

THE CORPORATION OF THE TOWN OF GEORGINA

COUNCIL ADDENDUM

Wednesday, March 1, 2017
7:00 PM

11. PUBLIC MEETINGS

(1) STATUTORY MEETING(S) UNDER THE PLANNING ACT OR MEETINGS PERTAINING TO THE CONTINUATION OF PLANNING MATTERS

(7:30 p.m.)

- (A) Applications to Amend the Official Plan and Zoning By-law 500
BLUE SERENITY HOLDINGS LTD.
Part Lot 12, Concession 3 (NG), Registered Plan 65R-9013,
Part 3, 4 Ley Blvd.
AGENT: MMM Group Ltd. c/o Larysa Dubicki

Report No. DS-2017-0010

Additional Correspondence:

Pages 1-2

- Wally Metherall and family in support of the application
Page 3
- R. Nischal, owners of vacant land on Ley Blvd, in support of the application
Page 4
- Todd and Brenda Lee clarifying that 4 Ley Blvd. Suite 1, is in fact one unit

Petition:

Page 5

- Petition in support of "6 units within the existing building and leaving the decks as they are..."

(7:30 p.m.)

- (B) Application to Amend Zoning By-law No. 500
DEYRIL BLANCHARD & 703616 ONTARIO INC.
Part Lot 14, Concession 3 (NG), n/s Church Street
AGENT: HBR Planning Centre c/o Howard Friedman

Report No. DS-2017-0016

Additional Correspondence:

Pages 6-7

- Michael Smith, Planning Consultant, on behalf of Starlish Homes Corp, owner of lands to the immediate north-west, in general support of the application

Jan 30 2017

To whom it may concern.

It is my understanding that the owner of 4 Ley Blvd has made an Official plan application for 6 units at 4 Ley Blvd.

The need for additional, legal and well cared for residential units in excellent, accessible locations is so evident in our Community, it goes without speaking.

My position has not changed since I wrote a supporting letter in September 2013 (attached) and testified at the subsequent OMB hearing.

The OMB hearing was completely uncalled for, unnecessary, and a significant expense to taxpayers and the owner of the building.

The presiding Member at the OMB hearing commented multiple times during the deliberations, that the proposed increased uses were quite conservative given the configuration, size of existing suites, coverage, situation and location of the building.

When coupled with fact that the owners ask for 6 or possibly more units falls well within every possible planning parameter, anyone could support it. I do.



Wally Metherall and family



www.remaxlandmark.ca

With regard to 4 Ley Blvd

From: Wally Metherall and The Metherall Family Date Sept 6, 2013 Phone 905 476 4111

I would like to comment on 4 Ley Blvd. I reside at 28 Ley Blvd.

I have had knowledge of the increase in units being proposed for 4 Ley Blvd for some time.

I fully support any increase in units in the building, as it can accommodate up to 6 units or more comfortably. It also clearly speaks to helping the need in our community for quality adult rentals. Town Staff and Council recently approved an accessory apartment bylaw as a result of this need.

People reside at 4 Ley for many reasons and others in close proximity do as well. They are close to amenities like multiple bus routes, doctors and pharmacy, a convenience store, Stephen Leacock Centre and so on. The access to multiple bus routes within a 1 minute walk from the building, has demonstrated that the need for any vehicle is required, and thus parking. People without vehicles for the most part reside in units close to amenities like these.

Therefore it is illogical to me, to object or not support something that is defined and controllable. An additional 2 or 3 units in 4 Ley Blvd will likely not have additional further impact the traffic on Ley Blvd and all the spinoff issues associated with it.

It is however, very likely and highly probable, that as the population of Keswick inherently grows, so will the traffic throughout Keswick and more specifically, up and down Ley Blvd, going to the 2 businesses at the top of the street where I reside. This is not defined and controllable. It is imminent.

It is on this basis that I support the proponent's addition of 2 or more units.

I respectfully request that Staff and Council give full support for 2 additional units, with no additional parking requirements for a period of time, long enough to truly measure it – let's say 3 years. It has already been demonstrated and proven over the years that parking as defined by policy and standards is clearly not needed in unique locations throughout the town, this one included. Vehicles are for the most part not needed due to multiple bus route access 1 minute away. I can't recall more than 2 vehicles parked there consistently over night or any extended period of time.

In the event it is proven that additional parking is in fact required, then I am quite confident that the owners and managers will willingly cooperate to achieve what is then proven to be needed.

As I may not be able to attend the next Public meeting, I have no objection to this being filed and read there to support the initiative, as if I were present.

Thank you _____

Wally Metherall

RE/MAX® Landmark Realty Inc., Brokerage
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Jan 23 2017

To Whom it may concern

My family owns *VACANT LAND* on Ley Blvd between it, and Mel's lane. I know the property at 4 Ley Blvd well.

I was approached by the owners in February 2013 for a letter of support for 6 units then, which I provided.

I have since learned of the lengthy and arduous process the owners have been through, via a temporary by-law to demonstrate that increased units, much needed units in fact, are possible and don't impede anyone .

My position has not changed since my letter of support in February 2013. I encourage Council to provide the owner an OPA and R-3 for 6 units.

