

THE CORPORATION OF THE TOWN OF GEORGINA

REPORT NO. DS-2025-0012

**FOR THE CONSIDERATION OF
COUNCIL**

February 26, 2025

**SUBJECT: DRAFT PLAN OF CONDOMINIUM APPLICATION
ZHENGJI ZHUGE AND JIA LI
LOT 9, PLAN 65M-2613
117 SPRING RO**

1. RECOMMENDATIONS:

- 1. That Council receive Report No. DS-2025-0012 prepared by the Development Planning Division, Development Services Department dated February 26, 2025 respecting an application for Draft Plan of Condominium (Common Element) approval (File: 01.165) submitted by WSP Canada Inc. on behalf of Zhengji Zhuge and Jia Li for the property legally described as Lot 9, Plan 65M-2613 and addressed as 117 Spring Road, Keswick;**
- 2. That Council approve the Draft Plan of Condominium application, subject to the Conditions of Draft Plan Approval forming Attachment 9 to Report DS-2025-0012;**
- 3. That Council reserve 41.06 persons equivalent of servicing allocation for the proposed development from Category 2 - Major Residential Development - Built-Up Area for a period of up to three years in accordance with the lapsing provision noted in the Draft Plan Conditions; and,**
- 4. That the reserved servicing allocation be revoked if the Draft Plan has not proceeded toward registration to the satisfaction of the Director of Development Services within the term of the Draft Plan approval.**

Or, alternatively,

- 5. That, in the event concerns are raised by Council or the public that require further investigation, Staff recommend the following:**
 - a) That Staff report further to Council following the assessment of all Council or Public comments received at the Council Meeting; and,**

- b) **That Staff provide written notice of the next Council 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 meetings); 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 analysis and recommendations respecting a proposed Draft Plan of Condominium application (File: 01.165) to facilitate the construction of a townhouse development on the subject property. Comments and recommended Conditions of Draft Plan Approval are available for reference as part of Attachments 8 and 9 respectively.

3. BACKGROUND:

3.1 PREVIOUS COUNCIL MEETING AND PROJECT HISTORY

The Town initially received a Zoning Bylaw Amendment application (File No. 03.1130) on October 26, 2018, which was submitted to change the zoning on the subject property from Low Density Urban Residential (R1) to a site-specific Medium Density Urban Residential (R3-XX) zone to allow for the construction of 18 townhouse dwelling units over four (4) separate blocks. Common Elements of the development consisted of an internal road, a sidewalk and visitor parking.

Council first considered the Zoning Bylaw Amendment application at a Statutory Public Meeting held on May 29, 2019 where staff presented their preliminary assessment of the proposal ([Report No. DS-2019-0007](#)). Staff identified concerns with rear yard balconies on the townhouses proposed for the west side of the property due to potential privacy concerns with neighbouring properties, as well as with the proposed increase in building height from 11.0 to 12.8 metres and the need for the private road to align with Ley Boulevard.

On June 13, 2022, the Zoning Bylaw Amendment application was appealed by the applicant to the Ontario Land Tribunal (OLT) for failure of the Town to make a decision within the timeframes prescribed within the *Planning Act*.

On June 16, 2023, the OLT issued an Interim Order (Attachment 6) to approve the Zoning Bylaw Amendment application in principle, reflecting that Minutes of Settlement were executed between the Appellant and the Town prior to the hearing.

On May 10, 2024 a Final Order was issued by the OLT (Attachment 7) which implemented a site-specific Medium Density Urban Residential (R3-73(H)) zone on the subject property.

Staff note that the proposed development has been revised to reflect the Minutes of Settlement, as follows:

- Reduction in the total number of townhouse dwelling units from 18 to 16;
- Re-alignment of the proposed entrance to Spring Road to align with the Ley Boulevard intersection;
- Addition of a Holding (H) Symbol to prohibit development until servicing matters are addressed;
- Relocation of visitor parking such that visitor parking spaces are now provided throughout various parts of the proposed development, as opposed to one singular location;
- The addition of a barrier free parking space to the onsite visitor parking area;
- The addition of onsite snow storage areas;
- Reduction of proposed building height from 12.8 to 11.0 metres; and,
- Removal of balconies initially proposed for the townhouses to the west (Block 2) to mitigate against potential impacts on privacy to abutting properties.

