

THE CORPORATION OF THE TOWN OF GEORGINA

REPORT NO. DS-2025-0015

**FOR THE CONSIDERATION OF
COUNCIL**

February 26, 2025

**SUBJECT: APPLICATION TO AMEND ZONING BY-LAW NO. 500
STYLUX KESWICK INCORPORATED
PART OF LOT 1, CONCESSION 2 (NG), PART 1 ON PLAN 65R-10850
772 THE QUEENSWAY SOUTH, KESWICK**

1. RECOMMENDATIONS:

1. That Council receive Report No. DS-2025-0015 prepared by the Development Planning Division, Development Services Department dated February 26, 2025 respecting an application to amend Zoning Bylaw No. 500 (File No. 03.1178) submitted by Michael Smith Planning Consultants; Development Coordinators Ltd. (c/o Michael Smith) on behalf of Stylux Keswick Incorporated for lands legally described as Part of Lot 1, Concession 2 (NG), Part 1 on Plan 65R-10850 and located at 772 The Queensway South, Keswick;
2. That Council approve the revised Zoning Bylaw Amendment application to rezone the subject lands from a Highway Commercial (C2) zone to a site-specific Medium Density Urban Residential (R3-78) zone, as described in Report No. DS-2025-0015;
3. That Council acknowledges that there have been revisions to the proposed Zoning Bylaw since the October 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,
4. That the amending Zoning Bylaw be finalized and passed by Council at a future meeting.

Or alternatively,

5. That in the event concerns are raised by the public or Council which require further investigation, Staff recommend the following:
 - a) That Staff report further to Council following the receipt and assessment of the public and Council's comments; and,
 - b) That Staff provide written notice of the next Council meeting at which the subject application will be heard, a minimum of two weeks in advance of the date of said meeting, to the following:

- i) Any person or public body that has requested to be notified of any future public meeting(s); and,
- ii) Any person or public body that has requested to be notified of Council's decision regarding the approval or refusal of the subject application.

2. PURPOSE:

The purpose of this report is to provide Staff's review and recommendations respecting a revised application for Zoning Bylaw Amendment (ZBA) to facilitate the construction of 42 stacked townhouse dwelling units fronting on private streets on the subject property.

Staff note an Official Plan Amendment Application was also originally submitted and is discussed further in Section 5 of this Report.

The subject applications contemplate the development of the site under standard condominium tenure, and a Draft Plan of Condominium application will be submitted at a later date.

3. BACKGROUND:

3.1 SUBJECT PROPERTY AND SURROUNDING LAND USES

The subject property is located at the north-west corner of The Queensway South and Ravenshoe Road. The subject property currently contains an equipment rental and sales establishment. Refer to Attachments 1 and 2 for the Location Map and Site Photos. Surrounding land uses include:

North: Veterinary clinic and low-density residential uses
South: Agricultural and service commercial uses
East: Low and medium density residential, and service commercial uses
West: Low density residential uses

3.2 PROPOSAL

The applications propose to facilitate the construction of 42 stacked townhouse dwelling units with standard condominium tenure on the subject property. Official Plan Amendment (OPA) and Zoning Bylaw Amendment (ZBA) applications have been submitted to facilitate the proposed development.

Refer to Attachment 3 for a copy of the development concept plan.

A Draft Plan of Condominium application will be made in the future. Refer to Attachment 3 for a plan showing the approximate proposed limits of common condominium areas.

The updated submitted documents are available from the Development Planning Division or via the link below:

[Submission Documents](#)

3.3 OCTOBER 18, 2023 PUBLIC MEETING

On October 18th, 2023, Council received Report No. [DS-2023-0083](#) respecting the subject Official Plan and Zoning By-law Amendment Applications. Comments and concerns were raised by Council, members of the public and Town Staff regarding potential well impacts, access, parking, circulation, grading and design matters. A full list of concerns and a response has been included in Section 5 of this report.

4. PUBLIC CONSULTATION AND NOTICE REQUIREMENTS:

4.1 PUBLIC CONSULTATION

As per the Council resolution from the October 18, 2023 public meeting, written notice of the February 26, 2025 Council meeting was provided at least 2 weeks in advance to interested parties.

As of the writing of this report, three (3) written comments have been received.

Two (2) of the written comments both relate to dewatering procedures and whether this would impact the wells of nearby properties. In this regard, Staff recommend that the Applicant prepare a Well Impact Study to support the future condominium application. The other comment requested the applicant plant evergreen trees along the boundary of the property (See Attachment 4). Staff note that the current landscape plan shows a combination of coniferous and deciduous trees being provided; however, a final landscape plan will need to be submitted at the condominium approval stage (See Attachment 5).

4.2 EXTERNAL AGENCY AND TOWN DEPARTMENT COMMENTS

Town department and external agency comments received are provided in Attachment 4 and are summarized below.

Development Engineering Division

The Development Engineering Division had previously expressed a number of comments relating to snow storage, water / sanitary servicing, detailed design comments related to erosion control, stormwater, utility coordination, traffic control, construction management, photometric, noise and general grading /servicing.