Thank you,


R Nischal

FEB 23/2017

Feb 27 2017

To whom it may concern:

I'm writing this letter to clarify that, Suite 1, 4 Ley Blvd., Keswick is in fact one unit and not two, as you may have been lead to believe.

The Town report prepared for Council's March 1, 2017 discussion is not accurate and represents something that does not exist. That is not a fair depiction of us, nor the manager and owners who have applied for 6 units, which everyone in this building and across the street support among others.

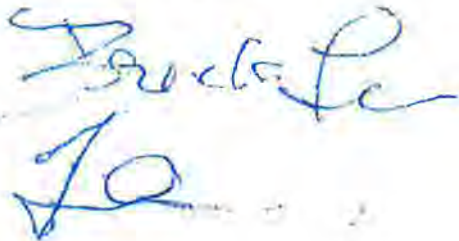
My name is Brenda Lee and my husband Todd and I have lived in this unit for ten years. It is not and never has been two units. It would be impossible to be two units since there is only one kitchen, no bedroom in the lower level and no door separating the lower and upper levels.

I did tell a Town Inspector that I thought there was a stove plug in a room in the upper level, which could have lead her to believe this could be two units, however, I now believe it's actually a dryer plug. This makes more sense since there was a washer drain pipe near the plug. This room can't be a kitchen, it can't accommodate kitchen cupboards due to the slope of the ceiling.

We also understand that there may be accusations from neighbors that there are six units in this building instead of the four that are permitted. We are very disturbed by these accusations. The owners of this building are upstanding, law abiding and very respected members of this community who would not break the law to make a few dollars!

Inspectors have been through this building more times than I care to count - they know the truth. There are only four units occupied in this building - PERIOD. Any concerned parties are more than welcome to come inspect for themselves, including the complainants, to verify this.

Todd and Brenda Lee



We have no objection to 6 units within the existing building and leaving the decks as they are since they are not affecting anyone, AT 4 LEY BLVD., KESWICK

	NAME	ADDRESS	SIGNATURE	DATE	PHONE
1	BRENDA LEE	4 LEY BLVD. KES	Brenda Lee	DEC 5/16	905-535-0792
2	AMANDA LEE	4 C LEY BLVD. KES	Amanda Lee	DEC 5/16	(905) 535-0080
3	John Castle	4 C Ley Blvd Kes	John Castle	" " "	289 231 6196
4	Candice Lohonen	4 A Ley Blvd Keswick	Candice Lohonen	DEC 10, 2016	289-231-1705
5	Chris Lohonen	4 A Ley Blvd KES	Chris Lohonen	"	289-231-8588
6	TOOD LEE	4 LEY BLVD KES.	Tood Lee	DEC. 9/16.	905 535 0770
7	Keith Wallace	B4 Ley Blvd Keswick	Keith Wallace	Dec 10/16	289-264-4120
8	Katrina Rozema	B-4 Ley Blvd, Keswick	Katrina Rozema	Dec. 10/16.	289-264-4220
9	GERT CARR	7 LEY BLVD KESWICK	Gert Carr	Dec 10/16	905 535 7050
10	Tom Ciszewski	7 LEY BLVD Keswick	Tom Ciszewski	Dec 1/16	905 535 7050

Michael Smith

Planning Consultants;
Development Coordinators Ltd.

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February 27, 2017

Our File No. 1095-00

Ingrid Fung, Junior Planner
Planning Division
Development Services Department
Town of Georgina
26657 Civic Centre Road
Keswick, ON, L4P 3G1

Dear Ms. Fung:

Re: Public Meeting – Town File No. 03-1099
Deyril Blanchard and 703616 Ontario Inc.
N/S Church Street, Keswick
Part Lot 14, Concession 3 (N.G.)

This letter is being submitted on behalf of Starlish Homes (BT) Corp. owner of lands to the immediate north-west of the lands noted above. Starlish Homes is developing a plan of subdivision on its lands. Significant funds are to be expended for infrastructure on its subdivision and it may be that the subject lands will benefit from this infrastructure. While my client is generally supportive of the proposed zoning by-law amendment, it respectfully requests that the Town impose the appropriate cost sharing requirements prior to final passing of an amending by-law (i.e. through a servicing agreement and the use of a holding zone by-law provision).

Section 9.1.7.4.5 Developers Group Agreements of the Keswick Secondary Plan provides:

- a) *Prior to the final approval of any large scale development involving a number of landowners, the Town may require that landowners with applications for development enter into an agreement or agreements to address the sharing of common costs of development.*

The subject land is located on the north side of Church Street in an area where large scale development is proposed involving lands owned by my client and, in future, lands currently owned by the Draper family. The applicant's lands would form part of this overall development.

In conclusion, my client would like to meet with the proponent, and the Town, as may be required, to ensure that any infrastructure costs are equitably and fairly divided among the benefitting landowners.

Please notify Starlish Homes (BT) Corp. and myself of any future public meetings related to this matter.

Yours truly,

A handwritten signature in blue ink that reads "Michael R. Smith". The signature is written in a cursive, slightly slanted style.

Michael Smith, MCIP, RPP.
Planning Consultant

- c. Joran Weiner, Starlish Homes (BT) Corp.
 Howard Friedman, HBR Planning