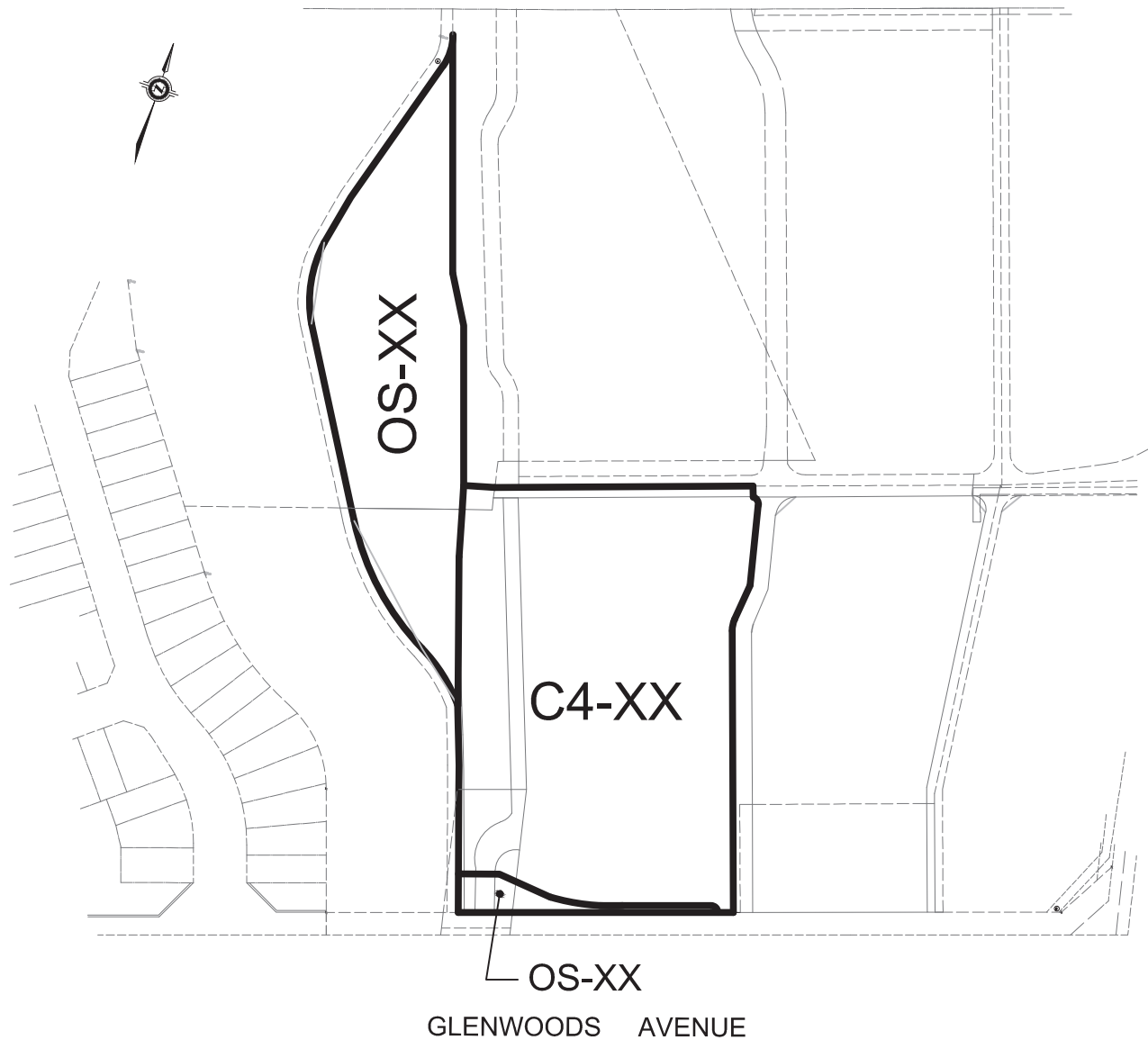
TOWN OF GEORGINA

THE REGIONAL MUNICIPALITY OF YORK

THIS IS SCHEDULE 'A' TO
BY-LAW _____
PASSED THIS ____ DAY OF
_____ 2025

CLERK

MAYOR



SCHEDULE 'A' TO BY-LAW 500-2025-XX

Consolidated Comments

Department/Agency	Date Received	Response
Building Division		
Building/Plumbing Inspector		
Clerks Division		
Community Services	December 5, 2024	we would be looking for cash in lieu of Parkland
Development Engineering	January 7, 2025	Ensure all reports (except GM Blue Plan) are updated. Some of the reports and drawings date back to as early as January 2023. If no changes have been made, please ask the applicant to reach out to the respective Engineer(s) to update the dates of these reports and drawings. GM Blue Plan does not need to be updated if the building design has not changed.
Economic Development		
Georgina Fire Department	January 3, 2025	<p>The Georgina Fire Department has no objections to the proposal and provides the following comments:</p> <ol style="list-style-type: none"> 1. All construction shall be in conformance with the Ontario Building Code (OBC). 2. Adequate water for firefighting and sprinkler protection shall be provided in accordance with the OBC. 3. As the east private access road appears to be part of a separate land parcel, an adequate turn around facility shall be provided if the east private road is not completed at the time of construction. 4. Use GFRS largest apparatus for the auto-turn assessment for the fire access route <p>Georgina Fire Largest Apparatus – PL147 Length 13.77m Width 3.2m Height 3.6m Weight 100,000lbs Wheel base 645m</p>
Municipal Law		
Operations & Infrastructure		
Policy Planning		
Tax & Revenue	December 5, 2024	There are no tax concerns with this property.
Bell Canada		
Bell Canada		
Canada Post Corporation (CPC)		
Chippewas of Georgina		
C.N. Business Development & Real Estate		
Enbridge Gas	December 11, 2024	No objections.
Hydro One		
Lake Simcoe Region Conservation Authority (LSRCA)	January 2, 2025	See attached.
Ministry of the Environment		
Ministry of Health and Long-term Care		
Ministry of Municipal Affairs & Housing		
Ministry of Transportation		
Monavenir Catholic School Board		
MPAC		
Ontario Power Generation		
Rogers		
Southlake Regional Health Centre		
York Catholic District School Board	December 17, 2024	No comments or objections.

Consolidated Comments

