



March 12, 2020

Tolek Makarewicz, Senior Policy Planner
Town of Georgina
26557 Civic Centre Road
Keswick, ON L4P 3G1

**Re: Keswick Secondary Plan Review
Mel's Lane, Part of Lot 12, Concession 3 North Gwillimbury (PIN 034830276)**

The owner of the above noted property, Rekha Nischal, has retained the services of Robert Russell Planning Consultants Inc. to act as authorized agent with respect to Planning matters. The property is located on the east side of The Queensway South at the intersection with Mel's Lane/Parkview Road.

On October 17, 2019 we attended a meeting at the Town of Georgina office's to discuss the Town's expectations for the Keswick Secondary Plan Review, and provide some preliminary input regarding the owner's intentions for the eventual development of their property.

The property is located within a unique context. It is adjacent to The Queensway which functions as one of the main corridors within the community. The surrounding land uses include a mix of low density residential, medium density residential, institutional and park. It is also located directly between the Maskinonge Urban Centre and the Uptown Keswick Urban Centre. While the predominant build form in the context of the larger community is single detached residential, there is a wide range and diversity of uses and built form that comprise the urban fabric of this central area of Keswick.

The context of the property, in particular its central location along a main corridor, suggests that medium or high density residential uses would be appropriate for the eventual development of this site. However the number of units (density), and the built form that is appropriate should be determined when future development plans are eventually advanced for the site.

At that time various elements will be taken into consideration when developing a strategy to develop the site including, market conditions, local sentiment, and Town policy.

Over the past number of years the landowner and Robert Russell Planning Consultants Inc. have met with the Town of Georgina Planning Staff to review various development options for the property. Some of these meetings have included formal pre-application consultations in anticipation of a development application. During this time Town staff have provided differing opinions on the appropriate density and built form for the property.



Due to the unpredictability of the market, the anticipated local sentiment, and past history consulting with Town Staff, we would like to ensure that the policies enacted through the Keswick Secondary Plan Review process allow for the widest range of potentially appropriate uses for the subject property. More specifically we are requesting that:

- The allowable density range is between 40 units per net hectare and 150 units per net hectare.
- The allowable built form range from semi-detached units in transition areas to mid-rise buildings up to 8 storeys closer to The Queensway.

The draft Natural Environment Background Report prepared by Plan B Natural Heritage identifies some of the vegetation on site as a Woodland, and Figure #9 seems to indicate that the woodland is considered to be a "Significant Wildlife Habitat Feature" however, page 3 of the draft report indicates that the wildlife habitat in the community is primarily related to deer wintering habitat toward the south end of Keswick and waterfowl staging areas. As such it is unclear why this vegetated area is shown on Figure #9. However, we are in agreement with the Preliminary NHS as depicted in Figure #11 as that does not show this small area of scrub vegetation.

We trust that our comments will be taken into consideration when the Keswick Secondary Plan Review process advances to the next stage. Please contact the undersigned for any questions, comments or clarifications.

Regards,

ROBERT RUSSELL PLANNING CONSULTANTS INC.

A handwritten signature in blue ink, appearing to read 'Rob Russell', is positioned above the typed name.

Rob Russell, MCIP, RPP
President