

May 15, 2015

Mr. David Crombie and Panel Members
Advisory Panel - Coordinated Land Use Planning Review
Ministry of Municipal Affairs and Housing
Ontario Growth Secretariat
777 Bay St. Suite 425 (4th Floor)
Toronto, ON
M5G 2E5

MGP File: 15 - 2268

Via email to landuseplanningreview@ontario.ca

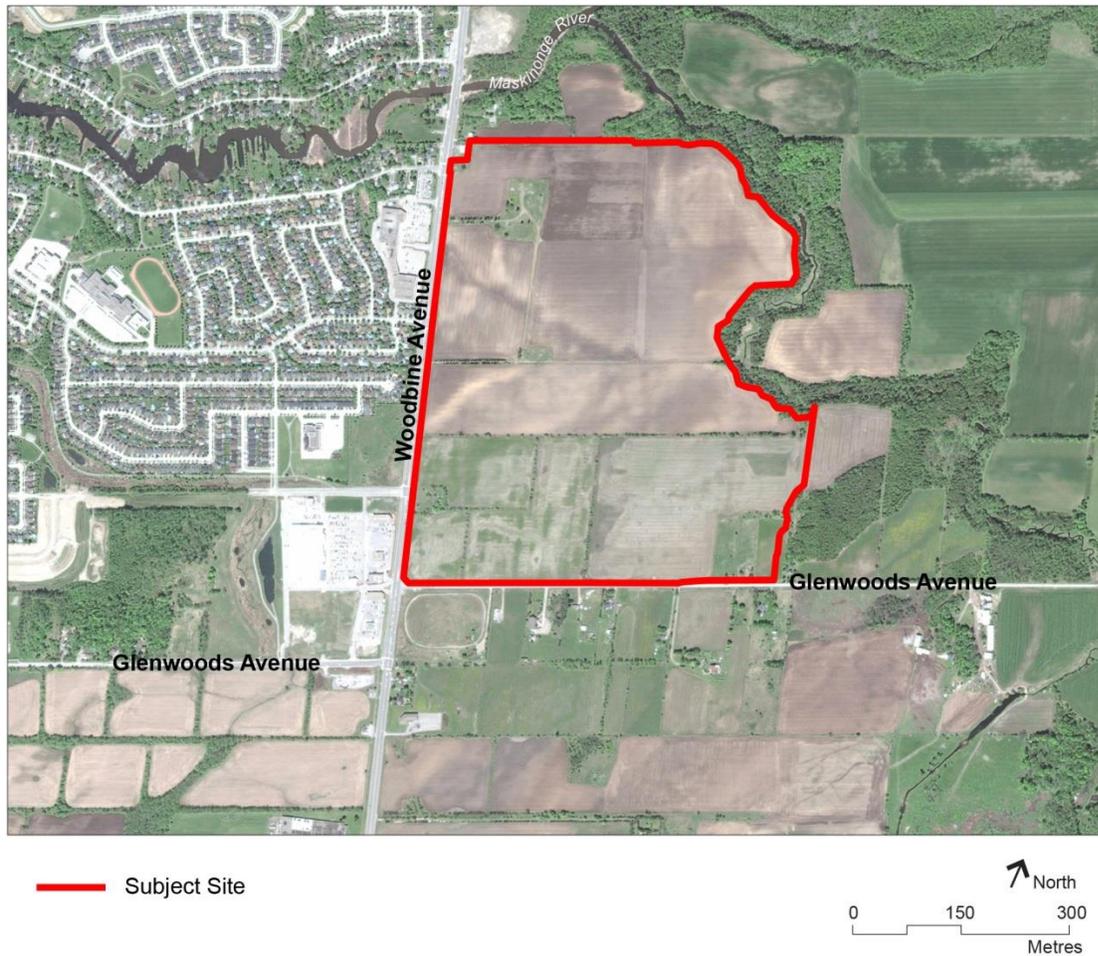
Dear Messrs. and Madame:

**RE: Provincial Coordinated Review of Land Use Plans,
Keswick Business Park as a Provincially Significant Employment Area and
Provincial Highway 404 Extension to Glenwoods Avenue,
Glenwoods Gateway Investments Inc., Town of Georgina**

