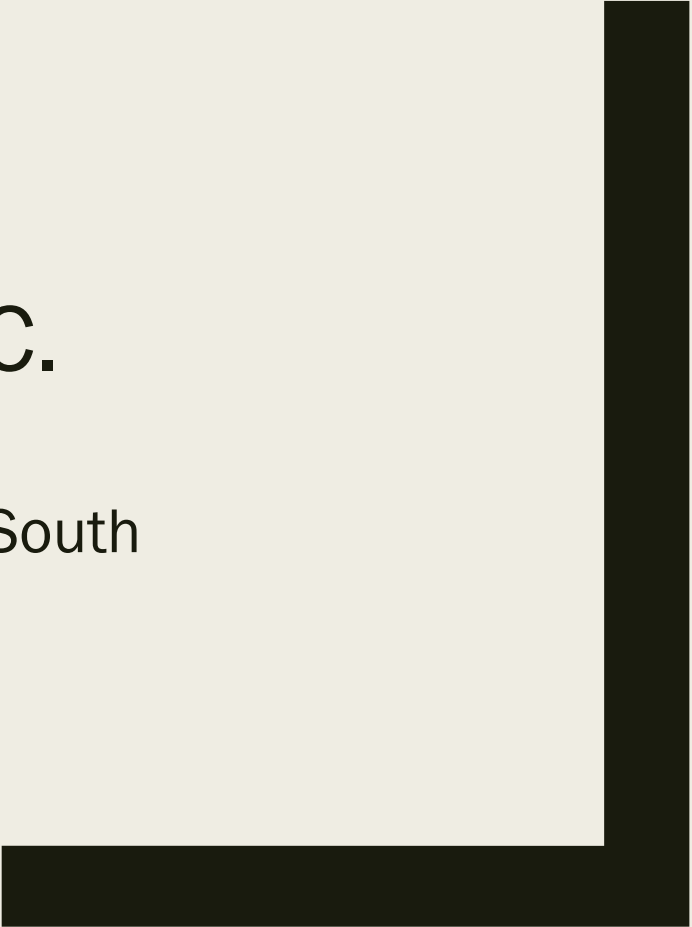




PUBLIC MEETING  
MAY 29, 2019  
SB DEVELOPMENTS INC.

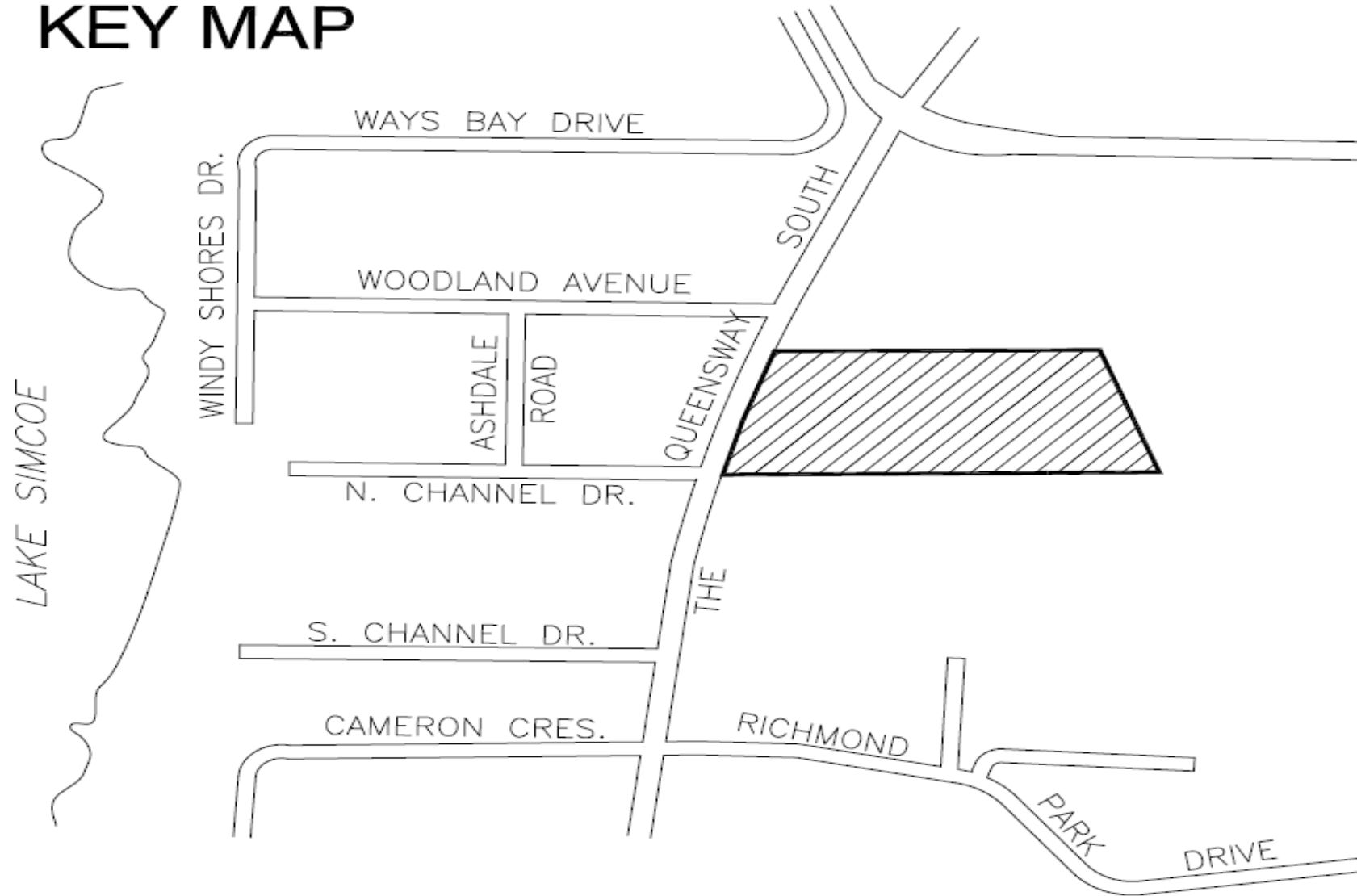
187, 189, 193 and 195 Queensway South  
Keswick



