

Agenda
Committee of the Whole

October 15, 2020
9 a.m.
Electronic Meeting

Quorum: 11

Page No.

A. Call to Order

B. Disclosures of Interest

C. Presentations

C.1. Proposed Employment Area Mapping and Employment Conversions

Sandra Malcic, Director, Long Range Planning, Planning and Economic Development

D. Deputations

(Subject to the Committee granting deputant status.)

D.1. 1628740 / 1628741 Ontario Inc.

1

Sandra Wiles on behalf of 1628740 / 1628741 Ontario Inc.

D.2. Request for Conversion - 2267 Highway 7 & 7700 Keele Street - Conversion ID V13

3

Peter Van Loan, Aird & Berlis LLP on behalf of 2267 Highway 7 & 7700 Keele Street

E. Communications

E.1. Redevelopment of Buttonville Airport Lands **5**

Kimberley Kitteringham, City Clerk, City of Markham dated
September 17, 2020

Recommendation: Receive

E.2. 8083 Jane Street - Conversion ID V8 **7**

Daniel B. Artenosi, Partner, Overland LLP dated September 16,
2020 on behalf of the owner of 8083 Jane Street, City of Vaughan

Recommendation: Receive

**E.3. Arcovit Holdings Inc. - 2067 and 2077 Rutherford Road and 696
Westburne Drive - City of Vaughan** **13**

Roy Mason, Principal Planner, KLM Planning Partners Inc. dated
September 30, 2020 on behalf of Arcovit Holdings Inc.

Recommendation: Receive

E.4. 1577 – 1621 Major Mackenzie Drive - City of Richmond Hill **15**

Paul Lowes, Principal, SGL Planning & Design Inc. dated October
7, 2020 on behalf of Rice Commercial Group, 'Mackenzie
Commons' and Owner of 1577 – 1621 Major Mackenzie Drive, City
of Richmond Hill

Recommendation: Receive

F. Reports

F.1. Proposed Employment Area Mapping and Employment Conversions

19

Report dated September 25, 2020 from the Commissioner of Corporate Services and the Chief Planner recommending that:

1. Council **approve** the following site-specific employment area conversion requests, which Local Municipal Councils either support or don't object to, as outlined in Attachments 4 and 5:
 - a. A1, A2, A3, A8
 - b. K2
 - c. M5, M6, M9, M13
 - d. N1, N2, N3
 - e. RH2, RH3, RH6, RH9, RH11
 - f. V1, V16, V17, V21, V28
 - g. WS1, WS2
2. Council **not approve** the following site-specific employment area conversion requests that are either not required to accommodate the proposed use and/or are not supported by Local Municipal Councils as outlined in Attachments 4 and 5:
 - a. A4, A5, A6, A7
 - b. G1, G2
 - c. K1, K3
 - d. M2, M8, M12
 - e. RH4, RH5, RH7, RH8
 - f. V6, V8, V9, V10, V11, V12, V14, V19, V20, V23, V27, V29
3. Council **not approve** the following site-specific employment area conversion requests that have been supported, or deferred for later consideration by Local Municipal Councils as outlined in Attachments 4 and 5:
 - a. M3, M4, M7, M10, M11
 - b. RH1, RH10

- c. V3, V4, V5, V7, V13, V15, V18, V22, V24, V25, V26, V30
- 4. Council endorse employment areas proposed for designation in the Regional Official Plan in Attachment 3.
- 5. The Regional Clerk forward this report to the Minister of Municipal Affairs and Housing and the Clerks of the local municipalities.

G. Other Business

H. Private Session

None

I. Adjournment

DEPUTATION REQUEST

COMMITTEE OF THE WHOLE

OCTOBER 15, 2020

Subject: 1628740 / 1628741 Ontario Inc.

Spokesperson: Sandra Wiles

Name of Group or person(s) being represented (if applicable):

1628740 / 1628741 Ontario Inc.

Brief summary of issue or purpose of deputation:

To respond to the Regional staff report regarding the applicants request for an employment conversion of their lands

OFFICE OF THE REGIONAL CLERK

1-877-464-9675 x. 71320

york.ca



DEPUTATION REQUEST

COMMITTEE OF THE WHOLE

OCTOBER 15, 2020

Subject: Request for Conversion of Subject Property

Spokesperson: Peter Van Loan

Name of Group or person(s) being represented (if applicable):

2267 Highway 7 & 7700 Keele Street - Conversion ID V13

Brief summary of issue or purpose of deputation:

Request for Conversion of Subject Property

OFFICE OF THE REGIONAL CLERK

1-877-464-9675 x. 71320

york.ca





September 17, 2020

Chris Raynor
Regional Clerk, York Region
17250 Yonge Street
Newmarket, ON L3Y 6Z1

RE: REDEVELOPMENT OF BUTTONVILLE AIRPORTS LANDS

Dear Mr. Raynor;

This will confirm that at a meeting held September 15, 2020, the Council of the City of Markham adopted the following resolution:

Whereas York Region is undertaking an Official Plan Review through a municipal comprehensive review process for a 2051 planning horizon; and,

Whereas the Growth Plan for the Greater Golden Horseshoe, 2019 requires upper-tier municipalities, in consultation with lower-tier municipalities, to designate all employment areas in official plans and protect them for appropriate employment uses over the long term; and,

Whereas the York Region Official Plan, 2010 does not identify or map employment areas, but contemplates inclusion of some non-employment uses in the Toronto Buttonville Airport lands in policy 7.2.92 which states: “That the Toronto Buttonville Municipal Airport lands are designated for business park use, in the City of Markham Official Plan, including permission to operate an airport. When airport operations at the Buttonville Airport cease, the significant majority of the subject lands shall be retained for business park use, and the balance for a mix of urban uses. The City of Markham, in consultation with the Region, will determine the details of the future use of these lands through an implementing secondary plan process. The re-use of the Airport site is intended to generate a range of quality employment opportunities and expand upon the number of jobs planned for the site; and,

Whereas an official plan amendment (secondary plan) application for the Buttonville Municipal Airport lands was submitted by the landowner to identify specific land use designations for the lands, and appealed to the Ontario Municipal Board (OMB); and,

Whereas a settlement was reached between York Region, the City of Markham and the landowner in 2017 resulting in a draft secondary plan being presented to the OMB for approval; and,

Whereas the OMB approved the secondary plan subject to conditions, and,

Whereas the appeal was withdrawn by the landowner in 2020 prior to the conditions being satisfied and a final decision being issued, resulting in the secondary plan not coming into force; and,

Whereas a Special Meeting of Regional Council is scheduled for September 17, 2020 regarding 'Planning for Employment and Employment Conversions' that contains draft mapping that identifies the Toronto Buttonville Municipal Airport lands as an employment area to be included in the Regional Official Plan;

Therefore now be it resolved:

1. That Council supports the intent of Regional Official Plan 2010 policy 7.2.92 being maintained in the Regional Official Plan update through the current municipal comprehensive review process; and
2. That Markham staff work with Regional staff and the landowner to maintain the intent of policy 7.2.92 in the updated Regional Official Plan.

Should you have any questions, please contact Darryl Lyons 905.477.7000 ext. 2459.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Kimberley Kitteringham', with a stylized flourish at the end.

Kimberley Kitteringham
City Clerk



Overland LLP
Daniel B. Artenosi
Tel: (416) 730-0337 x. 111
Direct: (416) 730-0320
Email: artenosi@overlandllp.ca

September 16, 2020

VIA E-MAIL (regional.clerk@york.ca)

Chairman Emmerson and Members of Council
York Region Administrative Centre
17250 Yonge Street, 4th Floor
Newmarket, Ontario
L3Y 6Z1

Attention: Mr. Christopher Raynor
Regional Clerk

Your Worship and Members of Council:

**RE: Item No. D.1 - Planning for Employment and Employment Conversions
York Regional Council – September 17, 2020
8083 Jane Street (Employment Conversion Request ID #V8)**

We are the solicitors for 8083 Jane Street Inc., being the owner of the property municipally known as 8083 Jane Street, in Vaughan, Ontario (the “**Subject Property**”). The Subject Property is located on the south-east corner of Jane Street and MacIntosh Boulevard, and is currently occupied by a single-storey freestanding banquet facility. 8083 Jane Street Inc. has requested that the Subject Property be re-designated from “Prestige and General Employment” through the current Municipal Comprehensive Review (the “**MCR**”) to permit residential, office and commercial uses. We are writing on behalf of our client to request that York Regional Council direct staff to re-open its review of employment conversion requests to consider the impacts of the COVID-19 pandemic on the previous recommendations by staff.