York Region - Community Planning & Development Services	January 13, 2025	See attached.
York Region District School Board		
York Regional Police		



Sent via e-mail: bdobrindt@georgina.ca .

January 02, 2025

Municipal File No.: 03.1189
LSRCA File No.: ZO-525717-120624

Ms. Brittany Dobrindt
Planner II
Development Services | Town of Georgina
26557 Civic Centre Road,
Keswick, ON | L4P 3G1

Dear: Ms. Dobrindt,

Re: Notice of Complete Application for a Zoning By-law Amendment
48 Glenwoods Avenue
Town of Georgina, Region of York
Applicant: 2102677 Ontario Inc. (Rykka Care Inc.)
Agent: Michael Smith Planning

LSRCA staff have received an application to amend the Town of Georgina's Zoning By-law to facilitate the development of a four storey, 192 bed, Long Term Care facility.

The applicant is proposing to rezone the subject property from 'Site-Specific Shopping Centre Commercial (C4-8)' & 'Site-Specific Open Space (OS-56)' under Town of Georgina Zoning By-law 500 as amended to 'Site-Specific Shopping Centre Commercial (C4-XX)' and 'Site-Specific Open Space (OS-XX)' in order to accommodate the development as proposed.

Documents Received and Reviewed by Staff

Staff have received and reviewed the following documents:

- Functional Servicing and Stormwater Management Report; MTE Consultants; September 15, 2023
- Hydrogeological Assessment; Candec Engineering Consultants Inc.; May 19, 2023
- Geotechnical Investigation; Candec Engineering Consultants Inc.; May 19, 2023
- Topographical Survey ; JD Barnes Limited; December 12, 2017
- Planning Justification Report; Michael Smith Planning Consultants; October 1 2024
- Drawings/Plans associated with the above referenced reports
- Draft By-law Amendment

Staff have reviewed these applications as per our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 5.2 of the Provincial Planning Statement (PPS, 2024) and as a regulatory authority under Ontario Regulation 41/24. LSRCA

has also provided comments as per our MOU with our member municipalities representing matters pertaining to watershed planning, hydrogeology and stormwater management. The application has also been reviewed through our role as a public body under the *Planning Act* as per our CA Board approved policies. Finally, LSRCA has provided advisory comments related to policy applicability and to assist with implementation of the South Georgian Bay Lake Simcoe Source Protection Plan under the *Clean Water Act*.