## Location and Size of Subject Property

- Located on east side of the Queensway South
- Mid-block between Morton Road and Richmond Park Drive.
- West of the Keswick Water Pollution Control Plant
- Opposite the South Channel Dr., North Channel Dr. and Woodlands Avenue neighbourhoods.
- 1.358 ha in area and 96.4 metres of frontage.

# KEY MAP



Subject Property

## Land Use and General Site Condition

- 187 and 189 Queensway South contain single family dwellings
- 193 and 195 Queensway South are vacant
- Site is generally flat sloping very gently from east to west towards Queensway South
- The KWPCP site to the east is characterized as an unevaluated wetland and significant woodland
- Woodland along rear and some individual tree stands and boundary trees

## Details of Proposed Development

- Proposed 61 – three-storey townhouses laid out in nine townhouse blocks ranging from 3 to 8 units
- Note originally proposed to be four-storey but owing in large part to soil conditions now three-storey with no basements.
- Two parking spaces in garage, allowing one of the two spaces for personal storage, and one functional parking space in the garage and one in the driveway.
- 18 visitor parking spaces provided.









## Applications Submitted

- Plan of subdivision
- Request for common element condominium exemption
- Zoning amendment required changing zoning from Transitional and General Commercial (C1-46) to Medium Density Urban Residential (R3) zone.



## List of Studies Undertaken in Support of Planning Applications

- Phase 1 Environmental Status Assessment – Sirati and Partners
- Hydrogeological Investigation Report – Sirati and Partners
- Preliminary Geotechnical Investigation – Sirati and Partners
- Preliminary Noise Investigation – Jade Acoustics

## List of Studies...con't

- Arborist Report – Riverstone Environmental
- Environmental Impact Study – Riverstone Environmental
- Odour Impact – DH Lyons
- Transportation Assessment – Mark Engineering
- Functional Servicing Report – F.F. Crozier
- Planning Justification Report, including draft zoning amendment and plans of subdivision and common element condominium - MSPCDC

# Keswick Secondary Plan – Maskinonge Urban Centre Designation

- Located within Maskinonge Urban Centre
- Objective to permit variety of uses, including medium and high density residential up to six storeys or 18 metres whichever is less.
- Tourist commercial uses, retail commercial, business and office uses, and institutional uses.
- Maximum density based on Floor Area Ratio method permits a gross building floor area based on 3.0 times the lot area, less road widening.
- Proposed development proposes a FAR of 1.75.