3.2 SUBJECT PROPERTY AND SURROUNDING LAND USES

The subject property is located on the south side of Spring Road, east of The Queensway South, west of Annamaria Drive and north of Henry Street. Attachment 1 is a location map and Attachment 2 provides photos of the subject property. Adjacent land uses are as follows:

North: Low density residential uses in the form of single detached and multi-family dwellings

South: Low density residential uses in the form of single detached dwellings

East: Low density residential uses in the form of single detached dwellings

West: Medium density residential uses in the form of townhouse dwelling units

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

Table 1 – Summary of Property Information	
General Property Information	
Municipal Address	117 Spring Road
Legal Description	Lot 9, Plan 65-M2613
Roll Number	19 70 000 095 003 40
File Number	01.165
Lot Area	3,776.9 square metres (0.37769 ha)
Lot Frontage	55.3 metres
Zoning	Medium Density Urban Residential R3-73(H)

Keswick Secondary Plan	Mixed-Use Corridor 1 – The Queensway	
York Region Official Plan	Urban Area, Community Area, Built-up Area,	
Related Planning Applications	03.1130 (Approved by the Ontario Land Tribunal)	
Land Use and Environmental Considerations		
Existing Buildings	None	
Proposed Buildings	16 Condominium Townhouse Dwelling Units	
Natural Features	N/A	
Natural Hazards	N/A	
Regulatory Status		
LSRCA	No	
MTO	No	
Heritage Act	Neither listed or designated	
Servicing		
	Existing	Proposed
Water	Municipal Water	Municipal Water
Sanitary	Municipal Sanitary	Municipal Sanitary
Access	One Full-move Access (mid-point of frontage)	One Full-move Access (aligned with Ley Boulevard)

3.3 PROPOSAL

Application for Draft Plan of Condominium

The proposal is for 16 condominium townhouse dwelling units on a private street. The Applicant is proposing a Draft Plan of Common Element Condominium (Attachment 3) to facilitate the construction of 16 separately conveyable townhouse units over two separate Blocks (Blocks 1 and 2). Block 1 (east half of the site) includes 7 townhouse units while Block 2 (west half of the site) includes 9 townhouse units. Each of the 16 units will be situated on a parcel of tied land (POTL), which will include a front yard, rear yard and where applicable, a side yard.

Common elements of the development consist of an internal road, a sidewalk, snow storage areas and visitor parking (5 parking spaces).

A total of 37 parking spaces are to be provided for the site overall including 5 visitor spaces (1 of which is barrier free). The site also includes two separate areas for snow storage (one in the east section and one in the west section of the site).

Each townhouse unit is serviced by two parking spaces (one in the driveway and one in the garage) as well as associated site features.

Attachments 3 to 5 include the proposed Draft Plan of Condominium, Site Plan and Building Elevations respectively.

3.4 SUBMISSION MATERIALS

Submitted documents are available from the Development Planning Division or via the below link:

[Click To Download](#)

4. PUBLIC CONSULTATION AND NOTICE REQUIREMENTS

4.1 PUBLIC CIRCULATION

On November 22, 2023, Staff provided a letter to the Agent that deemed the Draft Plan of Condominium application complete.

The *Planning Act* does not require Notices of Complete Application for Draft Plan of Condominium applications, nor does it require a Public Meeting or the corresponding Notice of Public Meeting.

Despite a Public Meeting not being required, a meeting is still needed for Council to consider the potential Draft Approval and corresponding issuance of Conditions.

Staff undertook the below for additional non-statutory notice:

- Posting of a Notice of Council Meeting on the Town website on February 12, 2025; and,
- Emailing of the Notice of Council Meeting to all individuals who were listed as interested parties of the previous Zoning Bylaw Amendment application on February 12, 2025.

