

**APPLICATIONS FOR
DRAFT PLAN OF SUBDIVISION,
DRAFT PLAN OF COMMON ELEMENTS
CONDOMINIUM, AND
AMENDMENT TO ZONING BY-LAW NO. 500 &
ASSOCIATED APPEALS TO THE LOCAL PLANNING
APPEAL TRIBUNAL**

**CICCIO ENTERPRISES LTD. c/o FRANK DE FRANCESCO
895 LAKE DRIVE EAST**

August 15, 2018

Town of Georgina

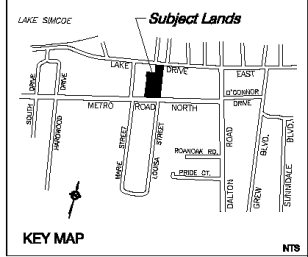
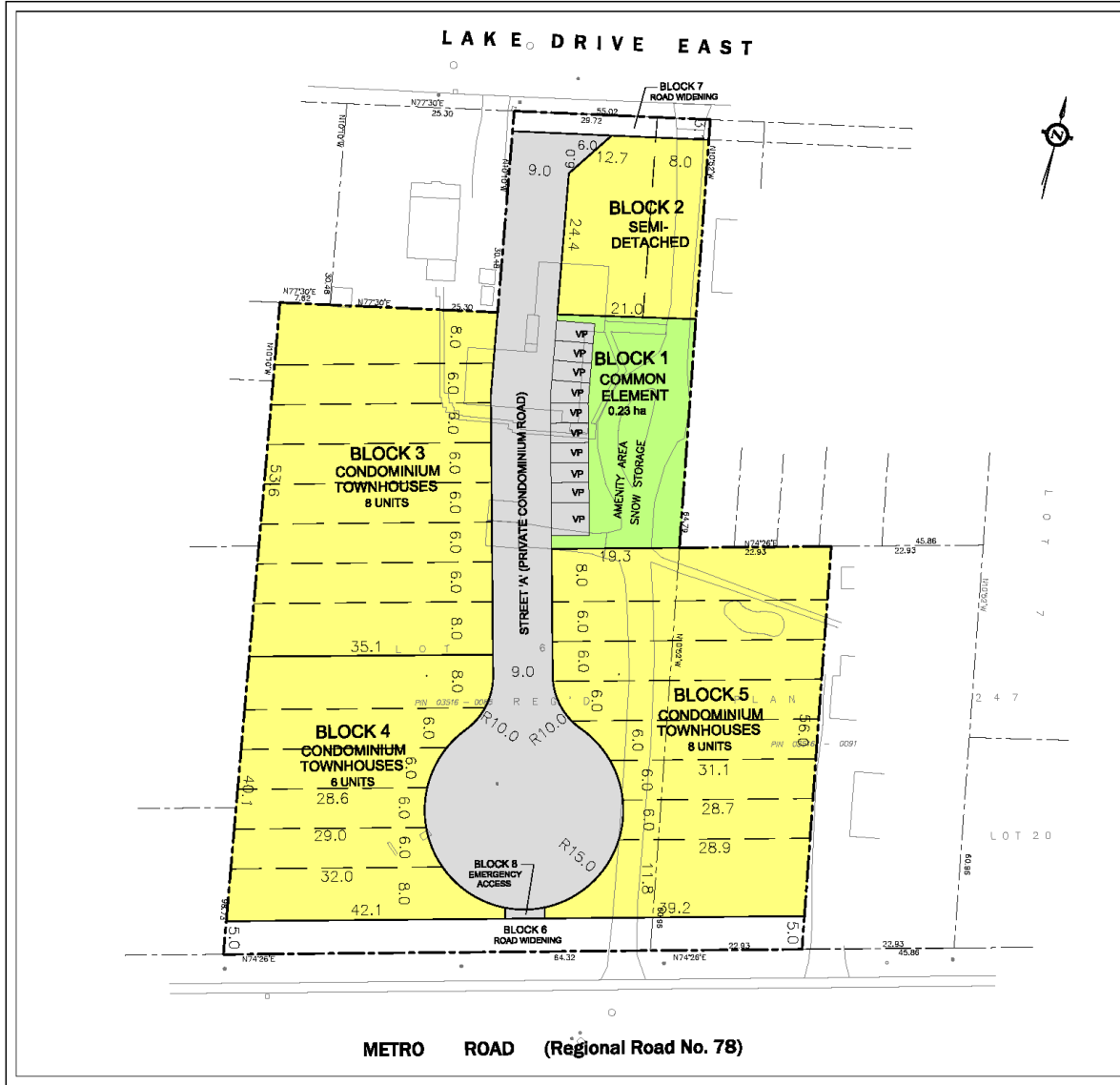


