



GEORGINA

**THE CORPORATION OF THE
TOWN OF GEORGINA
Council Minutes**

Date: Wednesday, November 11, 2020
Time: 7:00 PM

Members of Council

Present: Mayor Margaret Quirk
Regional Councillor Grossi
Councillor Waddington
Councillor Fellini
Councillor Neeson
Councillor Sebo
Councillor Harding

Staff Present:

David Reddon, CAO
Harold Lenters, Director of Development Services
Ryan Cronsberry, Deputy CAO
Tolek Makarewicz, Senior Policy Planner
Ingrid Fung, Planner II
Connor McBride, Planner II
Mamata Baykar, Deputy Clerk
Rachel Dillabough, Town Clerk
Carolyn Lance, Council Services Coordinator

1. CALL TO ORDER- MOMENT OF MEDITATION

"We would like to begin today's meeting by acknowledging that the Town of Georgina is located over lands originally used and occupied by the First Peoples of the Williams Treaties First Nations and other Indigenous Peoples and thank them for sharing this land. We would also like to acknowledge the Chippewas of Georgina Island First Nation as our close neighbour and friend, one with which we strive to build a cooperative and respectful relationship."

Council recognized the passing of Jack Sabath, a former staff member for the Town of Georgina.

2. ROLL CALL

As noted above

3. COMMUNITY ANNOUNCEMENTS

- Significance of Remembrance Day, once called Armistice Day, held on November 11th at 11:00am, being the date and time the armistice agreement was signed that ended World War I, to honour the men and women who have served and continue to serve Canada during times of war, conflict and peace-keeping and those who have made the ultimate sacrifice.
- Town of Georgina Movember team has raised over \$4,300 on behalf of prostate cancer, testicular cancer and mental health; special recognition give to Councillor Fellini who has raised \$1,100 to date
- Saturday, November 14th, Salvation Army Kettle Drive kickoff at Zehrs
- 2021 budget days on December 1st and 2nd, draft budget available online, the public may call or email both staff and Council members with questions

4. INTRODUCTION OF ADDENDUM ITEM(S)

Harold Lenters advised that an inadvertent error was made; the public notices for the reports indicated 7:30pm start times, while the meeting agenda commences at 7:00pm.

5. APPROVAL OF AGENDA

RESOLUTION NO. C-2020- 0354

Moved By Councillor Waddington

Seconded By Councillor Fellini

That the November 11, 2020 agenda be adopted as presented.

Carried

6. DECLARATION OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF

None.

7. ADOPTION OF MINUTES (None)

8. SPEAKERS

John Rogers, Chair of the Keswick Secondary Plan Review Committee, confirmed that the purpose of the Committee is to provide direction, guidance and recommendations as necessary regarding the Keswick Secondary Plan review documents and participate in public consultation through the process.

Moved By Councillor Neeson

Seconded By Councillor Waddington

That the Council meeting recess at 7:20pm.

Carried

The Council Meeting reconvened at 7:30pm

9. DELEGATIONS/ PETITIONS (None)

10. PRESENTATIONS (None)

12. REPORTS

1. Adoption Of Reports Not Requiring Separate Discussion

- a. Request for Extension of Draft Plan Approval and Modifications to the Conditions of Draft Plan Approval Draft Plan of Subdivision 19T-05G07 & 19T-05G08

935860 ONTARIO LTD., GREENVILLA (SUTTON) INVESTMENTS LTD., 2088556 ONTARIO INC., GREENVILLA DEVELOPMENT GROUP and 2708242 ONTARIO INC.

Part Lot 3, Concession 7 (G); n/s Highway 48

AGENT: Michael Smith Planning Consultants

Report No. DS-2020-0079

RESOLUTION NO. C-2020- 0355

Moved By Councillor Fellini

Seconded By Regional Councillor Grossi

1. That Council receive Report DS-2020-0079 prepared by the Planning Division, Development Services Department dated November 11, 2020 respecting a request for extension of Draft Plan Approval and proposed modifications to the Conditions of Draft Approval for Draft Plan of Subdivision 19T-05G07 and 19T-05G08.
2. That pursuant to Section 51(33) of the Planning Act, R.S.O., 1990, as amended, an extension to the approval for Draft Plan of Subdivision 19T-05G07 and 19T-05G08 be granted for a maximum of three (3) years, to expire on December 1, 2023.
3. That pursuant to Section 51(44) of the Planning Act, R.S.O., 1990, c.p. 13, as amended, the lapsing provision noted at the end of the Conditions of Draft Approval for Draft Plan of Subdivision 19T-05G07 and 19T-05G08 be amended to read "Pursuant to Planning Act, R.S.O., 190, c.p. 13, as amended, approval of this Plan of Subdivision shall lapse if final approval for registration has not been given by December 1, 2023, unless approval has been sooner withdrawn or the Town of Georgina has extended the duration of the approval."
4. That pursuant to Section 51(44) of the Planning Act, R.S.O., 1990, c.p. 13, as amended, a new Condition of Draft Approval for Draft Plan of Subdivision 19T-05G07 and 19T-05G08 is to be

added following Condition of Draft Approval 51. The new Condition of Draft Approval is to be number 51 (a) and is to read as follows:

- a. "The Owners of each respective property within Draft Plan of Subdivision 19T-05G07 and 19T-05G08 must pay all tax arrears for each corresponding property prior to the registration of any phase."