This letter is submitted on behalf of **Glenwoods Gateway Investments Inc.** who own lands at the northeast side of Woodbine Avenue and Glenwoods Avenue (the “subject lands”, (see Figure 1)), which comprise the northern portion of the Keswick Business Park Secondary Plan in the Town of Georgina. The lands are being considered by Town Council for draft plan of subdivision approval and zoning in June 2015 to proceed with fully serviced business park uses as the first phase of the business park. We are writing to request the subject lands be designated as Town and Villages in the Greenbelt Plan reflecting that they were approved through a municipal process under section 3.4.4 of that Plan. We also respectfully request that the committee complete the work commenced by the Province in May 2008 for the planning of strategic employment uses under the Growth Plan for the Greater Golden Horseshoe and establish mapping in the Growth Plan which identifies that the Keswick Business Park as a Provincially Significant Employment Area (PSEA) under such a framework. Such a designation would greatly enhance the Town of Georgina and Region of York’s ability to market the business park for investment and the creation of jobs in northern York Region. Finally, building on prior Regional and Municipal requests, we requests that the Growth Plan be amended to show the extension of Provincial Highway 404 into the Town of Georgina to Glenwoods Avenue (the gateway to the business park) along the route in the approved Environmental Assessment. The remainder of this letter provides the basis for our request.

The subject lands are located within the northern portion of the Keswick Business Park Secondary Plan (see Figure 2) and at a northern part of York Region (see Figure 3). The Keswick Business Park is the northern anchor of employment lands along the Highway 404 corridor. It enables a reverse commute on the highway and will provide significant amount of jobs in the northern part of York Region and this portion of the GGH. The subject lands are located strategically in an area within the Town that has full municipal servicing and nearby 400 series highway infrastructure with the newly extended Highway 404 to Ravenshoe Road.

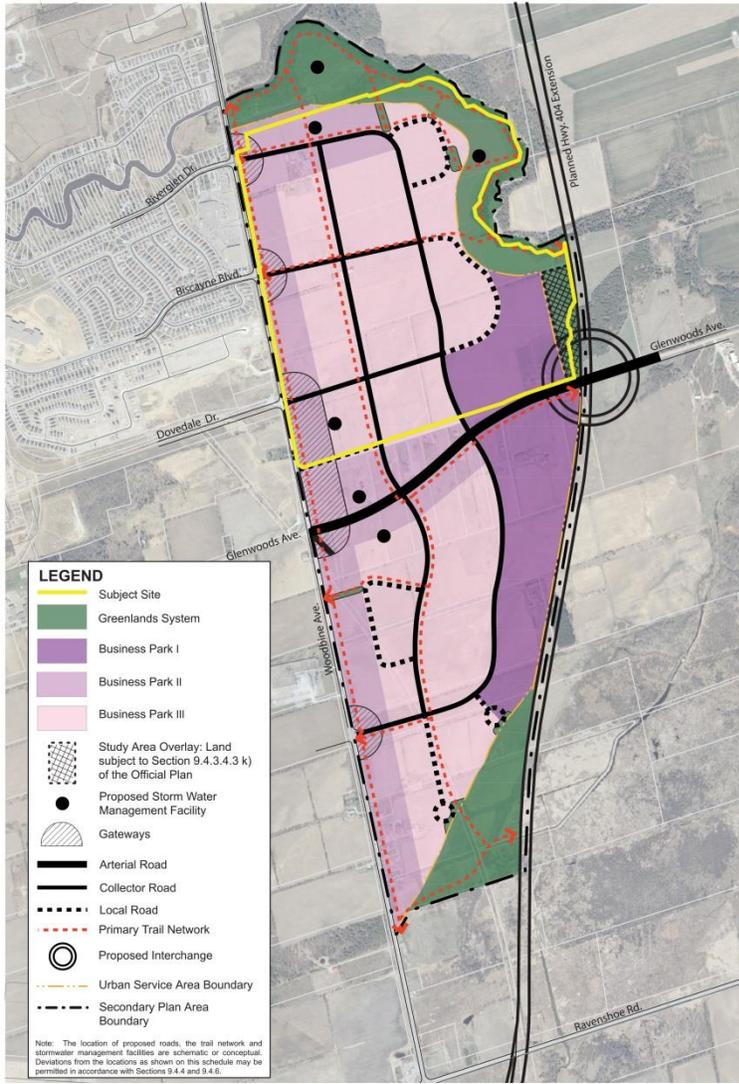
Figure 1 Site Location



Source: Malone Given Parsons (2015)

RE: Keswick Business Park as a Provincially Significant Employment Area and Provincial Highway 404 Extension to Glenwoods Avenue

