

# THE CORPORATION OF THE TOWN OF GEORGINA

## COUNCIL AGENDA

Wednesday, January 22, 2020  
7:00 PM

1. CALL TO ORDER - MOMENT OF MEDITATION

"We would like to begin today's meeting by acknowledging that the Town of Georgina is located over lands originally used and occupied by the First Peoples of the Williams Treaties First Nations and other Indigenous Peoples and thank them for sharing this land. We would also like to acknowledge the Chippewas of Georgina Island First Nation as our close neighbour and friend, one with which we strive to build a cooperative and respectful relationship."

2. ROLL CALL

3. COMMUNITY ANNOUNCEMENTS

4. INTRODUCTION OF ADDENDUM ITEM(S)

5. APPROVAL OF AGENDA

6. DECLARATIONS OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF

7. ADOPTION OF MINUTES *None.*

8. SPEAKERS

9. DELEGATIONS/PETITIONS *None.*

10. PRESENTATIONS *None.*

11. PUBLIC MEETINGS *None.*

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

(2) STATUTORY MEETING(S) UNDER OTHER LEGISLATION

(3) OTHER PUBLIC MEETINGS

12. REPORTS

(1) ADOPTION OF REPORTS NOT REQUIRING SEPARATE DISCUSSION

## (2) REPORTS REQUIRING SEPARATE DISCUSSION

**Pages 1-42**

## (A) Employment Area Conversion Requests

Report No. DS-2020-0006

**Recommendation(s):**

1. That Council receive Report No. DS-2020-0006 prepared by the Planning Division, Development Services Department dated January 22, 2020 respecting the Employment Area Conversion Requests.
2. That Council not support the employment area conversion requests for the following properties within the Keswick Business Park Secondary Plan:
  - i. S/S Glenwoods Avenue  
Part Lot 5, Concession 4 (NG)  
Roll No.:104-640  
Owner: World Wide Auto Parts Source Inc. (c/o Gary Foch)
  - ii. E/S Woodbine Avenue  
Concession 4, Part Lots 3 and 4 (NG)  
Plan 65R-1207, Part 1  
Roll No.: 102-100  
Owners: Ferdinand Boehm, Agnes Mark, Joe Boehm, Katherina Volk, Nick Boehm, and Linda Bashford
3. That Council endorse Report No. DS-2020-0006 as the Town of Georgina's comments to York Region with respect to the two employment area conversion requests received by York Region for lands within the Town of Georgina.
4. That the Town Clerk forward a copy of Report No. DS-2020-0006 and Council's Resolution thereon to the York Region Director of Long-Range Planning.

**Pages 43-46**

## (B) Award of Consulting Services – Waterfront Parks Master Plan

Report No. OI-2020-0001

**Recommendation(s):**

1. That Council receive Report No. OI-2020-0001 prepared by the Operations & Infrastructure Department dated January 22, 2020 regarding the award of the Consulting Services – Waterfront Parks Master Plan;
2. That Council approve the award of the contract for Consulting Services – Waterfront Parks Master Plan – Part 1 to The Planning Partnership;

3. That Council authorize the Manager of Procurement Services to issue a Purchase Order to The Planning Partnership in the amount of \$108,485.00 exclusive of taxes, for Consulting Services – Waterfront Parks Master Plan – Part 1, and
4. That Council authorize staff to award Part 2 and Part 3 of the Waterfront Parks Master Plan project to The Planning Partnership, subject to successful completion of Part 1 and Council approval of sufficient funding in future years.

13. DISPOSITIONS/PROCLAMATIONS, GENERAL INFORMATION ITEMS AND COMMITTEE OF ADJUSTMENT

(1) Dispositions/Proclamations

**Pages 47-48**

- (A) Kinette Club of Sutton requesting Council declare the week of February 16-22 as 'Kin Canada Week' and fly the Centennial Kin Canada flag at the intersection of Woodbine Avenue and Ravenshoe Road during that week.

**Page 49**

- (B) Greg Forrest, Acting Chairperson of the Sutton BIA, requesting the temporary closure of various roads within downtown Sutton on July 18<sup>th</sup> from 7:00am to 4:30pm during the annual Festival.

(2) General Information Items

**Page 50**

- (A) Information Items

- (B) Briefing Notes

**Page 51**

- i) Off-Road Vehicles

(3) Committee of Adjustment Planning Matters *None.*

- (A) Under Review

- (B) Recommendations

- (C) Decisions

14. MOTIONS/NOTICES OF MOTION

15. REGIONAL BUSINESS

16. OTHER BUSINESS

17. BY-LAWS *None.*

18. CLOSED SESSION *None*.

- (1) Motion to move into closed session of Council
- (2) Motion to reconvene into open session of Council and report on matters discussed in closed session.

19. CONFIRMING BY-LAW

**Pages 52-55**

- (1) By-law No. 2020-0007 (COU-2), a by-law to confirm the proceedings of Council on January 22, 2020.

20. MOTION TO ADJOURN

**THE CORPORATION OF THE TOWN OF GEORGINA****REPORT NO. DS-2020-0006****FOR THE CONSIDERATION OF  
COUNCIL  
JANUARY 22, 2020****SUBJECT: EMPLOYMENT AREA CONVERSION REQUESTS**

---

**1. RECOMMENDATION:**

1. That Council receive Report No. DS-2020-0006 prepared by the Planning Division, Development Services Department dated January 22, 2020 respecting the Employment Area Conversion Requests.
2. That Council not support the employment area conversion requests for the following properties within the Keswick Business Park Secondary Plan:
  - i. S/S Glenwoods Avenue  
Part Lot 5, Concession 4 (NG)  
Roll No.:104-640  
Owner: World Wide Auto Parts Source Inc. (c/o Gary Foch)
  - ii. E/S Woodbine Avenue  
Concession 4, Part Lots 3 and 4 (NG)  
Plan 65R-1207, Part 1  
Roll No.: 102-100  
Owners: Ferdinand Boehm, Agnes Mark, Joe Boehm, Katherina Volk, Nick Boehm, and Linda Bashford
3. That Council endorse Report No. DS-2020-0006 as the Town of Georgina's comments to York Region with respect to the two employment area conversion requests received by York Region for lands within the Town of Georgina.
4. That the Town Clerk forward a copy of Report No. DS-2020-0006 and Council's Resolution thereon to the York Region Director of Long-Range Planning.

**2. PURPOSE:**

The purpose of this report is to advise Council of two employment area conversion requests that have been received by York Region in connection with its Official Plan's Municipal Comprehensive Review (MCR), for lands within the Keswick Business Park (KBP) and to obtain a Council position with respect to same.

### **3. BACKGROUND:**

#### **3.1 PLANNING FOR EMPLOYMENT – PROVINCIAL REQUIREMENTS**

The *Planning Act* identifies “the adequate provision of employment opportunities” as a provincial interest. The 2014 Provincial Policy Statement (PPS) and the 2019 Growth Plan for the Greater Golden Horseshoe (Growth Plan) direct municipalities to protect employment areas and ensure the availability of sufficient land, in appropriate locations, for a variety of employment types.

The PPS and Growth Plan define employment areas as “*areas designated in an official plan for clusters of business and economic activities including, but not limited to, manufacturing, warehousing, offices and associated retail and ancillary facilities*”.

The Growth Plan requires that municipalities are to plan for employment areas by:

1. Prohibiting residential uses and prohibiting or limiting other sensitive land uses that are not ancillary to the primary employment use;
2. Prohibiting major office retail uses or establishing a size or scale threshold for any major retail uses that are permitted and prohibiting any major retail uses that would exceed that threshold; and,
3. Providing an appropriate interface between employment areas and adjacent non-employment areas to maintain land use compatibility.

A new policy direction in the Growth Plan requires upper- and single-tier municipalities (i.e. York Region), in consultation with lower-tier municipalities (i.e. Town of Georgina), to designate employment areas in their official plan and to assess requests for employment land conversions. Previously upper- and single-tier municipalities were able to map employment land use designations, however, it is now a requirement of the Growth Plan. With respect to York Region, historically the Regional Official Plan (ROP) has not mapped employment land use designations, but they are mapped in local official/secondary plans within the Region.

Employment area conversions occur when sites which are designated employment area within official plans are re-designated to accommodate non-employment uses such as residential or major retail. The Growth Plan only permits the conversion of employment lands to permit non-employment uses at the time of a Regional MCR based on a set of criteria. Once employment areas are mapped in the ROP and approved by the Province, Section 22(7.3) of the *Planning Act* prevents appeals of official plan amendments proposing to remove land from an employment area designation.

### 3.2 REGIONAL MUNICIPAL COMPREHENSIVE REVIEW

York Region is currently undertaking a MCR which will result in a new ROP, estimated for adoption in Q2 of 2020. Through the MCR, the Region must plan to accommodate the population and employment projections to 2041 in accordance with the Growth Plan, which is 1.79 million people and 900,000 jobs. Taking into account York Region's existing population and jobs, the Region has to distribute new growth of 646,000 people and 299,000 jobs to the nine local municipalities through a detailed land needs assessment. As part of the planning for employment component of the MCR, the forecasted employment growth of 299,000 jobs will be distributed between the following four employment types:

1. Employment Area: employment within designated employment areas, excluding major office. This type of employment typically includes business activities such as manufacturing, research and development, warehousing and ancillary retail and service uses.
2. Major Office: Employment occurring in free standing office buildings of 1,860 square metres (20,000 square feet) or larger. Finance, insurance and real estate businesses typically occupy major office space. City of town halls, police stations, hospitals and school board offices are not included in this category and are classified as population-related employment.
3. Population-Related: Employment serving the local population such as retail, education, government, social and community services and medical services. This type of employment tends to grow directly in response to population growth. Home based businesses are also captured in this category.
4. Rural: Includes jobs dispersed throughout rural areas (i.e. agriculture, primary industries).

Over the last year, the Region has been working with members of the MCR Local Municipal Working Group to refine employment area boundaries and create criteria to assess conversion requests from private landowners in an equitable and consistent manner.

#### 3.2.1 Regionally Significant Employment Lands

Although designating employment lands in the ROP is a new requirement, the Region has historically tracked and maintained an inventory of local municipal employment areas. This inventory is based on existing local official/secondary plan designations and policies and has been used as the starting point for delineating employment areas. Attachment 1 is a preliminary map identifying regionally significant employment areas. The conversion requests which the Region is presently assessing, apply only

to lands which fall within the employment area category definition noted above and mapped in Attachment 1.

Within the Town of Georgina, the KBP represents the largest and most significant employment area (refer to Attachment 1 and 2). The boundaries of this employment area as mapped by the Region coincide with the boundaries of the Keswick Business Park Secondary Plan (KBPSP) which has been in force and effect since 2008 (refer to Attachment 3).

Other employment area lands within the Town of Georgina have been identified within the Pepperlaw Secondary Plan (PSP), generally in the area of Highway 48 and Lake Ridge Road and at the end of Hastings Road (refer to Attachments 1, 4 and 5). These are identified as employment area lands due to their Industrial designations in the PSP. Planning staff continue to work with Regional staff to further refine the boundaries of the employment area lands in Pepperlaw.

### 3.2.2 Employment Area Conversion Criteria

In March 2019, Regional Council endorsed employment area conversion criteria to assist Regional staff in assessing requests to re-designate employment areas to accommodate non-employment uses (refer to Attachment 6). The conversion criteria were developed in consultation with the MCR Local Municipal Working Group and provide for an initial Phase 1 assessment of conversion requests.

There is a total of 14 criteria; five of which are taken directly from the Growth Plan and nine additional criteria which have been developed by York Region in consultation with local municipal staff. The criteria have been organized into five core principles:

1. Supply: Maintaining an adequate and diverse supply of vacant employment parcels of various sizes and characteristics is vital to meeting regional and long-term employment area needs, including protecting lands beyond the 2041 planning horizon.
2. Viability: refers to the ability of an employment area to operate successfully and sustain success over the long-term.
3. Access: Protection of sites within the vicinity of major highways, rail yards and airports is important for goods-movement purposes and desirable from an economic development perspective.
4. Infrastructure: Ensuring existing or planned infrastructure such as sewage, water, energy and transportation as well as public service facilities are in place.

5. Region-wide interests: Ensuring Regional and local planning objectives are not compromised and considers cross regional boundaries (if applicable).

### 3.2.3 Conversion Request Process

The Region is evaluating conversion request in two phases – Phase 2 is currently underway.