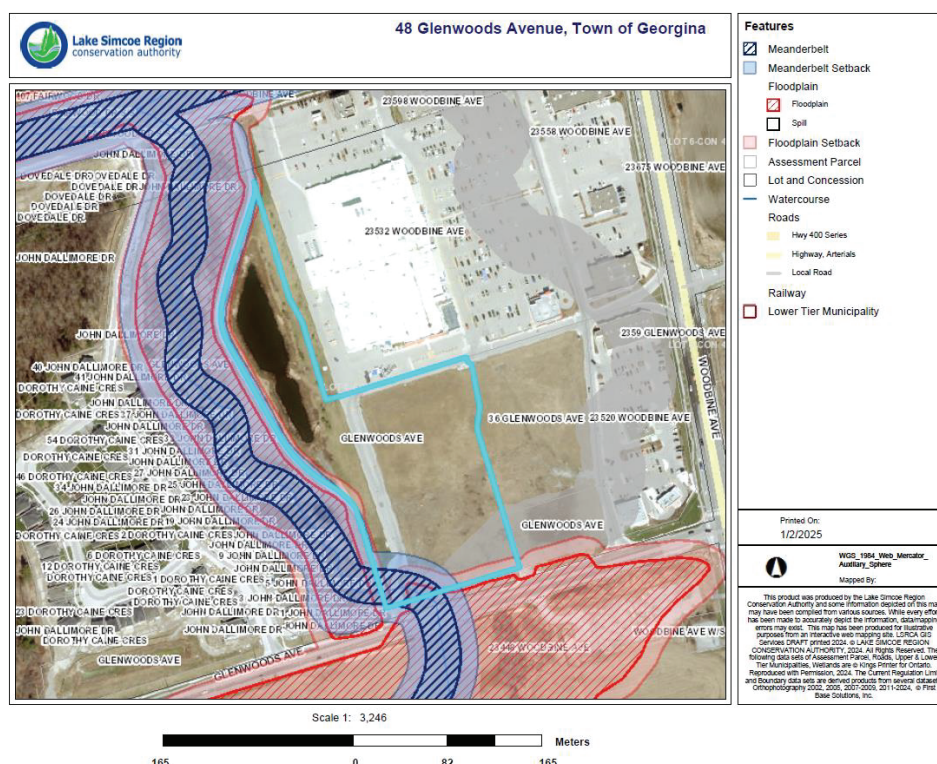
Recommendation

LSRCA has no objection to the proposed Zoning Bylaw Amendment. Further, any outstanding technical comments can be addressed through a future site plan.

Site Characteristics

Existing mapping indicates the following:

- The subject property is partially regulated by the LSRCA under Ontario Regulation 41/24 for a due to the presence of watercourse (Glenville Creek) and associated meander belt and flood plain hazard areas. Please see a detailed regulatory map below.
- The subject property is located within a completed watershed or sub-watershed study area – Maskinonge River Subwatershed Plan
- The subject property is within a Significant Groundwater Recharge Area (SGRA)



Please note: LSRCA staff have not attended any site meetings at this location related to the subject application.

Delegated Responsibility and Statutory Comments

1. LSRCA has reviewed the application through our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 5.2 of the Provincial Planning Statement (PPS, 2024). Policy directs development and site alteration to be away from areas of natural or human-made hazards where there is an unacceptable risk to public health or safety or of property damage, and not create new or aggravate existing hazards.

Based on the information submitted as part of this application, the proposed development will not be located within identified natural hazard lands and has demonstrated consistency with Section 5.2 of the PPS.

2. LSRCA has reviewed the application as per our responsibilities as a regulatory authority under Ontario Regulation 41/24. This regulation, made under Section 28 of the Conservation Authorities Act, enables conservation authorities to regulate development in or adjacent to river or stream valleys, Great Lakes and inland lake shorelines, watercourses, hazardous lands and wetlands. Development taking place on these lands may require permission from the conservation authority to confirm that the control of flooding, erosion, dynamic beaches, pollution or the conservation of land are not affected. LSRCA also regulates the alteration to or interference in any way with a watercourse or wetland.

Ontario Regulation 41/24 applies to a portion of the subject property and It appears that the proposed development will be within the regulated area. Accordingly, a permit from the LSRCA will be required prior to any development or site alteration taking place.

Advisory Comments

3. LSRCA is reviewing the application through our responsibilities as a service provider to Town of Georgina to provide plan review services related to watershed planning, stormwater management and hydrogeology through a MOU as well as through our role as a public body, pursuant to the Planning Act. The proposed development meets the definition of “Major Development” as provided by the Lake Simcoe Protection Plan, accordingly, Designated Policies 4.8 and 6.40 of the Lake Simcoe Protection Plan will apply to this proposal. The subject lands are also within a Significant Groundwater Recharge Area (SGRA).