Figure 2 Keswick Business Park Secondary Plan



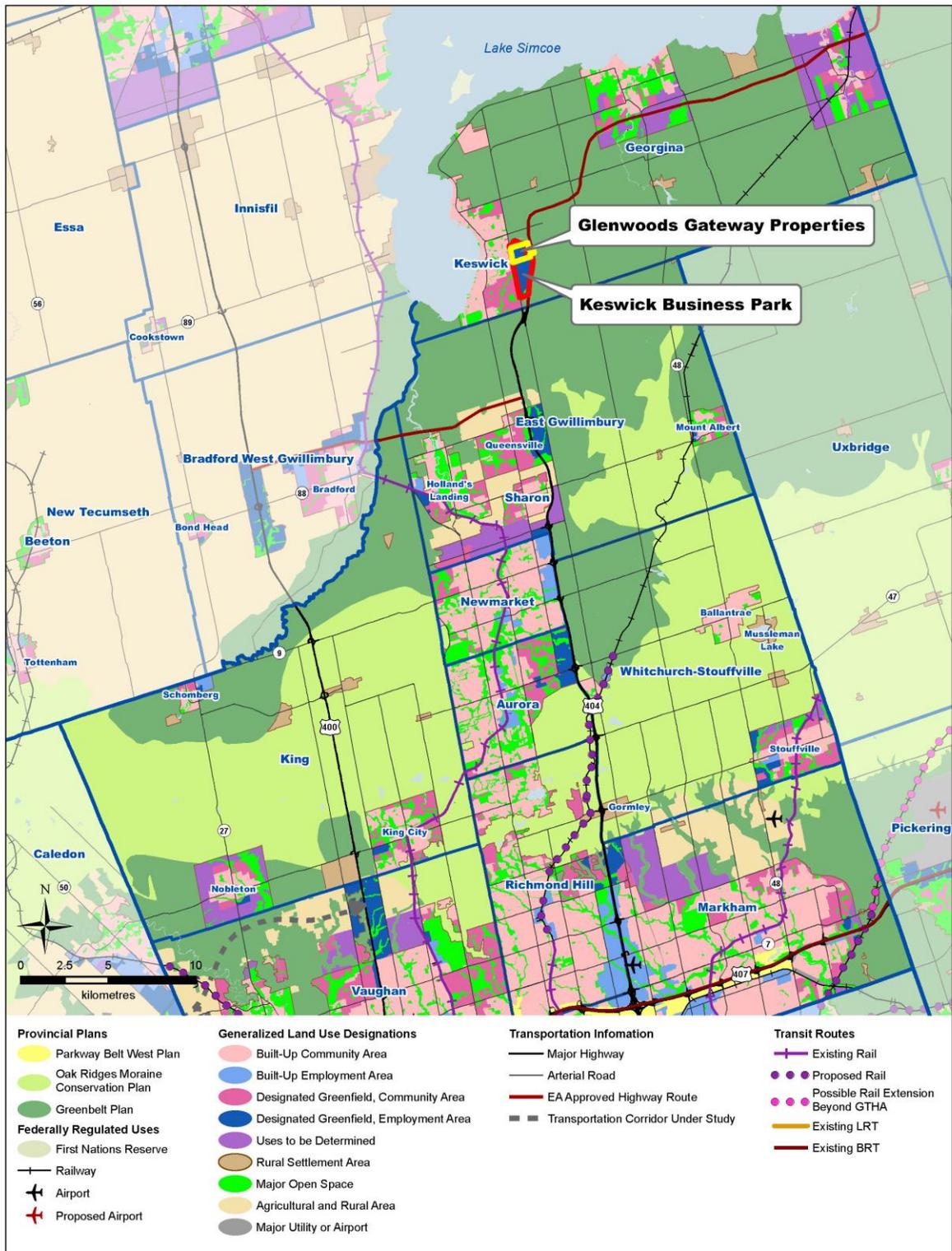
KESWICK BUSINESS PARK - SECONDARY PLAN
 Schedule "L1" - Land Use + Transportation
 July 15, 2008



Source: *Keswick Business Park Secondary Plan, Town of Georgina (2008)*

RE: Keswick Business Park as a Provincially Significant Employment Area and Provincial Highway 404 Extension to Glenwoods Avenue

Figure 3 Site Location in York Region



RE: Keswick Business Park as a Provincially Significant Employment Area and
Provincial Highway 404 Extension to Glenwoods Avenue

The municipally initiated Keswick Business Park Secondary Plan was permitted to continue to approval under Policy 3.4.4 of the Greenbelt Plan and as of 2008 the subject lands are designated Business Park in the Keswick Business Park Secondary Plan to the Town of Georgina Official Plan, and Regionally Strategic Employment Lands in the York Region Official Plan as of 2010. To properly reflect these approvals, we request that the schedules of the Greenbelt Plan designate the Keswick Business Park with the Towns and Villages as a housekeeping amendment.