On May 20, 2020, our client’s planning consultants, Bousfields Inc. submitted a letter to the City of Vaughan Committee of the Whole, with preliminary comments on the requested conversion based on the report and recommendations of city staff, and requested a deferral of this item to permit additional time to allow consultation with staff in light of the COVID-19 pandemic. A copy of this letter is attached.

In the months since the City of Vaughan Council considered its position on the requested conversions, the ongoing pandemic has continued to impact the regional and national economy, particularly with respect to business growth and employment. Although the lasting economic impacts of the pandemic will not be completely understood for some time, the assumptions which framed the background analysis for the MCR reflect the trends as they were understood throughout 2018 and 2019, and did not anticipate the unprecedented economic changes experienced this year. It is our submission that some of these underlying assumptions need to be revisited to make sound decisions on the Region’s long-term employment and development needs and forecast.

As a case in point, our client's business as a banquet hall is particularly impacted as a result of the pandemic. It is not clear whether there will be an opportunity to restore this business in the near future. Further consideration of the long-term highest and best use for this site is appropriate particularly given the location of the Subject Property in close proximity to the Vaughan Metropolitan Centre and higher order transit.

We hereby request notice of all future public meetings and any decisions of Regional Council, including committees of Council, concerning the Municipal Comprehensive Review. If you have any questions, please contact the undersigned.

Yours truly,
Overland LLP



Per: Daniel B. Artenosi
Partner

Encl.

- c. Paul Freeman, Chief Planner, Region of York
Paul Bottomley, Manager, Policy, Research, and Forecasting, Region of York
Christina Bruce, Director, VMC Program, City of Vaughan
Fausto Filipetto, Manager of Long-Range Planning, City of Vaughan
Tony Iacobelli, Acting Director of Policy Planning and Environmental Sustainability, City of Vaughan
Mauro Peverini, Director, Development Planning, City of Vaughan

From: Ralph Grittani <ralph@rgcdesigngroup.com>

Sent: Wednesday, May 20, 2020 12:56 PM

To: Access Vaughan - VOL <accessvaughan@vaughan.ca>; Clerks@vaughan.ca; Filipetto, Fausto <Fausto.Filipetto@vaughan.ca>; Kiru, Bill <Bill.Kiru@vaughan.ca>; Peverini, Mauro <MAURO.PEVERINI@vaughan.ca>; Tuckett, Nancy <Nancy.Tuckett@vaughan.ca>; Coles, Todd <Todd.Coles@vaughan.ca>

Cc: 'Robert Marra' <Rob@bellvuemanor.com>; 'Tony Volpentesta' <tvolpentesta@bousfields.ca>; Daniel Artonusi LLP <dartenosi@overlandllp.ca>

Subject: [External] 8083 Jane Street - Vaughan On - REQUEST FOR DEFERRAL FOR COMMITTEE AS A WHOLE TO CONSIDER- May 20, 2020 Meeting

Good day Members of City Council, and Respected Staff:

Our firm together with Bousfield's Inc Professional Planners and, Overland LLP represent the application/ ownership group on Planning matters in consideration of the forthcoming Municipal Comprehensive review with the City of Vaughan and Region of York.

It is our respectful submission and request that the attached letter be circulated to Members of Council in advance of today's meeting, for the consideration of a more appropriate timeline. We respectfully ask Members to defer the motion of Staff's recommendation for this file address. It is our intent to present our application in a more organized and timely manner with City and Region Officials.

We realize that this document is time sensitive in respect to Today's meeting. We refer to our site project address, 8083 Jane Street, contained within Item 10 on today's agenda. (York Region Evaluation of Conversion of Employment Lands within the MCR)

Kindly send our firm an acknowledgement of receipt of this email and document.

Ralph P. Grittani

RG CONSULTING INC

2201 Finch Avenue West - Suite 27
Toronto, Ontario M9M.2Y9

tel. 416.213.0200

www.rgcdesigngroup.com

May 20, 2020

Project No. 19402

City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario L6A 1T1

Attention; Mayor and Members of Council

Re: Item 10: May 20, 2020 Committee of the Whole Agenda
Request for Comments: York Region Evaluation of
Employment Land Conversion Requests
Request for Conversion: 8083 Jane Street

We are planning consultants to 8083 Jane Street Inc., owners of lands located at 8083 Jane Street (the "subject lands") which has frontage on Jane Street, Macintosh Boulevard and Talman Court. The subject lands are currently occupied by the existing free standing banquet facility. We have recently been retained to review the merits of a request to re-designate the subject lands for mixed use purposes as part of the York Region Municipal Comprehensive Review (MCR). The purpose of this letter is to identify some of our preliminary observations and to formally request that the Committee defer consideration of this matter for an additional 90 days owing to the recent COVID-19 pandemic.

As an initial consideration, we would point out to the Committee that the Staff response to the specific request for conversion by our client states that "as identified in previous reports to Council, Jane Street requires a comprehensive review through a corridor study". In our opinion, the subject lands are strategically located to warrant a more meaningful consideration of the conversion request at this time. The subject lands are situated just north of the existing boundary of the Vaughan Metropolitan Centre, within walking distance of existing and planned higher order transit infrastructure, and create an obvious opportunity to support the optimization of land use and infrastructure in keeping with local, regional and provincial policies.

As a related point, the staff response to our client's request for conversion states that the subject lands "form part of a logical employment planning unit". The reference to "employment planning unit" is not specifically defined, but the staff response further states that the "entire perimeter of the site is surrounded by employment uses." Taken together, the staff response would appear to suggest that the subject lands form part of an employment planning unit with lands to the east. We fundamentally disagree with this opinion for the following reasons.

The subject lands are situated to the north of the recently constructed Met Condominium, on the east side of Jane Street and west of a naturalized area that is connected to and immediately south of the subject lands. Lands located west of the naturalized area south of Macintosh Boulevard are already separated from the balance of the larger employment area to the east. The lands to the west of the naturalized area include the subject lands, two vacant parcels, a two-storey retail plaza, Edgeley Cemetery and another two-storey retail plaza, which creates a land use context that is distinct from the employment area to the east.

As a case in point, the recently constructed Met Condominium would have similar neighbouring uses to those surrounding 8083 Jane Street. On its face, we do not agree with the concern expressed by Staff that "permitting non-employment uses can potentially introduce compatibility issues with surrounding employment uses."

In broader planning terms, the subject lands are qualitatively different than the lands to the east, given their direct frontage on Jane Street and their proximity to, and interface with, significant public infrastructure. These characteristics appear to be acknowledged by Staff given their opinion that Jane Street itself "requires a comprehensive review through a corridor study," which underscores the unique characteristics that the subject lands have relative to employment lands to the east.

In our view, the conversion request should be reassessed. The subject lands are currently underutilized. The conversion request would facilitate an obvious opportunity for mixed-use development in keeping with the existing and emerging context in this focused area along Jane Street. For the foregoing reasons, we would like the opportunity to further assess our client's re-designation request with Staff.

As a practical matter, the recent pandemic should be taken into consideration in determining the timeline for the consideration of these matters. Greater time should be afforded to our client to allow for meaningful consultation with Staff, and to provide submissions to the Committee for its consideration.

We hereby request notice of any decision by City Council and the Committee of the Whole in respect of this matter.

Yours truly,

Bousfields Inc.

Tony Volpentesta, MCIP, RPP

cc: Daniel Artenosi
Ralph Grittani



64 Jardin Drive, Unit 1B
Concord, Ontario
L4K 3P3
T. 905.669.4055
F. 905.669.0097
klmplanning.com

September 30, 2020

Mr Dino Basso, Commissioner of Corporate Services
Regional Municipality of York
17250 Yonge Street
Newmarket, Ontario
L3y 6Z1

Dear Mr. Basso:

RE: Committee of the Whole Meeting Oct 8, 2020 -York Region MCR–Employment Conversions
Arcovit Holdings Inc., 2067 & 2077 Rutherford Road and 696 Westburne Drive, Vaughan

On behalf of Arcovit Holdings Inc. I wish to advise that my client does not agree with the Region of York Planning staff recommendation that my clients lands not be supported for conversion to permit mixed use residential development, as per the staff report provided at the September 17, 2020 Special Public Meeting.

While previous submissions were made to the Region and a meeting was held with Planning staff, my client does not believe that due consideration was given to the superior locational attributes that their lands have in relation to existing transportation infrastructure currently in place along Rutherford Road and the neighbouring Rutherford Road GO Rail facility. It is important to note that the lands are within the Major Transit Station Area Boundary (MTSA)

More specifically, my client's lands are located on the south west corner of Rutherford Road and Westburne Drive, directly across Westburne Drive from the Rutherford Road GO Rail Station. In fact, my client's lands will be sharing a new signalized intersection on Westburne Drive with the Rutherford Road GO Rail Station. Also, my client's lands have strong locational attributes in terms of proximity and transition to the existing Maple residential community located directly to the north across Rutherford Road.