The Development Engineering Division previously recommended deferral of the application until a number of issues regarding access, parking, circulation, grading and design matters were adequately addressed. An updated plan has been submitted with a re-configured design that provides adequate access, parking and circulation. Development Engineering Staff have no concerns regarding the updated plan.

Development Engineering Staff have since noted that a review has been undertaken of the third submission planning drawings for the above captioned property and they have no further comments for this submission. They note that any outstanding comments are to be addressed further in the development process.

Planning Policy Division

The Planning Policy Division has indicated that amenity spaces shall be functional, accessible from the development itself and be designed in a manner that minimizes noise impacts on users. Detailed design comments relate to plantings, tree protection, noise, amenity area design, bollards and entry features.

The Planning Policy Division has provided updated comments stating that they have no further comments on this application. Comments made in the first and second submissions have been addressed.

Georgina Fire Department

The Fire Department has provided detailed design comments relating to sprinklers and the load-bearing capacity of fire routes.

Lake Simcoe Region Conservation Authority (LSRCA)

Initially, the Lake Simcoe Region Conservation Authority indicated that permits are not required and that the proposed development is classified as 'major development'. Detailed design comments related to stormwater and hydrogeology were provided as well.

They have since noted that LSRCA staff have received a third submission in support of the files and have no further comments. They note all outstanding technical comments related to Conservation Engineering and Hydrogeology were addressed in the second submission and sign-off was provided.

Canada Post Corporation

Canada Post has reviewed the proposal and has determined that the completed project will be serviced by centralized mail delivery provided through Canada Post Community Mailboxes. Canada Post notes their comments have not changed since the initial submission.

York Region

Initially, York Region had indicated that municipal services will need to be extended to the proposed development and that, given allocation constraints, that a Holding Symbol shall be used to restrict development until servicing is assigned. York Region also requires a widening along Ravenshoe Road and sight triangles along the proposed private street and at the Ravenshoe Road / The Queensway South intersection. Detailed design comments related to servicing, traffic and construction coordination were also provided.

York Region has indicated their previous comments have been acknowledged and will be addressed as part of the subsequent development stages. They have no additional comments on the applications as this time.

The below departments / agencies have no comment:

- Tax and Revenue Division
- Rogers Communications
- Enbridge Gas
- York Catholic District School Board

5. ANALYSIS:

A thorough review and analysis of the proposal against Town, Region and Provincial policy was undertaken and provided through the October 18, 2023 [Staff Report](#). In this regard, the current analysis will focus on how outstanding comments and issues have been or will be satisfactorily addressed.

Official Plan Amendment Requirement

Staff note the application was submitted while the 2004 Keswick Secondary Plan (KSP) was in force and effect. An Official Plan Amendment was required to increase the permitted maximum density and to add stacked townhouse dwellings as a permitted use. The 2004 KSP permitted a maximum density of 60 units per net residential hectare, whereas the proposal would generate a density of 81 units per net residential hectare.

The new 2023 KSP is now in force and effect and permits a maximum density of 85 units per net residential hectare, as well as stacked townhouse dwelling units. The proposal has density of 81 units per net residential hectare and an Official Plan Amendment is no longer required.

Assignment of required servicing allocation

Stacked townhouse dwelling units are classified as townhouse dwelling units for allocation calculations. The proposed development requires 115.08 persons equivalent (p.e) of servicing allocation (42 units X 2.74 p.e each). Staff noted in the previous report that no allocation is currently available for the proposed development, nor are municipal services available along the frontage of the subject property. On December 11, 2024, Town Staff brought forward a [Servicing Allocation Assignment Report](#) to Council that suggested changes in the Servicing Allocation Assignment Program for Keswick. In light of these changes, and notwithstanding servicing capacity constraints and the number of projects in the queue, Staff recommend that Council consider prioritizing and reserving allocation for this project when the required Draft Plan of Condominium application is submitted and progresses to draft plan approval.

Extension of physical services i.e. water, sanitary / storm sewers

Staff note that physical municipal water and wastewater services do not exist along the frontage of the site. Staff note that through discussions between the applicant and Development Engineering staff it has been determined that construction of these services can be accomplished at the detailed design stage.

Preparation of a Well Impact Study

The two (2) written public comments both related to dewatering procedures and whether the same would impact the wells of nearby properties were received prior to the October 18, 2023 public meeting. In this regard, Staff recommended that the Applicant prepare a Well Impact Study. Since that time, staff have determined it would be suitable for this requirement to be provided as part of the condominium application.

Redesign of the project to create a building edge to the prominent Ravenshoe Road / The Queensway South intersection

Staff initially had concerns regarding the design of the proposal facing the Ravenshoe Road / The Queensway South intersection. A modified design has been provided and reviewed by the Town's landscape architect, who had no concerns about the updated proposal. The updated proposal has shifted the proposed townhouse block at the intersection of Ravenshoe Road and The Queensway South so that it lies parallel to the sight triangle and frames the street edge. The proposed parking that bordered Ravenshoe Road has been removed, and the amenity space located on the property has been enlarged.