In May 2008, the Province prepared a background paper titled “Planning for Employment in the Greater Golden Horseshoe” which identified Provincially Strategy Employment Areas (PSEA). The Province recognizes the need to proactively identify these areas and invest in them in order to ensure they are well positioned to accommodate new economic investment as well as growth targets. A set of criteria is proposed in the background paper for the purpose of identifying PSEAs. The subject lands meet a number of these criteria, a short-list is summarized below:

- **Close proximity to major infrastructure:** Strategic employment areas are found adjacent or in close proximity to major transportation infrastructure, such as airports, provincial highways, rail corridors, higher order transit, ports and border crossing.
- **Proximity to major markets:** Strategic employment areas are well served and accessible to major markets in Canada and the United States.
- **Support overarching growth management objectives of the Growth Plan:** Strategic employment areas provide for the efficient use of major infrastructure and support other objectives, such as the intensification or expansion of existing uses, the redevelopment of vacant lands, or transit-supportive land use.

We believe the Keswick Business Park meets all the criteria for being identified as a PSEA. The subject lands which have full sanitary sewer and water servicing allocation, and are planned to receive draft plan of subdivision and zoning approvals in June 2015. It is also strategically located along the future Highway 404 extension corridor and served by existing major arterial roads. Cumulatively, the lands provide for significant employment opportunities for northern York Region and are integral to the creation of a complete community in Georgina. Both the Provincial Policy Statement (PPS) 2014 and Growth Plan for the Greater Golden Horseshoe (Growth Plan) June 2013 Office Consolidation have policies directing planning authorities to plan, protect and preserve employment areas for current and future uses, as well as, encouraging municipalities to designate and preserve lands within the settlement areas in vicinity of existing major highway interchanges, major goods movement facilities and corridors for employment uses.

With respect to the Highway 404, we believe that it is imperative that the northern termination, at least for the period of the Growth Plan (2041), be Glenwoods Avenue in the middle of the Keswick Business Park.

RE: Keswick Business Park as a Provincially Significant Employment Area and
Provincial Highway 404 Extension to Glenwoods Avenue

Requests for the Province to extend the highway to this location were made by resolution of Regional and Town Councils (see attached Appendix 1 - Council resolutions supporting the extension of the highway and provision of an interchange at Glenwoods Avenue), and were the subject matter in discussions I attended with Minister Caplan (then minister of Energy and Infrastructure) and Provincial staff at the Ministry of Economic Development, Employment and Infrastructure as a change to the Growth Plan that could be considered during its 10-year review. Accordingly, we respectfully request the schedules of the Growth Plan be modified to delineate the extension of Highway 404 to Glenwoods Avenue within the EA approved route of the highway, with an interchange identified at this interim terminus at Glenwoods Avenue. In addition to servicing the business park, we believe this will also alleviate traffic concerns that have resulted with the current termination in 2014 of Highway 404 at Woodbine Avenue and Ravenshoe Road (which have been identified as creating traffic issues in this area as of the opening of the highway through our supporting transportation analysis completed by the transportation firm Poulos and Chung for the Business Park) that will be exacerbated in the near future as growth occurs in northern part of York Region. The extension of the Highway for another 2km north of its existing terminus can have the joint benefit of alleviating the existing traffic issues created by its terminus into Woodbine Avenue south of Ravenshoe Road and in providing 400 series access and a terminus of the Highway into the middle of a new employment area.

Thank you for this opportunity to provide comment as part of the Provincial Review process, and we look forward to working together with the Province, Region, and Town to deliver places to work and a complete community in the Town of Georgina.

Yours very truly,

MALONE GIVEN PARSONS LTD.