## Zoning Amendment Application

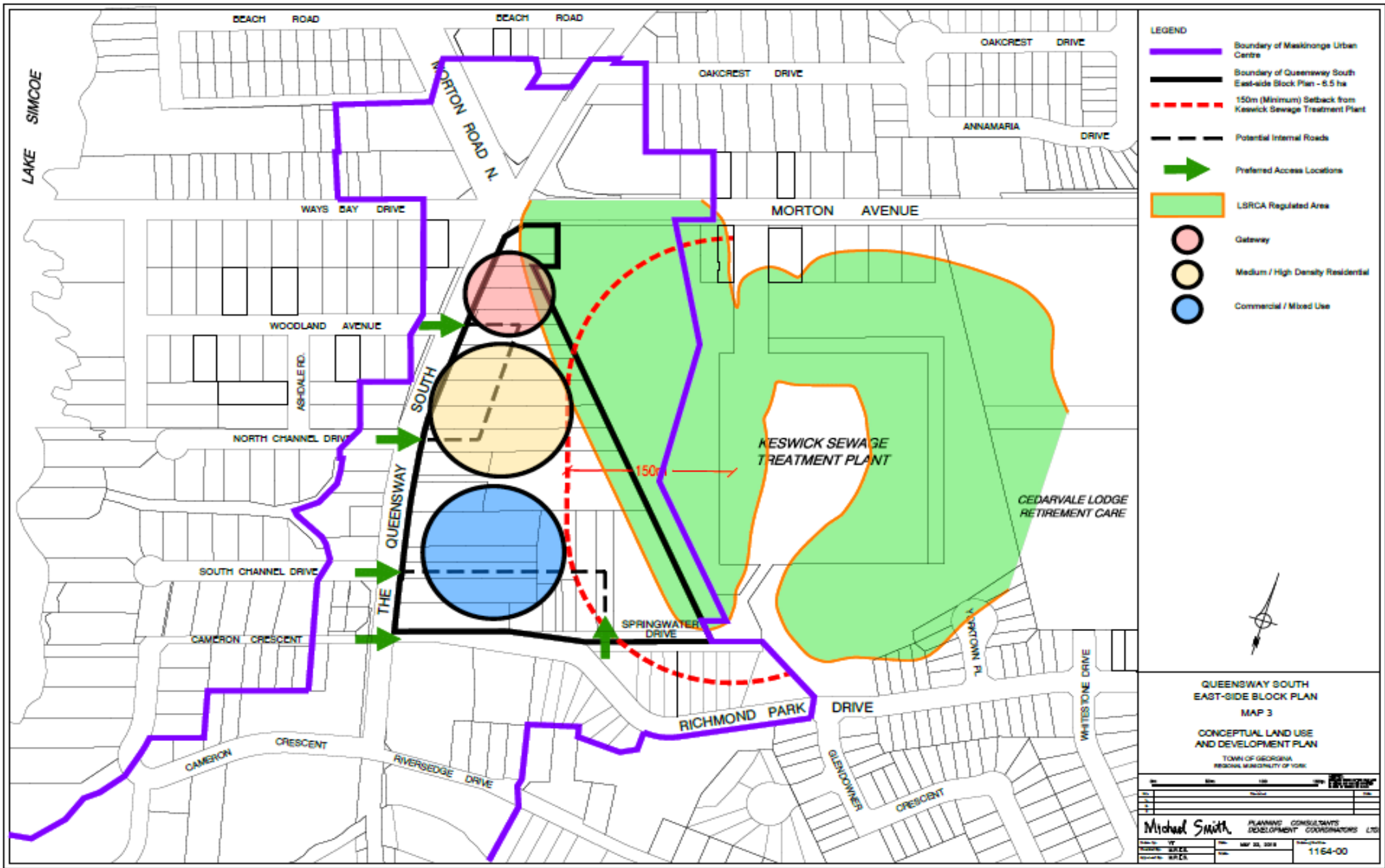
- Zoning Amendment is seeking a change to R3 zone, with special provisions as set out at page X of Planning Report
- Requirement for Holding (H) Zone pending clearance from Region on last instalment of sewage treatment capacity
- Holding Zone would be removed only after Regional confirmation on sewage capacity and subject to a Holding Zone Removal application



# Queensway South – East Side Block Plan

- *A Surrounding Land Use Compatibility and Urban Design Analysis* has been initiated for a portion of the Maskinonge Urban Centre which includes the SB Developments site.
  - East side of the Queensway South
  - Extends north from Richmond Park Drive and Springwater Drive to Morton Avenue.
  - KWPCP site on east limit
  - Queensway South the east limit.

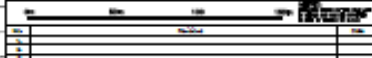




- LEGEND**
- Boundary of Maskinonge Urban Centre
  - Boundary of Queensway South East-side Block Plan - 8.5 ha
  - 150m (Minimum) Setback from Keswick Sewage Treatment Plant
  - Potential Internal Roads
  - ➔ Preferred Access Locations
  - LSRCA Regulated Area
  - Gateway
  - Medium / High Density Residential
  - Commercial / Mixed Use



**QUEENSWAY SOUTH  
EAST-SIDE BLOCK PLAN  
MAP 3  
CONCEPTUAL LAND USE  
AND DEVELOPMENT PLAN**  
 TOWN OF GEORGIANA  
REGIONAL MUNICIPALITY OF YORK



<b>Michael Smith</b>		PLANNING CONSULTANTS DEVELOPMENT COORDINATORS LTD
Scale: 1:1000	Date: MAY 26, 2018	Map No: 1164-00
Project: RPRC	Client: RPRC	Sheet: 1164-00

## Queensway South – East Side Block Plan Neighbourhood and Individual Meetings

- A neighbourhood meeting was held on April 15, 2019 at Stephen Leacock Centre
- An Individual meeting was held with the owner of the Queensway Marketplace on April 22, 2019
- Another meeting is planned with the owner of some of the properties fronting on Springwater Drive.



## Queensway South – East Side Block Plan ...Con't

- Generally, the landowners within the Block Plan area are supportive of redevelopment and intensification in the area.
- There are some concerns regarding traffic and drainage, and interface between existing commercial and residential uses.
- These matters be addressed in the Block Plan report

## Next Steps

- Staking exercise with LSRCA in June
- Complete Surrounding Land Use Compatibility Analysis and Urban Design Block Plan report
- Prepare architectural design guidelines
- Address second access request by Fire Department and realignment of southerly entrance as requested by Region

## Next Steps...Con't

- Address snow storage and garbage pickup
- Address visitor parking requirements
- Peer review of odour analysis