Technical comments related to Stormwater Management are in the process of being prepared by Phil Thase (p.thase@lsrca.on.ca) and will be forwarded once available.

Technical comments related to Hydrogeology prepared by Melinda Morris (m.morris@lsrca.on.ca) are attached. We require a completed copy of the comment matrix with the next submission.

Summary

Given the above comments, the LSRCA has no objections to the proposed Zoning Bylaw Amendment. Any outstanding technical comments pertaining to stormwater management and hydrogeology may be addressed through a future site plan process which will be required by the Town at a later date.

Please inform this office of any decision made by the municipality with regard to this application. We respectfully request to receive a copy of the decision and notice of any appeals filed.

Should you have any questions, please contact the undersigned.

Sincerely,



Amy Knapp
Planner II

From: [Ahmed, Maryam](#)
To: [Brittany Dobrindt](#)
Subject: York Region Comments - ZBA.24.G.0129 (03.1189), 48 Glenwoods Avenue
Date: January 13, 2025 2:42:47 PM
Attachments: [image001.png](#)
[image003.png](#)

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Hi Brittany,

York Region has reviewed the above noted Zoning By-law Amendment (ZBA), to permit the rezoning from 'Site-Specific Shopping Centre Commercial (C4-8)' & 'Site-Specific Open Space (OS-56)' to 'Site-Specific Shopping Centre Commercial (C4-XX)' and 'Site-Specific Open Space (OS-XX)' to facilitate the proposed development of a four storey, 192 bed, Long Term Care facility. We have no objections to the ZBA application subject to the following comments:

Servicing Comments:

Water and Wastewater Servicing

1. It is IAM's understanding the site will be serviced by a local 200mm diameter sanitary sewer and 300mm diameter water main on Dovedale Drive. The FSR indicates a 200mm sanitary stub and a 250mm watermain stub have been provided to service the subject site. Sewage from the development will ultimately flow to the Regional Keswick Water Resource Recovery Facility (WRRF).
2. The entire servicing capacity available at the Keswick WRRF has been assigned to the Town. Future upgrade to the Keswick WRRF is currently scheduled in the 2031-2042 timeframe. The Region continues to monitor wastewater flows to the facility and plans to initiate an optimization study in the fall of 2025 to assess the remaining servicing capacity. Subject to the outcome of the study and implementation of recommended upgrade works, the Region will evaluate any further opportunities to assign additional capacity to the Town.
3. The FSR includes a summary of projected fire flows to the proposed development based on the Town's design criteria, prepared by GM BluePlan. It is IAM's understanding that through detailed design, the FSR will be updated with the results of the hydrant test to demonstrate that sufficient flows and pressures can be supported at the proposed development. A copy of the updated FSR shall be forwarded to the Region for review and comment.
4. Should any changes occur to the proposed servicing strategy, a copy of the revised FSR shall be forwarded to the Region for review and record.

Transportation Planning Comments:

- Transportation Planning has reviewed the application along with the Transportation Impact Study (Paradigm, dated August 2023), and have the following preliminary comments. The applicant shall provide a Response matrix with future submissions, which includes a brief

response explanation along with identifying where in the report/figure/drawings each comment provided below is addressed.

1. The Transportation Study was prepared in 2023 and shall be updated as necessary to reflect the current build-out / horizon year plans and other possible background developments in the area since the current year is 2025.
2. The capacity analysis lane configuration for the potential east access and Glenwoods Avenue does not appear consistent with the existing lane configurations and two-way left turn lanes (west side only) at the intersection. Revise as necessary.
3. Proper daylighting triangles shall be demonstrated on the site plan on both sides of the existing west access at Glenwoods Avenue, and on the west side corner of the potential east access at Glenwoods Avenue.
4. The Owner shall provide a basic 36 metre right-of-way for this section of Glenwoods Avenue. As such, all municipal setbacks shall be referenced from a point 18.0 metres from the centreline of construction on Glenwoods Avenue and any additional lands required for turn lanes at intersections will be conveyed to York Region for public highway purposes, free of all costs and encumbrances, to the satisfaction of York Region Solicitor.

Thank you,

Maryam Ahmed, B.U.R.PL. | Planner, Development Planning | Economic and Development Services
Branch | Corporate Services Department

The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y 6Z1
1-877-464-9675 x74528 | maryam.ahmed@york.ca | www.york.ca

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