Matthew James Cory, MCIP, RPP, PLE, PMP
Principal, Planner, Land Economist, Project Manager
mcory@mgp.ca

cc: Chair Wayne Emmerson and members of York Region Council
Mayor of and members of Town of Georgina Council
Ms. W. Grant, Town of Georgina
Ms. V. Shuttleworth, York Region
Ms. S. Malcic, York Region
Mr. N. Polous, Poulos and Chung Limited
Clients

Appendix 1



TOWN OF GEORGINA

26557 Civic Centre Rd., R.R. #2, Keswick, Ontario L4P 3G1

PLANNING & BUILDING DEPARTMENT

FAX COVER SHEET

FAX NO.: 905-513-0177 DATE: Nov. 9/04

TO: Malcolm Given Parsons ATTN: Don Given

FROM: Harold Lenters

NUMBER OF PAGES 2 (INCLUDING COVER SHEET)

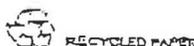
COMMENTS: _____

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THE ORIGINAL WILL NOT BE SENT

THE ORIGINAL WILL BE SENT IN THE MAIL



WHEREAS the Government of the Province of Ontario has recently introduced a draft Greenbelt Plan,

AND WHEREAS the Town of Georgina has experienced substantial residential growth but minimal growth in employment opportunities over the past 15 years,

AND WHEREAS the Provincial Government through it's "Places to Grow Discussion Paper" supports planning that increases employment opportunities within a municipality in order to attain a more balanced and sustainable community,

AND WHEREAS the Council of the Town of Georgina feels that it is advisable to increase employment opportunities within the municipality so as to attain a more balanced ratio between population and local employment,

AND WHEREAS the Council of the Town of Georgina desires to expand the non-residential tax base so as to reduce the burden on residential taxpayers and create a more balanced community,

AND WHEREAS the Council of the Town of Georgina has passed Amendment Number 93 to the Town's Official Plan in 2004, the purpose of which is to designate a ~~Business~~ "Business Park Study Area" to facilitate a Study that will identify specific locations for future employment uses as well as to determine specific areas of environmental significance that will be protected from development,

AND WHEREAS the Council has appointed a steering committee, sought proposals from planning consultants and laid out a timetable and a plan for financing the study,

BE IT HEREBY RESOLVED that the Council of the Town of Georgina requests the Ministry of Municipal Affairs and Housing to exempt the area from Woodbine Ave. east to the planned route for Highway 404 and from Ravenshoe Rd. north to the Maskinonge River, i.e. the ~~Business~~ "Business Park Study Area", from any development freeze resulting from the Greenbelt Plan.

AND BE IT FURTHER RESOLVED that this resolution be circulated to Mr. John Gerretsen (Minister of Municipal Affairs and Housing), Mr. Dalton McGuinty (Premier of Ontario) and Julia Munro (M.P.P. York North).

(The attachment referred to in this clause was included in the Agenda for the October 6, 2004 Committee meeting.)

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RESOLUTION -TOWN OF GEORGINA
EXTENSION OF HIGHWAY 404 TO GEORGINA

The Transportation and Works Committee considered a resolution passed by the Town of Georgina on August 24, 2004, regarding the Extension of Highway 404 to the Town of Georgina and recommends to Regional Council the endorsement of the following resolution:

WHEREAS the Council of the Town of Georgina fully endorses the extension of Highway 404, from Green Lane in the Town of East Gwillimbury, north to the Town of Georgina;

AND WHEREAS each extension of Highway 404 has brought industry and employment to every community the Highway serves;

AND WHEREAS the extension of Highway 404 is imperative to the progression and future development of the Town of Georgina;

AND WHEREAS projections for future business and employment opportunities in the Town of Georgina show the potential to escalate dramatically, provided sufficient infrastructure is in place;

AND WHEREAS this project is crucial for increasing the current deficient infrastructure, which does not adequately serve the transportation needs and traffic safety issues of this community;

THEREFORE BE IT RESOLVED THAT the extension of Highway 404 be given priority status and approval to continue construction north from Green Lane to Glenwoods Avenue at grade in the Town of Georgina as the preferred terminus of the next phase of the extension, and that a copy of this motion be forwarded to the Council of the Town of East Gwillimbury requesting their endorsement, and that the motions from both municipalities be forwarded to the Regional Chair and CEO for the Region of York, the Commissioner of Transportation and Works for the Region of York, the local MPP, the Minister of Transportation, the Minister of Public Infrastructure Renewal, the Minister of Municipal Affairs and Housing and the Premier of the Province of Ontario with a request for their commitment to this project.