



64 Jardin Drive, Unit 1B
Concord, Ontario
L4K 3P3
T. 905.669.4055
F. 905.669.0097
klmplanning.com

P – 2960

April 4, 2019

Region of York
17250 Yonge Street
Newmarket, Ontario
L3Y 6Z1

**Attention: Mr. Paul Freeman, MCIP, RPP
Chief Planner
Planning & Economic Development, Corporate Services**

**Re: York Region Municipal Comprehensive Review Submission
Wesrow Estates Inc., Grangemuir Developments Inc., Carness Developments
Silverstone Hills Inc., Camlane Holdings Inc. and Birdsong Meadows Estates Inc.
c/o DG Group
Town of Georgina
Region of York**

Dear Mr. Freeman,

KLM Planning Partners Inc. acts on behalf of Wesrow Estates Inc., Grangemuir Developments Inc., Carness Developments Inc., Silverstone Hills Inc., Camlane Holdings Inc. and Birdsong Meadows Estates Inc. c/o DG Group in relation to their lands located on the west side of Woodbine Avenue, between Ravenshoe Road and Glenwoods Avenue in south Keswick. On behalf of the noted companies, we are pleased to provide you with our submission for the Municipal Comprehensive Review “MCR” process which is underway by York Region.

As noted, the lands in question are located on the west side of Woodbine Avenue between Ravenshoe Road and Glenwoods Avenue. Currently, the subject lands are designated as Urban Area in the York Region Official Plan and Commercial/Employment in the Keswick Secondary Plan, as outlined on the attached.

The Keswick Secondary Plan currently identifies lands designated as Commercial/Employment nearly along the entire frontage from Ravenshoe Road all the way north to Biscayne Boulevard with additional pockets of land also designated Commercial/Employment from Biscayne Boulevard to Old Homestead Road. This provides for an unnecessary amount of employment land, most of which continue to be underutilized and vacant.

Further to this point, the Town of Georgina has an approved business park (the Keswick Business Park) on the east side of Woodbine Avenue which also provides for a significant amount of employment land opportunities, which in our opinion renders the noted lands as less desirable from an employment use and more desirable as a transition from the lower density residential to the west to the employment type uses that would locate within the business park to the east.

We have had some preliminary discussions with Town of Georgina staff regarding the highest and best use for these lands and in our opinion, these lands would be better served for mixed use purposes, including medium/high density residential and commercial uses, both in individual and combined built form.

Currently the Simcoe Landing community, which forms the area that is bound by Ravenshoe Road to the south, The Queensway to the west, Glenwoods Avenue to the north and Woodbine Avenue to the east, has largely been developed with low density residential housing including single detached, semi-detached and townhouse dwelling units, all of which has been actively developed by the above owners. In fact, the Town of Georgina just recently draft plan approved the 10th phase of the community.

In order to provide a range of housing types and densities, it is our opinion the lands currently designated as Urban Area in the York Region Official Plan and Commercial/Employment in the Keswick Secondary Plan Based on the current land use designation would provide an appropriate land use transition to the lower density residential lands to the east, while also allowing underutilized employment lands to be developed for mixed use purposes.

Accordingly, we respectfully request these lands be redesignated through the York Region Municipal Comprehensive Review process to mixed use.

Should you require anything further please do not hesitate to contact the undersigned.

Yours very truly,

KLM PLANNING PARTNERS INC.



Keith MacKinnon, BA, MCIP, RPP
Partner

Copy: Warren Melbourne – DG Group
Paul Bottomley – Region of York
Sandra Malcic – Region of York
Harold Lenters – Town of Georgina
Velvet Ross – Town of Georgina
Alan Drozd – Town of Georgina