

THE CORPORATION OF THE TOWN OF GEORGINA

COUNCIL AGENDA ADDENDUM #2

Wednesday, August 9, 2017
7:00 PM Session

11. PUBLIC MEETINGS

- Pages 84-149** **(Evening Session; 7:30pm)**
- (B) Application for Draft Plan of Subdivision, Draft Plan of Common Elements Condominium and Zoning By-law Amendment
CICCIO ENTERPRISES LTD., c/o Frank De Francesco
Plan 247, Part Lot 6 and Plan 247, Part Lot 6, Plan 65R-36878, Part 1,
895 Lake Drive East & West Half of 2080 Metro Road North
AGENT: Michael Smith of Michael Smith Planning Coordinators
- Report No. DS-2017-0087

Additional Correspondence:

- Daryl Urquhart providing comments and concerns respecting the proposed development at 895 Lake Drive East and 2080 Metro Road North

Comments re: proposed development at 895 Lake Drive East, and west half of 2080 Metro rd. N. Part lot 6, Plan 247. File # :01.145(SUB) 01.145(condo) & 03.1109(ZBA)

August 4th. 2017

1. Traffic congestion on Lake Drive will be increased with the main entrance and exit point being onto Lake Drive. Consideration for a Metro Rd. exit entrance should be undertaken allowing for half of the units to use Metro and half to use Lake drive with a soft barrier in the middle to allow for emergency access when required. One half of the development should have an 895 Lake drive east address and the other should have 2080 Metro as the base address.
2. Condo density is too high and should be reduced to two Semi detached and 16 town homes. The increased square footage per lot will allow for larger floor plans on each level and thus fewer levels and lower height.
3. The development units should not be built as or become subsidized housing units for low income renters. Multiple family or "sub let" unit rentals should not be permitted. (one family per unit limit).
4. The units should be designed to serve the seniors market. ie, reduced number of levels(minimum stair case requirements). Ground level main entrances should be standard in the design.
5. A portion of development fees (for all multiple dwelling development plans in Georgina) should be allocated directly to the Jackson's Point harbour re development undertaking.
6. Has the sewage allotment been determined? If not, when would this be done.
7. What are the towns / regions requirements for development on this site?
8. What assurance is there that the developer can meet the requirements?
9. What assurances are there to show that a completion of the development is realistic in a reasonable period of time? (2 years)