Staff note that should Council approve the proposed Draft Plan of Condominium, a Notice of Decision will still be required.

4.2 TOWN DEPARTMENT AND EXTERNAL AGENCY COMMENTS

Refer to Attachment 8 for a consolidation of all received comments.

The following Town Departments and external agencies have reviewed the proposed application, have indicated no concerns and have issued technical comments and/or corresponding Conditions of Draft Approval:

- Development Engineering Division;
- York Region;
- Lake Simcoe Region Conservation Authority (LSRCA);
- Fire Department;
- Bell Canada;
- Enbridge Gas; and,

- Rogers Communications.

The following Town Departments and external agencies have reviewed the proposed application and have indicated no concern:

- Tax and Revenue Division;
- Municipal Law Enforcement Division;
- Economic Development Division;
- York Catholic District School Board; and,
- Southlake Regional Health Centre.

5. **PROVINCIAL PLANNING STATEMENT (2024), LAKE SIMCOE PROTECTION PLAN (2009), GREENBELT PLAN (2017), YORK REGION OFFICIAL PLAN (2022)**

5.1 The Provincial Planning Statement, 2024 (PPS)

The Provincial Planning 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 subject property is located within the Keswick Secondary Plan Area, which is considered a 'Settlement Area' in the PPS. Settlement areas consist of both urban areas and rural settlement areas, which have been designated for development over the long-term planning horizon and which shall be the focus of growth and development.

Section 2.2.1 c): Planning Authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents by promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support use of active transportation.

Section 2.3.1.3: Planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options and prioritizing planning and investment in the necessary infrastructure and public service facilities.

The proposed development constitutes intensification and redevelopment within a Settlement Area which will efficiently use existing infrastructure and was previously evaluated as representing good planning during the Zoning Bylaw Amendment application process.

Staff are of the opinion that the proposal is consistent with the PPS.

5.2 The Lake Simcoe Protection Plan, 2009 (LSPP)

The Lake Simcoe Protection Plan (LSPP) protects, improves and restores elements that contribute the ecological health of the Lake Simcoe Watershed, including water quality, hydrology, key hydrologic features and their functions.

The proposed development meets the definition of “Major Development” as provided by the LSPP.

Section 4.8-DP provides that an application for “major development” shall be accompanied by a stormwater management plan that demonstrates conformity with the LSPP.

The LSRCA has informed Town Staff that they do not have any objections to the approval of the subject application. The most recent set of comments provided to Town Staff included recommended conditions of approval (Attachments 8 and 9) which are intended to address all final technical matters prior to final approval. This would include providing a final stormwater management report which meets all LSRCA technical guideline requirements, a detailed hydrogeological report (inclusive of water balance) as well as a phosphorus budget.

The subject property does not contain any key natural heritage features and the primary policies that apply to the development include the consideration of stormwater management for water quality and quantity.

Staff are of the opinion that the proposal conforms with the LSPP.

5.3 The Greenbelt Plan (2017)

The Greenbelt Plan identifies where urbanization should not occur to protect the agricultural land base and ecological features / functions.

The subject property is identified as being in a ‘Towns / Villages’ and ‘Protected Countryside’ in the Greenbelt Plan. Lands within ‘Towns / Villages’ are not subject to the Greenbelt Plan, except for 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), where applicable.

The above noted policies do not apply to the proposed development.

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

5.4 York Region Official Plan, 2022 (YROP)

Pursuant to Section 70.13 (2) of the Planning Act (as amended by Bill 23), the relevant policies of the YROP are deemed to constitute part of the Town of

Georgina Official Plan until the Town either revokes or amends them to provide otherwise. In this regard, it is anticipated that the relevant policies of the YROP will be incorporated into the Town's Official Plan as part of a future comprehensive update.

The 2022 York Region Official Plan contains policies that guide economic, environmental and community building decisions to manage growth. These policies strengthen the connections between the natural and built environment, job opportunities, human services, transportation, public health and fiscal capacity.

The subject lands are designated 'Urban Area', 'Community Area' and 'Built Up Area' on Maps 1, 1A and 1B of the York Region Official Plan (YROP) respectively.

