



# KESWICK SECONDARY PLAN REVIEW

## What We Heard Report #3

Online Survey #2: Land Use and Design Concepts



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The Planning Partnership



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# INTRODUCTION

The Town is updating the Keswick Secondary Plan, which manages growth and development within the community. As part of the Town’s public engagement strategy, Online Survey #2 was launched to gather public feedback on the land use and design concepts created in collaboration with members of the public at Workshop #2 held on January 18, 2020. The results from this survey will be considered when developing new policy options for the Secondary Plan.

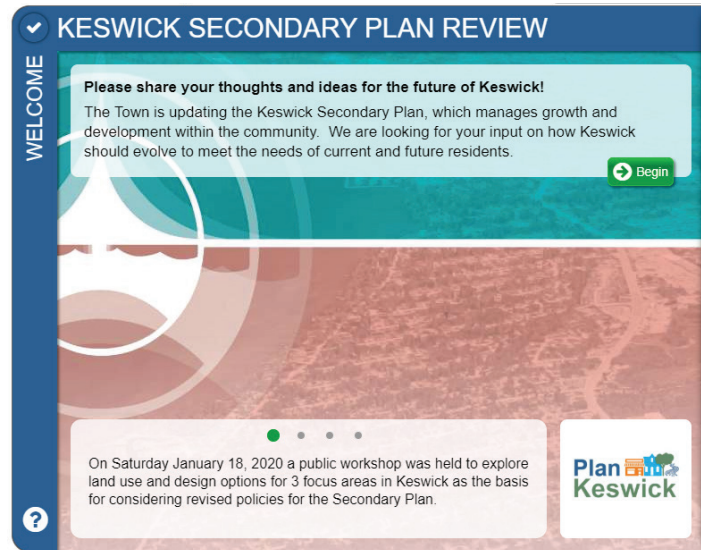
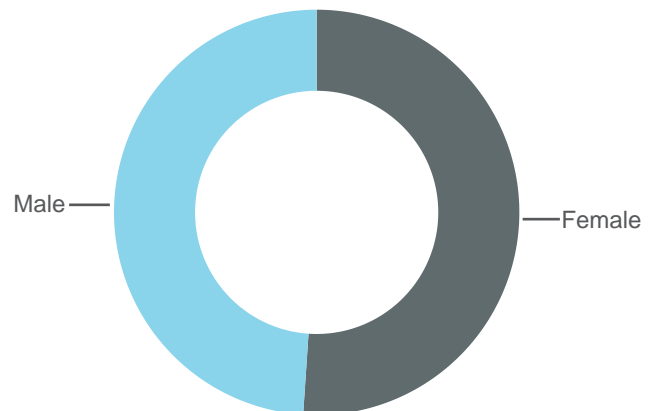
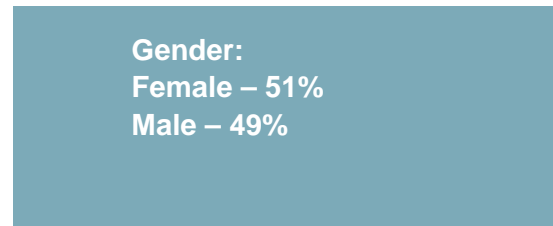
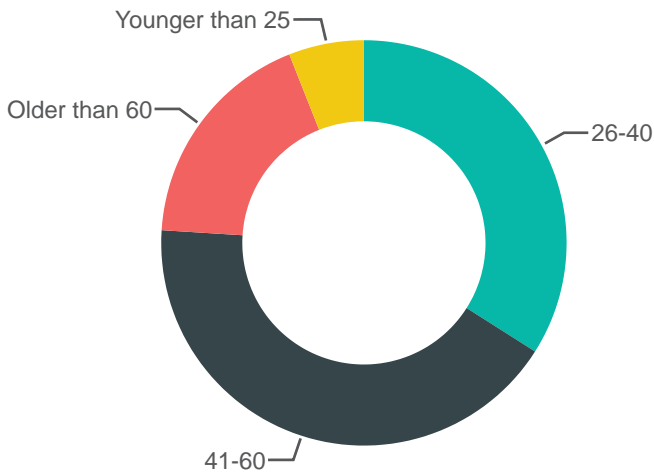
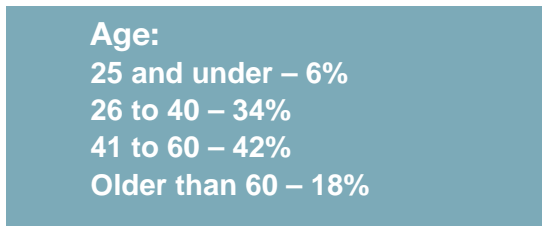
## Survey Timing, Response and Notice

The purpose of this report is to provide a summary of the results of Online Survey #2. The survey was launched through the Metroquest Platform and ran from February 24, 2020 to April 15, 2020. In total, 74 people answered the survey producing 1334 total data points. Demographic data collected shows that survey participants were almost evenly split between men and women and that a variety of age groups were represented.