GEORGINA

REPORT NO. DS-2018-0103

FILE NOS.: 01.144, 01.145 & 03.1109

LPAT NOS: PL 180285, PL180286, PL 180287



LAND USE SCHEDULE

LAND USE	LOT & BLOCK No.	UNITS	AREA (ha)
COMMON ELEMENT	1	1	0.23
SEMI DETACHED RESIDENTIAL	2	2	0.09
CONDOMINIUM TOWNHOUSES	3-5	22	0.51
ROAD WIDENINGS	6-7		0.06
EMERGENCY ACCESS	8		0.01
TOTAL		24	0.88

BENEFICIAL OWNER'S AUTHORIZATION

I, Clark Enterprises Ltd, being the Beneficial owner of the subject lands, hereby authorize MICHAEL SMITH PLANNING CONSULTANTS DEVELOPMENT COORDINATORS LTD. to prepare and submit the Draft Plan of Subdivision for approval.

Frank DeFrancesco Date
on behalf of Beneficial Owner

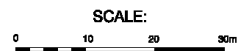
SURVEYOR'S CERTIFICATE

I hereby certify that the boundaries of the lands to be subdivided as shown on this plan and the responsibility for the subject lands are accurately and correctly shown.

E.R. Gordon G.L.S. Date

INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT

- a. shown on draft plan
- b. shown on draft plan
- c. shown on draft plan
- d. refer to land use schedule herein
- e. shown on draft plan
- f. shown on draft plan
- g. shown on draft plan
- h. water supply available
- i. 20% avg
- j. shown on draft plan
- k. water, sanitary sewer, storm sewer & electrical
- l. none



DRAFT PLAN OF SUBDIVISION

CICCO ENTERPRISES LTD. c/o FRANK DEFRANCECO
895 LAKE DRIVE EAST AND 2080 METRO ROAD NORTH

PART OF LOT 8
REGISTERED PLAN 247
TOWN OF GEORGINA
REGIONAL MUNICIPALITY OF YORK

DATE: 12/09	ISSUED BY: MRS	DATE OF: VT
REV: 24, 2016	PLANNING CONSULTANTS DEVELOPMENT COORDINATORS LTD.	
Michael Smith		
Shedding Number:		1065-00

IDENTIFIED ISSUES

- Density
- Entrance on Lake Drive / Traffic Impacts
- Compatibility
- Visitor Parking



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LAKE DRIVE EAST



METRO ROAD NORTH

NOTE: EXTERNAL DRAINAGE AREAS ARE BASED ON ADDITIONAL PHOTOGRAPHIC INFORMATION AND FIELD RECONNOISSANCE.

EXISTING CURBLINE TO BE REMOVED AND REPLACED WITH NEW ASPHALT CURBLINE

LAKE DRIVE EAST



NOTE: EXTERNAL DRAINAGE AREAS ARE BASED ON ADDITIONAL PHOTOGRAPHIC INFORMATION AND FIELD RECONNOISSANCE.

EXISTING COLLECTOR TO BE REMOVED AND REPLACED WITH NEW 15" DIA. 10' LONG

LAKE DRIVE EAST

3 FREEHOLD
TOWNHOUSE UNITS

21 COMMON
ELEMENTS
TOWNHOUSE UNITS

NOTE: EXTERNAL DRAINAGE AREAS ARE
BASED ON ADDITIONAL SURROUNDING
INFORMATION AND FIELD RECONNOISSANCE.

