

THE CORPORATION OF THE TOWN OF GEORGINA

COUNCIL ADDENDUM 2

Wednesday, December 14, 2016
7:00 PM

11. PUBLIC MEETINGS

(1) STATUTORY MEETING(S) UNDER THE PLANNING ACT OR MEETINGS
PERTAINING TO THE CONTINUATION OF PLANNING MATTERS, Section
11(1)

(7:30 p.m.)

- (A) Application to Amend Zoning By-law 500
WRIGHT, Dale and Lorraine
Part Lot 8, Concession 4 (G); 24047 Woodbine Avenue
AGENT: Michael Smith Planning Consultants
Report No. DS-2016-0104

Additional Correspondence:

- Jack Wong, Malone Given Parsons Ltd., Consultants for Glenwoods Gateway Investments Inc, owner of 23675 and 23965 Woodbine Avenue and 2596 Glenwoods Avenue within the Keswick Business Park Secondary Plan, requesting cost sharing tools be implemented to ensure front ended costs are shared fairly and equitably among benefiting landowners

(7:30 p.m.)

- (B) Application to Amend the Official Plan and Zoning By-law 500
SUNRISE ACQUISITIONS (KESWICK) INC.
Part Lot 7, Concession 3 (NG), Plan 65M-3332, Blocks 53 and 54,
Woodbine Avenue
AGENT: eXP SERVICES INC. (Michael Hayek)

Report No. DS-2016-0103

Additional Correspondence:

- Jack Wong, Malone Given Parsons Ltd., Consultants for Glenwoods Gateway Investments Inc, owner of 23675 and 23965 Woodbine Avenue and 2596 Glenwoods Avenue within the Keswick Business Park Secondary Plan, requesting notification of future notices regarding this application

December 13, 2016

MGP
File: 14 - 2268Town of Georgina Civic Centre
26557 Civic Centre Drive
Keswick, ON
L4P 3G1

Attention: Mayor and Members of Council

Care of: Carolyn Lance, Council Services Coordinator

Dear Sirs and Mesdames;

**Re: 24047 Woodbine Avenue
Proposed Zoning By-law Amendment (Town File: 03.1095)
Dale and Lorraine Wright**

We are the planning consultant for Glenwoods Gateway Investments Inc. ("GGI"), the owner of 23675 & 23965 Woodbine Avenue and 2596 Glenwoods Avenue located within the Keswick Business Park Secondary Plan ("KBPSP"). Our client has recently received zoning by-law amendment and draft plan of subdivision approval (By-Law No. 2016-0037 (PL-5) and 19T-13G02) for these lands which are immediately south of the subject property.

Through the approval process, many studies and reports have been completed by GGI in order to support the proposed zoning by-law amendment and draft plan applications. Specifically, Zoning By-law No. 2016-0037 (PL-5) is the first zoning by-law for the KBPSP area which introduces many of the new uses for the future development of the business park that would benefit all of the lands within the KBPSP. While we are generally supportive of the proposed zoning by-law amendment submitted by Dale and Lorraine Wright to re-designate their lands from Highway Commercial (C2-30) to a site-specific Business Park 2 Gateway (BP-2G) zone, we are respectfully requesting the Town to impose the appropriate cost-sharing requirements prior to any approval as per *Policy 9.4.7.2.2.a.iii* and *9.4.7.4.1.a* of the KBPSP so that the front ended costs incurred by GGI can be shared fairly and equitably among the benefiting landowners on a pro-rata basis.

Specifically, *Policy 9.4.7.2.2.a.iii* and *9.4.7.4.1.a* states:

"9.4.7.2.2.a.iii where development relies upon other matters occurring first, such as the consolidation of land ownership or completion of a development agreement, to ensure the orderly development of the project, and/or to secure funding and/or to equitably cost-share among benefiting landowners, for sewer, water, storm water, roads, parks, services, or outstanding application processing fees" and;

9.4.7.4.1.a Prior to the approval of any development application, the Town may require the preparation of any or all of the following studies:

- i. Traffic impact study;**
- ii. storm water management and grading plan;**
- iii. servicing study;**
- iv. archaeological survey of the lands;**
- v. environmental impact statement;**
- vi. hydrology study;**
- vii. hydrogeological study;**
- viii. air emissions study;**
- ix. soils study; and/or,**
- x. other studies as may be determined by the Town.**

The costs associated with the conduct of these studies shall be the responsibility of the landowners and the costs shall be shared equitably among benefiting landowners on a pro-rata basis.

In summary, we are pleased to see other lands within the KBPSP are redeveloping in accordance with the newly approved Zoning By-law No. 2016-0037 (PL-5). At the same time, it is important for the Town to implement appropriate cost sharing tools to ensure front ended costs (i.e. soft and hard costs) are shared fairly and equitably among benefiting landowners within the secondary plan area. We look forward to discuss this matter with the Town and request that we be notified with all future correspondences of the subject application (Town File: 03.1095).

Please do not hesitate to contact the undersigned if you have any questions to the above.

Yours very truly,
MALONE GIVEN PARSONS LTD.



Matthew James Cory, MCIP, RPP, PLE, PMP
Principal
mcory@mgp.ca

cc: John Espinosa, Town Clerk, Town of Georgina
Harold Lenters, Director of Development Services, Town of Georgina
Velvet Ross, Manager of Planning, Town of Georgina
Michael Baskerville, Manager of Development Engineering, Town of Georgina
Glenwoods Gateway Investments Inc.
Andrea Skinner, Aird & Berlis LLP

December 13, 2016

MGP
File: 14 - 2268

Town of Georgina Civic Centre
26557 Civic Centre Drive
Keswick, ON
L4P 3G1

Attention: Mayor and Members of Council

Care of: Carolyn Lance, Council Services Coordinator

Dear Sirs and Mesdames;

**Re: Lot 7, Concession 3 (NG), Plan 65M-3332, Blocks 53 & 54; NW of Woodbine Avenue and Dovedale Drive
Proposed Official Plan and Zoning By-law Amendment (Town Files: 02.188 (OPA) & 03.1097 (ZBA))
Sunrise Acquisitions (Keswick) Inc.**

We are the planning consultant for Glenwoods Gateway Investments Inc. ("GGI"), the owner of 23675 & 23965 Woodbine Avenue and 2596 Glenwoods Avenue located within the Keswick Business Park Secondary Plan ("KBPSP"). Our client has recently received zoning by-law amendment and draft plan of subdivision approval (By-Law No. 2016-0037 (PL-5) and 19T-13G02) for these lands, which are located directly across the proposed development on the east side of Woodbine Avenue.

We request that we be notified with any future notices regarding the above application (Town File: 02.188 & 03.1097). Please do not hesitate to contact the undersigned if you have any questions to the above.

Yours very truly,
MALONE GIVEN PARSONS LTD.



Matthew James Cory, MCIP, RPP, PLE, PMP
Principal
mcory@mgp.ca

cc: John Espinosa, Town Clerk, Town of Georgina
Harold Lenters, Director of Development Services, Town of Georgina
Velvet Ross, Manager of Planning, Town of Georgina
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