

**THE CORPORATION OF THE TOWN OF GEORGINA  
NOTICE OF COMPLETE APPLICATION**

The Town of Georgina has received the following application(s) pursuant to the *Planning Act*. Town Council will be considering these application(s) at a future public meeting, the date and time of which will be published on the Town of Georgina website.

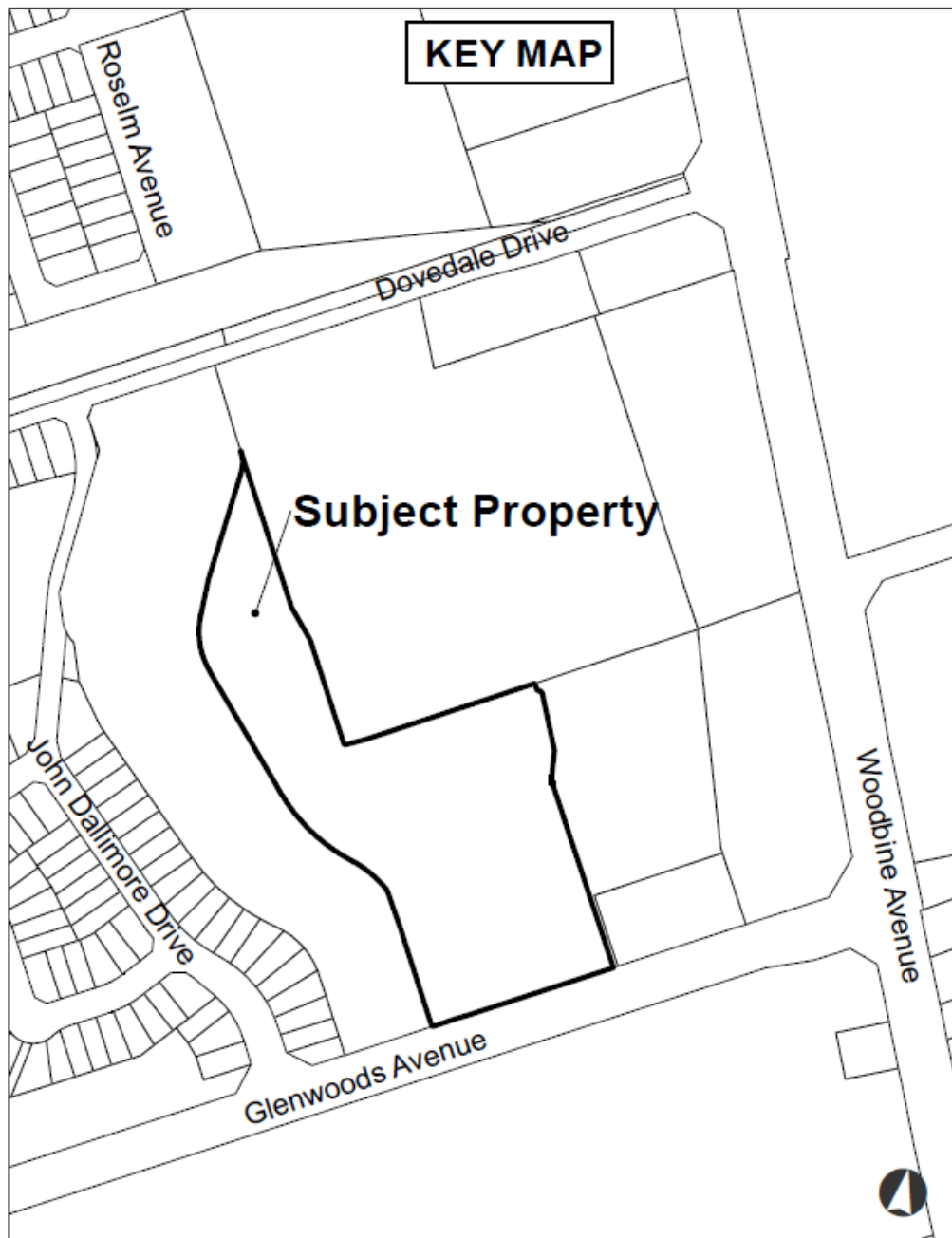
<b><u>ADDRESS:</u></b>	<b>48 Glenwoods Avenue</b>
<b><u>LEGAL DESCRIPTION:</u></b>	<b>Part of Lots 6 &amp; 7, Concession 3 (N.G), Parts 2, 3, 4, 5, 18 to 24 incl., 29, 30, 44 and 45, Reference Plan 65R-31761</b>
<b><u>APPLICANT:</u></b>	<b>2102677 Ontario Inc. (Rykka Care Centres GP Inc.)</b>
<b><u>FILE NOS.:</u></b>	<b>03.1189</b>
<b><u>WARD COUNCILLOR:</u></b>	<b>Ward 1 (Councillor Charlene Biggerstaff)</b>