In addition, the City of Vaughan's Council resolution of May 27, 2020, adopting the Committee of the Whole recommendation of May 20, 2020 Report No. 20, Committee of the Whole (2), Item 10, Request for Comments: York Region Evaluation of Employment Land Conversion Requests, supported the inclusion of a number of requests for conversion, including the request of my client, Arcovit Holdings Inc. for the property identified in the report as V22, (2067 & 2077 Rutherford Road and 696 Westburne Drive).

In view of the foregoing, my client requests that the Region of York Committee of the Whole recommend to Regional Council that the lands municipally known as 2067 & 2077 Rutherford Road and 696 Westburne Drive be supported for employment conversion to permit mixed use high density residential development.

Yours truly
KLM Planning Partners Inc



Roy Mason
Principal Planner

cc: Ms. Karen Whitney, Director of Community Planning and Development Services
Ms. Sandra Malcic, Manager, Policy and Environment
Mr. Augustine Ko, Planning Lead, Senior Planner
Mayor M. Bevilacqua
Regional Councillor M. Ferri
Regional Councillor G. Rosati
Regional Councillor L. Jackson
Local Councillor S. Yeung Racco
Mr. A. Vitullo, Arcovit Holdings Inc.
Mr. L. Polsinelli, c/o Arcovit Holdings Inc.

Date: October 7, 2020

Project: RM.RH

VIA EMAIL

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

**Re: York Region Employment Conversion Council Meeting – October 15, 2020
1577 – 1621 Major Mackenzie Drive, Richmond Hill, ON**

We are writing to you on behalf of our client, Rice Commercial Group, 'Mackenzie Commons', and owner of 1577 – 1621 Major Mackenzie Drive. Our client has previously written to the Region on March 1, 2019 to request the addition of residential uses to the permitted uses and have met with staff on September 5, 2019 to discuss this request. Regional staff's initial response was not in support of the request, and that continues to be the case.

Several important milestones have occurred since our client's letter to the Region which help confirm and reinforce our client's request. The purpose of this letter is to express our clients continued desired to add to the current OMB approved designation of Major Commercial by creating a truly mixed use, complete neighbourhood.

As noted, this site is currently designated as Major Commercial. Originally envisioned as a big box retail destination, this vision is no longer an appropriate use for these lands. Our client, along with support from the City of Richmond Hill, sees this site as a mixed use complete community. On September 18, 2019 a Member Motion was adopted by Richmond Hill Council that stated:

Council Meeting C#33-19:

"Whereas, the Rice Group has submitted correspondence and master plan (copy attached) regarding 1577-1621 Major Mackenzie Drive - Request for Employment Land Conversion.

Now Therefore Be It Resolved that Council of the City of Richmond Hill has considered the Major Mackenzie and 404 Master Plan prepared for Rice Group by Studio TLA dated June 26, 2019 and approves in principle the addition of such uses to give effect to this plan; and,

That staff are hereby directed to process an Official Plan Amendment, initiated by the landowner, in accordance with A Place to Grow (Growth Plan 2019) Policy 2.2.5(10) and a corresponding Zoning Bylaw Amendment to permit the additional uses and the proposed development. A Recommendation Report is due back before Council by the end of March 2020."

On December 19, 2019 a pre-submission meeting was held with staff to review the necessary revisions to the existing plan. After that meeting, our client engaged a team of consultants to prepare a Master Plan for a complete mixed-use neighborhood. (see plan attached).

On March 12, 2020, the Master Plan Concept was presented to staff. The Concept was very well received, and staff provided positive feedback for the proposed complete community with particular attention given to how the plan responded to the natural environment, respected the cultural heritage and included a variety of residential and community uses including parks and trails as well as the inclusion of stand-alone office, a hotel, and retail commercial uses in a mixed use format and no longer a big box format. Employment is an essential part of a complete community for both Richmond Hill as a City and overall for the Region and is an essential component of our Master Plan for these lands.

It is important to note that these lands were not designated as part of the Provincially Significant Employment Zones. As you know, in 2019 the Provincial Government introduced A Place to Grow: Growth Plan for the Greater Golden Horseshoe as part of the More Homes, More Choice: Ontario's Housing Supply Action Plan to increase housing supply, create more jobs, attract business investments and better align infrastructure. An important change in A Place to Grow was the inclusion of policies that give municipalities enhanced flexibility to change the use of lands from employment to other uses, while making sure key employment areas are protected for the longer term. To do this, the province introduced provincially significant employment zones as economic development tools that would require provincial approval for employment area conversions within the zone. The addition of non-employment uses on these lands to create a mixed-use neighbourhood moves forward a better agenda in dealing with employment and a work/life balance for both residents but also for those employers who will want to locate here and attract and keep employees. The current proposal of a mixed-use neighborhood also includes population-related employment, which we feel strengthens this request for these additional uses. It is important particularly in these times, to ensure flexibility to respond to changing demographic and economic needs.

On behalf of our client, we respectfully request that the Region support the conversion of the subject lands to a mixed use designation, which includes Major Commercial, Major Office, Population-related employment, Community facilities and Residential uses.

We would be happy to discuss this request further or to meet with Staff to provide any additional information.

Yours very truly,
SGL PLANNING & DESIGN INC



Paul Lowes, MES, MCIP, RPP
Principal

c.c Paul Freeman, The Regional Municipality of York
John McGovern, Rice Group

/Volumes/SGL Server Data/Projects/RM.RH Rice Rich Hill/Corresponence/Letter to the Region oct. 2020.docx



MACKENZIE COMMONS

MAJOR MACKENZIE & 404 MASTER PLAN
RICHMOND HILL, ON



The Regional Municipality of York

Committee of the Whole
Planning and Economic Development
October 15, 2020

Report of the Commissioner of Corporate Services and Chief Planner

Proposed Employment Area Mapping and Employment Conversions

1. Recommendations

1. Council **approve** the following site-specific employment area conversion requests, which Local Municipal Councils either support or don't object to, as outlined in Attachments 4 and 5:
 - a) A1, A2, A3, A8
 - b) K2
 - c) M5, M6, M9, M13
 - d) N1, N2, N3
 - e) RH2, RH3, RH6, RH9, RH11
 - f) V1, V16, V17, V21, V28
 - g) WS1, WS2
2. Council **not approve** the following site-specific employment area conversion requests that are either not required to accommodate the proposed use and/or are not supported by Local Municipal Councils as outlined in Attachments 4 and 5:
 - a) A4, A5, A6, A7
 - b) G1, G2
 - c) K1, K3
 - d) M2, M8, M12
 - e) RH4, RH5, RH7, RH8
 - f) V6, V8, V9, V10, V11, V12, V14, V19, V20, V23, V27, V29
3. Council **not approve** the following site-specific employment area conversion requests that have been supported, or deferred for later consideration by Local Municipal Councils as outlined in Attachments 4 and 5:
 - a) M3, M4, M7, M10, M11
 - b) RH1, RH10
 - c) V3, V4, V5, V7, V13, V15, V18, V22, V24, V25, V26, V30
4. Council endorse employment areas proposed for designation in the Regional Official Plan in Attachment 3.

5. The Regional Clerk forward this report to the Minister of Municipal Affairs and Housing and the Clerks of the local municipalities.

2. Summary

The Growth Plan for the Greater Golden Horseshoe (Growth Plan) and Provincial Policy Statement (PPS) require municipalities to plan for employment by ensuring land is available in appropriate locations to accommodate employment growth to 2051 and beyond. This includes a new provincial requirement to designate employment areas in the Regional Official Plan and assess site-specific requests for employment area conversion at the time of a Regional Municipal Comprehensive Review (MCR). This report sets out recommendations on 70 site-specific requests for employment area conversion and proposes employment area mapping.

Key Points:

- Protection of strategically located employment areas is important for the Region's long term prosperity and viability
- Staff worked collaboratively with local municipalities to complete a comprehensive assessment of the Region's employment areas, including evaluation of 70 site-specific employment area conversion requests
- Extensive public and stakeholder consultation has been ongoing since March 2019 providing opportunity to comment on proposed employment area mapping and conversion requests
- 24 conversion requests are supported and an additional 8 have been deemed to not require an employment area conversion

3. Background

The Province requires York Region to assess employment area conversion requests and designate employment areas in the Regional Official Plan

Employment policies in the Provincial Policy Statement (PPS) and Growth Plan place emphasis on the need to protect and preserve employment areas for current and future uses. The Growth Plan requires upper and single-tier municipalities to designate and set density targets for employment areas in the Regional Official Plan (ROP) and to assess requests for employment area conversion. These are new Regional responsibilities whereas previously, employment designations were only included in local municipal official plans. Following completion of the Region's current Municipal Comprehensive Review (MCR), the ROP will include an employment area designation. Assessing employment areas and conversion requests through the MCR process allows for the comprehensive application of all policies in the Growth Plan and for the assessment of cumulative impacts on local and regional land and infrastructure needs.

