GEORGINA

APPLICATIONS TO AMEND ZONING BY-LAW NO.500

2603235 Ontario Limited (o/a Eih Developments)
117 Spring Road, Keswick

Statutory Public Meeting

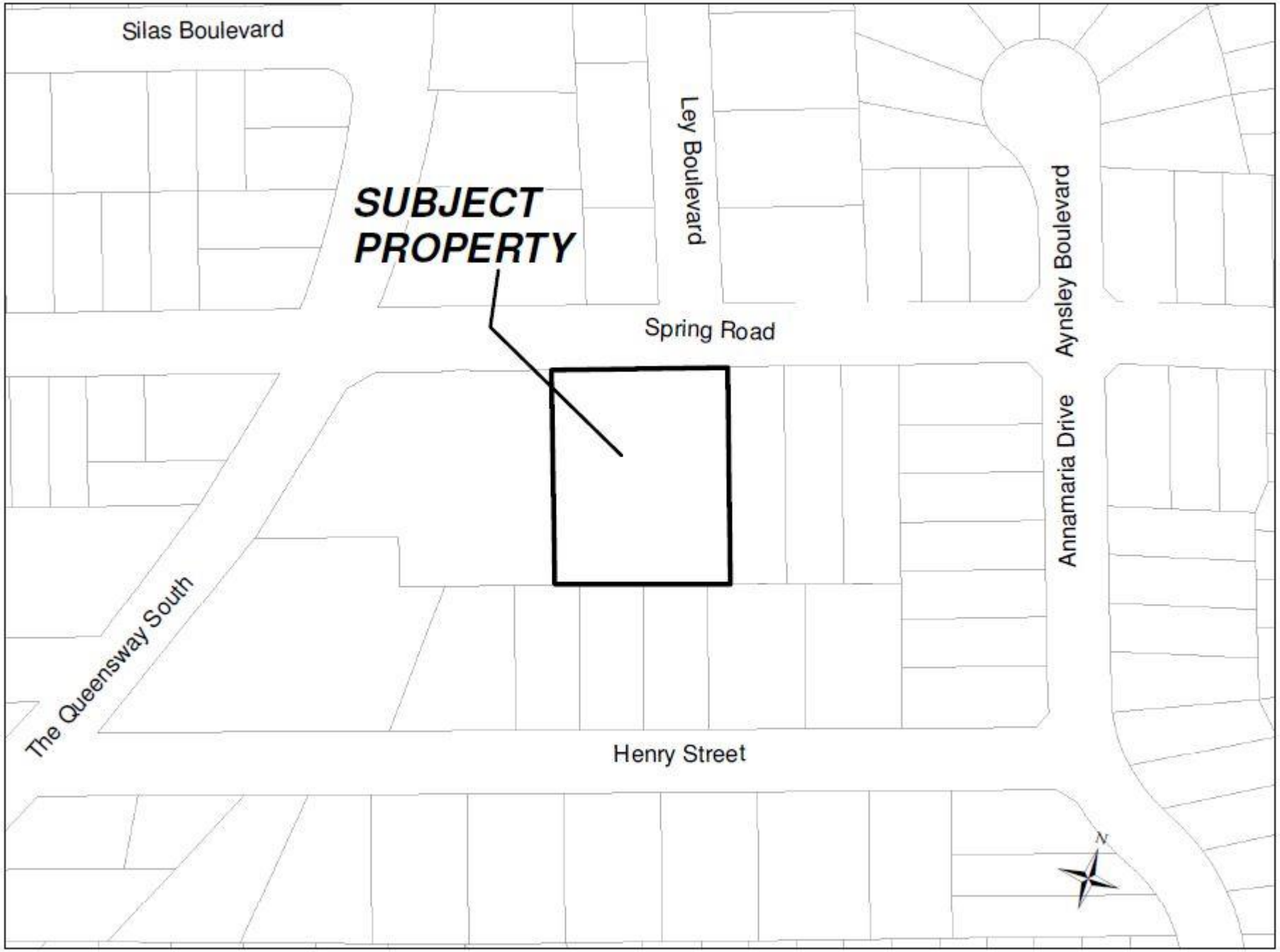
February 27, 2019

Town of Georgina

