

Modifications to Official Plan Amendment No. 93

- 1) That the following text be added to the end of Subsection 9.1.1.1(e):

“While the Guidelines do not form part of this Secondary Plan, they are meant to guide the preparation of detailed development plans in accordance with the Town’s goals and objectives for Keswick.”
- 2) That the reference to year 2023 shown in the first sentence of Subsection 9.1.1.3(a) be changed to 2021 to ensure consistency with the background reports.
- 3) That the word “are” in the second line of the last paragraph of Subsection 9.1.1.4 be replaced with the word “is”.
- 4) That the second sentence of Subsection 9.1.1.4.4(b) be amended to read:

“The overall greenlands system is identified on Schedule F1 and further detailed on Schedule F2 and is consistent with the Greenlands System of the Regional Official Plan.”
- 5) That the wording “...and supports the provision of public transit...” added to the end of Subsection 9.1.2.2(b)(ii).
- 6) That the following text be added to the end of Subsection 9.1.2.2(c)(ii):

“However, where this is not feasible, Council may consider allowing parking within the front yard area.”
- 7) That the word “prepare” in the first sentence of Subsection 9.1.2.4(b) be replaced with the word “include”.
- 8) That the word “undeveloped” be inserted before the word “lots” in Subsection 9.1.2.6(b)(ii) to provide clarity when referring to the three-year supply of lots to be maintained to ensure an adequate housing supply.
- 9) That the wording “or a private road in a condominium.” be added to the end of the text of Subsection 9.1.2.10(a)(iv).
- 10) That the wording “without amendment to this Secondary Plan.” be added to the end of the text of Subsection 9.1.2.10(a)(ix).
- 11) That the wording “or Region” be added after the word “Town” to the text of Subsection 9.1.2.12(a)(i).
- 12) That the wording “and transit facilities” be added to the end of Subsection 9.1.2.12(a)(vi) after the words “bicycle routes”.

ATTACHMENT 2
COUNCIL REPORT ATTACHMENT

- 13) That the following text be added to the end of Subsection 9.1.2.16(c)(iii) after the words “*residential areas*”:

“*and in close proximity to existing and planned transit routes.*”
- 14) That the following text be added as a new Subsection 9.1.3.1.2(b)(iii):

“(b)(iii) *be generally located within a walking distance of no more than 500 metres of a public transit stop.*”
- 15) That the wording “*at the rear or side of the local convenience store*” be added to the end of the text of Subsection 9.1.3.1.2(c)(i).
- 16) That the first sentence of Subsection 9.1.3.2.1(g) be deleted and the following wording added at the end of the remaining sentence:

“*However, where this is not feasible Council may consider allowing parking within the front yard area.*”
- 17) That the phrase “*limited to*” in reference to the specified Floor Area Ratios be deleted from Subsections 9.1.3.2.2(d), 9.1.3.2.3(g) and 9.1.3.2.4(d) and the word “*maximum*” be introduced before the word “*density*” in each Subsection.
- 18) That the subheadings under Subsection 9.1.3.5(h) be corrected to read (i) to (vi).
- 19) That Subsection 9.1.3.6(f) be renumbered to (b) and that the subheading (vii) be renumbered to (v).
- 20) That the following text be added as a new Subsection 9.1.3.6(g):

“(g) *uses located within the Institutional/Community designation shall generally be located within a walking distance of no more than 500 metres of a public transit stop.*”
- 21) That the following text be added to the end of Subsection 9.1.3.7.1(c):

“*Boundary determination shall be in consultation with the conservation authority and be consistent with the Regional Greenlands System policies of the Regional Official Plan.*”
- 22) That subheading (viii) under Subsection 9.1.3.7.2(a) be renumbered to (vi).
- 23) That the first incidence of subheading (g) to Subsection 9.1.3.7.2 be renumbered to (c) and the first incidence of subheading (h) be renumbered to (d).

