

Sunrise Homes Ltd Mixed Use Development, Keswick, Town of Georgina



Location

- Location: Northwest Intersection of Woodbine Ave. & Dovedale Dr., Keswick
- Legal Description: Part Lot 7, Concession 3 (NG) Blocks 53 & 54, Registered Plan 65M-3332
- Lot Size: 25,068 sq. m (6.2 acres) (2.5 hectares)
- Frontage: Along Woodbine Ave – 174.3m
- Lot Depth: 164m



Proposed Development

Development Stats:

- 25,068 sq. m (6.2 acres)
- 1,848 sq. m of commercial floor space
- 22 Commercial Units
- 17,780 sq. m of net residential land
- 70 residential units
- Net Density: 39.4 units per hectare
- 0.25 hectares of park space
- 269 parking spaces



Development Highlights



High standard of building design

The small commercial unit sizes fronting onto Woodbine serve to create a pedestrian orientated streetscape

Strong pedestrian connectivity

Sustainable growth

Strategic transition of uses



The proposed development will contribute to providing range of and mix of housing types in the community.

Only 13.7% of housing stock coin the Town consists of row housing and apartment units while 85% consists of single detached and semi-detached dwellings



Existing Policy Context & Development Applications

Existing Zoning:

- The site is currently zoned C4-7 Shopping Centre Commercial

Proposed Zoning:

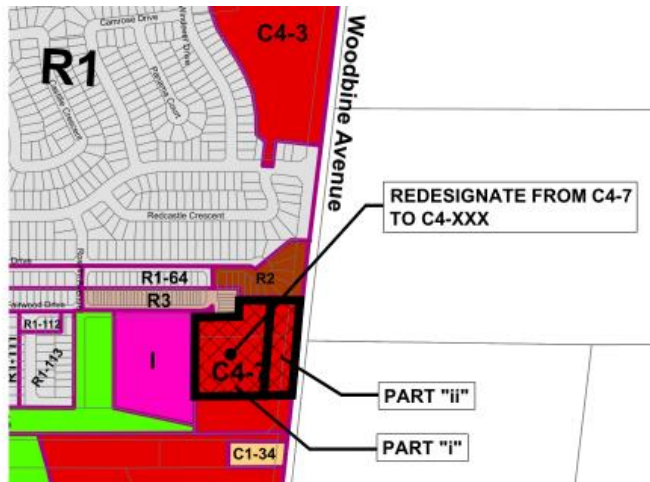
- Site Specific to permit 70 Townhouse Units

Existing Keswick Secondary Plan Designation:

- Commercial / Employment

Proposed Designation:

- Site Specific to permit 70 Townhouse units and 2 commercial units



Adjacent Land Uses

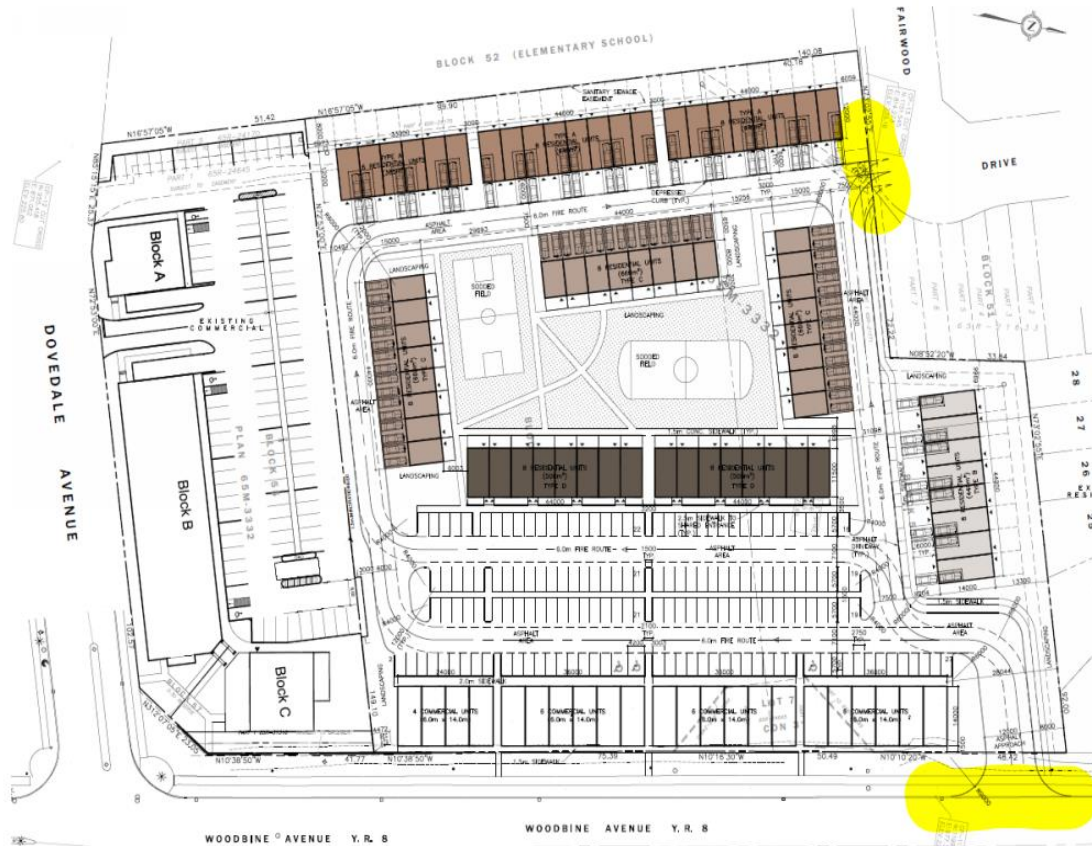
- **North** – Residential (detached single family homes and townhouses)
- **East** – Woodbine Ave., and beyond are agricultural lands (designated as part of Keswick Business Park)
- **South** – Commercial retail (Site Plan approved Commercial Plaza at the corner of Woodbine Ave. and Dovedale Dr.)
- **West** – Institutional (Fairwood Public School)