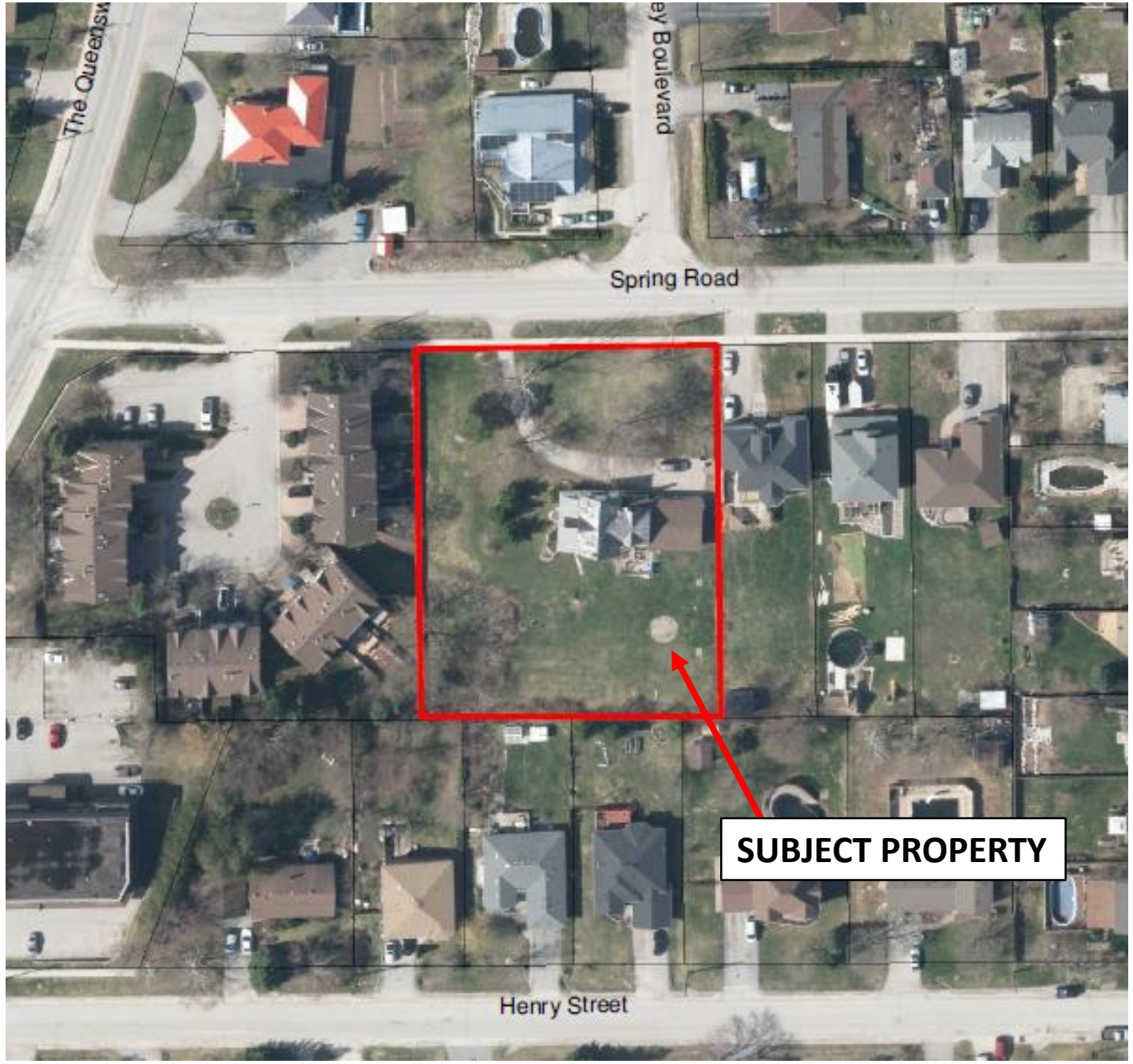
Application 03.1130

Report No: DS-2019-0007

KEY MAP


Silas Boulevard
Ley Boulevard
SUBJECT PROPERTY
Spring Road
Aynsley Boulevard
Annamaria Drive
The Queensway South
Henry Street
N