ATTACHMENT 2
COUNCIL REPORT ATTACHMENT

- 24) That Subsection 9.1.3.8(i) be renumbered to (f) and that the reference to Subsection 9.3.2.9 in the first bullet point under subheading (iv) be changed to 9.1.2.9.
- 25) That the text of Subsection 9.1.3.8(f)(i) be deleted and replaced with the following:
- “(i) Development Area 1 – Queensway West shall develop with low density residential land uses. When preparing the design for development of the area, regard shall be given to ensure that the proposed lots are compatible with adjacent lot sizes and patterns. The proposed lots on the perimeter of the development area which abut larger existing lots shall generally have wider frontages than proposed lots within the interior of the development area. Issues related to the nature and extent of the environmental feature bisecting the area will need to be considered. The maximum density in Queensway West shall be 11.0 units per gross residential hectare”*
- 26) That the permitted increase in average density of “16.5 units per gross hectare” referenced in the second bullet point of Subsection 9.1.3.8(f)(iv) be revised to read “16.6 units per gross hectare”.
- 27) That the following text be added as subheading (d) to Subsection 9.1.3.9:
- “(d) Notwithstanding Section 9.1.3.8(c), the approval of the Glenwoods Development Area Plan shall not be a prerequisite to the consideration and approval of applications for development within the Commercial/Employment designated lands within the Glenwoods Development Area Overlay. However, the Town shall still require studies demonstrating that the development of these lands will be coordinated with surrounding lands, in terms of various elements, including but not limited to, future road connections and servicing infrastructure.”*

and the appropriate notation be added to Schedule F5 at the location of the Commercial/Employment designated lands within the Glenwoods Development Area Overlay, as item “5”.

- 28) That the following text be added as subheading (e) to Subsection 9.1.3.9:
- “(e) Notwithstanding Sections 9.1.3.2.1(d) and (j) and 9.1.3.2.3 (b) and (f), on those lands described as Part of Lot 9, Concession 3, being Block 312 on Draft Approved Plan of Subdivision 19T-91002, only low and medium density residential uses and Special Needs Housing shall be permitted and the number of storeys per dwelling unit shall be limited to four”*

and the appropriate notation be added to Schedule F5 at the location of the lands described as Part of Lot 9, Concession 3, located on the south side of Springwater Drive, east of the Queensway South, as item “6” and the lands be designated as “Urban Centres” on Schedule F1.

- 29) That the following text be added as subheading (f) to Subsection 9.1.3.9:

“(f) When preparing the design for development of those lands described as Part of Lot 7, Concession 3 (N.G.), also described as Block 114 on Plan 65M-3270 and shown on Schedule F5, regard shall be given to ensure that the proposed lots are compatible with adjacent lot sizes and patterns. The proposed lots abutting existing residential lots shall have a minimum lot frontage of 15 metres”

and the appropriate notation be added to Schedule F5 at the location of the lands described as Part of Lot 7, Concession 3, Block 114, Plan 65M-3270, located northwest of Woodbine and Glenwoods Avenues, and as item “7”.

- 30) That the following text be added as subheading (g) to Subsection 9.1.3.9:

“(g) On those lands described as Lots 1 and 2, Registered Plan 103, and shown on Schedule F5, an apartment building having a maximum of 7 dwelling units shall be permitted.”

and the appropriate notation be added to Schedule F5 at the location of the lands described as Lots 1 and 2, Plan 103, located on the northeast corner of Lake Drive North and Old Homestead Road, as item “8”.

- 31) That the wording “to accommodate public transit vehicles and such” be added to the first sentence of Subsection 9.1.4.2.1(b) after the words “in such a manner”.

- 32) That the second and third sentences of Subsection 9.1.4.2.4(a) be amended to read:

“Local roads shall have a right-of-way width of 20 to 23 metres. Reduced right-of-way widths for local roads may be permitted, subject to the approval of the Town.”

- 33) That the text of the second sentence of Subsection 9.1.4.3(b) be deleted and replaced with the following:

“(b) York Region Transit will continue to link the communities in the Town with other communities in the Region, and will provide internal service within each community.”