Protection of employment areas supports complete community objectives by ensuring a sufficient supply of land for a variety of employment types

Provincial and regional planning policies direct municipalities to create complete communities where residents can fulfill all or most of their daily requirements. This includes an appropriate mix of jobs, local stores and services, a full range of housing, transportation options and public service facilities. Ensuring the availability of a range of employment opportunities for residents in a variety of locations is a key component of complete communities. Complete communities should incorporate a mix of employment uses that will provide a full range of opportunities for residents and contribute to a diversified economic base. While some types of employment uses can be accommodated within a mixed use setting, other employment uses have specific locational requirements. York Region's employment areas provide landowners and end users with a broad range of market choice with respect to site selection, size, and transportation access/exposure. Protecting a diverse range, size and mix of employment areas for employment uses, including lands protected from incompatible uses, not only ensures a competitive economic environment, but also provides employment opportunities closer to home for residents working within these sectors.

Extensive research, consultation and background work has been undertaken to inform proposed employment area boundaries and site-specific employment area conversion recommendations

Planning for employment is a key component of the MCR. Council has been provided with a series of reports on employment trends, the process of assessing employment areas and site-specific conversions requests since March 2019. Council directed Regional staff to host a Public Information Centre (PIC) in June 2020 to conduct additional consultation on the proposed employment area mapping and employment area conversion recommendations. In September 2020, a special meeting of Council was held to provide the public the opportunity to express opinions on the site-specific employment area conversion requests. The following reports to Council and background work support planning for employment in the Region and were used to inform the recommendations on the proposed employment area boundaries and site-specific employment area conversion requests found in this report:

- [March 2018:](#) York Region 2017 Employment Land Inventory report
- [March 2019:](#) 2018 Employment and Industry Report
- [March 2019:](#) Employment Area Conversion Criteria report
- [May 2019:](#) Planning for Employment Background Report including historical and future employment trends, Employment Area Profiles and the Hemson Consulting Future Employment Trends study
- [October 2019:](#) Employment Area Conversion Process Update report
- [March 2020:](#) Planning for Employment and Employment Conversions report

4. Analysis

The Region received 70 requests for employment area conversion to be considered through the Municipal Comprehensive Review

Through the York Region MCR, a total of 70 requests for employment area conversion were received by the November 29th, 2019 deadline. This deadline was established to provide time to assess and consult on each employment area conversion request to make an informed recommendation to Council, and to meet the timelines of this MCR. Together, these requests cover approximately 652 hectares (1,611 acres) of employment land, which is the equivalent of approximately one and a half concession blocks (See Table 1).

Table 1
Total Number of Conversion Requests

Municipality	Number of Conversion Requests	Total Gross Area (Ha)
Aurora	8	25
East Gwillimbury	0	0
Georgina	2	24
King	3	31
Markham	12	82
Newmarket	3	37
Richmond Hill	11	55
Vaughan	29	412
Whitchurch-Stouffville	2	29
Total	70	695

A comprehensive evaluation was undertaken to inform Regional employment area mapping and site-specific conversion recommendations

To identify areas appropriate for designation as employment in the ROP, Regional staff, in partnership with local municipal staff, undertook a broad analysis and assessment of employment areas in the Region, including areas with and without site-specific employment area conversion requests. York Region's [employment land inventory](#), which is based on

lands designated employment within local municipal official plans, was used as the basis for assessment of employment areas.

The evaluation of, and recommendations on site-specific employment area conversion requests was completed through application of [Regional Council endorsed conversion criteria](#), presented to Council in [March 2019](#) and can be found in Attachment 1. The criteria were integral to inform recommendations on whether a conversion request is appropriate and enhances policy objectives in the ROP, or if it will negatively impact the long-term supply and/or viability of an employment area. A complete summary of the comprehensive employment planning process can be found in the [October 2019](#) Council Report and the [March 2020](#) Council Report.

Public and stakeholder consultation also informed employment planning decisions. Regional staff engaged with landowners and the public through a series of landowner meetings and a mail out to property owners near the conversion requests. Regional staff hosted landowner meetings and contacted property owners within 120 metres of each conversion request between 2019 and January 2020. A summary of public and stakeholder consultation undertaken through the employment planning process can be found in Attachment 2.

Regional staff hosted a virtual public information centre in June 2020 to obtain input on proposed employment area mapping

In March 2020, Regional Council directed staff to host a Planning for Employment public information centre (PIC) to allow stakeholders and the public opportunity to review proposed employment area mapping and provide feedback on recommendations for site-specific employment area conversion requests. Due to COVID-19, the PIC was hosted online. The Planning for Employment PIC campaign ran for 12 days in June 2020 and consisted of an online interactive mapping platform and a live webinar held on June 16th, 2020. Notice of the PIC was shared through various communication channels including newspaper ads, the Region's social media platforms, and targeted emails to members of the Region's MCR distribution list, Ratepayers Associations, Chambers of Commerce, Boards of Trade, Building Industry and Land Development Association (BILD) and Local Municipal Economic Development Offices.

The live interactive webinar held on June 16th provided an overview presentation and the opportunity for the 33 attendees to make comments and ask Regional staff questions during the Q&A portion of the webinar as well as collect input with the use of polling questions.

The online interactive mapping platform allowed interested parties to comment on proposed employment area mapping and/or site-specific employment area conversion requests. A total of 29 comments were received through the online mapping platform. Approximately 70% of the comments received were submitted by consultants representing existing conversion requests restating their positions on site-specific employment area conversion requests. Additional comments were received from residents and property owners. The nature of those comments ranged from expressing support for the proposed recommendations on site-specific employment area conversion requests to sharing views on the importance of protecting lands for employment to provide job opportunities for residents. Input received during the PIC campaign was considered when reviewing the proposed

employment area boundaries and recommendations on site-specific conversions requests included in this report. A summary of input received through the PIC can be found in Attachment 2.

Public deputations made at the special meeting of Council on September 17th, 2020 were referred to Regional staff and informed final recommendations

On September 17th, 2020 a non-statutory special meeting of Council was held to provide the public and landowners an additional opportunity to participate in the planning for employment process by expressing their opinions to Regional Council. A total of 14 deputations and 24 communications were made to Council at the special meeting, and referred to staff for consideration. Information presented at the Special Meeting of Council on September 17th was reviewed in detail. As a result, conversion requests M9, M13 and RH11 are now recommended for support. A detailed summary of assessment for each request can be found in Attachment 5.

Proposed employment area mapping was developed in consultation with local municipalities and reflects local and regional planning objectives

Local municipalities are an important part of planning for employment as the unique context of each municipality is considered when determining where to plan for employment. Regional staff and local municipal staff worked together extensively to assess existing employment areas and site-specific employment area conversion requests through a series of workshops, one on one meetings, meetings with landowners and MCR working group meetings (see Attachment 2). Local municipal Council positions on employment area planning including site-specific employment area conversion requests have been received from seven municipalities and were considered through the development of final recommendations. Regional staff worked closely with local municipal partners to align on recommendations for site-specific employment area conversion requests where possible. In light of feedback received through public consultation and local municipal Council positions, the recommendations put forward in the March 2020 report were reviewed and reassessed.

Planning for employment in the right location is important to securing the economic viability of employment areas

The changing nature of the economy, combined with the market value of residential land has created considerable pressure to convert employment areas in the Region. A number of the sites seeking conversion to non-employment uses are located on the edges of existing employment areas, some of which border Regional urban centres and/or intensification areas. Many of these sites bordering the outer edges of the employment area currently act as a buffer to protect core employment areas from encroachment of incompatible uses and/or act as a transition to surrounding residential development. In some instances, it may be more appropriate to permit more flexible employment uses and/or to support a conversion to allow for more mixed uses that provide improved integration with the surrounding area without compromising the economic viability of the remaining area. In other instances, it may not be appropriate to permit a conversion of this type as non-employment uses could result in a fragmented employment area.