AERIAL MAP


The Queensw
ey Boulevard
Spring Road
SUBJECT PROPERTY
Henry Street

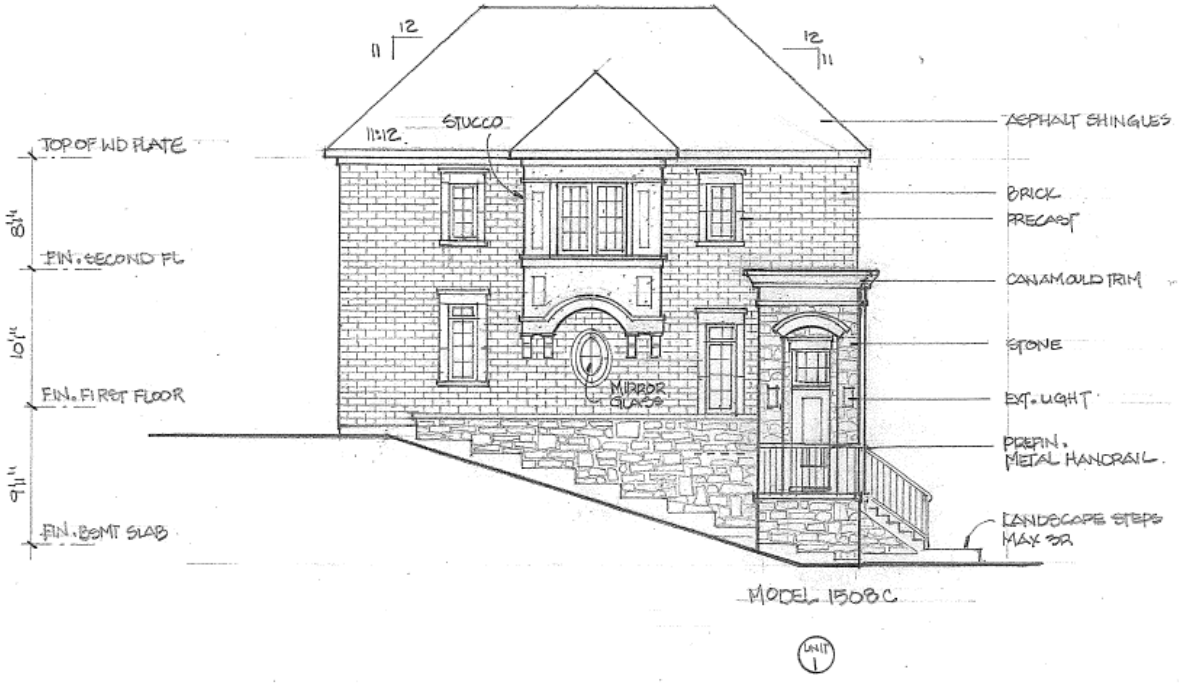
STREETVIEW & SLOPE

SITE PLAN

BLOCK 1
BLOCK 2
BLOCK 3
BLOCK 4
MODEL 1509C
MODEL 1401
MODEL 1401
MODEL 1503E
MODEL 1503E
MODEL 1401
MODEL 1401
MODEL 1503E
MODEL 1662C
MODEL 1570
MODEL 1570
MODEL 1570
MODEL 1570
MODEL 1618E
MODEL 1618E
MODEL 1570
MODEL 1570
MODEL 1618E
LAKE VISTA GARDENS
SPRING ROAD
LEY BOULEVARD
RETAINING WALL
N