A Zoning By-law Amendment application has been submitted by Michael Smith Planning Consultants; on behalf of 2102677 Ontario Inc. (Rykka Care Centres GP Inc.), to facilitate the proposed development of a four storey, 192 bed, Long Term Care facility.

The applicant is proposing to rezone the subject property from 'Site-Specific Shopping Centre Commercial (C4-8)' & 'Site-Specific Open Space (OS-56)' under Town of Georgina Zoning By-law 500 as amended to 'Site-Specific Shopping Centre Commercial (C4-XX)' and 'Site-Specific Open Space (OS-XX)' in order to accommodate the development as proposed.

A key map showing the location of the subject property is provided below and the proposed site plan is attached. **Town File No.: 03.1189; Direct inquiries to Brittany Dobrindt, Planner II, at ext.**

**2442 or [bdobrindt@georgina.ca](mailto:bdobrindt@georgina.ca). Please reference the File Number(s) in all communications.**



**DATED AT THE TOWN OF GEORGINA THIS 5<sup>th</sup> DAY OF DECEMBER, 2024**

Town of Georgina address: 26557 Civic Centre Road, Keswick, ON, L4P 3G1

**ADDITIONAL INFORMATION:**

Additional information and/or material related to the proposal, including the proposed Zoning By-law Amendment, is available upon request. For more information about this matter, including information about preserving your appeal rights, please contact the Planner assigned to the file, as noted above. If you wish to be notified of the decision of Town Council for the submitted application, you must make a written request to the Town of Georgina.

**PROVIDING COMMENT:**

Written comments should be mailed/emailed to the Planner noted above. Please ensure you include your name and address for record-keeping purposes and so that you may be contacted if necessary.

**NOTICE OF COLLECTION OF PERSONAL INFORMATION:**

Personal information collected in response to this planning notice or in relation to this application will be used to assist Town Staff and Council to process the application and make a decision on this matter. Such personal information is collected under the authority of the *Municipal Act*, the *Municipal Freedom of Information and Protection of Privacy Act*, the *Planning Act*, and all other relevant legislation, and will become part of the public record, may be viewed by the general public, and may be published in a Planning Report and Council Agenda. Questions about this collection may be directed to the Town Clerk, Rachel Dillabough, at 905-476-4305, ext. 2223, or by email to [rdillabough@georgina.ca](mailto:rdillabough@georgina.ca).

**DATED AT THE TOWN OF GEORGINA THIS 5<sup>th</sup> DAY OF DECEMBER, 2024**

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## LEGAL DESCRIPTION

CONCESSION 3  
GEOGRAPHIC TOWNSHIP OF NORTH GUILMBURY  
TOWN OF GEORGINA  
REGIONAL MUNICIPALITY OF YORK

ALL PROPERTY BOUNDARY INFORMATION AS PER:  
BARNES, DATED NOVEMBER 22, 2022.