5. That pursuant to Section 51(47) of the Planning Act, R.S.O., 1990, c.p.13, as amended, written notice shall not be given as the changes to the lapsing provisions and Conditions of Draft Approval are considered to be minor.

6. That Planning Division Staff forward the revised Conditions of Draft Approval included as Attachment 7 to Report DS-2020-0079 to the applicant, their agent, the York Region Director of Community Planning and Development Services and to all other agencies for which the Town has imposed conditions of Draft Plan approval.

Carried

2. Reports Requiring Separate Discussion

None.

11. PUBLIC MEETINGS

1. Statutory Meeting(s) Under The Planning Act Or Meetings Pertaining To The Continuation Of Planning Matters

- a. Keswick Secondary Plan Review Special Meeting of Council under Section 26(3)(b) of the Planning Act and Proposed Release of Draft 1 of the Keswick Secondary Plan

TOWN OF GEORGINA

(7:36pm)

Report No. DS-2020-0041

Tolek Makarewicz explained that the Consultant will be providing an overview of Draft 1, followed by himself providing a presentation of the staff report on the agenda.

Ron Palmer, The Planning Partnership, Consultant, with assistance by **Jessica Krushnisky**, provided an overview of the draft secondary plan and the draft urban design and architectural control guidelines appended to the secondary plan. and immediate next steps.

- intention to release the draft of the KSP for public review following this presentation

- draft secondary plan begins with a vision statement and guiding principles, required to conform to the Region Official Plan and both the Region Official Plan and this Secondary Plan must conform with the Growth Plan for the Greater Golden Horseshoe and be consistent with the Provincial Policy Statement
- vision statement, principals and policies must be linked together to make the plan coherent and understandable. Create a mix of housing types, affordable housing, community identify and cohesion, resiliency and impacts of climate change
- responds to conformity and consistency with regional and provincial requirements
- must include new policies about additional dwelling units; new legislation allowing every single detached, semi-detached and townhouse unit to have an accessory apartment within the dwelling and a second additional dwelling unit within an accessory building that is detached from the dwelling unit; in effect, subject to appropriate regulatory regime, any existing single, semi or townhouse is permitted to have up to 3 dwelling units on a lot in an attempt to promote development of house forms that tend to be more affordable
- focus on multi-modal transportation, evolving role of Woodbine Avenue as a high density corridor
- new urban design and architectural control guidelines; general design policies, guidelines for the public realm regarding streets, parks, storm water management facilities, and private sector development elements of low-rise, mid-rise and high-rise built form and integration
- green infrastructure and buildings
- objectives and policies for a successful community
- next steps; public release of draft Keswick Secondary Plan for public and agency review, public workshop scheduled for December 3rd and launch of third online survey in December

Tolek Makarewicz reviewed a power point presentation discussing revisions that may be required to the Keswick Secondary Plan and requesting the release of Draft 1 as presented by the Consultant.

- pointed out an error on attachment '4', title indicates it is a 2002 aerial while it is actually a 2019 aerial

- creation of community-based vision statement and guiding principles
- creation of new Urban Design and Architectural Control Guidelines
- next steps; circulation of Draft 1, hold public workshop #3 on December 3, conduct online survey in the new year, provide summary report outlining activities completed and public comments
- recommend Council approve the receipt of the report and authorize the release of Draft 1 for formal agency review and comment

Keith MacKinnon, KLM Planning Partners Inc, representing several development companies for properties in South Keswick, expressed a concern with land use design concepts, particularly e/s The Queensway, north of Garrett Styles, identifying a significant area that could be within the Environmental Protection area

Michael Smith of Michael Smith Planning Consultants, Agent for Treasure Hill and Tribute Homes;

- Treasure Hill, north side of Church Street, expressed that a primary focus should be to complete partially built communities to achieve their maximum potential; Treasure Hill is in support of the Keswick Secondary Plan Update.
- Tribute Communities' Lakepoint Developments 50 unit Project on east side of The Queensway North, half way between Church Street and Old Homestead Road, east of The Queensway East Development Area, it believes the primary focus should be given to completing efficiently designed development which respects the protection of the environment and contribute to the overall betterment of the community. development will result in improvements of The Queensway North. In support of the Keswick Secondary Plan Update.

Faisal Rahman, 300 Metro Road North, indicated he was interested in the affordable housing mandate in the province, if updates are included in the Keswick Secondary Plan respecting the density and frontage requirements, as well as more information on sewage facility capacity.