Online Survey #2 was promoted as follows:

- Economic Development and Tourism December eNews;
- Email notification sent to all Interested Parties, Town Committee members, Mayor and Council, and the KSPR Steering Committee members;
- Notice posted in the Georgina Advocate on March 5, 12, 19, 26 and April 2, 2020.
- Notice posted to the dedicated project webpage;
- On Facebook through 4 posts during the duration of the survey; and,
- On Twitter through 4 posts during the duration of the survey.

The demographics of the respondents are as follows (percentages have been rounded):



Screenshot of survey welcome page



# LAND USE + DESIGN CONCEPTS

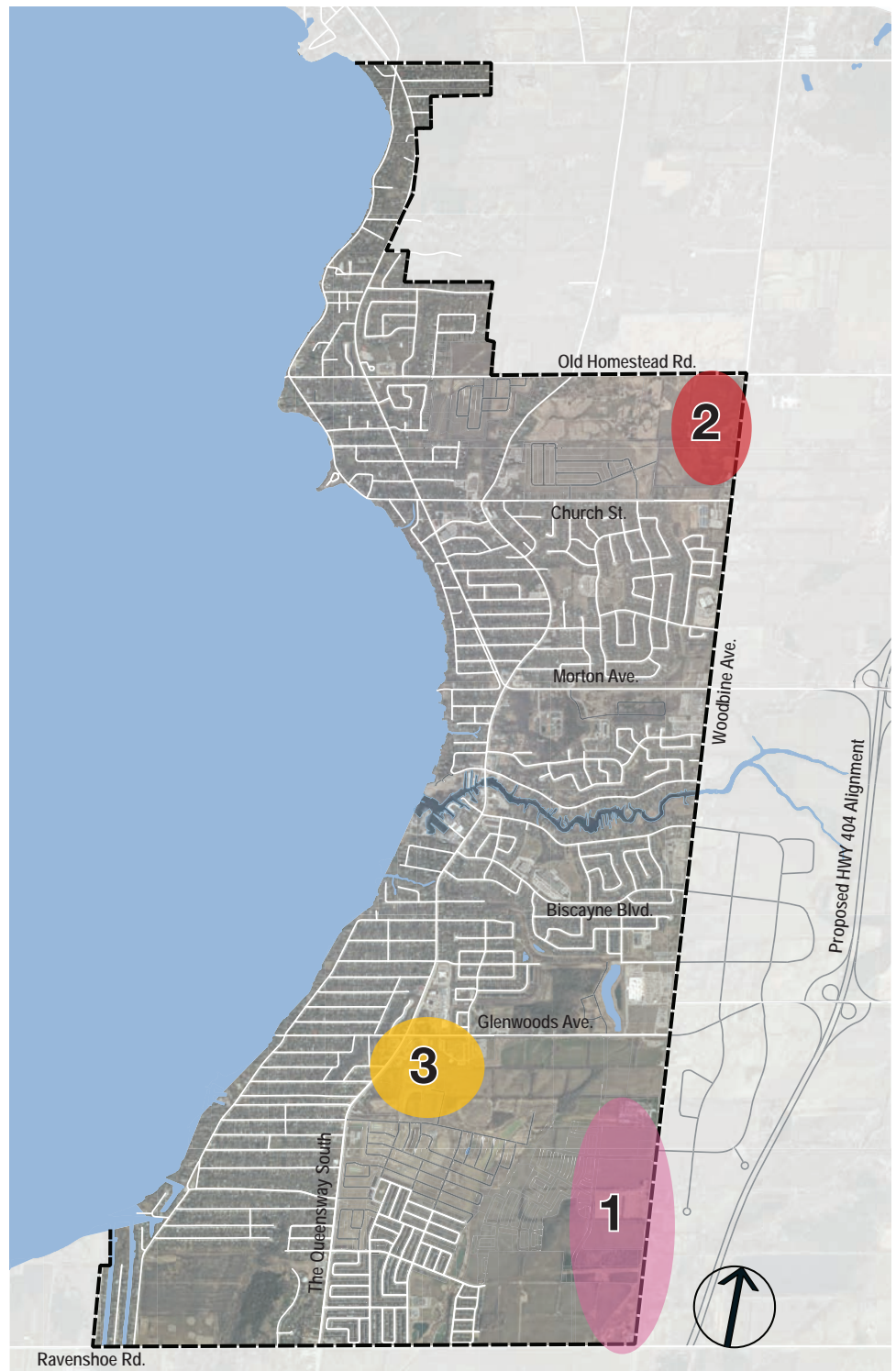
The questions in Online Survey #2 were based on new land use and design concepts developed in collaboration with public at Workshop #2 for three focus areas in Keswick:

**Focus Area 1:** Woodbine Avenue north of Ravenshoe Road

**Focus Area 2:** Woodbine Avenue north of Church Street

**Focus Area 3:** The Queensway south of Glenwoods Avenue

These three focus areas are the largest undeveloped greenfield lands in Keswick and as such, were selected due to their future development potential.