## SITE STATISTICS:

PROPERTY ADDRESS	20203 WOODBINE AVENUE, KENNEWICK		
PROPOSED USE	LONG TERM CARE RESIDENCE		
O.B.C. REFERENCE	PART 3 (REQUIREMENTS)		
PROPOSED BUILDING CLASSIFICATION PER 3.12.3.6 GROUP 1	OCCUPANCIES, ANY HEIGHT, SPECIAL-USE		
EXISTING ZONING DESIGNATION	C-1A		
PROPOSED ZONING DESIGNATION	N/A		
QUANTITY OF STORIES ABOVE THE BUILDING	3		
DISTANCE FROM NEAREST 1/4 MI. TO FIRE DEPARTMENT CONNECTION			
TOTAL LOT AREA	34,980.00 sq. ft. (797,720.75 sq. ft.)		
REQUIRED MINIMUM LOT AREA	30,000.00 (668.81)		
REQUIRED LOT AREA	900.00 (0.0481)		
REQUIRED LANDSCAPE AREA	12,249.61 (131.8541) = 100.0%		
MAXIMUM LOT COVERAGE	131.8541 = 100.0%		
REQUIRED LANDSCAPE AREA	121.42		
PROPOSED BUILDING COVERAGE	13,020.35 (140.1018) = 133.20%		
PROPOSED BUILDING COVERAGE	220.11 (0.0077) = 0.00%		
PROPOSED FGA	12,041.91 (142.824)		
LEVEL 1: 2A	27,269.89 (282,838.88)		
LEVEL 1: 1C (COMMERCIAL SPACE)	1,000.00 (10.5768)		
LEVEL 2: 2A	3,268.11 (34.511)		
LEVEL 3: 2A	3,268.11 (34.511)		
LEVEL 4: 2A	3,268.11 (34.511)		
MECHANICAL PENETRATIONS	100.00 (1.0577)		
TOTAL LONG TERM CARE FGA	110,044.40 (1,165.18)		
TOTAL COMMERCIAL SPACE FGA	1,000.00 (10.5768)		
TOTAL COMMERCIAL SPACE NET FLOOR AREA	102,591.00 (1,075.81)		
TOTAL NUMBER PARKS	96		
PAVING REQS.	96 PARKS		
PRIVATE REQS.	96 PARKS		
TOTAL NUMBER OF REQS.	192 REQS		
MAX BUILDING HEIGHT	12.00m		
PROPOSED BUILDING HEIGHT (EXCLUDING MPP)	12.20m (39.68ft)		
PROPOSED 15 METER, BUT FLOOR TO FLOOR HEIGHT OF 1ST LEVEL TO 2ND LEVEL EXCEEDS 8M	12.20m (39.68ft)		
VEHICLE PARKING PROVIDED	1 SPACE = 18.00 m <sup>2</sup> (196.35) = 18 SPACES		
VEHICLE PARKING REQUIRED	5.5 SPACES = 99.00 m <sup>2</sup> (1,063.65) = 55 SPACES		
VEHICLE PARKING PROVIDED	227 TOTAL PARKING SPACES		
PARKING SPACE DIMENSIONS	27 m x 5.7 m (88.57 x 18.7)		
TYPE 1 BARRIER FREE PARKING SPACE DIMENSIONS	33.5 m x 5.7 m (110.04 x 18.7)		
TYPE 2 BARRIER FREE PARKING SPACE DIMENSIONS	27 m x 5.7 m (88.57 x 18.7)		
VEHICLE PARKING PROVIDED	3 SPACES PLUS ONE (33.5 m x 5.7 m) = 18.5 SPACES		
LOADING PROVIDED	2 SPACES (6.0 m x 10.0 m) = 12 SPACES		
SETBACKS REQUIRED:			
FRONT:	110.0m		
REAR:	92.0m		
SIDE (EAST):	110.0m		
SIDE (WEST):	120.0m		
SETBACKS PROVIDED:			
FRONT:	49.30m		
REAR:	30.21m		
SIDE (EAST):	27.64m		
SIDE (WEST):	52.27m		

1	2023 02 27	Issued for MLTC Preliminary Plan	G
#	date:	revision:	by

( NOT FOR  
CONSTRUCTION

**Responsive Keswick**  
23548 Woodbine Ave., Keswick, ON L4P 3E6

### SITE PLAN - PROPOSED

scale:	As indicated
drawn by:	
reviewed by:	
job number:	22054
plot date:	2023-06-29 12:14:25 PM
drawing number:	

## A1.12