Phase 1 included a comprehensive evaluation of each request on a site-specific basis applying the criteria which is discussed above. As part of this phase, individual letters were distributed to each landowner who submitted a request informing them of Regional staff's preliminary recommendation based on the criteria and inviting them to a meeting to discuss the initial evaluation. Letters were also distributed to properties within 120 metres of the conversion requests notifying neighbouring landowners of the conversion request that has been received and the process that is being undertaken.

Phase 1 concluded with an update report to Regional Council in October 2019 on the employment area conversion process (link to report: <https://yorkpublishing.escribemeetings.com/filestream.ashx?DocumentId=8211>).

This report provided an initial Phase 1 assessment of the conversion requests which were received by the Region as of May 1, 2019. Conversion requests received after the May 1<sup>st</sup> deadline will be assessed and reported on in Q1 of 2020, as noted below.

Phase 2 involves consideration of conversion requests through a broader employment area analysis considering the context of the request within the Regional and local urban structure, assessing implications on the forecast and land budget and infrastructure, and the changing nature of job delivery.

Regional Council's final decisions on the conversion requests will feed into the Region's draft forecast and land needs assessment, which will be presented to Regional Council in Q1 of 2020 (i.e. anticipated in March).

## 4. ANALYSIS:

### 4.1 GEORGINA EMPLOYMENT AREA CONVERSION REQUESTS

As of the completion of this report, the Region has received a total of 72 employment area conversion requests. Two of the conversion requests involve lands located within the Town of Georgina, and more specifically within the KBP. As part of the Region's MCR process, local municipalities have been requested by Regional staff to assess each conversion request against the 14 criteria and indicate 'pass' or 'fail' for each.

Both conversion requests related to lands within the Town of Georgina are discussed below, including comments and recommendations from staff.

It should be noted that of the 14 criteria (refer to Attachment 6), the five criteria taken from the Growth Plan (i.e. Criteria 1 to 5) as well as an additional two criteria created by the Region (i.e. Criteria 6 and 7) are considered 'hard stops' and requests that do not meet all of these seven criteria will not be considered any further. This means that these requests will not be considered through the Phase 2 assessment.

### **SUMMARY TABLES**

#### **Conversion Request #1**

Property Description	S/S Glenwoods Avenue Part Lot 5, Concession 4 (NG) Roll No.: 104-640 (refer to Attachment 7)
Date Request Submitted	April 30, 2019 (refer to Attachment 8)
Owner	World Wide Auto Parts Source Inc. (c/o Gary Foch)
Agent	GSP Group Inc. (c/o Hugh Handy and Megan Gereghty)
Land Use Designation	Business Park II and Business Park III within the Keswick Business Park Secondary Plan
Zoning	Rural (RU)
Lot Area	4.05 ha (10 acres)
Lot Frontage	100.9 metres (331 ft.)
Conversion Request	Propose to convert the site from its current employment designations to a mixed-use designation that would incorporate options for residential, commercial/retail and office uses.
Phase 1 Regional Staff Recommendation	Conversion not supported.
Town Planning Staff Recommendation	Conversion not supported.

#### **Conversion Request #2**

Property Description	E/S Woodbine Avenue Concession 4, Part Lots 3 and 4 (NG) Plan 65R-1207, Part 1 Roll No.: 102-100 (refer to Attachment 9)
Date Request Submitted	November 21, 2019 (refer to Attachment 10)
Owners	Ferdinand Boehm, Agnes Mark, Joe Boehm, Katherina Volk, Nick Boehm, and Linda Bashford
Agent	Ferdinand Boehm

Land Use Designation	Business Park I, Business Park II, Business Park III and Greenlands System within the Keswick Business Park Secondary Plan
	Agricultural Protection Area, Environmental Protection Area and Greenlands System Overlay within the Official Plan
Zoning	Rural (RU)
Lot Area	80.88 ha (199.86 acres)
Lot Frontage	225 metres (738 ft.)
Conversion Request	Propose to convert the site from its current employment designations to a mixed-use designation that would permit residential and/or retail uses.
Phase 1 Regional Staff Recommendation	No recommendation provided as request was received after the May 1, 2019 cut-off date. A recommendation will be provided to Regional Council in March 2020 when Regional staff report on the draft forecast and land needs assessment. In preliminary discussions with Region staff, it has been noted that this request is not supportable based on not meeting mandatory criteria.
Town Planning Staff Recommendation	Conversion not supported.

## **DISCUSSION**

As noted above in Section 3.2.1, the Town does not have a large supply of employment area lands (refer to Attachment 1, 2, 4 and 5). As such, any conversion request to remove lands from employment areas within the Town will impact the Town's ability to accommodate future employment area growth.

Both conversion requests received by the Region for lands within the Town of Georgina are located within the KBP. The KBPSP was approved by the Ontario Municipal Board on July 15, 2008 and to date, has not been developed for employment purposes. As such, the land remains largely used for agricultural and rural land uses.

The KBP is to function as a key regional employment area providing significant economic and employment opportunity within the Town of Georgina. In accordance with the Secondary Plan, any proposed change in land use to uses other than employment uses are discouraged. It is anticipated that the KBP will accommodate between 7,500 and 9,000 jobs which are vital to the long-term economic stability of the Town and its residents.

Both requests propose to convert each site from their current employment designations to a mixed-use designation that would allow permissions for residential and commercial/retail uses (Conversion Request #1 also requests permissions for

office uses). Regarding permitted uses, in addition to the permitted industrial/employment uses, the KBPSP permits business and professional offices and ancillary retail and service uses and restaurants. For instance, the Business Park I and II designations permit all types of business and professional offices and ancillary retail and service uses and restaurants where internally integrated within a permitted office building. While the Business Park III designation permits ancillary retail sales show rooms and offices which are directly related to the primary industrial use of the property. Residential uses are not permitted within the KBPSP. Relative to other employment areas outside of the Town of Georgina, staff are of the opinion that the uses permitted within the KBPSP are flexible and liberal in terms of permitting ancillary uses, while also ensuring that the KBP maintains its integrity as an employment area.

### **Conversion Request #1**

The subject property is centrally located within the KBPSP and is comprised of lands which are designated Business Park II and Business Park III (refer to Attachment 11).

On September 25, 2019, Planning and Economic Development staff attended a meeting with Regional staff, the property owner and their consultant, to discuss the proposed conversion request. The owner and their consultant were advised that the conversion request is not supportable. In this regard, reference was made to the fact that the proposed conversion did not comply with two mandatory criteria (Criteria 6 and 7; refer to Attachment 6) as the property is located within the KBP and the entire perimeter of the site is surrounded by lands designated for employment uses.

As noted above in Section 3.2.3, on October 10, 2019, Regional Council was provided with an update on the employment area conversion process. The report provided Regional staff's initial Phase 1 assessment of the 52 requests which had been received prior to the May 1, 2019 cut-off date. The recommendation contained in the report with respect to this conversion request is that the "conversion not supported through Phase one" (refer to Attachment 12).

### **Conversion Request #2**

Approximately ~19 ha of the subject property is located within the KBPSP and designated Business Park I, Business Park II, Business Park III and Greenlands System designations (refer to Attachment 11). This portion of the site is the subject of this conversion request. The remaining ~62 ha of the property is located within the boundaries of the Town of Georgina Official Plan and subsequently not designated for employment uses.

Given that this conversion request was received after the May 1<sup>st</sup> cut-off date (i.e. November 21, 2019), the October 10, 2019 update report on the employment area conversion process did not include an initial Phase 1 assessment of the request by

Regional staff. It is also worth noting that to date, the owners have not requested to meet with Regional staff to discuss the proposed conversion request.

### **ANALYSIS OF CONFORMITY WITH CONVERSION CRITERIA**

#### **Conversion Request #1**

Refer to Attachment 13.

#### **Conversion Request #2**

Refer to Attachment 14

### **RECOMMENDATION**

Staff recommend that Council not support both conversion request as they fail to meet mandatory criteria as noted in Attachments 13 and 14, nor do the requests represent good planning.

### **5. RELATIONSHIP TO STRATEGIC PLAN:**

This report addresses the following strategic goals:

- GOAL 1: "Grow our Economy" – SUSTAINABLE ECONOMIC GROWTH & EMPLOYMENT; and,
- GOAL 2: "Promote a High Quality of Life" – HEALTHY, SAFE, SUSTAINABLE COMMUNITIES.

### **6. FINANCIAL AND BUDGETARY IMPACT:**

There are no financial or budgetary impacts as a result of this report.

### **7. PUBLIC CONSULTATION AND NOTICE REQUIREMENTS:**

Pursuant to the *Planning Act*, there are no public consultation or notice requirements for this report. Notwithstanding, York Region has circulated notice to properties within 120 metres of both conversion requests to advise that the conversion request has been received and is being considered by the Region through their work on the MCR. Additionally, Town staff have contacted both property owners to inform them that a report is being brought forward at today's meeting (January 22, 2020) to obtain a Council position with respect to their conversion requests.

**8. CONCLUSION:**

Staff have evaluated the employment area conversion requests received by the Region for lands located within the Town of Georgina. It is staff's opinion that both conversion requests are not supportable as they do not represent good planning for the following reasons:

- They do not meet the mandatory employment conversion criteria as discussed in Attachments 13 and 14;
- The lands are required to accommodate future employment area growth within the Town of Georgina;
- The proposed conversions do not comply with the permitted uses and purpose and intent of the KBPSP;
- There are sufficient lands which are designated to permit residential, retail/commercial, and/or mixed-use developments within the Keswick Secondary Plan;
- A residential/mixed-use development within the KBP would not be compatible with and would require significant buffering from employment uses; and,
- The proposed conversions would be precedent setting and could lead to more conversion requests being submitted, which would further compromise the integrity of the KBPSP.

Staff recommend that Council approve the recommendations contained in Section 1 of this report.

Prepared by:



\_\_\_\_\_  
Tolek A. Makarewicz, BURPI, MCIP, RPP  
Senior Policy Planner

Reviewed & Recommended by:



\_\_\_\_\_  
Harold W. Lenters, M.Sc.PI, MCIP, RPP  
Director of Development Services

Approved by:



\_\_\_\_\_  
David Reddon  
Chief Administrative Officer

January 10, 2020

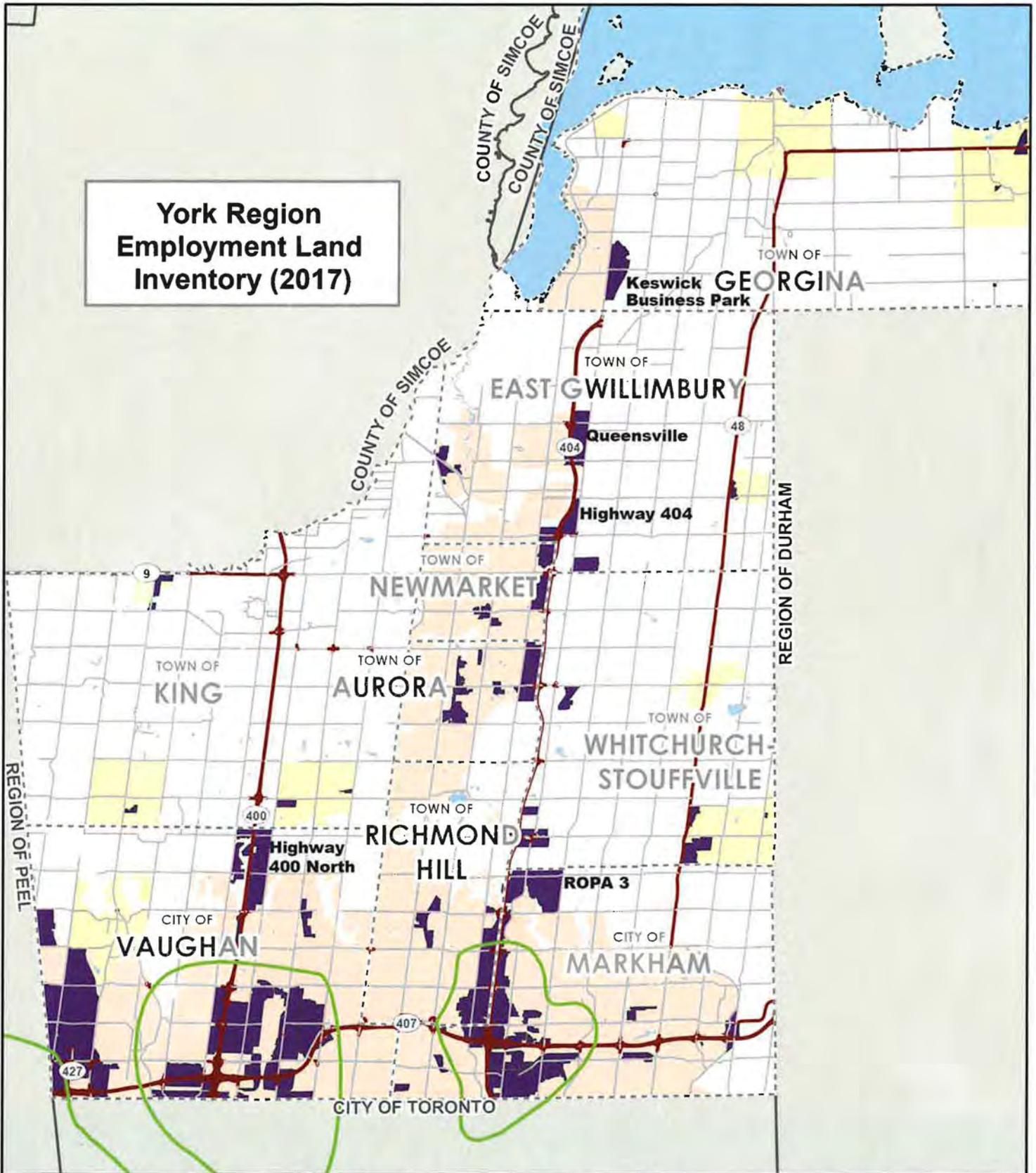
Attachment 1 – York Region Employment Lane Inventory (2017)