Location of Focus Areas

# Focus Area 1: Woodbine North of Ravenshoe

## Concept Description:

Establishes a fine-grained street network, mid-rise/mixed-uses along Woodbine backed by townhouses, seniors housing near the MURC, employment uses along Ravenshoe and multi-use trail connections.





# Focus Area 2: Woodbine North of Church

## Concept Description:

Establishes greater mix of housing types with mid-rise /mixed-uses along Woodbine, 'gateways' at key intersections and features strong trail/sidewalk connections throughout and to nearby green spaces.



- Street Level Townhouse Building
- Mid-Rise Residential Building (4-6 Storeys)
- Mid-Rise Mixed Use Building (4-6 Storeys)
- Parks/Open Space
- Streetscape
- Pedestrian Sidewalk
- Pedestrian Trails
- Bike Path
- Gateway Locations



# Focus Area 3 Option 1: The Queensway south of Glenwoods

## Concept Description:

Establishes a higher density/mixed-use node at The Queensway/ Glenwoods (with buildings up to 14 storeys), high quality urban design/ streetscaping, street-facing buildings and mixed unit types within each residential block.



# Focus Area 3 Option 2: The Queensway south of Glenwoods

## Concept Description:

Establishes higher density/mixed-use node at The Queensway /Glenwoods (with buildings up to 6 storeys), high quality urban design/ streetscaping, street-facing buildings and mixed unit types within each residential block.



# SURVEY RESPONSES

The survey was administered through the interactive online platform Metroquest, and consisted of two parts:

- **Introduction:** explaining the concepts for the three focus areas, and,
- **Questions:** where participants were asked to respond to various statements regarding land use and design elements of each concept by choosing whether they “agree” (thumbs up) or “disagree” (thumbs down).

Participants were also given the opportunity to provide additional written comments on each concept. The following are the survey results and responses given for each question.

## Focus Area 1: Woodbine North of Ravenshoe

### General Comments

- More shopping, commercial on Woodbine.
- Ensure a pedestrian oriented streetscape with landscaping, bike lanes, and spill out commercial at grade with Woodbine or at least well connected to the road.
- More affordable housing, low rise buildings on Woodbine.
- Connect different development with public spaces/open space.
- Retain wildlife Corridors.

### Question 1A: Land Use/Built Form

Mixed use buildings on Woodbine

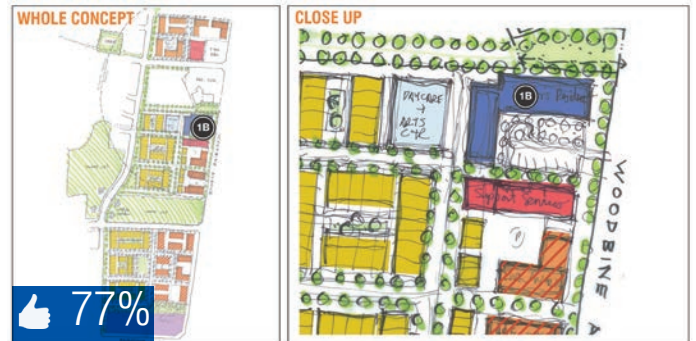


### Comments

- Orange striped is deemed mixed use but I prefer Woodbine to remain a shopping and commercial corridor. I would find it most convenient to have the majority of brand name stores in a relatively close proximity. If the orange stripe refers to residential dwelling, than I am not in favour.
- It seems that the majority of choice in this location is for mixed use residential, which I do not support. This is PRIME land and consideration should be allotted to a function that supports more people than a simple residential application. I personally would never visit or have any use if residential mixed use is chosen.
- Ensure that there is a pedestrian oriented streetscape with landscaping, bike lanes, and spillout commercial at grade with Woodbine or at least well connected to the road.
- More affordable housing, low rise buildings would be beneficial here, it shouldn't only be concentrated in the south.
- We need more businesses and industry to support local employment, not more housing!

### Question 1B: Land Use/Built Form

Seniors housing close to the Recreation Centre



### Comments

- Space is limited, farmland is precious. We need to build up.
- This is the best of the 3. Has more trees, and more room for seniors. Where's the outdoor theatre for the community band you should have in Georgina? I don't see a hospital, should be in a location close to seniors' housing.
- I believe that a seniors centre may be positive to have, but there may be better opportunity for it elsewhere or this location may have a better highest and best use given it's proximity to the recreation centre. I think it also depends on what the recreation centre has to offer and what demographic it will cater to. For example, it is less likely seniors will play hockey or soccer, but may swim or play boccie ball.
- Shopping opportunity such as shops related to the MURC facilities (water sports, yoga, running, basketball, etc) would be a better choice. Offer service in a health related field, hockey, and the sporting goods, ice fishing, hunting...some type of sport indigenous to the community that appeals to more than a residential application.