- 34) That the words “and Woodbine Avenue” be added after the words “The Queensway” in Subsection 9.1.4.3(c)(ii).

- 35) That the following new item (iv) be added under subsection 9.1.4.3(c):

ATTACHMENT 2
COUNCIL REPORT ATTACHMENT

- “(iv) *building siting and design and the provision of on-street parking considers, where possible, the provision of a standard 200 metre transit stop separation.*”.
- 36) That the following new item (v) be added under subsection 9.1.4.3(c):
- “(v) *residences, places of employment, secondary and elementary schools, shopping centres and public facilities in an urban area are generally located within a walking distance of no more than 500 metres of a public transit stop.*”
- 37) That the following new item (vi) be added under subsection 9.1.4.3(c):
- “(vi) *sidewalks are generally located on both sides of the streets that support transit services. Transit facilities (passenger standing areas and shelter pads) will be incorporated into public sidewalks and walkway connections to buildings.*”
- 38) That the following new item (vii) be added under subsection 9.1.4.3(c):
- “(vii) *any new traffic calming measures proposed for existing or planned transit routes be designed and constructed in such a way that properly considers the negotiation of transit vehicles including, but not necessarily limited to, consideration of vehicle height, length and turning radii.*”
- 39) That Subsection 9.1.4.4(j) be renumbered to (g).
- 40) That Subsection 9.1.4.5(k) be renumbered to (h).
- 41) That the following wording be added to the end of Subsection 9.1.5(c):
- “*The plans shall be in accordance with the Region’s capital works plans and prepared to the satisfaction of the Region.*”
- 42) That the last sentence of Subsection 9.1.6(d) be amended to read:
- “*Where Level 1 protection cannot be met or exceeded, a compensation agreement shall be required to the satisfaction of the Conservation Authority, the Region and the Town.*”.
- 43) That subheading (v) under Subsection 9.1.7.3.2(c) be renumbered to (viii) the area subject to Section 9.1.7.3.2(d)(i) be shown on Schedule F5 as item “4”.
- 44) That the wording “*communal servicing study or settlement capability study*” should be deleted from Section 9.1.7.4.2 iii).
- 45) That Subsection 9.1.7.7.4(c) and its subclauses be deleted.

ATTACHMENT 2
COUNCIL REPORT ATTACHMENT

- 46) That the word “churches” be replaced with the term “*places of worship*” in the definition of “*Gross Residential Land*” in Subsection 9.1.8.4.(a)
- 47) That the following text be added as Section 9.1.8.5:

“9.1.8.5 *General*

- a) *It is the general intent of this Secondary Plan that an amendment shall only be required when a principle or policy is added to, deleted from, or significantly altered in the text or on the schedules. Technical or housekeeping amendments to this Plan can be undertaken without amendment such as, but not necessarily limited to, the following:*
- (i) *to change the numbers of sections or the order of sections in the Secondary Plan, without adding or deleting sections,*
 - (ii) *to consolidate previously approved Secondary Plan amendments in a new document without altering any approved policies or maps,*
 - (iii) *to correct grammatical or typographical errors which do not affect the intent or purpose of policies, regulations or maps,*
 - (iv) *to reword policies or re-illustrate maps for the purposes of clarity that would serve to aid understanding, without affecting the intent or purpose of the policies, regulations or maps,*
 - (v) *to translate measurements into different units of measure,*
 - (vi) *to change reference to legislation or to changes where such legislation has changed,*
 - (vii) *to add base information to maps to show existing and approved infrastructure, and*
 - (viii) *to alter language or punctuation to obtain a uniform mode of expression throughout the Plan.”*
- 48) That the legal description of the deferred property in Section 2, Item 1, Clause (v) of OPA 93 be amended to read “*Part Lot 10, Concession 3 (N.G.), Town of Georgina*”.
- 49) That the alignment of the “Proposed Offroad Pathway” between Ravenshoe Road and Glenwoods Avenue on Schedule F3 be realigned to the west to more accurately reflect the alignment restrictions in that area.