Page 11 of Report No. DS-2020-0006

---

- Attachment 2 – Keswick Business Park Employment Area*
- Attachment 3 – Keswick Business Park Secondary Plan Land Use Plan (Schedule 'L1')*
- Attachment 4 – Pefferlaw Secondary Plan Employment Areas (Highway 48 and Lake Ridge Road)*
- Attachment 5 – Pefferlaw Secondary Plan Employment Areas (Hastings Road)*
- Attachment 6 – Employment Area Conversion Criteria endorsed by Regional Council*
- Attachment 7 – Conversion Request #1 (S/S Glenwoods Ave.) Location Map*
- Attachment 8 – Conversion Request #1 (S/S Glenwoods Ave.) Proposal*
- Attachment 9 – Conversion Request #2 (E/S Woodbine Ave.) Location Map*
- Attachment 10 – Conversion Request #2 (E/S Woodbine Ave.) Proposal*
- Attachment 11 – Location of Both Conversion Request Sites in relation to KBPSP*
- Attachment 12 – Excerpt from Regional Report on Employment Area Conversion Process Update*
- Attachment 13 – Analysis of Conversion Request #1 (S/S Glenwoods Ave.) against Conversion Criteria*
- Attachment 14 – Analysis of Conversion Request #2 (E/S Woodbine Ave.) against Conversion Criteria*

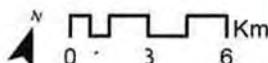
**York Region  
Employment Land  
Inventory (2017)**



**REGIONAL MUNICIPALITY OF YORK**  
2017 Employment Land Inventory

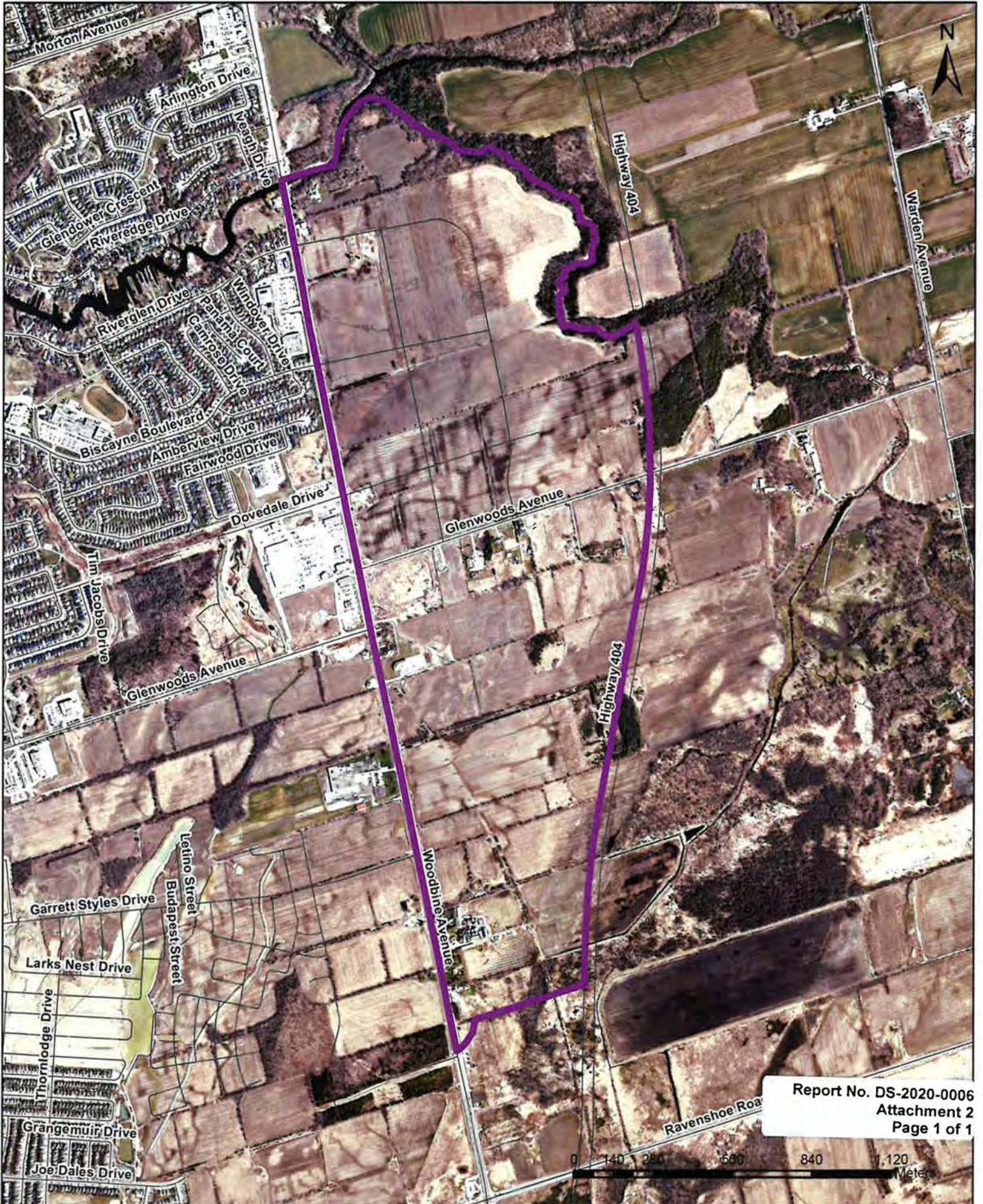
Produced by:  
The Regional Municipality of York  
Planning and Economic  
Development, Corporate Services  
March 2019

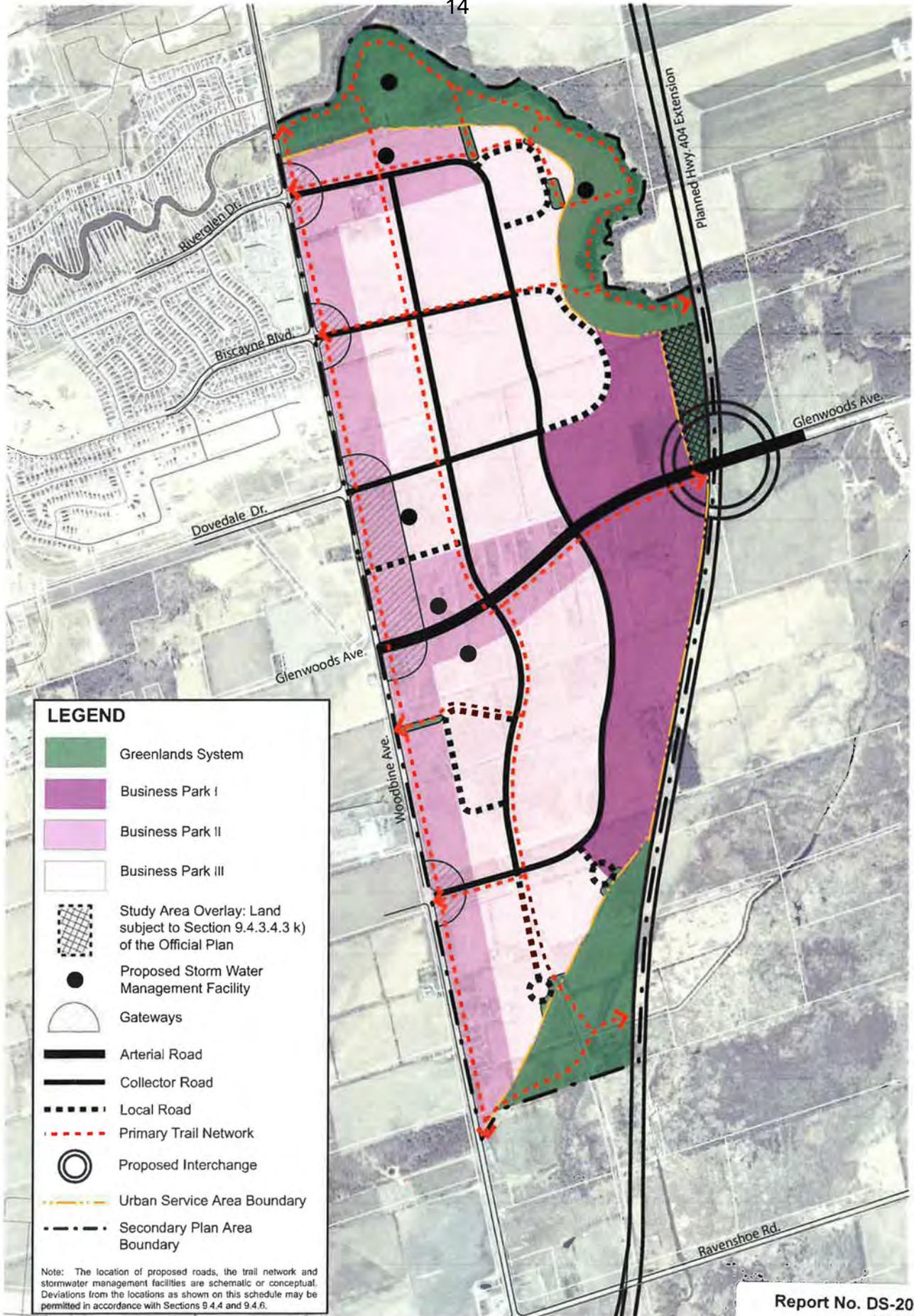
Data: © Queen's Printer for Ontario  
2003-2019



Legend	
	Employment Area Boundary
	Megazone Boundary
	Towns and Villages
	Urban Area
	Lake/River
	Highway
	Road
	Railway
	Municipal Boundary
	Regional Boundary

# Keswick Business Park, Town of Georgina Employment Areas





**LEGEND**

- Greenlands System
- Business Park I
- Business Park II
- Business Park III
- Study Area Overlay: Land subject to Section 9.4.3.4.3 k) of the Official Plan
- Proposed Storm Water Management Facility
- Gateways
- Arterial Road
- Collector Road
- Local Road
- Primary Trail Network
- Proposed Interchange
- Urban Service Area Boundary
- Secondary Plan Area Boundary

Note: The location of proposed roads, the trail network and stormwater management facilities are schematic or conceptual. Deviations from the locations as shown on this schedule may be permitted in accordance with Sections 9.4.4 and 9.4.6.



# Pefferlaw Secondary Plan, Town of Georgina Employment Areas



# Pefferlaw Secondary Plan, Town of Georgina Employment Areas



## **Proposed Employment Area Conversion Criteria**

Employment Area conversion requests will be assessed using criteria. The provincial Growth Plan employment area conversion criteria have been incorporated into the Region's proposed criteria as listed below. Table 1 provides more detailed information of each criteria and their importance in being considered when evaluating a conversion request.

The conversion of lands within employment areas to non-employment uses may be permitted only through a Municipal Comprehensive Review where it is demonstrated that:

### **Growth Plan Criteria**

1. The lands are not required over the horizon of the Growth Plan for the employment purposes for which they are designated (Growth Plan 2.2.5.9 b).
2. The Region and local municipality will maintain sufficient employment lands to accommodate forecasted employment growth, including sufficient employment land employment growth, to the horizon of the Growth Plan (modified Growth Plan 2.2.5.9.c).
3. Non-employment uses would not adversely affect the overall viability of the employment area or the achievement of the minimum intensification and density targets and other policies in the Growth Plan (modified Growth Plan 2.2.5.9 d).
4. There are existing or planned infrastructure and public service facilities to accommodate the non-employment uses (e.g. sewage, water, energy, transportation) (modified Growth Plan 2.2.5.9 e).
5. There is a need for the conversion (Growth Plan 2.2.5.9 a).