**Question 1C: Land Use/Built Form**

New higher density housing close to shops on Woodbine



**Comments**

- I am not in favour of housing on Woodbine. I prefer a dedicated shopping area. It is prime land which selfishly would have no value to me once homes are built. I prefer some facility or building that I might frequent, shop, or services I might use. I would not use or frequent new homes. It would add to the already crowded grocery stores on busy weekends in this area. Build more services and shops to support the residents already here.
- Don't restrict ourselves to just 6 stories.
- Ensure it is pedestrian friendly with alleys and a nice streetscape and public spaces and/or parks that connect the different developments with each other and the mixed use commercial areas.

**Question 1D: Public Realm**

New park close to woodlot



**Comments**

- The woodlot and wildlife corridor should be wider.
- May incorporate storm water management and/or LID' which seem to not be considered elsewhere.
- Make it as big as possible and retain wildlife corridors.
- My first choice as I have stated is shops or services, but I would support public realm. This is prime Keswick land and would benefit more people than residential use.

**Question 1E: Mobility**

Connections to the trail system



**Comments**

- Vital.
- A park with a theme? Shortage of tennis courts in the area or a small water park with simple or basic water splash pads for those who do not have waterfront access.

**Question 1F: Mobility**

New streets create smaller blocks for ease of movement in the area



**Comments**

- We have many old streets in dire need of maintenance. Perhaps we shouldn't live beyond our means, but look after older infrastructure which would aid in part to beautifying older parts of town, especially in Sutton.
- Ensure the streetscape is enhanced with landscaping, sidewalks, bike lanes and on street parking as well. Green corridors that have trails and bike paths with LID's may also be able to break up the blocks rather than just roads.
- Who agreed to this awful urban approach in the first place? The choice is between which one is the least unpleasant, cookie-cutter, and philistine.



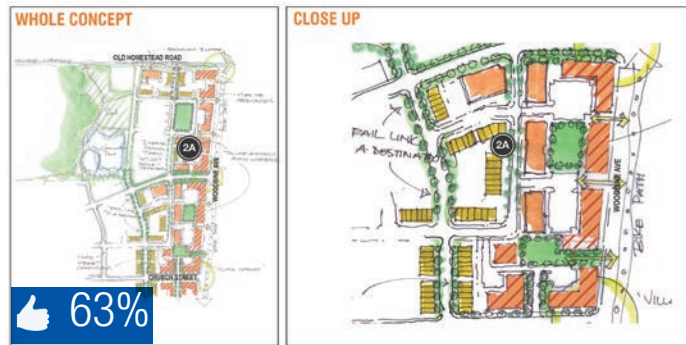
# Focus Area 2: Woodbine North of Church

## General Comments

- Good location for housing next to mixed use areas.
- Allow higher buildings than 6 stories.
- Keep commercial to Woodbine and Ravenshoe area.
- Incorporate a nature reserve into natural areas to keep wetland intact and educate public about stormwater and habitat.
- More apartment style living with green space and community gardens.
- Woodbine too busy for a bike path. Locate them on smaller streets.

### Question 2A: Land Use/Built Form

New housing located close to mixed use buildings

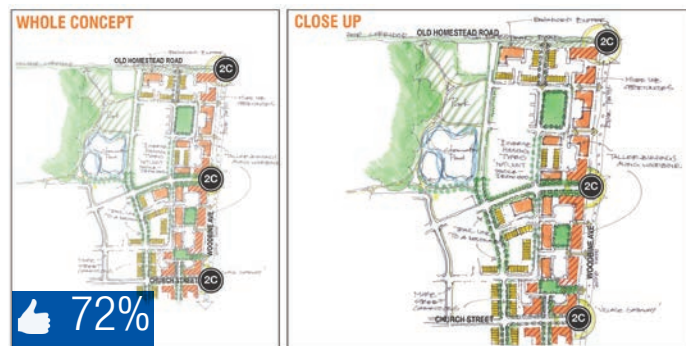


### Comments

- Paths should be around inner streets as well.
- There should be stacked townhomes.
- I am in favour of residential building in this area. It is not considered prime Keswick land (more northerly), so there is not the same pressure to have it service a wider community purpose.

### Question 2C: Land Use/Built Form

Buildings create a gateway at key locations



### Comments

- We should really plan our land use with the knowledge of mistakes other communities have made. Urban sprawl does so much damage.
- I completely support more arterial routes to alleviate traffic congestion.

### Question 2B: Land Use/Built Form

New mixed uses on Woodbine for commercial, residential + office

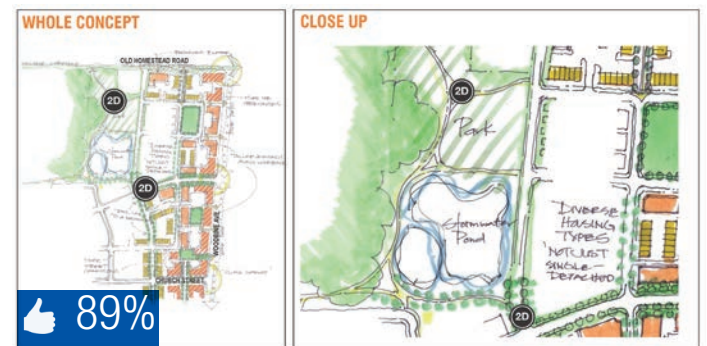


### Comments

- Prefer residential more northerly and commercial kept to the Woodbine and Ravenshoe area.
- Again, ensure enhanced streetscaping for pedestrian oriented development.
- We should be allowing higher than 6 stories. Why limit the height.
- We need to build up, not out, whether it be business or residential. Too many people want yards, but don't have a lifestyle that permits time to use and maintain them. Commuters especially lack the time to enjoy their lots, an apartment would be fine, with park space to enjoy when there is time.

