

REPORT NO. DS-2016-0094

FILE NOS.: 02.189 & 03.1098

**APPLICATION TO AMEND
THE KESWICK SECONDARY PLAN &
ZONING BY-LAW NO. 500
BLUE SERENITY HOLDINGS LTD.**

4 LEY BLVD, KESWICK

Statutory Public Meeting

November 30, 2016

Town of Georgina



GEORGINA

SITE HISTORY

- ZBA 03.860 (1999)
 - Maximum of 3 dwelling units approved
- ZBA 03.1063 (2012)
 - Temporary 4th dwelling unit approved for a period of 18 months after building permit issued
 - Building permit 150297 issued July 15, 2015
 - Expiry on January 15, 2017



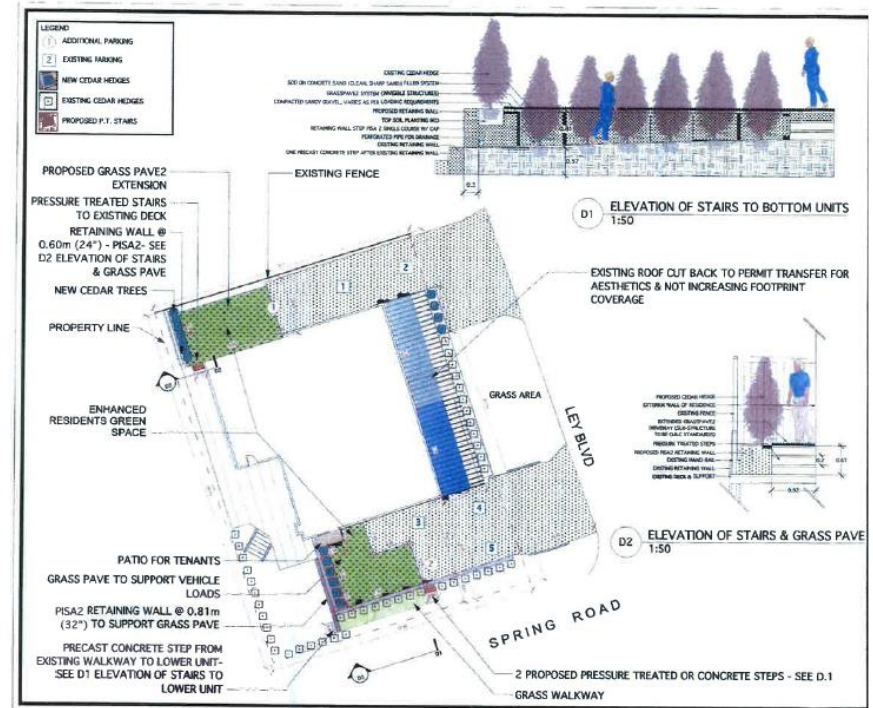
GEORGINA

REPORT NO. DS-2016-0092

FILE NOS.: 03.1093

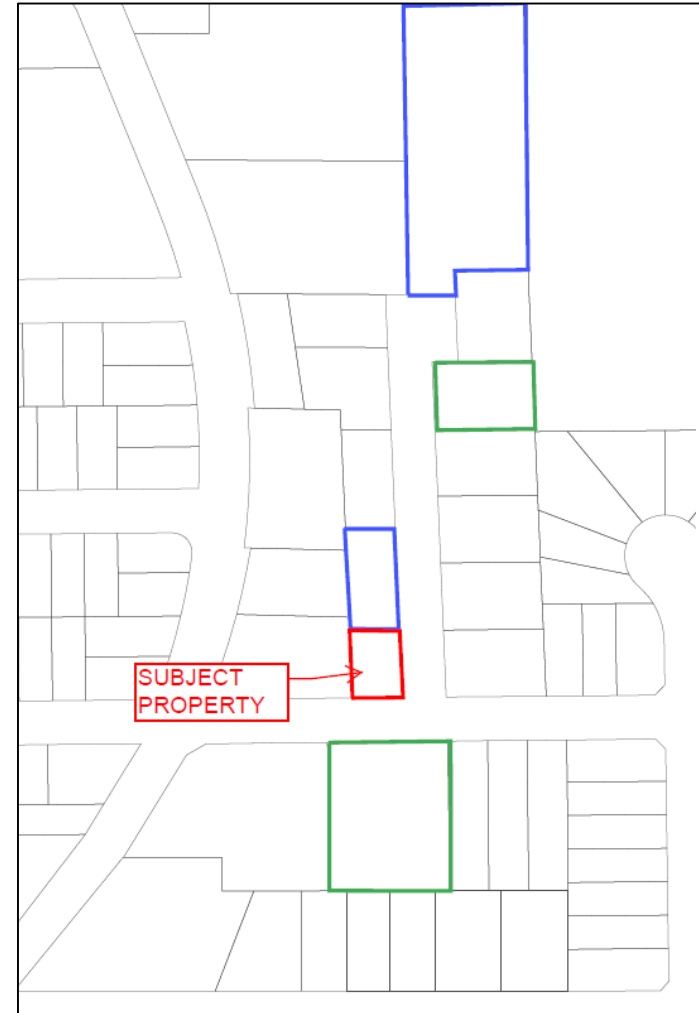
SUBJECT APPLICATIONS

- OPA
 - Redesignate property to 'Urban Corridor 1'
- ZBA
 - To permit wider range of medium density residential uses
 - Site-specific provisions



PUBLIC RESPONSE

- 2 neutral neighbours
- 2 opposing neighbours
- Signed petition opposing applications (57 signatures)



DEPARTMENT & AGENCY COMMENTS

- No objections
- Operations
 - Parking to comply with in-force Site Plan Agreement
 - Long-term on-street parking is not permitted



REPORT NO. DS-2016-0092

FILE NOS.: 03.1093

PROVINCIAL & REGIONAL PLANNING DOCUMENTS

- Provincial Policy Statement (2014)
- Growth Plan (2006)/Greenbelt Plan (2005)
- Lake Simcoe Protection Plan (2009)
- York Region Official Plan (2010)
- Applications comply with Provincial and Regional Planning Documents



REPORT NO. DS-2016-0092
FILE NOS.: 03.1093

KESWICK SECONDARY PLAN

- ‘Urban Corridor 1’ designation
 - Low and medium density residential uses
 - Institutional and community uses
 - Max density: 60 units per net residential hectare
 - The property (705 sq. m) permits max 4 units



GEORGINA

REPORT NO. DS-2016-0092

FILE NOS.: 03.1093

STAFF CONCERNS: KSP

- Property size would not be sufficient for the entire range of permitted uses in the 'Urban Corridor 1' designation
- Maximum of 4 units on the property
- Site-specific designation more appropriate



GEORGINA

REPORT NO. DS-2016-0092

FILE NOS.: 03.1093

ZONING BY-LAW NO. 500

- To permanently permit a 4th dwelling unit
- To permit the range of uses in the general 'Medium Density Urban Residential' zone (R3)
- Remove maximum number of bedrooms/unit
- Remove maximum number of kitchens/unit
- Reduce parking ratio to permit 5 parking spaces



STAFF CONCERNS: ZBL

- The range of uses may be too broad for the subject property
- Removal of bedroom and kitchen restrictions may increase occupancy load beyond what is appropriate for the property
- Reducing number of parking spaces may lead to illegal long-term on-street parking



CONCLUSION

- Staff's recommendations



GEORGINA

REPORT NO. DS-2016-0092

FILE NOS.: 03.1093