### **York Region Criteria**

6. The following employment areas will not be considered for conversion as they have not yet had the opportunity to develop due to servicing constraints or have recently been brought into the urban boundary to accommodate employment land employment growth to 2031: Keswick Business Park, Queensville, Highway 404 (ROPA 1), ROPA 3, and Highway 400 North (ROPA 52).
7. The conversion will not be considered if the entire perimeter of the site is surrounded by lands designated for employment uses.

8. Conversion of the site would not compromise the Region's and/or local municipality's supply of large sized employment area sites (i.e. 10 ha or greater) which allow for a range uses including but not limited to land extensive uses such as manufacturing, warehousing, distribution and logistics.
9. The conversion will not destabilize or adversely affect current or future viability and/or identity of the employment area with regards to:
  - a) Hindering the operation or expansion of existing or future businesses
  - b) Maintaining lands abutting or in proximity to the conversion site for employment purposes over the long term
  - c) Attracting a broad range of employment opportunities and maintaining clusters of business and economic activities
  - d) Providing appropriate buffering of employment uses from non-employment uses.
10. The conversion to a non-employment use is compatible with the surrounding uses such as existing employment uses, residential or other sensitive land uses and will mitigate existing and/or potential land use conflicts.
11. The site offers limited development potential for employment land uses due to factors including size, configuration, access and physical conditions.
12. The proposed site is not adjacent to 400-series highways, or is not located in proximity to existing or planned highways and interchanges, intermodal facilities, airports and does not have access to rail corridors
13. The proposed conversion to a non-employment use does not compromise any other planning policy objectives of the Region or local municipality.
14. Cross-jurisdictional issues have been addressed.

**Table 1: York Region Employment Area Conversion Criteria Descriptions**

Theme Area	Criteria	Description
<b>Supply</b>	1. The lands are not required over the horizon of the Growth Plan for the employment purposes for which they are designated ( <i>GP 2.2.5.9 b</i> ).	<ul style="list-style-type: none"> <li>• Intended to ensure an appropriate amount of land designated as employment to accommodate the employment forecast over the planning horizon.</li> </ul>
<b>Supply</b>	2. The Region <i>and local municipality</i> will maintain sufficient employment lands to accommodate forecasted employment growth, <i>including sufficient employment land employment growth</i> , to the horizon of the Growth Plan ( <i>modified GP 2.2.5.9.c</i> ).	<ul style="list-style-type: none"> <li>• Intended to ensure that both York Region and the local municipal land needs assessments will be considered when evaluating conversion requests.</li> <li>• Additionally, the words “sufficient employment land employment growth” were added to identify that protecting ELE jobs is a Regional priority as employment lands are home to the majority of the Region’s jobs.</li> </ul>
<b>Viability</b>	3. Non-employment uses would not adversely affect the overall viability of the employment area or the achievement of the minimum intensification and density targets and other policies in the Growth Plan ( <i>modified GP 2.2.5.9 d</i> ).	<ul style="list-style-type: none"> <li>• Intended to ensure that the viability of the employment area is maintained and that density (Designated Greenfield Area, Employment Area) and intensification (Urban Growth Centres, Strategic Growth Areas, and Major Transit Station Areas) targets can be met.</li> </ul>
<b>Infrastructure</b>	4. There are existing or planned infrastructure and public service facilities to accommodate the non-employment uses ( <i>e.g. sewage, water, energy, transportation</i> ) ( <i>modified GP 2.2.5.9 e</i> ).	<ul style="list-style-type: none"> <li>• When evaluating conversions consider if the existing or planned infrastructure and public service facilities are available to support the non-employment uses.</li> </ul>

Theme Area	Criteria	Description
Region Wide	5. There is a need for the conversion (GP 2.2.5.9 a).	<ul style="list-style-type: none"> <li>• Need can generally be defined by considering land supply and the urban structure. When applying this criteria, the following questions should be asked:</li> <li>• Is there not enough land to accommodate the development objectives elsewhere?</li> <li>• Are there specific characteristics of the proposed site that would result in a non-employment use being better integrated with the regional or local urban structure or better support Regional and local planning objectives?</li> </ul>
Supply	6. The following employment areas will not be considered for conversion as they have not yet had the opportunity to develop due to servicing constraints or have recently been brought into the urban boundary to accommodate employment land employment growth to 2031: Keswick Business Park, Queensville, Highway 404 (ROPA 1), ROPA 3, and Highway 400 North (ROPA 52).	<ul style="list-style-type: none"> <li>• Due to the nature, character, and potential success of these employment areas, time to develop should be given prior to considering these areas for conversion.</li> <li>• Queensville: Secondary Plan was approved for this employment area in 1998. Water/wastewater servicing is not available to this area and is contingent on the Upper York Sewage Solution – currently scheduled for 2026.</li> <li>• ROPA 1: Brought into the urban boundary through YROP-2010. Minimal opportunity for development exists in this employment area as full build out is contingent on the Upper York Sewage Solution – currently scheduled for 2026.</li> <li>• ROPA 3: Brought into the urban boundary through the YROP-2010. Additional infrastructure is required to support the full buildout of this employment area.</li> <li>• ROPA 52: Brought into the urban area through YROP-2010. The Northeast Vaughan sewer upgrade (currently scheduled for 2028) is required to support the full buildout of this area.</li> <li>• Keswick Business Park: Secondary Plan for this employment area was approved in 2004. Despite having regional servicing available, the area has no local water/ waste water servicing.</li> </ul>
Viability	7. The conversion will not be considered if the entire perimeter of	<ul style="list-style-type: none"> <li>• An important component of employment area viability is location. If a site proposed for conversion creates a “hole” in the employment</li> </ul>

\*This attachment was taken from a Region staff report. The yellow highlight was inserted by the Region to indicate a revision had been made in the staff report.

Theme Area	Criteria	Description
	the site is surrounded by lands designated for employment uses.	<p>area, the employment area becomes disconnected. If a site becomes disconnected, it has the potential to impact a larger area than just the site being converted as well as sites immediately adjacent.</p> <ul style="list-style-type: none"> <li>This can also impact market attractiveness and limit choice of different sized sites for new businesses or existing business expansions in the surrounding area. It can also open the door to future land use compatibility issues depending on the type of non-employment use permitted on those converted lands.</li> </ul>
<b>Supply</b>	8. Conversion of the site would not compromise the Region's and/or local municipality's supply of large sized employment area sites (i.e. 10 ha or greater) which allow a range uses including but not limited to land extensive uses such as manufacturing, warehousing, distribution and logistics.	<ul style="list-style-type: none"> <li>Protecting a diverse range, size and mix of employment areas ensures a competitive economic environment as stated in policy 2.2.5.1b of the Growth Plan. The Region has been experiencing substantial growth in many land extensive sectors such as manufacturing, warehousing, distribution and logistics, a trend that is likely to continue with automation and artificial intelligence. Preserving these sites for prospective employers is important.</li> <li>What is the size of the proposed site?</li> <li>Does the site have the potential to accommodate land extensive uses?</li> </ul>
<b>Viability</b>	<p>9. The conversion will not destabilize or adversely affect current or future viability and/or identity of the employment area with regards to:</p> <p>a) Hindering the operation or expansion of existing or future businesses</p> <p>b) Maintaining lands abutting or in proximity to the conversion site for employment purposes over the long term</p>	<ul style="list-style-type: none"> <li>Intended to determine if the proposed conversion will impact the current or future viability of the employment area.</li> <li>There are many factors that can be used to measure the impact a conversion may have on the success of an employment area.</li> <li>This criteria is supportive of Growth Plan policies 2.2.5.1a and 2.2.5.7c</li> </ul>

Theme Area	Criteria	Description
	c) Attracting a broad range of employment opportunities and maintaining clusters of business and economic activities d) Providing appropriate buffering of employment uses from non-employment uses.	
<b>Viability</b>	10. The conversion to a non-employment use is compatible with the surrounding uses such as existing employment uses, residential or other sensitive land uses and will mitigate existing and/or potential land use conflicts	<ul style="list-style-type: none"> <li>The land uses adjacent to a conversion site must be considered when evaluating the conversion request.</li> <li>Will the conversion potentially enhance the character and condition of that proposed site? And will it be compatible with existing and future uses in the area?</li> </ul>
<b>Viability</b>	11. The site offers limited development potential for employment land uses due to factors including size, configuration, access and physical conditions	<ul style="list-style-type: none"> <li>Employment areas are not equal in their attributes and desirability. Existing functional attributes of an employment area such as size, configuration, access and physical conditions are an indication of the area's current and long-term viability.</li> </ul>
<b>Access</b>	12. The proposed site is not adjacent to 400-series highways, is not located in proximity to existing or planned highways and interchanges, intermodal facilities, airports and does not have access to rail corridors	<ul style="list-style-type: none"> <li>This criteria supports the Growth Plan and Regional Official Plan policies around preserving employment areas located near major goods movement corridors to support employment activities that require heavy truck and rail traffic (OP policy 4.3.6, GP policy 2.2.5.1.b, 2.2.5.8). Additionally, these sites offer highway frontage, which is a desirable feature for attracting new investment to the Region (Goal 5 of the Economic Development Action Plan)</li> </ul>
<b>Region Wide</b>	13. The proposed conversion to a non-employment use does not compromise any other planning policy objectives of the Region or local municipality.	<ul style="list-style-type: none"> <li>When evaluating conversion requests, all Regional and Local planning objectives must be met. In the event that a particular conversion request does not meet one of the planning objectives of the Official Plan, but does meet the criteria, a rationale as to why the conversion is not recommended will be considered under this criterion.</li> </ul>

Theme Area	Criteria	Description
<b>Region Wide</b>	14. Cross-jurisdictional issues have been addressed	<ul style="list-style-type: none"> <li>Intended to ensure that potential conflicts / shared access/servicing with neighbouring upper- and single-tier municipalities (Peel, Toronto, Durham, Simcoe) as well as local municipalities are considered and addressed when evaluating a conversion request</li> </ul>

# CONVERSION REQUEST #1

## S/S Glenwoods Avenue

### Roll No.: 104-640





SHAPING GREAT COMMUNITIES

April 30<sup>th</sup>, 2019File No: 18200  
Submitted Electronically Via Email

Paul Freeman, Chief Planner, MCIP, RPP  
The Regional Municipality of York  
17250 Yonge Street  
Newmarket, ON  
L3Y 6Z1

**Re: Request for Residential Permission Through Regional MCR  
2400 Glenwoods Avenue, Town of Georgina (Keswick)  
Foch Motor Sports International Corporation**

We have been informed by Regional Planning Staff that requests for employment land conversion received prior to May 1, 2019 will be considered as the Region completes their employment land needs analysis as part of their Regional Municipal Comprehensive Review (MCR). As such, on behalf of Foch Motor Sports International Corporation (the "Owner"), GSP Group Inc. is please to provide the following request for mixed-use development permissions on the lands located at 2400 Glenwoods Avenue in the Town of Georgina (the "Site").

### **Site Description and Context**

The Site is located south of the current Glenwoods Avenue and east of the intersection of Glenwoods Avenue and Woodbine Avenue and will be made up of three (3) different parcels based on the implementation of the future road network (see Figure 1). Glenwoods Avenue is proposed to be realigned with a connection to the planned Highway 404 extension. The Site is approximately 40.5 hectares (100 acres) and has approximately 100m of frontage along Glenwoods Avenue, an arterial road. Once divided by the future road network, the three resulting parcels will be 30.37ha (Parcel 1), 0.63ha (Parcel 2), and 0.58ha (Parcel 3).

The Site is located within 400m of the Keswick Marketplace, which forms part of the Keswick Secondary Plan lands west of the Site. The Keswick Marketplace provides access to commercial retail options such as the Walmart Superstore and Saint Louis Bar and Grill as well as service uses such as RBC and TD Bank and Master Mechanic Keswick. The Marketplace also provides access to Regional Bus Route 51. This route connects with route 50 which provides access to the broader Regional transit network.

There are other community uses in proximity of the Site including the Fairwood Public School, Jersey Public School and Keswick Highschool, which are all within 2 kilometres or less. The Greenlands System, as identified in the Town's Official Plan, is within roughly 1 kilometre of the Site. The Keswick Business Park Secondary Plan shows a Primary Trail Network connection along the frontage of the site through to that Greenlands System along the Glenwoods Avenue.