### Question 2D: Public Realm

Connections to natural features + stormwater ponds



### Comments

- The natural areas should be larger. Some new restoration and new forest creation must be part of this plan.
- May be able to incorporate a nature reserve and/or low impact development standards as well. This may help keep the natural wetland intact and educate the public about storm water and habitat.

**Question 2E: Public Realm**

Urban parks incorporated into higher density development along Woodbine



**Comments**

- Very important and may be able to incorporate low impact development standards and playgrounds.
- Apartment style living with great green space and community gardens makes more sense than single unit dwellings with underutilized yards.
- Residential and community parks should be a mutual plan.

**Question 2F: Public Realm**

Bike path on Woodbine



**Comments**

- I am unsure of bike paths on a road that busy, however, bikes need to be kept off the sidewalk.
- I believe there are adequate trails in residential areas to satisfy cyclists. A true cyclist travels tens of miles on roads. Existing trails should satisfy the weekend cyclist family. I don't support the expense of a dedicated cyclist lane. This is not a mega city.
- Extensive bike paths all through Keswick would be beneficial to the population and businesses.
- In combination with an enhanced streetscape with landscaping, bike lanes and spillout commercial.
- Would be safer to include bike pathway off Woodbine on the smaller streets parallel.
- Bike paths should be on inside streets as well.

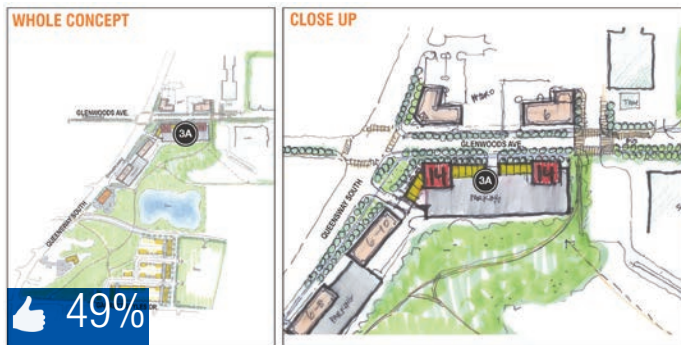
# Focus Area 3 Option 1: The Queensway south of Glenwoods

## General Comments

- Keep building to 6-10 storeys on Glenwoods.
- Ensure human scale at street level for higher buildings.
- Development on Queensway should be dedicated for the use of many users and not just residences. As a gateway to the waterfront is should be a destination.
- Ensure lighting and safety considerations for trails.
- The choice is between which one is the least unpleasant, cookie-cutter, and philistine. There is no clear answer and Keswick will begin to look like Brampton or Mississauga.

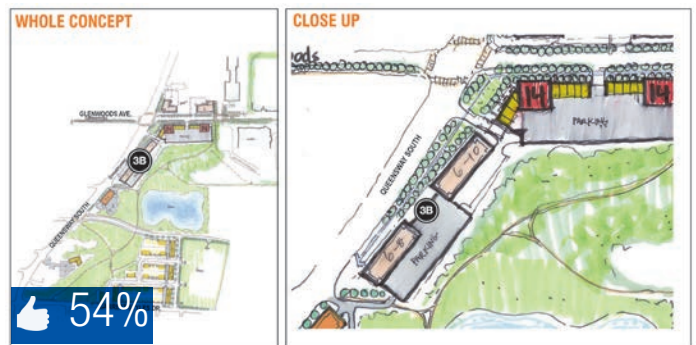
### Question 3A: Land Use/Built Form

10-14 storey mixed use buildings on Glenwoods to support shops



### Question 3B: Land Use/Built Form

6-10 storey residential on The Queensway



## Comments

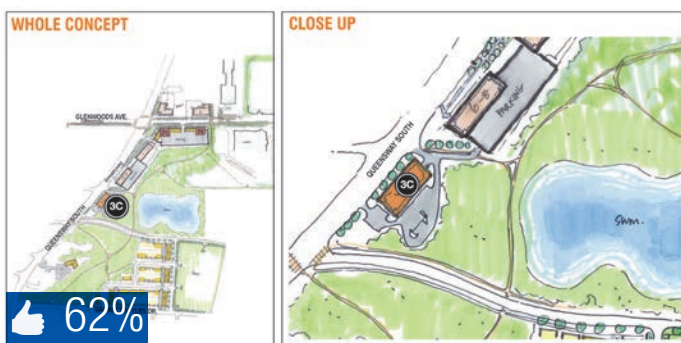
- I am in favour of the shops. This is prime land. I do not support residential of any kind in this area. There are enough homes.
- Parking should be incorporated and shouldn't be based on a 1:1 basis. In fact more like 1 parking space for every 10.
- Should have reasonable built form if they are going this high with podiums and tier facades. Make them human in scale and this could work at this density.
- Where is Maple Hill Baptist church going if building these on Glenwoods?
- Only 6-10 story bldgs.
- We can support more people with apartment buildings than other forms of housing, we are losing historical farming landscape at a very sad rate.