The conversion of strategically located employment lands may result in the displacement of businesses to outside of the Region

Not protecting the most strategic of employment areas can place conversion pressures on adjacent employment areas. Permitting uses such as residential or retail, increases market value and profitability and reduces the availability of employment lands at lower land costs and rental rates. The conversion of employment lands in core employment areas, especially those strategically located near major infrastructure can result in the displacement of businesses to outside of the Region, disrupt economic synergies in the area and the Region's role in the GTHA by reducing the diversity of future employment opportunities, impacting future business attraction and potentially result in job losses. A number of the Region's conversion requests are likely a result of this precedent-setting pattern, where past conversions places conversion pressures on adjacent remaining employment lands. Some examples of this include a cluster of requests in Markham located along Highway 404 and Elgin Mills Road, and requests in Markham and Richmond Hill clustered around Highway 404 and Highway 7.

The Region's employment policy framework will strengthen existing policies and reflect trends in the changing nature of employment

Increased flexibility in employment area designations along corridors and major arterials will align with city building initiatives to capitalize on infrastructure investments, provide for a broader mix of employment uses and amenities and better integrate employment and non-employment uses to ensure compatibility. While a number of site-specific employment area conversion requests located at the edge of an existing employment area are not supported for non-employment uses, some of these sites offer the potential for more permissive employment uses. Work with local municipalities and other stakeholders continues to develop an employment policy framework that continues to protect strategic employment areas over the long term for a broad range of employment uses, identifies appropriate land use flexibility in suitable employment area locations, and plans for the changing nature of employment. The employment planning policy framework is anticipated to be presented to Council later in Q4 2020.

Regional objectives to plan and develop healthy, sustainable communities that provide a high quality of life for residents is a key consideration when evaluating conversion requests

A key objective in the York Region Official Plan is to promote human health and well-being so people can live, work, play and learn in accessible and safe communities. A fundamental element to a healthy, complete community is to provide access to human services and community amenities. When assessing the appropriateness of a site for conversion to non-employment uses such as residential, consideration for whether the area will provide residents with a high-quality of life and provide access to a range of human services, schools, public spaces, transit and local amenities is vital.

A number of conversion requests are requesting residential permissions in areas where such services and amenities are currently unavailable and unlikely to be provided in the

foreseeable future. Furthermore, permitting residential uses to locate in employment areas with incompatible uses and/or goods movement corridors can negatively impact human health and well-being. This is due to increased air/noise pollution, heavy truck traffic and lack of access to necessary community amenities such as recreation, schools, parks, cultural services and options for sustainable transportation. Permitting the conversion of employment lands in areas that lack these amenities does not contribute to achieving Provincial and Regional planning objectives around the development of healthy, complete communities.

Conversion of employment areas can increase demand on infrastructure

Residential uses in employment areas generally place a greater burden on infrastructure. Traffic congestion will increase with population introduced in areas not originally contemplated to do so. Roads and transit infrastructure may not have been planned to support increased residential development and new residential uses may introduce conflict with goods movement corridors which support employment activities that require truck and rail traffic.

Conversion of employment land to residential uses may accelerate the need for new or expanded water and wastewater infrastructure. Employment area conversions to residential uses may result in water/wastewater servicing allocation needing to be re-distributed from other planned residential areas, resulting in competition for growth. Where employment land conversions are supported in areas of water or wastewater constraints, development will be subject to timing of infrastructure approvals and completion. The consideration and approval of new residential uses will need to be carefully managed by local municipalities to ensure adequate servicing allocation.

Thirty-two employment area conversion requests are supported or do not require a conversion

Through the application of the conversion criteria, broader employment area assessment and input received through public and stakeholder consultation, of the 70 employment area conversion requests received in the MCR:

- Twenty-four requests are in a location that is appropriate for a broader range of uses and are therefore supported and not recommended for designation as employment in the ROP. These areas were assessed through the MCR and have met the requirements of Provincial conversion policies as well as Regional conversion criteria. Designation of the lands for employment or other uses is at the discretion of the local municipality.
- Eight requests were determined to not require a conversion to non-employment uses. Increased flexibility in the permitted uses for these sites, including the uses requested, can be accommodated through Regional and Local municipal employment area planning frameworks. It is recommended these sites be designated as employment in the ROP however Regional staff will work with local municipal staff as the Regional policy framework is updated to accommodate flexible employment uses in appropriate locations.

- Thirty-eight requests are not recommended for conversion to non-employment uses. These sites are part of viable, strategically located employment areas that contribute to the Regional and Local Municipal economic base and competitiveness. Many of these sites are part of high-functioning employment areas that contribute to key economic clusters in the Region and the GGH. Others are part of large vacant sites that offer the potential to attract future employment opportunities. It is recommended that these sites remain as employment and be designated as employment in the ROP.

Figure one provides a summary of the 70 site specific employment area conversion request by category.

Figure 1

Breakdown of 70 site-specific employment area conversion requests



Recommendations on site-specific employment area conversion requests recommended for employment designation are mostly aligned with local municipal Council positions

Recommendations are being put forward for all 70 site-specific employment area conversion requests. There are a total of 38 site-specific employment area conversion requests recommended for designation as employment in the Region's Official Plan. As outlined in Table 2, Local Council positions align with recommendations on 16 of the 38 site-specific employment area conversion requests. Seven of the requests have no local municipal Council position and the remaining 15 requests are recommended for employment designation however have been supported for a conversion at the local municipal level.

Attachment 3 includes proposed employment area mapping and the location of the 70 site-specific employment area conversion requests. Attachment 4 includes a summary table of recommendations for each site-specific employment area conversion request and Attachment 5 provides a detailed summary of assessment for each site-specific employment area conversion request outlining the primary reasons for including or excluding each site from the employment area mapping.

Table 2
Summary of Local Council positions on conversion requests recommended for Regional employment designation

Municipality	Local Council agree with recommendation - request not supported	Local Council - no decision or deferred	Supported by Local Council but not being recommended for conversion	Total
Aurora		3		3
Georgina	2			2
King	1			1
Markham	3	4	1	8
Newmarket*				
Richmond Hill	2		2	4
Vaughan	8		12	20
Whitchurch-Stouffville*				
Total	16	7	15	38

*Local Council all agree to support conversion requests in Newmarket and Whitchurch-Stouffville except for one request in Newmarket where there is no Council decision.

Some employment areas are more appropriately designated by local municipalities and not in the Regional Official Plan

Through the local official plan conformity exercise, local municipalities will be required to maintain and protect employment areas identified in the ROP. Lands not designated employment in the ROP will be at the discretion of the local municipality. Many of the supported conversion requests are proposing a mix of medium to high density residential uses; however the requests were assessed on the merits of the lands being designated as employment in the ROP and not on the basis of the proposed uses. Comprehensive assessment of employment areas also resulted in some areas not subject to conversion requests being recommended for removal from an employment area. This includes small and isolated parcels, lands within the Greenbelt plan identified as legal non-conforming uses and minor rounding out/boundary modifications. The proposed mapping in Attachment 3 excludes these areas, in addition to the conversion request lands being supported.

A local municipality has the ability to maintain an existing employment designation for lands currently designated as employment in their local official plan or to change the designation to permit non-employment uses if not designated as employment area in the ROP. The new ROP will propose a policy framework which will encourage lands identified as employment at the local municipal level, but not at the Regional scale, to continue to be mapped and protected for employment uses in local official plans. These lands (if identified as employment at the local municipal level) will continue to be considered in the Regional employment land inventory.

Preserving employment area lands along 400 series highways is integral to meeting the Region's long term employment needs

As noted in the "Potential for Employment Lands along 400 series highways" October 2020 Council report, lands adjacent to 400 series highways provide key employment opportunities integral to the Region's economic position in the broader Greater Golden Horseshoe (GGH) economy. York Region is centrally located within a one day drive to global markets in the United States, close to Toronto Pearson Airport, and home to the CP intermodal facility, CN MacMillan rail yard, and an extensive network of 400-series highways. The protection of sites in proximity to existing or planned highways and interchanges, intermodal facilities, airports and rail corridors for employment uses is a key theme in the Region's conversion criteria and is a policy directive in the PPS, Growth Plan and Regional Official plan. These sites are of strategic significance to the Region's employment needs and should be planned and protected for employment uses that require these distinct features. Not only do they provide efficient movement of goods and access to major transportation infrastructure, they are also very visible high profile areas, a desirable feature for attracting new economic development investments.

York Region employment areas in proximity to existing or planned highways and interchanges, intermodal facilities, airports and rail corridors are faced with pressure to convert to non-employment uses. In this MCR, there are a number of site-specific employment area conversion requests concentrated along or in proximity to existing or planned 400 series highways or the CN MacMillan yard. Many of these requests are proposing to convert the lands to allow for the development of residential uses, including affordable housing and seniors residences. Permitting the conversion of employment areas located along 400 series highways to allow for residential uses is not supported as residential uses are not compatible and permitting them is contrary to provincial policy directives and good planning principles.