The attached Site Location & Context Plan shows the location of the Site within the Keswick Business Park and its proximity to the Keswick Secondary Plan. It also demonstrates how the Site is likely to be broken up by the realignment of Glenwoods Avenue.

### **Official Plan Designation**

The Site is designated as Business Park II and Business Park III in the Keswick Business Park Secondary Plan. Business Park I and II lands have been strategically located for maximum visibility along major roads including the Glenwoods Avenue realignment and Highway 404. These areas are required to have a higher quality of urban design and do not permit outdoor storage (Section 13.4.1.4.3b). These areas do not permit residential uses but do permit community facilities such as day nurseries and places of worship along with hotels and hotel/convention centers and ancillary retail services uses and restaurant where internally integrated as a component of the hotel. Business Park III are expected to accommodate more traditional forms of industrial development.

Section 13.4.4.2.3 of the Secondary Plan states that, "*the realigned Glenwoods Avenue is expected to provide a key connection between Woodbine Avenue and Highway 404, including the proposed Highway 404/Glenwoods Avenue interchange*". The realigned road is expected to accommodate bicycles, sidewalks or multi-use pathways and landscaping, where appropriate (Section 13.4.4.2.3b). Furthermore, the Town is to work with the Province to establish GO transit services within the Keswick Business Park, linking the community to other communities within the Region (Section 13.4.4.3).

The development of the Keswick Business Park is to be phased. The majority of the Secondary Plan Area has already been rezoned and subdivided through Draft Plan of Subdivision 19T-13G02 which lies to the north of the Site. The southerly limit of that subdivision currently abuts the existing Glenwoods Avenue, immediately across from the northerly limit of the Site.

### **Zoning**

The Site is currently zoned Rural (RU) in the Town of Georgina Zoning By-law. It is expected that the area will be rezoned to reflect the urban uses prescribed through the Keswick Business Park Secondary Plan.

The lands north of the Site that form part of the Draft Plan of Subdivision 19T-13G02, have been rezoned to Business Park 2 Gateway and Business Park 3. Neither zone permits residential development but do permit ancillary uses including a variety of commercial/retail or office uses, with restrictions. The Business Park 2 zone also permits hotels.

### **Request for Consideration of Conversion for Employment**

We are of the understanding that, through the Regional Municipality of York's Municipal Comprehensive Review process, Regional Staff are completing a land needs analysis. As part of that review, we respectfully request that the Region, together with the Town of Georgina, consider

converting the Site from its current employment designations to a mixed-use designation that would incorporate options for residential, commercial/retail and office uses.

We are of the opinion that there is an opportunity to integrate a greater mix of uses beyond the boundary of the Keswick Secondary Plan by extending the idea of complete communities into strategic locations of the Keswick Business Park. Ultimately, the Owner of the Site would like to see the area develop with a mix of uses along Glenwoods Avenue including high density residential along with office uses, personal service and general retail commercial uses. Out of the three parcels that comprise the Site, we see Parcel 1 developing first. At this time, based on some of our initial concept development, we would envision a multi-apartment form of development for Parcel 1, which would include a mix of uses as noted above.

We are aware that the Region has established criteria which would limit consideration of conversions in the Keswick Business Park area specifically. However, because the Province has not identified the subject lands as being Provincially Significant Employment lands as part of Amendment 1 to the Growth Plan and because these lands have not yet been subdivided or zoned for employment development, we believe there is further opportunity for consideration for employment conversion in this strategic location. More specifically, we are of the opinion that properties between the Uptown Keswick Urban Centre and the proposed extension of Highway 404 could become a significant gateway area, shown as 'Mixed Use Area' on Figure 1. Although a gateway overlay is already established in the Keswick Business Park Secondary Plan at the intersection of Glenwoods Avenue and Woodbine Avenue, the overlay does not include mixed use opportunities that we believe would be a positive contribution to Glenwoods Avenue. With careful zoning and urban design, we are confident that adequate buffering between uses could be achieved to integrate residential uses within the employment area without hindering advancement and growth of employment lands.

Furthermore, there are substantial transportation and urban design elements intended to enhance the walkability and usability of the realigned Glenwoods Avenue. These high-quality design elements could assist in creating an environment where a broader range of permitted uses (including residential, office and service/commercial) could be incorporated without impact to future employment growth and prosperity.

We recognize that many of the other Regional and Provincial criterion for considering employment conversions require a regional scale analysis of available and needed lands for development. Given that we are not yet certain what the outcome of that analysis will be, we are submitting this request to be part of the conversation as options are considered.

We trust that this submission will be considered for input into the draft land budget. Please let us know if you require any additional information to further inform our request. We look forward to discussing opportunities for this Site and the surrounding Keswick area through the land budgeting exercise and through the balance of the Regional MRC process.

By way of this letter we would also like to confirm that GSP Group (Hugh Handy, [hhandy@gspgroup.ca](mailto:hhandy@gspgroup.ca) and Megan Geregthy [mgeregthy@gspgroup.ca](mailto:mgeregthy@gspgroup.ca)), along with our client Gary Foch of Foch Motor Sports International Corporation ([garyfoch@rogers.com](mailto:garyfoch@rogers.com)), consent to being added to the Region's distribution list to be kept apprised of key milestones in the MCR process.

We have also copied Mr. Harold Lenters and Mr. Alan Drozd at the Town of Georgina.

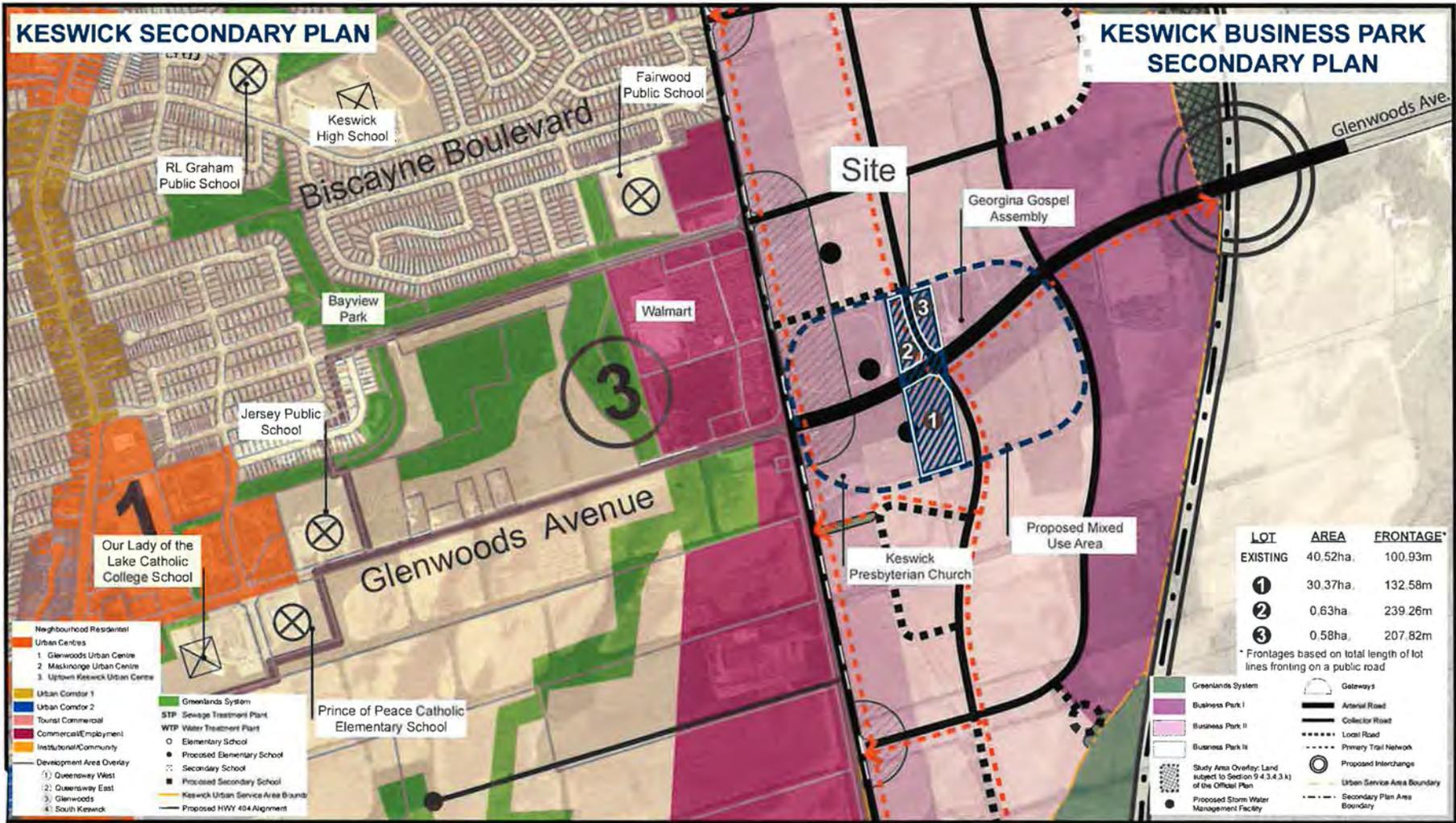
Yours truly,  
**GSP Group**



Hugh Handy MCIP, RPP  
Senior Associate

- c.c. Sandra Malcic, Region of York  
Paul Bottomley, Region of York  
Alan Drozd, Town of Georgina  
Harold Lenters, Town of Georgina

Encl.



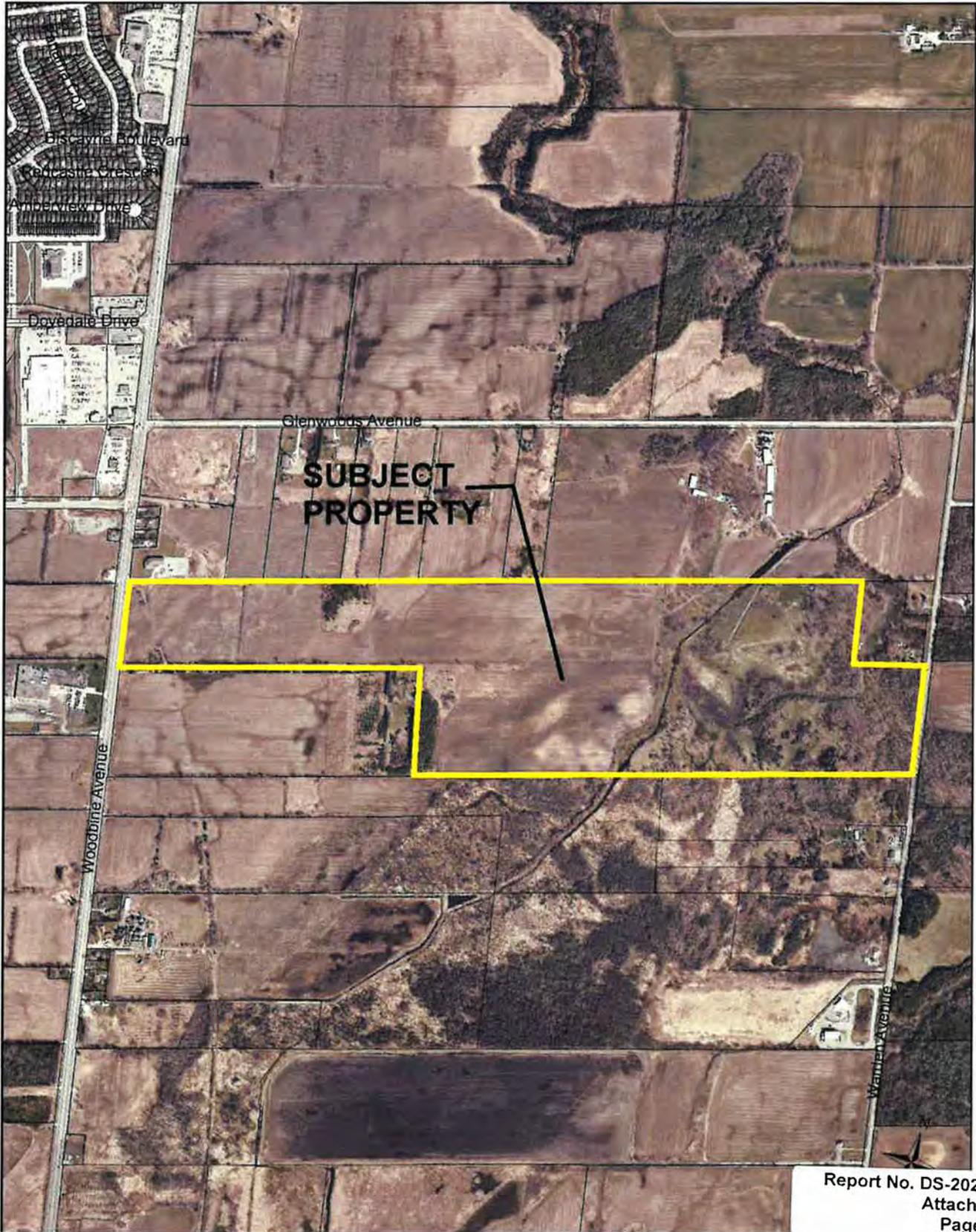
Site Location & Context **Figure 1**

Source: Town of Georgina, Keswick Secondary Plan Schedule F1 (November 2018); Town of Georgina, Keswick Business Park Secondary Plan Schedule L1 (July 2008); Google Aerial Imager (2018)

# CONVERSION REQUEST #2

## E/S Woodbine Avenue

### Roll No.: 102-100



November 21, 2019

The Regional Municipality of York  
17250 Yonge Street  
Newmarket, ON L3Y 6Z1

Attention: Paul Freeman, Chief Planner  
Sandra Malcic, Director of Long Range Planning  
Paul Bottomley, Manager of Policy, Research and Forecasting

Re: Request for conversion of employment lands  
Woodbine Avenue, Georgina, Ontario

We request our lands be considered for conversion during the current Municipal Comprehensive Review process. Our lands are currently designated employment and feel they should be considered for conversion to mixed use residential and/or retail uses. There has been a lack of interest in developing this area for pure employment purposes and it is our opinion that conversion to mixed use and allowing retail will better serve the community and attract jobs to the area.