## Comments

- Only agree if there is an in/out option to the Queensway at a traffic light or to a secondary road to reduce traffic.
- Same comments as 3 regarding reduced parking.
- I do not support residential building even mixed use in this area.

### Question 3C: Land Use/Built Form

4-6 storey residential along The Queensway



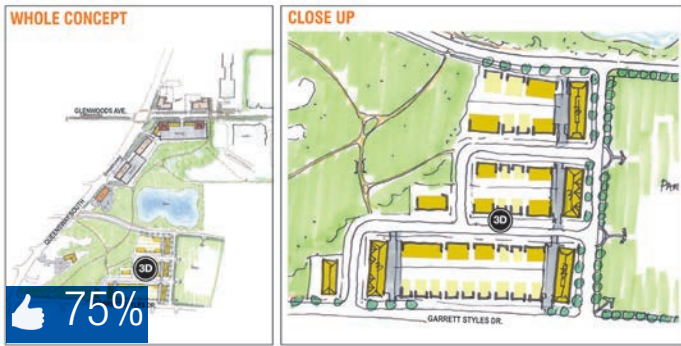
## Comments

- No residential of any kind. This land should be dedicated for the use of many potential users, not just a set amount of residences. I would never frequent or have any use for residential buildings and this would be a dead zone to me and all the surrounding residences in the area that already live here. I need something in the Queensway to engage me and make me want to visit the Queensway. Homes do not fit the bill in this prime area. It is the gateway to our waterfront and we should be extremely mindful as to what use is dedicated. This area should benefit masses.



### Question 3D: Land Use/Built Form

A mix of residential housing types in each block

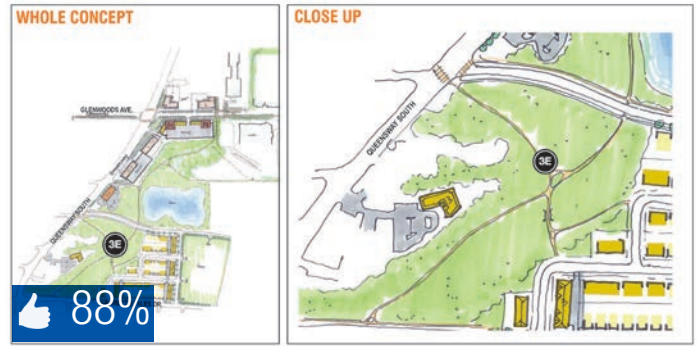


#### Comments

- Only 6-10 story bldgs.

### Question 3E: Mobility

Trail connections



#### Comments

- May be an opportunity for a nature reserve and low impact development to educate the public and enhance habitat.
- Lighting and safety considerations between houses and roads, and trails, use lights on trails at night. Keep woodlots too.
- Need to be careful about lighting and safety in the trail connection between residential areas and roads. Area 3 Option 2.
- Should be bike friendly as well.



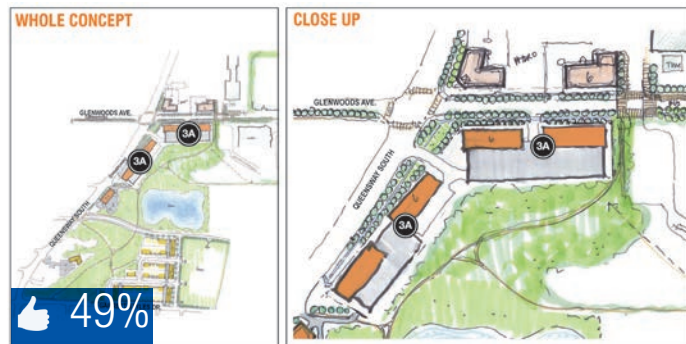
# Focus Area 3 Option 2: The Queensway south of Glenwoods

## General Comments

- Townhouses and apartment buildings located bordering open space.
- Keep green space together and not broken up.
- Enhanced streetscape on Glenwoods and Queensway with landscaping, bike lane and spillout commercial.
- More commercial uses on Queensway.
- More public access to the lake from Glenwoods.
- It all looks horrifically "Bramptonized". Please save us from such a philistine setting.

