

Keswick Seniors Village 24434 Woodbine Avenue

Applications to Amend
the Official Plan and the Zoning By-law

MTCO Holdings Inc.

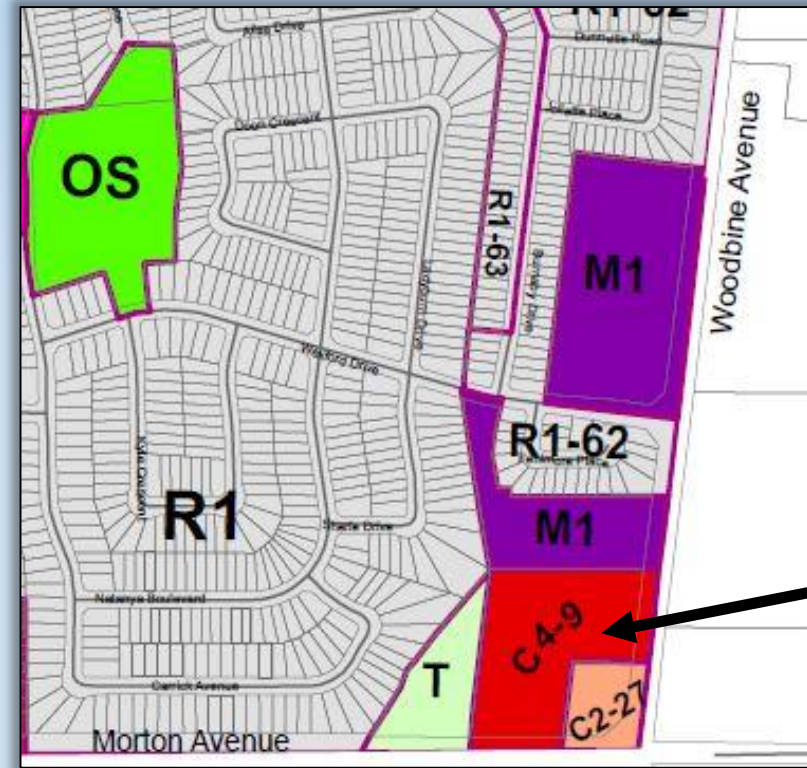
Statutory Public Meeting

December 9, 2020

Town of Georgina

Town Files: 02.198(OPA)
03.1150(ZBA)

SUBJECT PROPERTY



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CURRENT & PROPOSED PLANNING CONTROLS

• **Current Planning Framework**

- Georgina Official Plan
 - Commercial/Employment
- Georgina Zoning By-law
 - C4-9 Shopping Centre Commercial

• **Draft Keswick Secondary Plan**

- Mixed Use Corridor 2
- Intent to introduce mid & high rise residential uses on Woodbine Avenue

• **Official Plan Amendment**

- Site Specific Policy to Permit:
 - High Density Residential Uses
 - Retail Uses
 - Service Uses

• **Zoning By-law Amendment**

- Site Specific Provision to Permit:
 - Apartment Dwelling
 - Retirement Home
 - Retail Store
 - Service Shop, Personal

KESWICK SENIORS VILLAGE - PROJECT SUMMARY

- Mixed Use Seniors Community
- Designed for Aging in Place
- Mid Rise Buildings
- 2 Retirement Homes
 - 251 Units
 - 71 Memory Care Units
- 2 Seniors Apartment Buildings
 - 198 Units
- 461 m² Commercial Space
- 520 Units Total
- 364 Parking Spaces, Surface & Underground
- 3 Phase Development



RETIREMENT HOMES

- **Seniors Accommodation with Services**

- **Unit Mix**

- Studios
- 1 Bedroom
- 1 Bedroom + Den
- 2 Bedroom
- Kitchenettes

- **Assisted Living & Memory Care Units**

- Persons with physical or cognitive disabilities
- Studios & 1 Bedroom
- Dedicated dining room
- Secure Floor

- **Retirement Home Amenities**

- Dining Room
- Café/Bistro
- Pub & Lounge
- Multi-Purpose Room
- Library
- Music Room
- Games Room
- Indoor Pool
- Fitness Room
- Beauty Salon
- On site transportation services

SENIORS APARTMENTS

- Independent Living
- Full Kitchens
- Unit Mix
 - 1 Bedroom
 - 1 Bedroom + Den
 - 2 Bedroom
- Option to use dining facilities and amenities of retirement home buildings



BENEFITS

- **Seniors Housing Demand**

- Georgina & Keswick are underserved markets
- Forces seniors to leave the community for suitable housing
- 75+ population increase in 10 years
 - 70% growth in Georgina
 - 45% growth in Ontario
- Private retirement homes are one of few options to address backlog of seniors needing supportive living environments

- **Employment Created**

- Hundreds of construction jobs over 5+ years build out
- Phase 1: 65+ full & part time jobs
- Phases 2 & 3: 20+ full & part time jobs



PROPOSED SITE PLAN



BUILDINGS				
	A	B	C	D
UNITS	180	123	142	75
	Retirement	Seniors	Retirement	Seniors
FLOORS	6	7	6	6
COMMERCIAL SPACE	---	---	---	421 m ²
PARKING	209 Spaces		155 Spaces	
PHASE	Phase 1		Phases 2 & 3	

BUILDING ELEVATIONS



Building A
Retirement Home



Building B
Seniors Apartments

CONCLUSION

- Keswick Seniors Village meets the housing needs of a growing and aging population in the community
- Diversifies Georgina's and York Region's housing supply
- Creates new employment
- Provides housing and services for seniors to age in place in Keswick