Large new employment areas are key opportunities to attract or retain large or growing businesses

The Region's ability to provide large parcels of lands for development is a major competitive advantage for large distribution uses and transportation/logistics providers in close proximity to the 400 series highways and intermodal facilities. These types of industries will continue to grow as we see an increase in ecommerce, automation and artificial intelligence. The new Walmart Distribution Centre opening in the Vaughan 400 North – Teston East employment areas is an example. This distribution centre will become a major employment anchor and will likely attract similar large format industrial opportunities in the area that are valuable for

the Region in terms of both job creation and tax base. Protecting these areas, including lands in the 400 North Employment area, will protect the supply of large-sized parcels with exposure and access to strategic goods movement corridors, maintaining the area's economic viability by not limiting the types of employment uses that can locate there, and maximizing future investment by employers seeking large parcels in strategically located employment areas.

In light of the aforementioned, and consistent with Council's criteria, it is recommended that employment area conversion requests in the following recently planned employment areas not be supported: Keswick Business Park, Queensville, Highway 404 in East Gwillimbury (ROPA 1) and north Markham (ROPA 3), and Highway 400 North (ROPA 52). In addition to their value as strategically located lands, conversion of lands in these areas is considered premature as they have not had the opportunity to develop and the nature and character of these areas has yet to be established. In many cases, this is due to pending servicing or the area may have only recently been brought into the urban boundary to accommodate future employment area employment growth to 2031.

Employment planning is a key input to the land needs assessment

Employment areas are a direct input to the Region's land needs assessment to determine land needs to accommodate future growth. Accommodating residential uses on lands currently planned for employment uses impacts the land needs assessment. Given that many conversion requests propose higher density mixed use developments, the population potentially accommodated can be significant, in some cases hundreds of people per hectare.

Ensuring an adequate long term supply of employment land is a requirement of Provincial planning policies. While it is an important factor when considering whether a site is appropriate for conversion, there are a range of additional factors outlined in the Region's conversion criteria that were considered when identifying lands to be protected for employment uses. This report seeks endorsement of the proposed employment area mapping and recommendations of site-specific employment area conversion requests to proceed with the detailed forecasting and land budgeting.

Some employment lands are no longer integral for accommodating employment land employment

Through the MCR, York Region is required to update population and employment forecasts and Regional Official Plan policies to be consistent with policies of the Growth Plan. Regional staff are currently working to update Regional and local forecasts and are assessing how much land is needed to accommodate forecasted population and employment growth to the new planning horizon. Preliminary analysis indicates that all of the employment lands proposed in this report will be required to meet the 2051 Growth Plan forecast, with potential for additional land being required to accommodate employment growth to the planning horizon.

Despite potential for additional employment land need, staff continue to support site-specific employment area conversion requests as outlined in this report. These sites are in areas where non-employment uses are supportive of the evolving Regional or local urban structure

and the number, size and location of supported requests will not have adverse impacts on the land budget, servicing or the development of complete communities.

Regional staff will continue to explore options to address the existing Buttonville Regional Official Plan site specific policy

The Toronto Buttonville Municipal Airport lands, located at Highway 404 and 16th avenue, are subject to Regional Official Plan site specific policy 7.2.92 which states “when airport operations at the Buttonville Airport cease, the significant majority of the subject lands shall be retained for business park use, and the balance for a mix of urban uses”. The proposed employment area mapping in Attachment 3 proposes to designate the lands as employment in the Regional Official Plan which is reflective of the existing land use designation of business park employment in the City of Markham Official Plan. The intent of policy 7.2.92 is supported, however, further discussions are required to determine how to address the site-specific policy in the new ROP in a manner that conforms with Provincial policy. To proceed with the land needs assessment, staff will assume the significant majority of the lands as employment in accordance with the existing site specific policy. Regional staff will continue to work with the Province, City of Markham staff and the proponent on a solution for the new ROP that will reflect the intent of the existing ROP policy while conforming with the Growth Plan.

5. Financial

Employment areas play a central role in the Region’s current and future economy. The availability of a wide range of employment land is integral to the fiscal health of a community and can directly affect economic development and diversification of the assessment base. Employment growth also has the potential to generate spinoff economic benefits. Insufficient strategically located employment lands could result in the displacement of businesses outside of the Region and in turn negatively impact the Region’s diverse economic base. Additionally, conversions supported beyond those recommended could have financial implications due to the introduction of infrastructure beyond what was initially planned for in the area.

6. Local Impact

Local municipalities are key partners in the ongoing preservation, enhancement and planning of employment areas. Extensive consultation with local municipal staff and consideration for local municipal council decisions was used to inform recommendations on site-specific employment area conversion requests and the proposed employment area mapping in the ROP. As staff continue to work through the MCR, York Region will continue to engage with local municipal staff on updating the Region’s population and employment forecast and developing an employment policy framework for the ROP. Planning for sites where employment area conversion requests have been comprehensively assessed and are supported can proceed at the local municipal level. These requests are deemed to have met the requirements of Growth Plan policies and Regional employment area conversion criteria through the Region’s current Municipal Comprehensive Review.

7. Conclusion

Employment areas are strategic and vital to the Regional economy and act as major drivers of economic activity in the Region. Demand for jobs in employment areas is expected to remain strong in the future. Maintaining an adequate supply of employment lands in the right location will be important for all types of industry to provide flexibility for employers in high quality locations over the long term. A comprehensive assessment of employment areas, including the evaluation of site-specific employment area conversion requests, identified a number of areas that contribute to the Region's economic vitality and should be protected for the long term and are proposed to be mapped as Regional Employment Areas in the Regional Official Plan. The assessment also identified areas where the introduction of non-employment uses is appropriate and conducive to the evolving urban structure and surrounding context.

Local municipalities, through their official plan conformity exercise, will be required to designate and protect areas designated as employment in the ROP. Regional staff continue to work with local municipalities and other stakeholders in developing the employment policy framework that continues to protect strategic employment areas for traditional uses while identifying employment areas with increased flexibility. This work is anticipated to be presented in Q4 of 2020.

For more information on this report, please contact Paul Bottomley, Manager, Policy, Research, and Forecasting at 1-877-464-9675 ext. 71530. Accessible formats or communication supports are available upon request.

Recommended by: **Paul Freeman, MCIP, RPP**
Chief Planner

Dino Basso
Commissioner of Corporate Services

Approved for Submission: **Bruce Macgregor**
Chief Administrative Officer

September 25, 2020
Attachments (5)
#11475564

York Region Employment Area Conversion Criteria

Employment Area conversion requests have been assessed using criteria. The provincial Growth Plan employment area conversion criteria have been incorporated into the Region's 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 - East Gwillimbury (ROPA 1), ROPA 3 - Markham, and Highway 400 North, Vaughan (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
Supply	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"> Intended to ensure an appropriate amount of land designated as employment to accommodate the employment forecast over the planning horizon.
Supply	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"> Intended to ensure that both York Region and the local municipal land needs assessments will be considered when evaluating conversion requests. 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.
Viability	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"> 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.
Infrastructure	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"> When evaluating conversions consider if the existing or planned infrastructure and public service facilities are available to support the non-employment uses.

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"> • Need can generally be defined by considering land supply and the urban structure. When applying this criteria, the following questions should be asked: • Is there not enough land to accommodate the development objectives elsewhere? • 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?
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"> • 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. • 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. • 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. • ROPA 3: Brought into the urban boundary through the YROP-2010. Additional infrastructure is required to support the full buildout of this employment area. • 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. • 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.

Theme Area	Criteria	Description
Viability	7. The conversion will not be considered if the entire perimeter of the site is surrounded by lands designated for employment uses.	<ul style="list-style-type: none"> An important component of employment area viability is location. If a site proposed for conversion creates a “hole” in the employment 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. 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.
Supply	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"> 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. What is the size of the proposed site? Does the site have the potential to accommodate land extensive uses?
Viability	9. The conversion will not destabilize or adversely affect current or future viability and/or identity of the employment area with regards to: <ol style="list-style-type: none"> Hindering the operation or expansion of existing or future businesses Maintaining lands abutting or in proximity to the conversion site for employment purposes over the long term 	<ul style="list-style-type: none"> Intended to determine if the proposed conversion will impact the current or future viability of the employment area. There are many factors that can be used to measure the impact a conversion may have on the success of an employment area. This criteria is supportive of Growth Plan policies 2.2.5.1a and 2.2.5.7c

Theme Area	Criteria	Description
	<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>	
Viability	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"> • The land uses adjacent to a conversion site must be considered when evaluating the conversion request. • 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?
Viability	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"> • 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.
Access	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"> • 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)
Region Wide	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"> • 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.