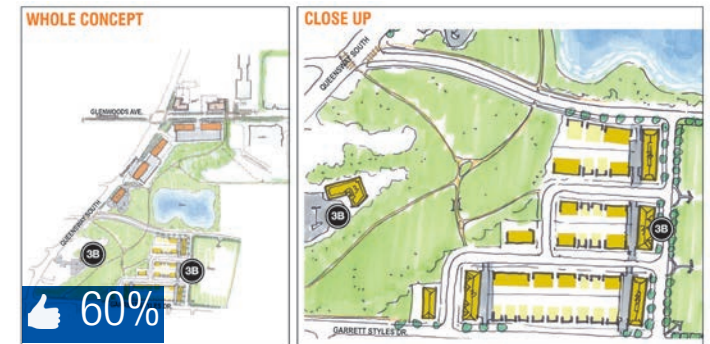
### Question 3A: Land Use/Built Form

6 storey residential on The Queensway + Glenwoods



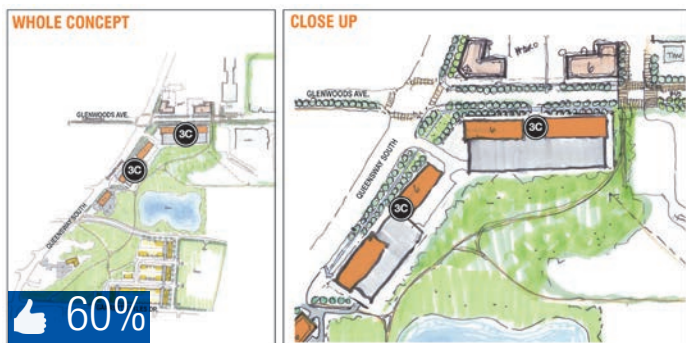
### Question 3B: Land Use/Built Form

Townhouses + low rise apartments bordering open space



### Question 3C: Land Use/Built Form

Buildings along Glenwoods + Queensway close to the street edge with parking in the rear



## Comments

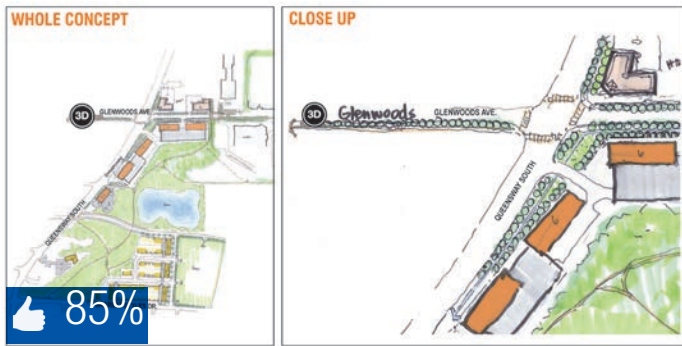
- They could even be high rise apartments.
- Yes to townhouses and apartments bordering open space, but the open space should not be broken up as per these drawings. It is more ecologically beneficial to have larger, connected green spaces rather than smaller ones broken up by buildings, roads, and parking lots.
- Keep green space together not apart. Park and green space should be together, ecologically better together.
- Only if you increase roads/lanes for increased traffic.

## Comments

- Ensure enhanced streetscape with landscaping, bike lane, spillout commercial and on street parking.
- Again limited parking more green space.
- No residential! You will limit the engagement of the community. We both stared out at the low rise apartment building across the street wondering why it was allowed. After our coffee we would have welcomed a walk up and down the Queensway looking at shops. Instead, an apartment building sat. No shop. Lost opportunity for both employment and vital revenue for Keswick. Please do not do this again on prime Queensway land. Save the lower affordable housing for less travelled areas. Make the Queensway an artery that is attractive and services more people!
- Wheelchair parking at front of stores must be available.

### Question 3D: Public Realm

Enhanced streetscapes on Glenwoods to connect to lake

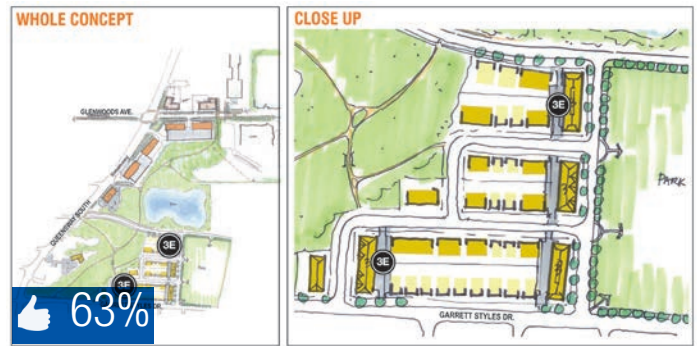


#### Comments

- Yes! More public access to the lake is appreciated, but again, not involving adding residential homes in this area.
- Only if you are also improving public beach/water access to that area- otherwise it is not needed.

### Question 3E: Mobility

Rear yard laneways for vehicular parking



#### Comments

- No townhomes

# SURVEY RESULTS

The following is a summary of the top two preferred land use/design elements of each concept.