Section 2.1.2.a of the YROP states that the Region strategically focuses growth and development in the Urban Area.

Section 2.1.3.a of the YROP states that Community Areas are where residential, population-related employment and community services are directed to accommodate concentrations of existing and future population and employment growth.

York Region has reviewed the subject applications and is of the opinion that the proposed development generally conforms to the Regional Official Plan.

York Region has noted various technical comments that may be addressed at the detailed design stage through their recommended conditions of approval (see Attachments 8 and 9).

Staff are of the opinion that the proposal conforms with the YROP.

6. KESWICK SECONDARY PLAN (2023)

The Keswick Secondary Plan (KSP) provides specific land use and development direction for the Keswick Secondary Plan Area. The subject property is currently designated 'Mixed-Use Corridor 1' on Schedule 'B'- Land Use Plan.

The Mixed-Use Corridor 1 Designation – The Queensway (13.1.6.1.2)

Section 13.1.6.1.2 of the Keswick Secondary Plan outlines that the 'Mixed-Use Corridor 1 Designation' is intended to intensify over time with a mid-rise, mixed-use character, in a manner that is sensitive to the adjacent existing neighbourhood areas. Both low-rise and mid-rise residential uses are permitted, as well as live-work units, day care facilities, places of worship, restaurant, retail and service commercial uses limited in size to 1,000 square metres of gross floor area per individual business.

Section 13.1.6.1.2 c) of the Keswick Secondary Plan dictates that buildings within the Mixed-Use Corridor 1 designation shall have a minimum height of 2 storeys and a maximum height of 6 storeys or 20 metres, whichever is less.

The proposed Building Elevations which have been included as part of Attachment 5 reflect that the minimum building height of 2 storeys for the townhouse built form proposed will be met.

Block 2 includes rear yard walkouts from the basement level of each unit which presents as 3 storeys from the rear, while Block 1 includes a front yard walkout and presents as 3 storeys from the front. The walkout feature was included primarily due to the difference in grade on the site (the east side of the subject site is a notably higher elevation, compared to that of the west side).

In addition to this, the Zoning Bylaw approved by the Ontario Land Tribunal (OLT) on May 10, 2024 which has been included as part of Attachment 7, dictates that a maximum building height of 11.0 metres is permitted.

In terms of additional Mixed-Use Corridor 1 designation policy within the Keswick Secondary Plan that applies to the subject proposal and property, Section 13.1.6.1.2 f) outlines that the design of buildings in the Mixed-Use Corridor 1 designation shall enhance the quality of the pedestrian environment by:

- Incorporating high-quality design including built form, architectural details, landscaping and signage;
- Requiring that buildings be located close to the street, and shall facilitate pedestrian activity and access; and,
- Requiring parking areas to be located in the rear or side yards of buildings. However, where this is not feasible Council may consider allowing parking within the front yard without the need for an Amendment to this Plan.

Planning Staff note that the Building Elevations submitted as part of the subject application (Attachment 5) reflect the building design criteria of Section 13.1.6.1.2 f).

Staff have no objection at this time to the elevations included as part of this application which consist primarily of brick (which makes up the majority of the front façade), stone (which has been shown as an accent material) and hardie board panelling (shown primarily as a trim feature). Staff have no objection as well to the window, door and garage treatment reflected in the elevations.

The Conditions of Approval however which have been included as part of Attachment 9 outline that final Urban Design Guidelines, Building Elevations, Landscape Plans and Signage Plan will need to be submitted to Town Staff for review and approval as part of the subsequent Condominium Agreement that the Owner will be required to enter with the Town. All final matters as it relates to these

requirements will need to be addressed to the satisfaction of the Town prior to execution of the Condominium Agreement.

Staff have no concerns with the most recent Condominium Plan which reflects that the townhouses are located within close proximity to abutting Spring Road to the north, in a manner whereby pedestrian access can be accommodated onto the property.