The lands are located on the east side of Woodbine Avenue, approximately 400 metres south of Glenwoods Avenue, Georgina, Ontario. A map is attached identifying their location.

The lands are legally described as: PT LTS 3 & 4 CON 4 ( N GWILLIMBURY) AS IN A430835 EXCEPT PTS 8 & 9 PL 65R27719; GEORGINA. S/T A13042A RENEWED BY R705489 & A14575A RENEWED BY R708985; S/T NG14163E PIN: 034670211

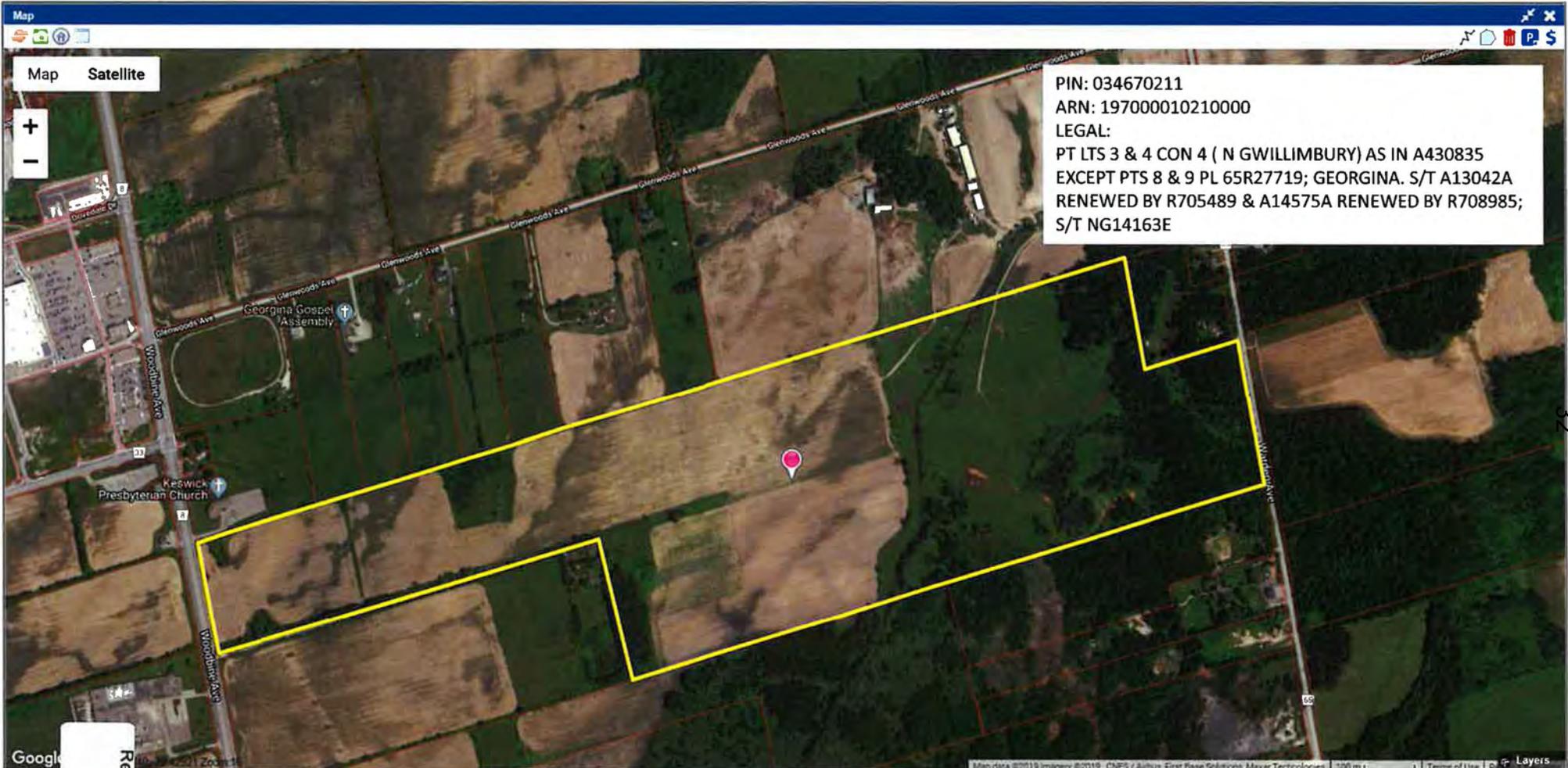
ARN: 197000010210000

We also confirm that we consent to be added to the Region's distribution list and to be kept informed of key milestones in the Municipal Comprehensive Review process.

Yours Truly,

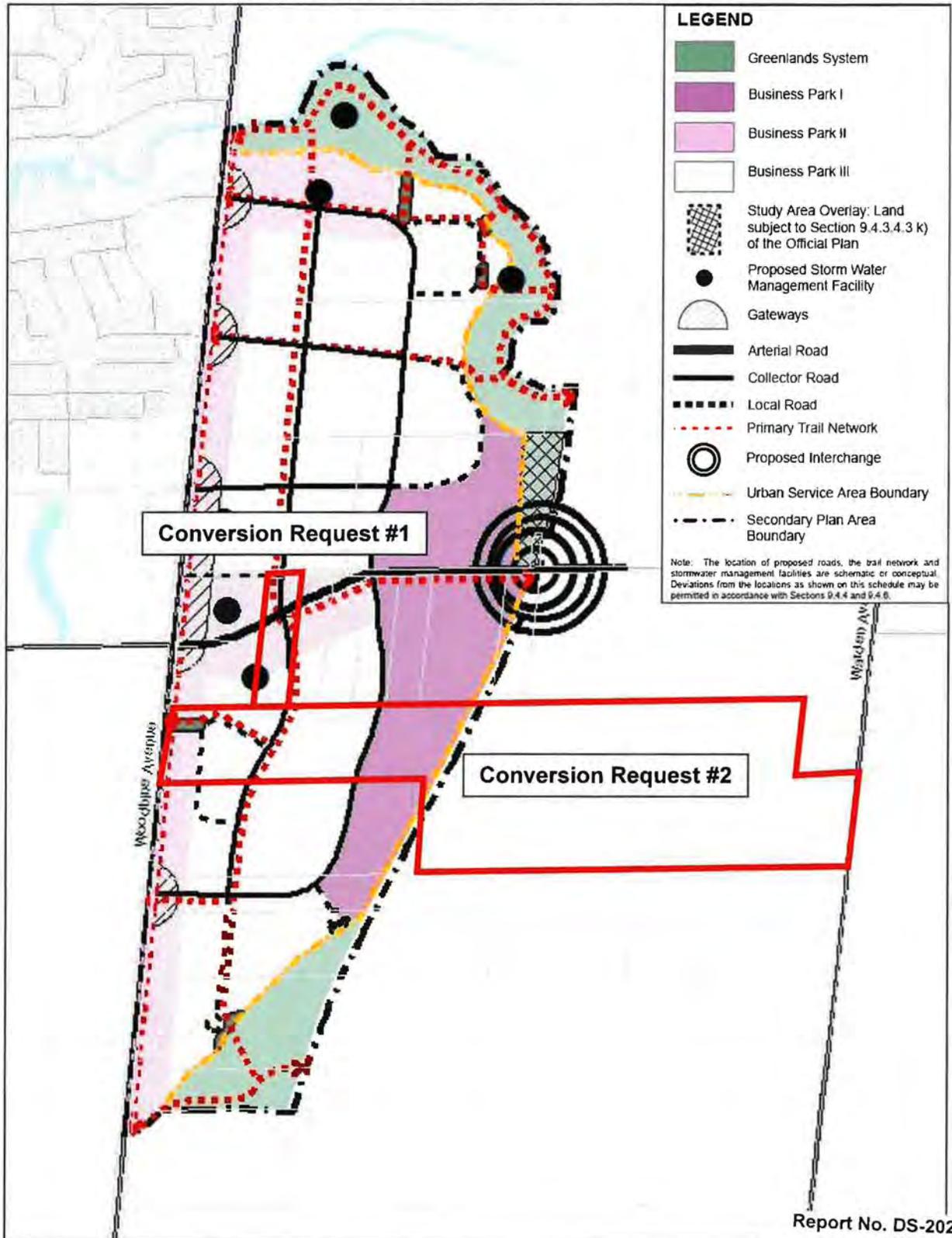
Ferdinand Boehm  
And representative for Agnes Mark, Linda Bashford, Katherina Volk, Joe Boehm, Nick Boehm

Delivered via email to [paul.freeman@york.ca](mailto:paul.freeman@york.ca), [Sandra.malcic@york.ca](mailto:Sandra.malcic@york.ca), [paul.bottomley@york.ca](mailto:paul.bottomley@york.ca)  
Cc: The Town of Georgina, Harold Lenters, [hlinters@georgina.ca](mailto:hlinters@georgina.ca)



PIN: 034670211  
ARN: 197000010210000  
LEGAL:  
PT LTS 3 & 4 CON 4 ( N GWILLIMBURY) AS IN A430835  
EXCEPT PTS 8 & 9 PL 65R27719; GEORGINA. S/T A13042A  
RENEWED BY R705489 & A14575A RENEWED BY R708985;  
S/T NG14163E

# LOCATION OF BOTH CONVERSION REQUESTS IN RELATION TO THE KESWICK BUSINESS PARK SECONDARY PLAN



## Page 2 of Attachment 2 to York Region Report on Employment Area Conversion Process Update (Oct 10, 2019)

ID	Address	Nature of Request	Total Area (ha)*	Preliminary Phase One Recommendations (Landowner Letters)	Local Municipal Council Position
A5	Southwest Corner of Wellington/First Commerce, Aurora	A request to re-designate subject lands from Business Park employment use to mixed-use including retail and residential uses.	0.8	Conversion Not Supported Through Phase One.	No position at this time
A6	Northwest corner of Highway 404 and Wellington Street East, Aurora	A request to re-designate subject lands from Business Park employment use to mixed-use.	4.4	Conversion Not Supported Through Phase One.	No position at this time
EG1	1656 Green Lane East, East Gwillimbury	A request to re-designate lands to permit retail uses, including major retail uses.	11.3	Conversion Not Supported Through Phase One.	No position at this time
G1	2400 Glenwoods Avenue, Georgina	A request to re-designate lands to permit mixed-use residential, commercial/retail and office uses.	4.0	Conversion Not Supported Through Phase One.	No position at this time
K1	12805 Highway 27, King	A request to convert the western portion of the lands that are designated employment to residential uses.	8.3	Conversion Not Supported Through Phase One.	The request does not satisfy all of the conversion criteria however staff would like the opportunity to review the types of flexible employment uses that the Region may be considering prior to considering the conversion of these lands.

