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APPLICATIONS FOR DRAFT PLANS OF SUBDIVISION AND COMMON ELEMENT CONDOMINIUM AND TO AMEND ZONING BY-LAW NO. 500

SB Developments Inc.

187 – 195 The Queensway South

Statutory Public Meeting

May 29, 2019

Town of Georgina

APPLICATIONS: 01.152, 01.153, 03.1140

REPORT NO: DS-2019-0067

BACKGROUND

- 187 and 189 The Queensway South owned by SB Developments Inc.
- 193 and 195 The Queensway South under agreements of purchase and sale
- Ongoing Zoning By-law Amendment (03.1086) and Site Plan Approval application (B.1.371) on 195 The Queensway South for a multi-residential building

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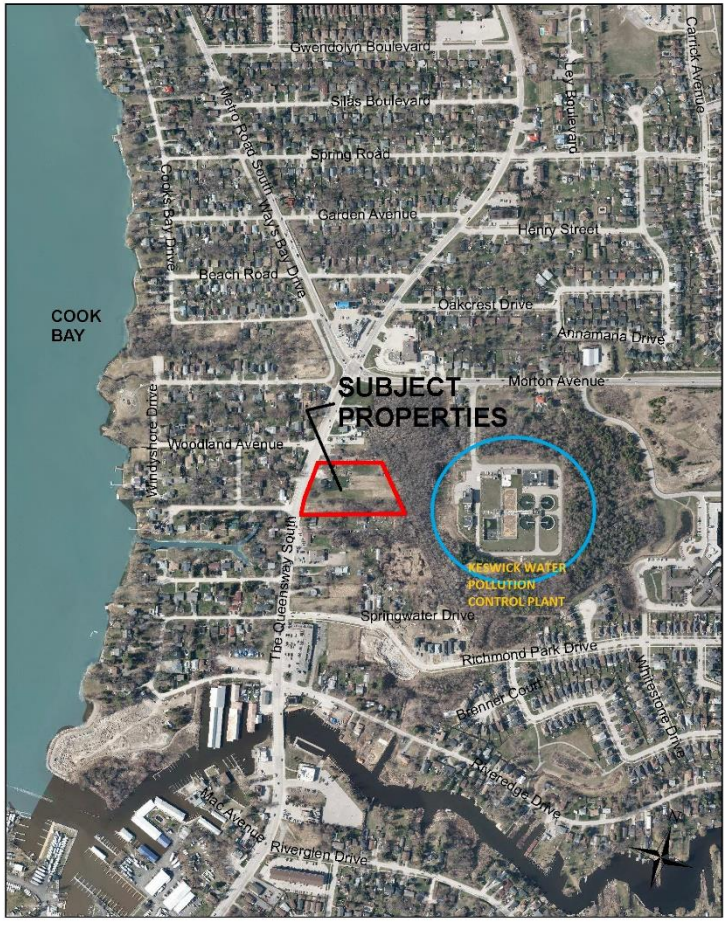
ZONING PROPOSAL

- Rezone subject property to R3-XX and OS-XX zones
- R3-XX will:
  - Reduce minimum lot frontage, lot area, and yards
  - Increase maximum lot coverage and height
  - Change frontage for Block 1 and 2
  - Restrict the height and location of fencing
- OS-XX will:
  - Restrict uses to forestry and conservation uses

KESWICK WATER POLLUTION CONTROL PLANT (KWPCP)



PUBLIC COMMENTS

- 3 submissions
- Matters raised:
  - Height of water table
  - Flooding
  - Affordable housing
  - Traffic
  - Massing
  - Pedestrian use of adjacent properties

DEPT & AGENCY COMMENTS

- Subdivision conditions needed for Canada Post, Enbridge and Hydro One
- Stormwater, sanitary and water servicing comments from LSRCA and internal Town staff
- Dewatering must lower water table to 1 metre below lowest excavation level
- Secondary access is recommended. Fire break agreement is required.
- Environmental features need to be “staked out”
  - This will occur on June 13, 2019

DEPT & AGENCY COMMENTS

- Extent of vegetation protection zone
- Clauses in agreements of purchase and sale for noise and odour
- York Region and the LSRCA do not have the necessary expertise to review the submitted Odour Study
- Alignment and design of interior roads and proposed intersection with The Queensway South
- Tree compensation

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PLANNING DOCUMENTS

- Provincial Policy Statement, Growth Plan, Greenbelt Plan, Lake Simcoe Protection Plan, York Region Official Plan and Keswick Secondary Plan
- Consistency and conformity will be determined at a later date, pending receipt and addressing of relevant matters

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OUTSTANDING ISSUES

- Scale and intensity of townhouses
- Snow storage and garbage pickup
- Servicing
- Visitor parking
- Access and internal road design
- Peer review of Odour Study
- Surrounding Land Use Compatibility Analysis

RECOMMENDATIONS

- That Staff report further to Council following the assessment of all matters raised and once the applicant has addressed the relevant issues.