Theme Area	Criteria	Description
Region Wide	14. Cross-jurisdictional issues have been addressed	<ul style="list-style-type: none"> 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

Summary of Public and Local Municipal Consultation on Proposed Employment Area Mapping and Site Specific Conversion Requests

Summary of Consultation with Local Municipalities and Landowners

Table 1
York Region Planning for Employment Workshops with Local Municipal Staff

Date	Meeting
October 17, 2018	Local Municipal Working Group Meeting - Conversion Criteria Workshop
May 31, 2019 November 6, 2019	Local Municipal Working Group Meeting – Employment Area Designation Workshops

Table 2
**Employment Area Conversion Landowner Meetings with Local Municipal
Planning Staff**

Date	Meeting
July 29, 2019 September 16, 2019	City of Markham Employment Area Conversion Landowner Meetings
August 8 and 9, 2019 November 4, 2019 January 15, 2020	City of Vaughan Employment Area Conversion Landowner Meetings
August 27, 2019	Town of Whitchurch-Stouffville Employment Area Conversion Landowner Meetings
September 5, 2019 November 1, 2019 January 22, 2020	City of Richmond Hill Employment Area Conversion Landowner Meetings
September 9, 2019	Town of Aurora Employment Area Conversion Landowner Meetings
September, 10 2019 January 22, 2020	Town of Newmarket Employment Area Conversion Landowner Meetings

Date	Meeting
September 13, 2019 November 1, 2019	Township of King Employment Area Conversion Landowner Meetings
September 23, 2019	Town of East Gwillimbury Employment Area Conversion Landowner Meetings
September 25, 2019	Town of Georgina Employment Area Conversion Landowner Meetings

Table 3
One on One Meetings with Local Municipal Planning Staff regarding Employment Area Boundaries and Site Specific Conversion Requests

Date	Meeting
November 13, 2019	1 on 1 Meeting with City of Richmond Hill
November 19, 2019	1 on 1 Meeting with Township of King
November 19, 2019	1 on 1 Meeting with City of Markham
November 20, 2019	1 on 1 Meeting with Town of Newmarket
November 22, 2019	1 on 1 Meeting with Town of Aurora
November 22, 2019	1 on 1 Meeting with Town of Whitchurch-Stouffville
November 25, 2019	1 on 1 Meeting with Town of Georgina
November 26, 2019	1 on 1 Meeting with Town of East Gwillimbury
November 13, 2019 November 29, 2019 December 13, 2019	1 on 1 Meeting with City of Vaughan

Summary of Planning For Employment Interactive Webinar

Table 4 and 5
Summary of Interactive Webinar Polling Questions

Poll Question: Which attribute of an employment area is most important to you?	
Options	Number of Responses
On transit	7
Protected from incompatible land uses (e.g. residential)	6
Proximity to highway or rail	8
Grand Total	21

Poll Question: Of the following sectors, which do you feel are the least compatible with residential?	
Options	Number of Responses
Manufacturing	22
Professional, Scientific and Technical Services	2
Wholesale	1
Grand Total	25

Summary of Planning For Employment Public Information Centre

Table 6
Summary of Interactive Map Commenter by Type and Comment Categories

Commenter Type	Are you supportive of staff's recommendation for the conversion? Why or why not?	General Comments or Questions	Should any further changes be made to the proposed employment areas?	Number of Respondents
Consultant	13	2	5	20
Other		1		1
Property Owner		1		1
Resident	5	1	1	7
Grand Total	18	5	6	29

Summary of comments provided in Table 8

Table 7
Summary of Responses of Public Information Centre Survey Question

How important is it to have these amenities close to where you work?				
	Important	Neutral	Not Important	Number of Respondents
Child care	6	3	4	13
Transit	10	3		13
Restaurants	12	2		14
Parks/Open Space	13	1		14
Sports & Entertainment	4	5	5	14
Shops & Personal Services	9	5		14
Places of Worship	1	1	12	14

Table 8
Summary of Interactive Map Comments

Conversion ID/Location	Municipality	Commenter	Nature of Comment
M4	Markham	Resident	Employers will not want to build here because it is too far from freeways. Businesses will not want to rely on the 407ETR for transmission of goods and services.
Buttonville Airport	Markham	Consultant	Proposed mapping of the Buttonville Airport to designate as Employment is inconsistent with the existing site specific policy in the Region of York OP which includes mixed uses. This area is suitable for future employment. There are many residential areas already and employment areas support jobs for those buying homes. It is nice to have a job near your home. This is a convenient location between Toronto and Richmond Hill for transportation.
Woodbine Avenue and Highway 7	Markham	Other	
N2	Newmarket	Consultant	Supportive of conversion request.
RH1	Richmond Hill	Resident	It is important to protect and increase employment lands with population and employment growth expected to continue. The City should provide an adequate future supply of employment lands.
RH1	Richmond Hill	Resident	Should be kept as employment land as there is enough commercial and residential.
RH10	Richmond Hill	Consultant	Supportive of conversion request.
RH11	Richmond Hill	Consultant	Supportive of conversion request.
V3	Vaughan	Resident	Attempts to diversify the area surrounding Vaughan Mills should be encouraged. Vaughan Mills shouldn't always be surrounded by employment lands.
V3	Vaughan	Consultant	Supportive of conversion request.

Conversion ID/Location	Municipality	Commenter	Nature of Comment
V5	Vaughan	Consultant	Supportive of conversion request.
V6, V9, V10	Vaughan	Weston Downs Ratepayers Association	3 sites adjacent to 400 series highway, walking distance to Regional roads for easy travel in private/public transit, increased population at Vaughan Metropolitan Centre may support these employment lands, all are in larger contiguous employment area. Employment areas in Vaughan will help avoid long commutes to other areas for work. Taking away employment lands will result in job loss for future generations. Vaughan needs prestige employment lands for higher paying jobs than retail. Developers want to capitalize on profits at the expense of future employment.
V7	Vaughan	Resident	Weston Road looks good.
V10	Vaughan	Consultant	Supportive of partial conversion request.
V11	Vaughan	Consultant	The development of the property offers the potential for more permissive uses and is a local matter.
V13	Vaughan	Consultant	Supportive of conversion request.
V15	Vaughan	Consultant	Supportive of conversion request.
V19	Vaughan	Consultant	Supportive of conversion request.
V21	Vaughan	Consultant	Supportive of conversion request as Doughton Rd. is a natural boundary between employment and residential.
V24	Vaughan	Resident	Supportive of conversion request.
V30	Vaughan	Consultant	Supportive of conversion request.

Conversion ID/Location	Municipality	Commenter	Nature of Comment
Highway 407 and Keele St.	Vaughan	Property Owner	Inquired about the types of employment being proposed and environmental impacts from noise and pollution.
Keele St. and Highway 7	Vaughan	Resident	Supports development in this transit-rich corridor between Vaughan Metropolitan Centre and Thornhill.