Access

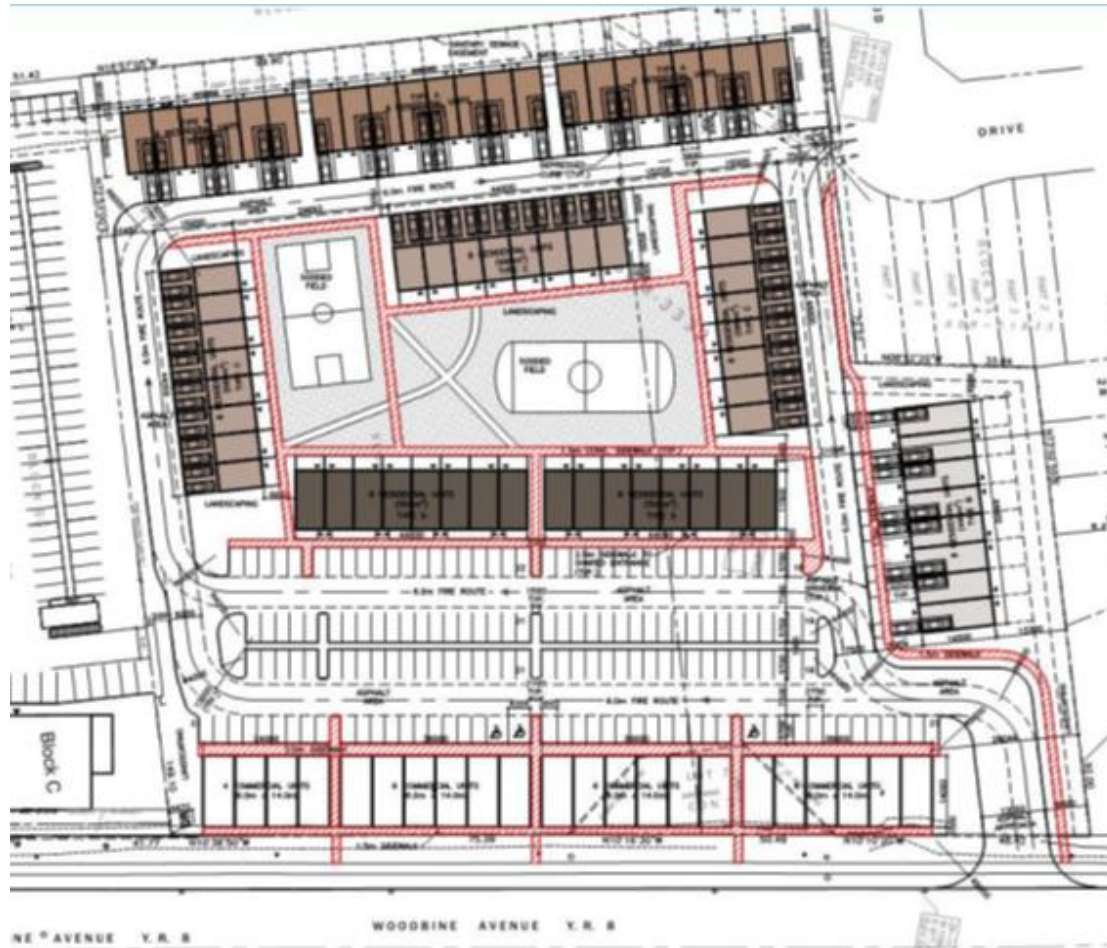
Site Access— full turn from Woodbine Ave.

Site Access— Fairwood Dr.



Pedestrian Circulation

- The proposed plan provides a network of 1.5 meter sidewalks and pedestrian pathways throughout the development
- The development will implement TDM strategies that will encourage walking, cycling and the use of transit among residents, visitor and retail use employees.



Conclusion

- In general compliance with Provincial, Regional and Local policies
- Transition of Uses
- Compatibility with adjacent land uses
- Sensitive and high quality urban design/built form
- Mix of uses
- Provision of park/open space
- Provision of housing diversity
- Well connected to transit and other transportation networks
- Efficient use of existing infrastructure and public service facilities
- Compact design contributing to a sustainable community
- Pedestrian connectivity
- Townhomes to provided at affordable pricepoints