**CONVERSION REQUEST #1**

**S/S Glenwoods Avenue**

**Part Lot 5, Concession 4 (NG)**

**Roll No.: 104-640**

**Owner: World Wide Auto Parts Source Inc. (c/o Gary Foch)**

*\*Criteria 1 through 7, inclusive, are considered 'hard stops' and requests will not be considered any further if any of these criteria do not pass.*

<b>Criteria # and Source</b>	<b>Criteria Wording</b>	<b>Pass/Fail</b>	<b>Comments</b>
1* Growth Plan	The lands are not required over the horizon of the Growth Plan for the employment purposes for which they are designated.	Fail	The KBPSP is the largest and most significant planned employment area within the Town. Maintaining these lands for employment uses is vital to the overall economic growth of the Town and is needed in order to accommodate forecasted employment growth.
2* Growth Plan	The Region and local municipality will maintain sufficient employment lands to accommodate forecasted employment growth, including sufficient employment land employment growth, to the horizon of the Growth Plan.	Fail	A conversion of this nature will impact the Town's ability to accommodate forecasted employment growth. In this respect, this conversion will not only impact the subject site, but it also has the potential to impact abutting lands or lands in close proximity due to the residential component and the requirement to ensure that sensitive land uses are protected (i.e. greater setbacks or requirements for employment uses which will impact their location and/or operations).
3* Growth Plan	Non-employment uses would not adversely affect the overall viability of the employment area or the achievement of the minimum intensification and density targets and other policies in the Growth Plan.	Fail	Non-employment uses would adversely affect the overall viability of the KBPSP given the purpose and intent of the Plan is to accommodate employment uses.

4* Growth Plan	There are existing or planned infrastructure and public service facilities to accommodate the non-employment uses (e.g. sewage, water, energy, transportation).	Pass	Municipal servicing infrastructure exists on Woodbine Avenue and would need to be extended easterly ~250 metres to the property. Currently there is no servicing allocation to support residential development on the site. Notwithstanding, the KBP is planned to be serviced by municipal water and sanitary sewers when eventually developed.
5* Growth Plan	There is a need for the conversion.	Fail	Staff are of the opinion that there is not a need for the conversion at this time as there are sufficient lands within the Keswick Secondary Plan which are designated to permit residential and/or mixed-use developments.
6* York Region	The following employment areas will not be considered for conversion as they have not yet had the opportunity to develop due to servicing constraints or have recently been brought into the urban boundary to accommodate employment land employment growth to 2031: Keswick Business Park, Queensville, Highway 404 (ROPA 1), ROPA 3, and Highway 400 North (ROPA 52).	Fail	The Keswick Business Park is specifically listed as an employment area that will not be considered for conversion.
7* York Region	The conversion will not be considered if the entire perimeter of the site is surrounded by lands designated for employment uses.	Fail	The entire perimeter of the site is surrounded by lands designated for employment uses.
8 York Region	Conversion of the site would not compromise the Region's and/or local municipality's supply of large sized employment area sites (i.e. 10 ha or greater) which allow for a range uses including but not limited to land extensive uses such as manufacturing, warehousing, distribution and logistics.	Pass	This site is 4.05 ha in size.

	<p>a) Hindering the operation or expansion of existing or future businesses.</p> <p>b) Maintaining lands abutting or in proximity to the conversion site for employment purposes over the long term</p> <p>c) Attracting a broad range of employment opportunities and maintaining clusters of business and economic activities</p> <p>d) Providing appropriate buffering of employment uses from non-employment uses.</p>		<p>a) Residential uses on the site will cause compatibility issues and hinder operations of employment uses on abutting lands or lands in proximity over the long term.</p> <p>b) Residential uses on the site will adversely affect the ability to maintain abutting lands or lands in proximity for employment uses over the long term.</p> <p>c) Due to the sensitive nature of residential uses, the conversion could potentially adversely affect the future ability to attract a broad range of employment opportunities on abutting lands or lands in close proximity to the site.</p> <p>d) Due to the location of the site within the KBPSP, sufficient buffering of the site from adjacent sites would be necessary and detract from the developable area of the site.</p>
10 York Region	The conversion to a non-employment use is compatible with the surrounding uses such as existing employment uses, residential or other sensitive land uses and will mitigate existing and/or potential land use conflicts.	Fail	The site is centrally located within the KBPSP. While not currently developed for employment uses, the Secondary Plan provides that these lands will be developed for employment uses in the future. A mixed-use development would not be compatible with future uses as permitted within the KBPSP.
11 York Region	The site offers limited development potential for employment land uses due to factors including size, configuration, access and physical conditions.	Fail	The site is located within the KBPSP which has not yet had an opportunity to develop for employment purposes. It is anticipated that this site will be consolidated with other lands south of Glenwoods Avenue so that an industrial plan of subdivision can be created.
12 York Region	The proposed site is not adjacent to 400-series highways, or is not located in proximity to existing or planned highways and	Fail	The site located in close proximity (~750 metres) to the planned Highway 404 extension and Glenwoods Avenue interchange.

	interchanges, intermodal facilities, airports and does not have access to rail corridors.		
13 York Region	The proposed conversion to a non-employment use does not compromise any other planning policy objectives of the Region or local municipality.	Fail	A conversion request of this nature would compromise the purpose and intent of the KBPSP which has been planned to function as a key regional employment centre and which discourages any change in land use to uses other than employment uses.
14 York Region	Cross-jurisdictional issues have been addressed.	Pass	No cross-jurisdictional issues have been identified.

**CONVERSION REQUEST #2**

**E/S Woodbine Avenue**

**Concession 4, Part Lots 3 and 4 (NG)**

**Plan 65R-1207, Part 1**

**Roll No.: 102-100**

**Owners: Ferdinand Boehm, Agnes Mark, Joe Boehm, Katherina Volk, Nick Boehm, and Linda Bashford**

*\*Criteria 1 through 7, inclusive, are considered 'hard stops' and requests will not be considered any further if any of these criteria do not pass.*

<b>Criteria # and Source</b>	<b>Criteria Wording</b>	<b>Pass/Fail</b>	<b>Comments</b>
1* Growth Plan	The lands are not required over the horizon of the Growth Plan for the employment purposes for which they are designated.	Fail	The KBPSP is the largest and most significant planned employment area within the Town. Maintaining these lands for employment uses is vital to the overall economic growth of the Town and is needed in order to accommodate forecasted employment growth.
2* Growth Plan	The Region and local municipality will maintain sufficient employment lands to accommodate forecasted employment growth, including sufficient employment land employment growth, to the horizon of the Growth Plan.	Fail	A conversion of this nature and size will impact the Town's ability to accommodate forecasted employment growth. In this respect, this conversion will not only impact the subject site, but it also has the potential to impact abutting lands or lands in close proximity due to the residential component and the requirement to ensure that sensitive land uses are protected (i.e. greater setbacks or requirements for employment uses which will impact their location and/or operations). Additionally, given the size and location this site, the conversion will compromise the overall ability of the KBPSP to attract and accommodate future employment uses (refer to Attachment 13).

39

3* Growth Plan	Non-employment uses would not adversely affect the overall viability of the employment area or the achievement of the minimum intensification and density targets and other policies in the Growth Plan.	Fail	Non-employment uses would adversely affect the overall viability of the KBPSP given the purpose and intent of the Plan is to accommodate employment uses.
4* Growth Plan	There are existing or planned infrastructure and public service facilities to accommodate the non-employment uses (e.g. sewage, water, energy, transportation).	Pass	Municipal servicing infrastructure exists on Woodbine Avenue. Currently there is no servicing allocation to support residential development on the site. Notwithstanding, the KBP is planned to be serviced by municipal water and sanitary sewers when eventually developed.
5* Growth Plan	There is a need for the conversion.	Fail	Staff are of the opinion that there is not a need for the conversion at this time as there are sufficient lands within the Keswick Secondary Plan which are designated to permit residential and/or mixed-use developments.
6* York Region	The following employment areas will not be considered for conversion as they have not yet had the opportunity to develop due to servicing constraints or have recently been brought into the urban boundary to accommodate employment land employment growth to 2031: Keswick Business Park, Queensville, Highway 404 (ROPA 1), ROPA 3, and Highway 400 North (ROPA 52).	Fail	The Keswick Business Park is specifically listed as an employment area that will not be considered for conversion.
7* York Region	The conversion will not be considered if the entire perimeter of the site is surrounded by lands designated for employment uses.	Pass	The site transects the KBPSP east-west (refer to Attachment 11). The easterly boarder of the site within the KBPSP abuts the Highway 404 extension and the westerly boarder of the site abuts Woodbine Avenue. Therefore, there are perimeters of the site which are not surrounded by lands designated for employment uses.

8 York Region	Conversion of the site would not compromise the Region's and/or local municipality's supply of large sized employment area sites (i.e. 10 ha or greater) which allow for a range uses including but not limited to land extensive uses such as manufacturing, warehousing, distribution and logistics.	Fail	This site is ~80 ha in size, of which ~19 ha is located within the KBPSP and designated for employment uses. Re-designating this site to accommodate non-employment uses will compromise the design and layout of any future industrial plan of subdivision due to the size and location of the site within the KBPSP.
9 York Region	The conversion will not destabilize or adversely affect current or future viability and/or identity of the employment area with regards to: a) Hindering the operation or expansion of existing or future businesses. b) Maintaining lands abutting or in proximity to the conversion site for employment purposes over the long term c) Attracting a broad range of employment opportunities and maintaining clusters of business and economic activities d) Providing appropriate buffering of employment uses from non-employment uses.	Fail	This conversion proposes mixed-use development (i.e. having a residential component) within an area that is planned to accommodate more traditional employment uses. a) Residential uses on the site will cause compatibility issues and hinder operations of employment uses on abutting lands or lands in proximity over the long term. b) Residential uses on the site will adversely affect the ability to maintain abutting lands or lands in proximity for employment uses over the long term. c) Due to the sensitive nature of residential uses, the conversion could potentially adversely affect the future ability to attract a broad range of employment opportunities on abutting lands or lands in close proximity to the site. d) Due to the size and location of the site within the KBPSP, sufficient buffering of the site from employment uses to the north and south would be necessary which would detract from the overall viability and identity of the employment area. Not to mention that if this conversion is supported, it would break the continuity of the Plan by dividing it into two separate employment areas separated by a mixed use development.

10 York Region	The conversion to a non-employment use is compatible with the surrounding uses such as existing employment uses, residential or other sensitive land uses and will mitigate existing and/or potential land use conflicts.	Fail	The site is centrally located within the KBPSP. While not currently developed for employment uses, the secondary plan provides that these lands will be developed for employment uses in the future. A mixed-use development would not be compatible with future uses as permitted within the KBPSP.
11 York Region	The site offers limited development potential for employment land uses due to factors including size, configuration, access and physical conditions.	Fail	The site is located within the KBPSP which has not yet had an opportunity to develop for employment purposes. It is anticipated that the portion of this site which is located within the KBPSP will be consolidated with other lands south of Glenwoods Avenue so that an industrial plan of subdivision can be created.
12 York Region	The proposed site is not adjacent to 400-series highways, or is not located in proximity to existing or planned highways and interchanges, intermodal facilities, airports and does not have access to rail corridors.	Fail	The planned Highway 404 extension will transect the property north-south (refer to Attachment 11). As such, the portion of the site located within the KBPSP abuts the planned Highway 404 extension.
13 York Region	The proposed conversion to a non-employment use does not compromise any other planning policy objectives of the Region or local municipality.	Fail	A conversion request of this nature would compromise the purpose and intent of the KBPSP which has been planned to function as a key regional employment centre and which discourages any change in land use to uses other than employment uses.
14 York Region	Cross-jurisdictional issues have been addressed.	Pass	No cross-jurisdictional issues have been identified.

**THE CORPORATION OF THE TOWN OF GEORGINA****REPORT NO. OI-2020-0001****FOR THE CONSIDERATION OF  
COUNCIL****January 22, 2020****SUBJECT: AWARD OF CONSULTING SERVICES – WATERFRONT PARKS MASTER  
PLAN**

---

**1. RECOMMENDATIONS:**

1. That Council receive Report No. OI-2020-0001 prepared by the Operations & Infrastructure Department dated January 22, 2020 regarding the award of the Consulting Services – Waterfront Parks Master Plan;
2. That Council approve the award of the contract for Consulting Services - Waterfront Parks Master Plan – Part 1 to The Planning Partnership;
3. That Council authorize the Manager of Procurement Services to issue a Purchase Order to The Planning Partnership in the amount of \$108,485.00 exclusive of taxes, for Consulting Services – Waterfront Parks Master Plan – Part 1; and
4. That Council authorize staff to award Part 2 and Part 3 of the Waterfront Parks Master Plan project to The Planning Partnership, subject to successful completion of Part 1, and Council approval of sufficient funding in future years.

**2. PURPOSE:**

To obtain Council approval to award the contract for Consulting Services - Waterfront Parks Master Plan – Part 1.