METRO ROAD NORTH

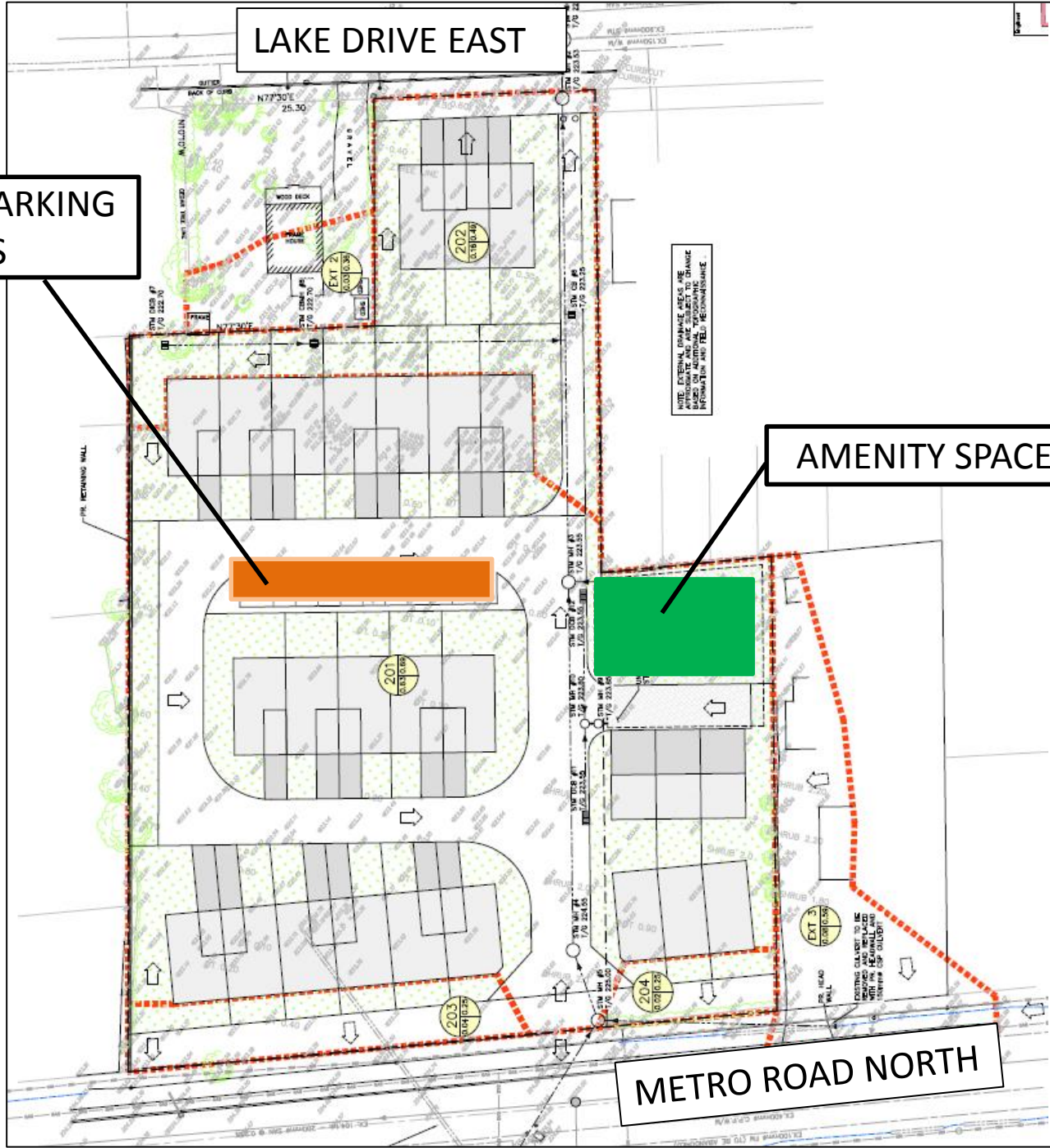


LAKE DRIVE EAST

11 VISITOR PARKING SPACES

AMENITY SPACE

METRO ROAD NORTH



NOTE: EXTERNAL DRAINAGE AREAS ARE BASED ON ADDITIONAL PHOTOGRAPHIC INFORMATION AND FIELD RECONNAISSANCE.

EXISTING COLLECTOR TO BE REMOVED AND REPLACED WITH NEW 12" DIA. 15' SPAN

EXISTING WALL TO BE REMOVED AND REPLACED WITH NEW 12" DIA. 15' SPAN

DENSITY



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DENSITY

- Agent contends that it is appropriate to interpret the 'Jackson's Point / Lake Drive Centre' designation extends across entire property
 - No definitive feature on site to form designation boundary
 - Orientation of site is similar to the rest of the Centre designation
 - Current I zone permits uses similar to those permitted in the Centre designation
 - Proposed use completes the west end of the Centre and does not negatively impact the surrounding community
 - Functionally part of the Centre; walkable distance



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DENSITY

- Based on this interpretation, a maximum of 24 dwelling units are permitted
- Proposing 24 units



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ACCESS TO LAKE DRIVE / TRAFFIC IMPACTS

- Relocated entrance to Metro Road North
- Traffic Impact Study notes no significant impacts



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COMPATIBILITY

- Landscape buffer along western boundary
- Increased side yard setbacks
- Removed vehicular traffic from Lake Drive East while providing a pedestrian connection to the Centre



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VISITOR PARKING

- Increased the ratio of visitor parking to dwelling units
- Central location



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DEPT & AGENCY COMMENTS

- Georgina Fire Department
- LSRCA



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PUBLIC COMMENTS

- No comments received



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CONCLUSION & RECOMMENDATIONS

- Staff recommend Council endorse the revised applications
- Staff recommend that Council authorize Staff and the Town Solicitor to make minor modifications to the submitted documents in response to any subsequent comments



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LAKE DRIVE EAST



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METRO ROAD NORTH