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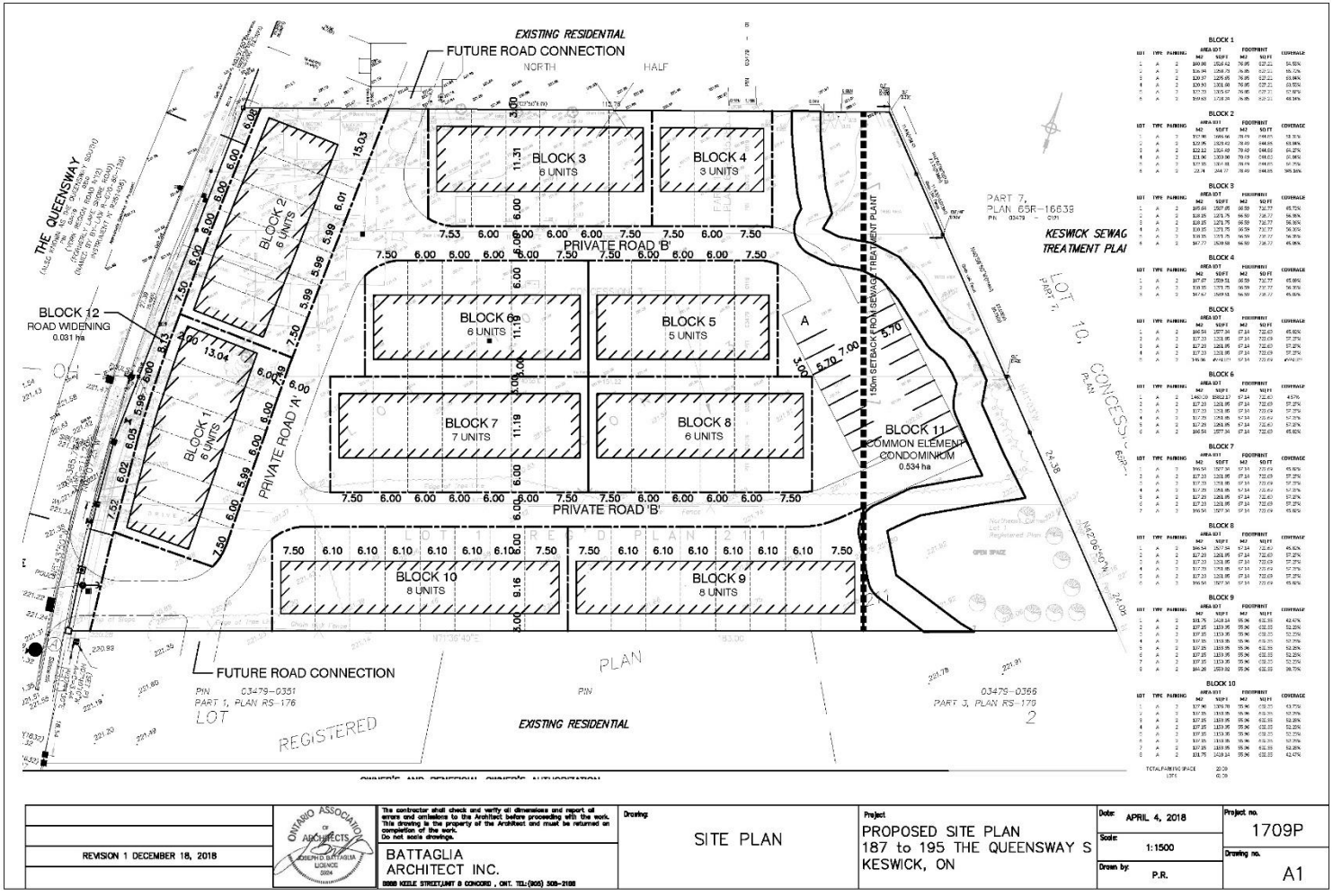
QUESTIONS?