**3. BACKGROUND:**

At Council's meeting of June 19, 2019, Council received report RC-2019-0015 and adopted Resolution C-2019-0389 as follows:

- 1 That Council receive Report No. RC-2019-0015 prepared by the Recreation and Culture Department dated June 19, 2019 respecting Request For Proposal (RFP) Waterfront Parks Master Plan Terms of Reference and proposed Technical Advisory Group with sub-committees as required.
- 2 That Council approve the expanded Terms of Reference for a comprehensive Waterfront Parks Master Plan and endorse the 3 year phased strategy/approach.

- 3 That Council direct staff to complete the Terms of Reference and issue a Request for Proposal (RFP) for a Professional Consulting Services Firm to complete Phase One (1) of the Waterfront Parks Master Plan and issue a Call for Proposals.
- 4 That Council direct staff to include a Capital Business Case Initiative requesting consideration of funding for Phase Two (2) of the Waterfront Parks Master Plan initiative for consideration as part of the 2020 Budget Deliberations.
- 5 That Council direct staff to include a Capital Business Case Initiative requesting consideration of funding for Phase Three (3) of the Waterfront Parks Master Plan initiative for consideration as part of the 2021 Budget Deliberations.

Staff prepared and posted the Request for Proposal (RFPs) for all three Parts together, since there are similarities in project scope and also some of the consulting tasks would be similar across Parts (i.e. public and stakeholder consultation), and therefore potential efficiencies might be realized. The scope of work for all three Parts were combined into one RFP, for budgeting purposes and to obtain committed pricing for Parts Two (2) and Three (3).

#### 4. **ANALYSIS:**

The RFP for Consulting Services – Waterfront Parks Master Plan was released on November 5, 2019. There were twenty-two (22) Plan Takers. The RFP closed December 3, 2019 with three (3) submissions. Two (2) proposals were reviewed and scored, and one (1) submission was disqualified for errors in their submission.

The recommendation of The Planning Partnership as the preferred proponent is based on the scoring of the proponents' work plan and project understanding, quality of the proposals, interviews and fee amounts. Scoring was based on 70% technical and 30% cost.

Respondents		Total Point Score
1.	The Planning Partnership	92.50
2.	Schollen & Company Limited	77.97
3.	Cosburn Giberson Landscape Architects	Disqualified

The costs throughout the term of the contract received from the recommended bidder are detailed below. All costs are excluding HST.

	<b>Part 1</b>	<b>Part 2</b>	<b>Part 3</b>
<b>Cost (excl. HST)</b>	\$108,485.00	\$105,452.00	\$74,076.00
<b>Contingency (13%)</b>	\$14,350.00		
<b>Taxes (1.76%)</b>	\$2,162.00		
<b>Budget</b>	<b>\$124,997.00</b>		

A contingency amount has been allowed for additional unforeseen costs such as additional public consultation events, disbursements, additional meetings with staff and the Technical Advisory Committee, and additional presentations to Council.

## **5. RELATIONSHIP TO STRATEGIC PLAN:**

GOAL 1: "Grow Our Economy"

- *Promote Town Identity*

GOAL 2: "Promote a High Quality of Life"

- *Build a healthy, safe and accessible community*

GOAL 3: "Engage Our Community & Build Partnerships"

- *Engage our community*

GOAL 4: "Deliver Exceptional Service"

- *Ensure exceptional service delivery*

## **6. FINANCIAL AND BUDGETARY IMPACT:**

The preferred proposal is within the approved \$125,000.00 budget for the Waterfront Parks Master Plan. Funds are allocated through the 2019 Capital Budget.

## **7. PUBLIC CONSULTATION AND NOTICE REQUIREMENTS:**

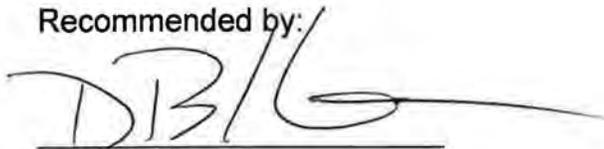
There is no specific public consultation or notice requirements associated with the award of contract, however the Waterfront Parks Master Plan will include public and stakeholder consultation as part of the consultant tasks. Three public information centre sessions have been planned for Part 1.

Prepared by:



Ken McAlpine,  
Manager of Parks Development and Operations

Recommended by:



Dan Buttineau  
Director of Recreation and Culture

Recommended by:



Rob Flindall  
Director of Operations and Infrastructure

Approved by:



David Reddon  
Chief Administrative Officer



**Kin Canada**

**Kinette Club  
of Sutton**

January 8, 2020

To Whom this may Concern:

In the year 2020, Kin Canada will be celebrating 100 years of 'Serving our Community's Greatest Needs'. We are very pleased to have been able to touch the lives of many residents in Georgina as well as our National charity of Cystic Fibrosis. This is done through Volunteering and Fundraising.

Our efforts over the years has led us to be the recipients of the Town of Georgina's 2019 Volunteer Award of Merit. We feel that this is shared with our partners, the Georgina Kinsmen. Teamwork makes the dream work!

I have attached a Proclamation saying that the week of February 16-22, 2020 is designated as Kin Canada Week. I am requesting the town consider hanging our Centennial Kin Canada flag from the flag poles, at the intersection of Woodbine Avenue and Ravenshoe Road for that period of time. The Kinsmen also have been given a flag for the occasion and will likely be reaching out themselves.

I thank you for your time and will wait for your reply.

Trish Mulholland  
President, The Kinette Club of Sutton

Kinette Club of Sutton  
PO Box 26  
Sutton West, ON  
L0E 1R0

  
**PROCLAMATION**  


Whereas, Kin Canada has been a vibrant, responsible, all-Canadian association of service clubs devoted to the concept of serving its communities throughout Canada since its founding in Hamilton, Ontario, on February 20, 1920,

Whereas, Kin Canada has been dedicated to meeting the needs of our community and has diligently sought the development and completion of timely, relevant programs to meet the needs and challenges of our ever-evolving society,

Whereas, Kin Canada is celebrating its 100th anniversary on February 20, 2020,

Therefore, I, Irish Mulholland, President of the Kinette Club of Sutton, feel that each citizen would welcome the opportunity to pause and reflect with pride on the rich heritage of accomplishment throughout the 100 years Kinsmen, Kinette and Kin clubs have been in existence in Canada. And with the express idea of honouring our local club,

I DO HEREBY DECLARE

Thursday, February 20, 2020  
**Kin Canada Day**

and declare the week of

February 16 - 22, 2020  
**Kin Canada Week**

a Celebration of Kinsmen, Kinettes, and Kin in Canada  
and urge all citizens to salute their local Kinsmen, Kinettes, and Kin members.

IN WITNESS WHEREOF, I  
have here unto set my hand and caused the seal of the

Kinette Club of Sutton

to be affixed this 8 day of January 2020.

  
 \_\_\_\_\_  
 (Signature)





**Sutton Business Improvement Association**

P.O. Box 1321, Sutton, Ontario L0E 1R0

January 14, 2020

Mayor Margaret Quirk and Council  
Town of Georgina  
26557 Civic Centre Road,  
Keswick, ON L4P 3G1

The Sutton BIA in conjunction with the Kinette Club of Sutton, respectfully requests the closure of River Street from High Street to St. James Street, the closure of North Street from River Street to and including the intersection at Market Street, the closure of Market Square and the laneway between St. James Anglican Church and St. James Anglican Church Hall from River Street to Fair Park Lane.

A decision was made to move the festival off of High Street due to the cost of obtaining the road closure and the issue of assisting the vendors with liability insurance. The proposed date for the Festival is July 18<sup>th</sup>, 2020.

Your approval to this request will continue to provide the residence with a festival within the heart of Sutton, the continuance of the annual Duck Race and an influx of people to the businesses within the Sutton BIA boundary.

If you require additional information, kindly contact either Trish Mulholland, President of the Kinette Club of Sutton or myself, Greg Forrest, Acting Chairperson of the Sutton BIA.

Sincerely,

Greg Forrest  
905-722-3274

Trish Mulholland  
905-251-7521

**MEMORANDUM**

**TO:** Mayor Quirk  
Members of Council

**FROM:** Rachel Dillabough, Town Clerk

**SUBJECT:** General Information Items

**DATE:** January 22, 2020

---

Please notify the Clerk's office if you wish to have any of these items placed on the agenda for discussion:

- i) Monthly reports from the Building Division for the period of December 1-31, 2019.
- ii) Christopher Raynor, Regional Clerk, Region of York, regarding report entitled 'Development Application Fee Review 2019' recommending the update of Planning and Finance application fees through an amendment to its Schedule of Fees and Charges.
- iii) Laura Moy, Director of Corporate Services & Clerk, Town of Tecumseh, regarding its position that the municipal, federal, provincial governments and relevant associations be requested to lobby the telecommunications industry and smart phone manufacturers to develop a solution to 9119 mis-dials.

rd

**GEORGINA**

**Subject:** Off-Road Vehicles  
**To:** Mayor and Council  
**From:** Mike Hutchinson, Manager of Municipal Law Enforcement  
**Date:** January 22, 2020

**Briefing:**

Since receiving Royal Assent by the Lieutenant Governor, the *Better for People, Smarter for Business Act* has generated a lot of interest in Georgina due to the amendments to the *Highway Traffic Act*. The legislation has been interpreted by some that off-road vehicles are immediately permitted to be operated on municipal highways, however, this is not the case.

The *Highway Traffic Act* has been amended to allow municipalities to pass by-laws to permit or prohibit specific types of off-road vehicles on their highways. Previously, municipalities only had the authority to enact by-laws to permit all off-road vehicles on their highways. Upon Proclamation of the Act municipalities will be permitted to enact by-laws that permit specific types of off-road vehicles, while prohibiting others. For example, Council could enact a by-law that permits ATVs to be used on municipal highways, but prohibits dirt bikes.

Currently, the Town of Georgina does not have any by-laws to permit off-road vehicles on our highways. The amending legislation is mostly beneficial to municipalities that have a network of off-road trails available for use by the public or members of trail associations.

Mike Hutchinson

Manager of Municipal Law Enforcement

CORPORATION OF THE TOWN OF GEORGINA  
IN THE  
REGIONAL MUNICIPALITY OF YORK

**BY-LAW NO. 2019-0007 (COU-2)**

---

BEING A BY-LAW TO CONFIRM THE PROCEEDINGS  
OF THE COUNCIL MEETING HELD ON THE 22<sup>nd</sup> DAY  
OF JANUARY, 2020

---

WHEREAS under subsection 5(3) of the *Municipal Act, S.O. 2001, c. 25*, as amended, the powers of a council of a municipal corporation shall be exercised by by-law;

AND WHEREAS it is deemed expedient that the proceedings of the Council of the Corporation of the Town of Georgina at its meeting held on the 22<sup>nd</sup> day of January, 2020, be confirmed and adopted by by-law.

NOW THEREFORE, the Council of the Town of Georgina, in the Regional Municipality of York, hereby enacts as follows:

1. The proceedings and actions of Council as contained in the Reports and Additional Business referred to in Schedule 'A' at the end of this by-law are adopted and confirmed as if each proceeding and action were expressly adopted and confirmed by by-law. As if all such proceedings were expressly embodied in this by-law.
2. Subject to Section 3, the Mayor, any other appropriate member of Council and the proper Town officials be authorized and directed to undertake all actions necessary to give effect to the proceedings and directions of Council referred to in section 1.
3. Where a proceeding or action requires an additional approval to that of Council before a particular action can be done in order to give full effect to it, the Mayor, any other appropriate member of Council and the proper Town officials before taking the particular action under the authorization of section 2, shall seek and obtain the necessary additional approval and are authorized to do so.
4. A document required to be signed on behalf of the Town shall be signed by the Mayor or Deputy Mayor, Town Clerk or Deputy Clerk.

5. A Member of Council, whose name is set out in Column 1 of Schedule 'B', Conflict of Interest, at the end of this by-law, has declared an interest with respect to any item in Column 2 set out opposite the member's name, and the Member has declared an interest in this confirmatory by-law as it relates to the confirmation of the proceedings and actions on the item.
6. This by-law shall be signed by the Mayor and Clerk, affixed with the seal of the Corporation and engrossed in the By-law book.

READ and enacted this 22<sup>nd</sup> day of January, 2020.

---

Margaret Quirk, Mayor

---

Rachel Dillabough, Town Clerk

Schedule 'A' to By-law No. 2020-0007 (COU-2)

MINUTES

Council Meeting of January 22<sup>nd</sup>, 2020.

Schedule 'B' to By-law No. 2020-0007 (COU-2)

CONFLICTS OF INTEREST

Column 1

n/a

Column 2

n/a