## Focus Area 1: Woodbine North of Ravenshoe

**Question 1E: Mobility**  
Connections to the trail system

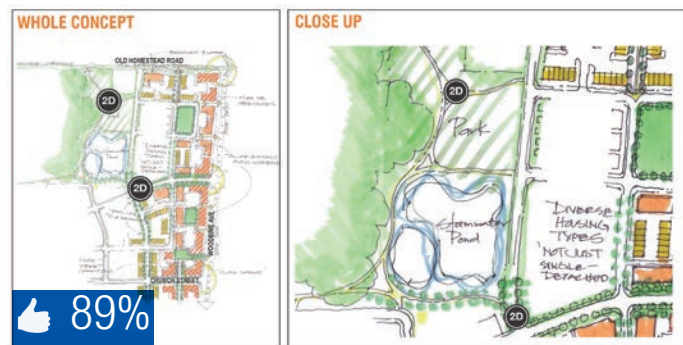


**Question 1D: Public Realm**  
New park close to woodlot



## Focus Area 2: Woodbine North of Church

**Question 2D: Public Realm**  
Connections to natural features + stormwater ponds



**Question 2B: Land Use/Built Form**  
New mixed uses on Woodbine for commercial, residential + office

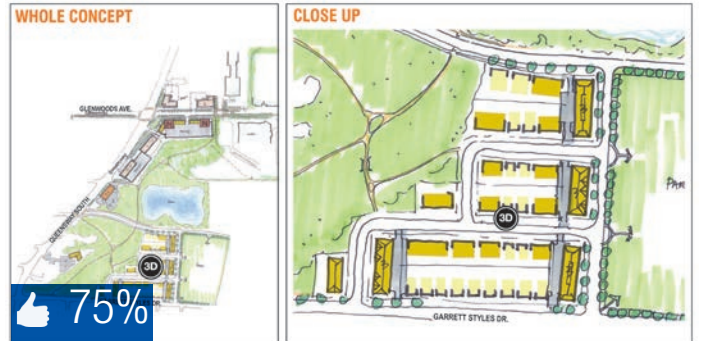
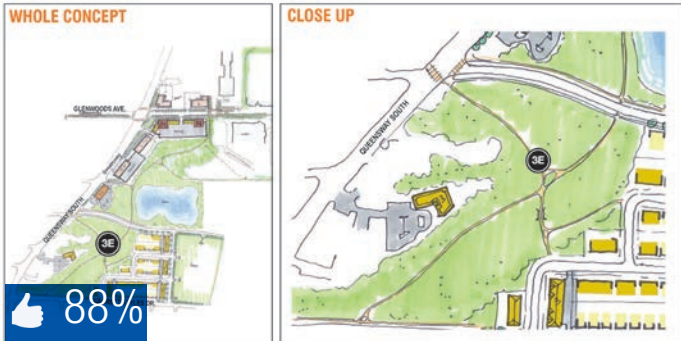




# Focus Area 3 Option 1: The Queensway South of Glenwoods

**Question 3E: Mobility**  
Trail connections

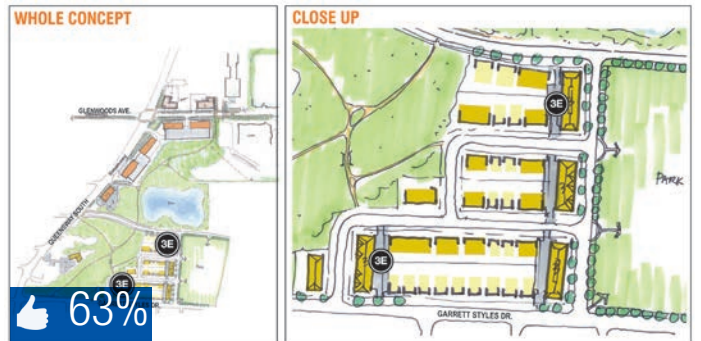
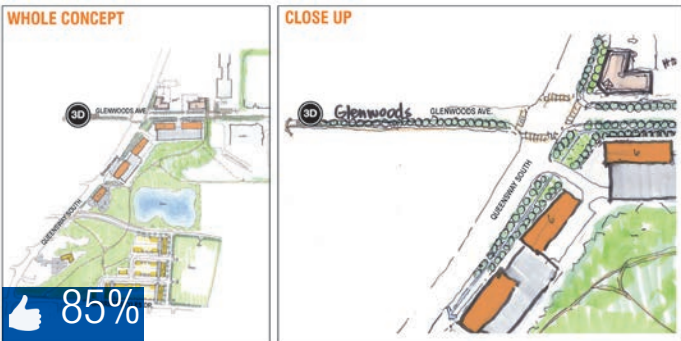
**Question 3D: Land Use/Built Form**  
A mix of residential housing types in each block



# Focus Area 3 Option 2: The Queensway South of Glenwoods

**Question 3D: Public Realm**  
Enhanced streetscapes on Glenwoods to connect to lake

**Question 3E: Mobility**  
Rear yard laneways for vehicular parking







# Plan Keswick



**GEORGINA**