Tolek Makarewicz;

- Lake Simcoe Protection section of the Draft Keswick Secondary Plan has been updated through conversations with the Conservation Authority

Ron Palmer;

- the issue of affordable housing is still a work in progress; the Province requires affordable targets but has not implemented a planning tool to allow communities to compel developers to build certain types of development.
- 'Inclusionary Zoning' tool provided by the Planning Act
- how to deliver affordable housing has been incorporated in the Keswick Secondary Plan
- attempting to increase the intensity and density of development in Keswick to promote a better transportation response and to improve opportunities for affordable housing
- municipalities are not empowered to focus development on specific purchasers such as retirees as that would be discriminatory but developments can be marketed toward retirement, special needs, etc.
- have included some encouragement policies for green building technologies

Harold Lenters advised that the plan needs to contain a balance of proposals and protection of features

RESOLUTION NO. C-2020- 0356

Moved By Councillor Waddington

Seconded By Councillor Fellini

1. That Council receive Report No. DS-2020-0041 prepared by the Planning Division, Development Services Department dated November 11, 2020, respecting Keswick Secondary Plan Review Special Meeting of Council under Section 26(3)(b) of the Planning Act and proposed release of Draft 1 of the Keswick Secondary Plan.
2. That Council authorize the release of Draft 1 of the Keswick Secondary Plan for public and agency review and comment in accordance with the requirements of the Planning Act.

Carried

Staff was requested to circulate the Draft Keswick Secondary Plan to Daniele Zanotti, President and CEO United Way for comments regarding the affordable housing section of the Plan.

- b. Review of Zoning Bylaw 500 in relation to Minor Variance Applications and the OS-36 Zone north of Ferncroft Drive, Keswick
TOWN OF GEORGINA (8:55pm)
Report No. DS-2020-0093

Ingrid Fung reviewed a power point presentation regarding the review of minor variance trends and propose possible amendments to Zoning Bylaw 500 in order to reduce the number of minor variance applications received and to review and propose possible amendments to the OS-376 zone north of Ferncroft Drive.

- reviewed front and rear lot lines, interior and exterior side lot lines, as well as yards being the area between lot lines and the nearest wall of any building
- majority of applications are in residential zones, 35% of variances are for single family dwelling zoning provisions under Section 6.1 for reduced setbacks and increased lot coverage, and 22% are for accessory structures under Section 5.1 for reduced setbacks and increased height of accessory structures
- a lot of development standards reflect the time the zoning bylaw came into force in 1994, the size of lots have become smaller over time; reduced setbacks, increased lot coverage, and increased height of accessory structures for lots greater than 660 square metres are being proposed to reflect the current development trends and provincial direction
- propose to regulate swimming pool setbacks in their own zoning section
- benefits to the proposed changes include increased useable space for property owners, matched standards according to lot sizes, updated provisions to conform with current development trends and provincial planning policies, and review of building permits
- Open Space 36 zone on Ferncroft Drive was initiated at the rear of 22 of the lots that extended into the woodlot north of the properties in order to protect the woodlot feature, restricting the use of the rear area of the back yards

- 16 completed surveys were received from 14 addresses of the 22 lots surveys, all but one indicated they wanted the OS-36 zone removed or the provisions relaxed
- staff recommended Sections 6.1, 5.1 and 5.37 be amended, OS-36 be removed from the properties on the north side of Ferncroft Drive; staff will prepare the amending bylaw

RESOLUTION NO. C-2020- 0357

Moved By Councillor Neeson

Seconded By Councillor Waddington

1. That Council receive Report No. DS-2020-0093 prepared by the Planning Division, Development Services Department dated November 11, 2020 respecting the review of Zoning By-law 500 in relation to Minor Variance applications and the OS-36 Zone north of Ferncroft Drive, Keswick.

2. That in the event no public or Council concerns are raised at the public meeting warranting investigation and a further meeting, Staff recommend the following:

a. That Council approve the proposed general amendments as described in Report No. DS-2020-0093.

b. That the amending by-law be brought before Council for passing at a future meeting.

c. That pursuant to Section 34(17) of the Planning Act, in the event minor revisions are necessary respecting the proposed amending Zoning By-law, further notice shall not be required.

Carried

13. **DISPOSITIONS/PROCLAMATIONS, GENERAL INFORMATION ITEMS AND COMMITTEE OF ADJUSTMENT (None)**
14. **MOTIONS/ NOTICES OF MOTION (None)**
15. **REGIONAL BUSINESS (None)**
16. **OTHER BUSINESS (None)**
17. **BY-LAWS (None)**
18. **CLOSED SESSION (None)**
19. **CONFIRMING BY-LAW**

Moved By Councillor Waddington

Seconded By Councillor Sebo

1. Bylaw Number 2020-0076 (COU-2) to confirm the proceedings of Council held on November 11, 2020.

Carried

20. MOTION TO ADJOURN


Moved By Regional Councillor Grossi
Seconded By Councillor Harding

That the meeting adjourn at 9:30pm

Carried



Margaret Quirk, Mayor



Rachel Dillabough, Town Clerk