Parking areas for the townhouses themselves have been located at the front of each unit, each of which includes one driveway and one garage (to accommodate parking of one vehicle each) for a total of two parking spaces per townhouse. Staff have no concerns with this configuration, as it allows for the common element drive-aisle that intersects the centre of the site, to provide access to each unit.

Mid-Rise Residential Uses (13.1.5.3.2)

The residential land use policies of Section 13.1.5.3 describe the nature of the residential built form permitted in each designation including building type, height, and density. The proposal is evaluated against the following mid-rise residential policies of subsection 13.1.5.3.2:

- a) Mid-rise residential uses shall include all forms of residential buildings containing four or more dwelling units such live-work units, townhouses, and mid-rise apartment buildings.

The townhouse product proposed is permitted through Section 13.1.5.3.2 a).

- b) Mid-rise residential buildings shall have a maximum height of 6-storeys or 20 metres, whichever is less.

The Building Elevations which have been included as part of Attachment 5 reflect that the building height for the Townhouse built form proposed will not exceed the appearance of 3 storeys.

In addition to this, the Zoning Bylaw approved by the Ontario Land Tribunal (OLT) on May 10, 2024 which has been included as part of Attachment 7, dictates that a maximum building height of 11.0 metres is permitted.

- c) Mid-rise residential development shall have a net density of between 40 to 85 units per net residential hectare.

Net Residential Hectare is defined in the Keswick Secondary Plan as the residential density calculated on the basis of net residential land area.

Net Residential Land is defined in the Keswick Secondary Plan as the area of residential use, excluding road allowances and the land area of all other land uses necessary to the basic residential use such as parks, open space,

greenlands, stormwater management areas, churches, local commercial, schools, etc.

The property in its entirety has a lot area of 3,776.9 square metres (0.37769 ha).

The breakdown of all other common areas onsite consists of the following:

- Private road – 698.52 m² (0.069852 ha);
- Visitor parking – 114.46 m² (0.011446 ha);
- Common walkway – 55.46 m² (0.005546 ha); and,
- Snow storage areas – 87.70 m² (0.00877 ha).

Total: 956.14 m² (0.095614 ha).

This results in a net residential land area of 2,820.76 m² (0.282076 ha).

16 Townhouse Units / 0.2820 ha = 56.73 units per net residential hectare.

Therefore the development as proposed conforms to the applicable density requirements as outlined in the Keswick Secondary Plan, as the proposed density of 56.73 units per net residential hectare falls within the permitted density range of 40 to 85 units per net residential hectare.

- d) While it is recognized that this Secondary Plan identifies a maximum building height and density, such building height and density shall only be permitted where they are considered compatible with existing development, to the satisfaction of the Town.

As referenced earlier in this report, the built form as proposed conforms to the applicable policies of the Keswick Secondary Plan as it relates to building height and density. In addition to this, staff are also of the opinion that the development as proposed is compatible with the surrounding residential built form that presently exists. This includes low-rise single detached and a multi-family dwellings to the north, the low-rise single detached dwellings to the east and south, as well as a townhouse development located to the west.

Sanitary Sewage and Water Supply Services (13.1.7.2)

- p) No dwelling, dwelling unit or other form of *development* requiring servicing allocation shall be constructed unless such land has been assigned the appropriate amount of sewage and water supply servicing allocation by the Town.

The approved Zoning Bylaw (Attachment 7) includes a Holding Symbol (H) and provision which explicitly states that while the Holding Symbol is in place, no buildings or structures shall be permitted or erected until such time that a bylaw is enacted to remove the “(H)” Holding symbol from said lands.

The Hold (H) was applied until such time that the Keswick sewage pumping station can accommodate the flows from the development, the Connell booster pumping station can meet the flow and pressure demands of the proposal, and adequate servicing allocation has been assigned to the subject property.

As noted in the beginning of this report, staff have recommended that Council reserve 41.06 persons equivalent of additional servicing allocation to the subject property from Category 2 - Major Residential Development - Built-Up Area. In consideration of an existing servicing allocation credit of 2.78 persons equivalent, the total servicing allocation assignment of 43.84 persons equivalent will be sufficient to facilitate the construction of 16 townhouses on the subject property.