ELEVATIONS

Blocks 1 & 2

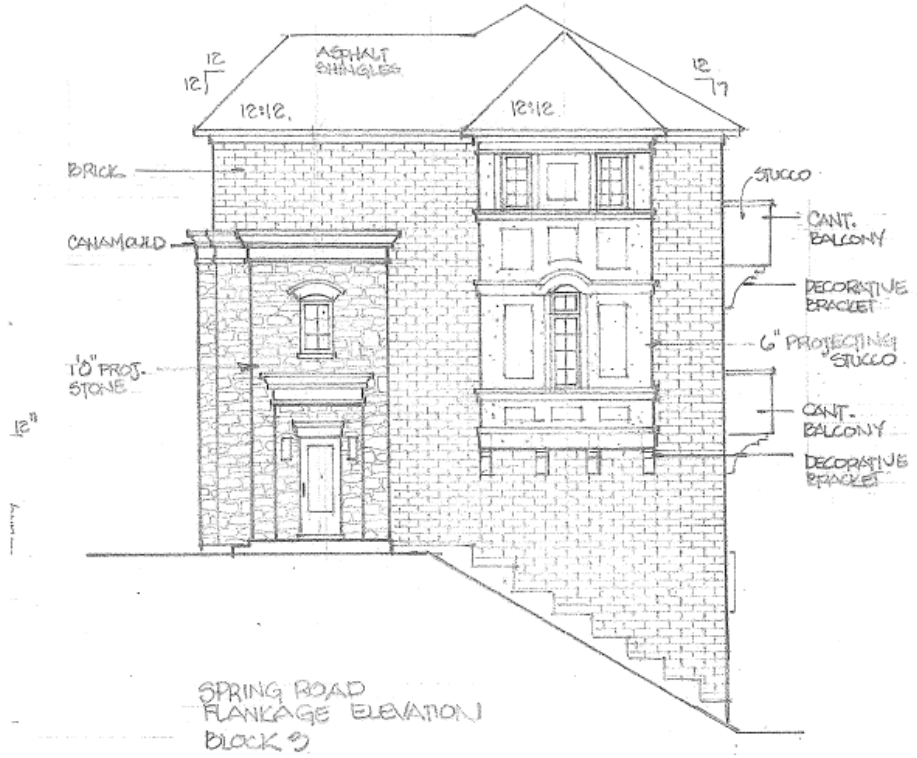


SPRING RD FLANKAGE ELEVATION
BLOCK 1

117 SPRING ROAD
Georgina , Ontario
Town homes

17-1387 1/8"=1'0" April, 2018

Blocks 3 & 4



SPRING ROAD
FLANKAGE ELEVATION
BLOCK 3

117 SPRING ROAD
Georgina , Ontario
Town homes

17-1387 1/8"=1'0" April, 2018

PROPOSAL

- Proposing to rezone the property from R1 to R3-XX in order to permit townhouses (freehold)
- The following provisions are also proposed to be included:

Zone Standard	Zoning Requirements for Townhouses (Freehold)	Proposed Zoning Standard
Lot Frontage	6.0 M (Interior Lot) 11.0 M (Corner Lot)	5.8 M (Interior Lot) 9.0 M (Corner Lot)
Lot Area	180.0 sq.m. (Two Walls Attached) 240.0 sq.m. (One Wall Attached) 330.0 sq.m. (Corner Lot)	142.14 M2 (Interior Lot) 173.93 M2 (End Unit)
Minimum Front Yard	6.0 M	4.6 M
Minimum Exterior Side Yard	5.0 M	3.0 M
Minimum Rear Yard	11.0 M	7.55 M
Minimum Interior Side Yard	2.0 M + 0.5 M for each additional storey above 1st. Nil setback between attached dwellings	1.2 M
Maximum Height	11.0 M	12.8 M

GEORGINA

KESWICK SECONDARY PLAN (KSP)

KESWICK SECONDARY PLAN (KSP)

- Urban Corridor 1
  - Promotes higher density development
  - Permits medium density development
  - Permits up to 60 units per net residential hectare
  - Promotes transit use

PROVINCIAL, REGIONAL & MUNICIPAL PLANS

- Consistent with the Provincial Policy Statement

- Complies with the Growth Plan, Greenbelt Plan, Lake Simcoe Protection Plan, York Region Official Plan, and the Keswick Secondary Plan.

PUBLIC COMMENT

- To date, no written submissions have been received from the public.

DEPARTMENT & AGENCY COMMENTS

- To date, no objections have been raised.
- Still outstanding comments to be received.

INITIAL STAFF ISSUES

- Maximum building height
- Privacy matters
- Zoning Standards
- Site function

CONCLUSION

- Future Report to Council to address:
  - Concerns raised by Staff
  - Outstanding department and agency comments
  - Any concerns raised by the public and/or Council at tonight’s meeting
  - Staff recommendations