Removal of the drive aisle / visitor parking adjacent to Ravenshoe Road

A modified design has been provided and the drive aisle / visitor parking is no longer adjacent to Ravenshoe Road.

Widening of drive aisles adjacent to parking areas to a minimum of 7 metres

Drive aisles adjacent to the parking areas are now a minimum of 7 metres, as required by Zoning Bylaw 500.

Enlargement and relocation of at-grade amenity area

Staff note that the amenity area has been relocated further away from the intersection of Ravenshoe Road and The Queensway South and has been enlarged.

Addition of a potential cross-access to the property to the north

The parking located on the property has been adjusted so that parking spaces 1 and 2 can be converted into a cross-access connection to the property to the north, should this be desired in the future.

Re-drafting of draft amending zoning bylaw to reflect design comments

The applicant has provided a new version of the draft amending zoning bylaw that reflects the above noted design comments.

Public, Council and Agency comments

During the public meeting, comments from the public were provided regarding the proposal. Particularly, concerns were raised regarding the impact on neighbouring wells due to construction on the subject property now or in the future, as well as the impact of the construction process itself and related noise, the retention of trees in the area and a wet area near the veterinary clinic property.

Staff note that a Well Impact Study, which would determine if there would be any negative impacts on neighbouring property's wells, will be a requirement at the condominium stage. A noise study was also provided, and staff recommend that the recommendations provided in the report be implemented through the condominium approval process. Furthermore, Staff note that as part of the condominium agreement, tree protection fencing will be required for neighbouring trees that are at risk of being damaged by the proposal. Finally, regarding a wet area near the veterinary clinic property, a suitable grading and drainage plan will need to be provided at the detailed design stage that demonstrates how water will sufficiently drain on the subject property.

During Council's discussion of the matter at the October 18, 2023 meeting, requests were made that the applicant consider creating an entranceway feature in the corner of property, increasing green space on the property, including bike racks and rain gardens to assist water movement, as well as contemplating providing an emergency exit right-in/right-out onto The Queensway South. Staff note that the site plan now shows an enlarged amenity space and bike racks on the property, and that the

buildings have been realigned to create an entranceway feature. The Queensway South frontage along the property also features a right turn out only exit. Council also requested the applicant give consideration regarding the accessibility of the units, particularly regarding the stairs. Staff note that the updated plan now shows optional accessible platform lifts for some of the units.

Updated Proposed R3-78 Zoning Provisions

Staff note that there were a number of proposed site specific zoning provisions listed in the initial report that staff did not support. Refer to the table below for a summary of updates since the last proposal. Refer to Attachment 6 for the updated Zoning Bylaw and Schedule A.

Provision	Standard R3 Zoning Provisions	2023 Proposed R3-78 Zoning Provisions	Staff Comments	Updated Proposed Zoning Provisions
6.7 e) Front Yard (Minimum)	6 metres	5 metres 1.27 metres to Hypotenuse of the Sight Triangle	Due to reconfiguration of the building, the building is setback a minimum of 6 metres from the front lot line is required and the daylight triangle setback is no longer required	6 metres, relief no longer required but provision included for clarity
5.28 (i) Access – Driveways, Aisles, and Access Streets	7 metres	The minimum width of an aisle to access the parking space, which provides two-way traffic and is at 90 degrees shall be 6.0 metres.	Town Staff have concerns that 6 metres may not be enough space for vehicles to adequately navigate into and out of the visitor parking space. Staff have requested 7 metres be provided.	The minimum width of an aisle to access the visitor parking space, which provides two-way traffic and is at 90 degrees shall be 7.0 metres.
5.45 (a) Yard Encroachments Permitted	Balconies, unenclosed porches, decks and elevators	Unenclosed porches, steps and decks are permitted to	Town Staff have concerns regarding provided unlimited encroachments, and have requested that the permitted	Unenclosed porches, steps and decks are permitted to

	may project 2 metres into any required front, rear or exterior side yard. Notwithstanding the above, unenclosed decks in a Residential zone may project a maximum distance of 3 metres into the required rear yard.	encroach into the minimum interior yard.	encroachments better reflect what is shown on the site plan.	encroach 5 metres into the minimum interior yard.
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The matters raised in the previous report have been addressed to Staff's satisfaction, and any outstanding matters can be addressed through the condominium process.

6. RELATIONSHIP TO STRATEGIC PLAN:

This report addresses the following Town of Georgina Corporate 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 where applicable.

8. CONCLUSION:

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 the condominium process. Staff are of the opinion that the proposed Zoning Bylaw Amendment is appropriate for the orderly development of the land, represents good planning, and conforms with applicable Town, Regional and Provincial Plans.

Prepared By: Brittany Dobrindt
Planner II

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 Photographs
Attachment 3 – Plans and Drawings
Attachment 4 – Consolidated Comments
Attachment 5 – Landscape Plan
Attachment 6 – Draft Amending Zoning Bylaw