7. ZONING BYLAW NO. 500

The subject property is zoned site specific Medium Density Urban Residential (R3-73(H)) in accordance with Zoning Bylaw 500, as approved by the Ontario Land Tribunal (OLT).

The site-specific Zoning Bylaw (Attachment 7) dictates that a maximum number of 16 townhouse dwellings are permitted. The proposed development consists of two separate Blocks (Blocks 1 and 2). Block 1 (east half of the site) includes 7 townhouse units while Block 2 (west half of the site) includes 9 townhouse units. Common elements consist of the internal road, a sidewalk and visitor parking (5 parking spaces).

The zoning provisions are reflected on the Site Plan included as Attachment 4.

As previously noted, the approved Zoning Bylaw includes a provision which states that while the Holding Symbol is in place, no buildings or structures shall be permitted or erected until such time that a bylaw is enacted to remove the "(H)" Holding symbol from said lands. An application to remove the Holding Symbol will be required upon fulfillment of the condition.

Staff are of the opinion that the proposed development complies with the Zoning Bylaw.

8. CONDITIONS OF DRAFT APPROVAL

Staff recommend that Council approve the proposed Draft Plan of Condominium application, subject to the Conditions of Draft Approval specified in Attachment 9 to this report.

The proposed Conditions of Draft Approval protect the interests of the Town, York Region, the LSRCA and other commenting agencies. The Conditions of Draft

Approval must be fulfilled prior to the registration of the proposed Draft Plan of Condominium.

As noted earlier in the report, the Owner will be required to enter into a Condominium Agreement with the Town where all outstanding technical matters will be finalized.

9. CORPORATE STRATEGIC PLAN:

This Report addresses the following Town of Georgina corporate strategic goals of Ensuring Balanced Growth.

10. FINANCIAL AND BUDGETARY IMPACT:

There are no Town financial or budgetary impacts as a result of the proposed application. The Owner shall obtain any and all necessary approvals, including the payment of required fees for building permit, park levy and development charges.

11. CONCLUSION:

Staff have worked with the applicant to achieve an appropriate overall site design as well as to refine the final Zoning Bylaw, prior to it being approved by the Ontario Land Tribunal (OLT).

Staff have no further comments or concerns and are satisfied as it relates to the Draft Plan of Common Elements Condominium as shown in Attachment 3.

The proposed application is consistent with the Provincial Planning Statement and conforms to the Greenbelt Plan and the Lake Simcoe Protection Plan. The application also conforms to the York Region Official Plan and Keswick Secondary Plan 2023, and meets the established criteria under Section 51(24) of the *Planning Act* for considering approval of a draft plan.

Key departments and commenting agencies have reviewed the proposed application, have indicated no objections and have issued corresponding Conditions of Draft Approval.

Staff are of the opinion that the application is appropriate, constitutes good planning and should be approved as outlined below and in the Recommendations section of this report.

Staff recommend that Council approve the proposed Draft Plan of Condominium application, subject to the Conditions of Draft Approval appended to this report as Attachment 9, as well as assign 41.06 persons equivalent of additional servicing allocation to the subject property from Category 2 - Major Residential Development - Built-Up Area.

Prepared by: Sean Lapenna
Senior Development Planner

Reviewed by: Janet Porter, MCIP, RPP
Manager of Development Planning

Recommended by: Denis Beaulieu, MCIP, RPP
Director of Development Services

Approved by: Ryan Cronsberry
Chief Administrative Officer

Attachments:

Attachment 1 – Location Map

Attachment 2 – Site Photos

Attachment 3 – Draft Plan of Common Elements Condominium

Attachment 4 – Proposed Site Plan

Attachment 5 – Proposed Building Elevations

Attachment 6 – OLT Interim Order dated June 16, 2023

Attachment 7 – OLT Final Order dated May 10, 2024 (Final Zoning Bylaw)

Attachment 8 – Consolidated Comments

Attachment 9 – Proposed Conditions of Draft Plan Approval