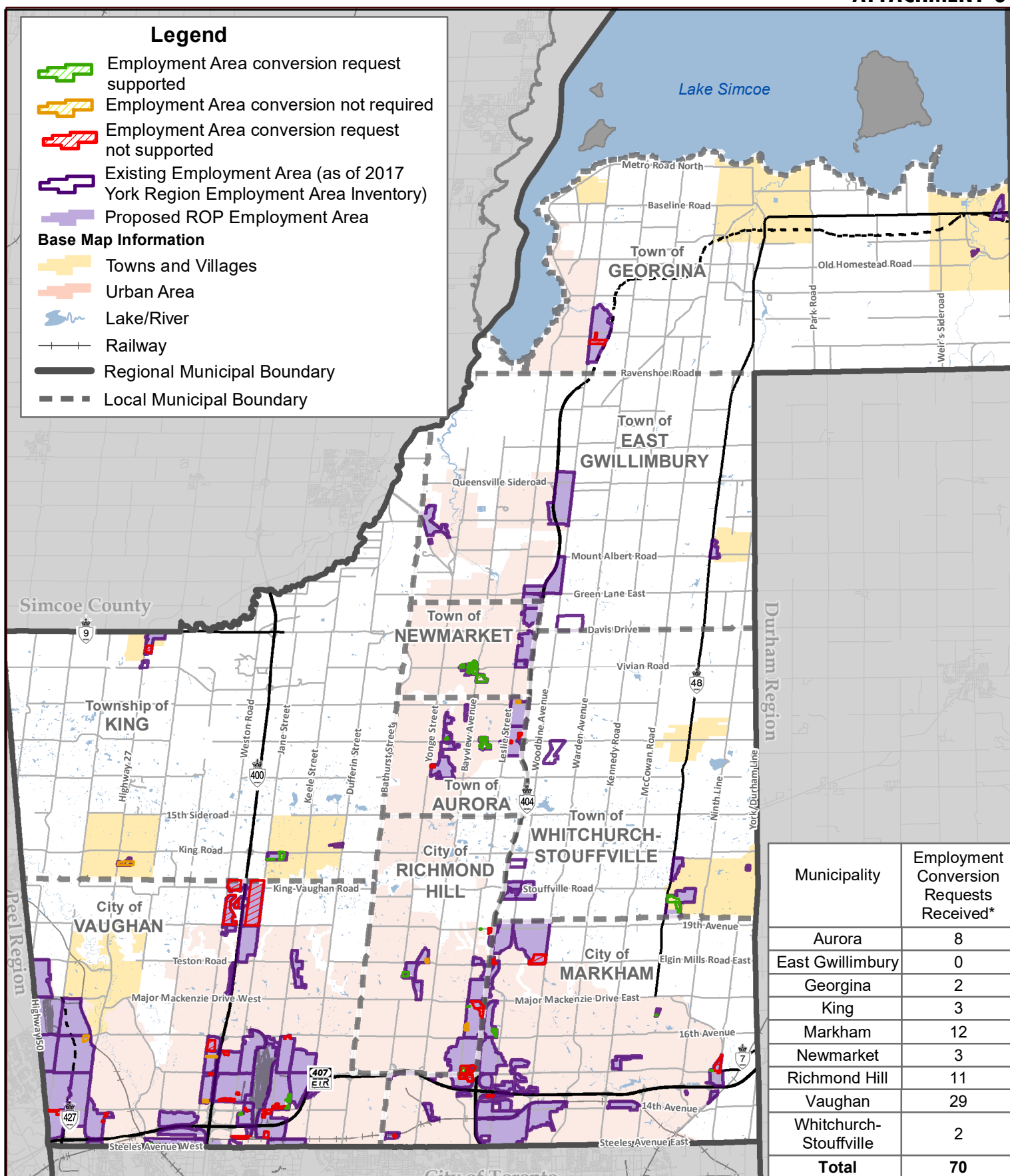
An additional 6 comments were noted regarding conversions received after November 29, 2019. These conversions were not evaluated and are not part of this report.

Summary of Planning For Employment Mail Out

Table 9
Summary of Comments from Employment Conversions
Adjacent Property Owner Mail Out

Municipality	Number of Inquiries	Nature of Inquiries
Aurora	7	<ul style="list-style-type: none"> Further explanation of employment conversion process Inquiries as to how to include their own property in the conversion assessment process Explanation of what land uses are being proposed by the conversion request Do not support residential on A3 due to property value impacts
Georgina	2	<ul style="list-style-type: none"> Clarification on location of property Supportive of residential on G1 Inquiries as to how to include their own property in the conversion assessment process
King	3	<ul style="list-style-type: none"> Explanation of what land uses are being proposed by the conversion request Supportive of residential consistent with surrounding neighbourhood
Markham	1	<ul style="list-style-type: none"> How to provide further comments
Newmarket	8	<ul style="list-style-type: none"> Further explanation of employment areas and the employment conversion process Inquiries as to how to include their own property in the conversion assessment process Explanation of what land uses are being proposed by the conversion request Inquiries on the Mulock GO Station Secondary Plan Support for N1 conversion request

Municipality	Number of Inquiries	Nature of Inquiries
Richmond Hill	3	<ul style="list-style-type: none"> • Explanation of what land uses are being proposed by the conversion request • Inquiry how employment conversion may impact their property
Vaughan	16	<ul style="list-style-type: none"> • Four inquiries were concerned about traffic gridlock near V10 • How to provide further comments • Inquiry how employment conversion may impact their property • Explanation of what land uses are being proposed by the conversion request • Inquiries as to how to include their own property in the conversion assessment process • Further explanation of employment areas and the employment conversion process • Adjacent employers requested what is being proposed by the conversion request
Unknown	3	<ul style="list-style-type: none"> • Not supportive of employment conversion • Further explanation of employment areas and the employment conversion process



Proposed ROP Employment Area Mapping and Conversion Requests

October 2020

(*Received as of November 29, 2019)

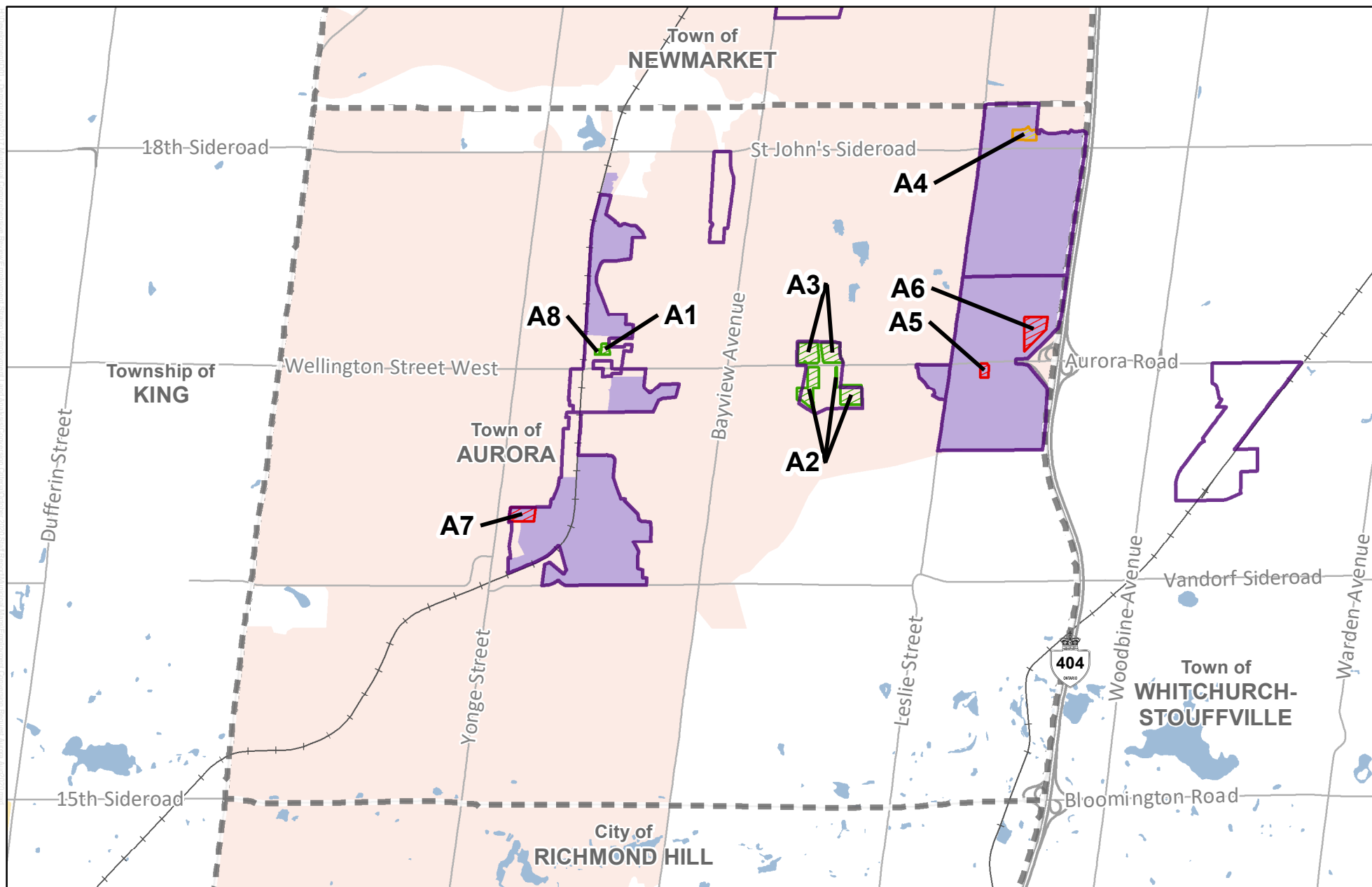


0 2.5 5 Km



Produced by:
The Regional Municipality of York
Corporate Services
Planning and Economic Development
September 2020

Data: © Queen's Printer for Ontario 2003-2020
See York.ca for disclaimer information.



Town of Aurora Proposed ROP Employment Area Mapping and Conversion Requests

October 2020

Produced by:
The Regional Municipality of York
Corporate Services,
Planning and Economic Development
August 2020

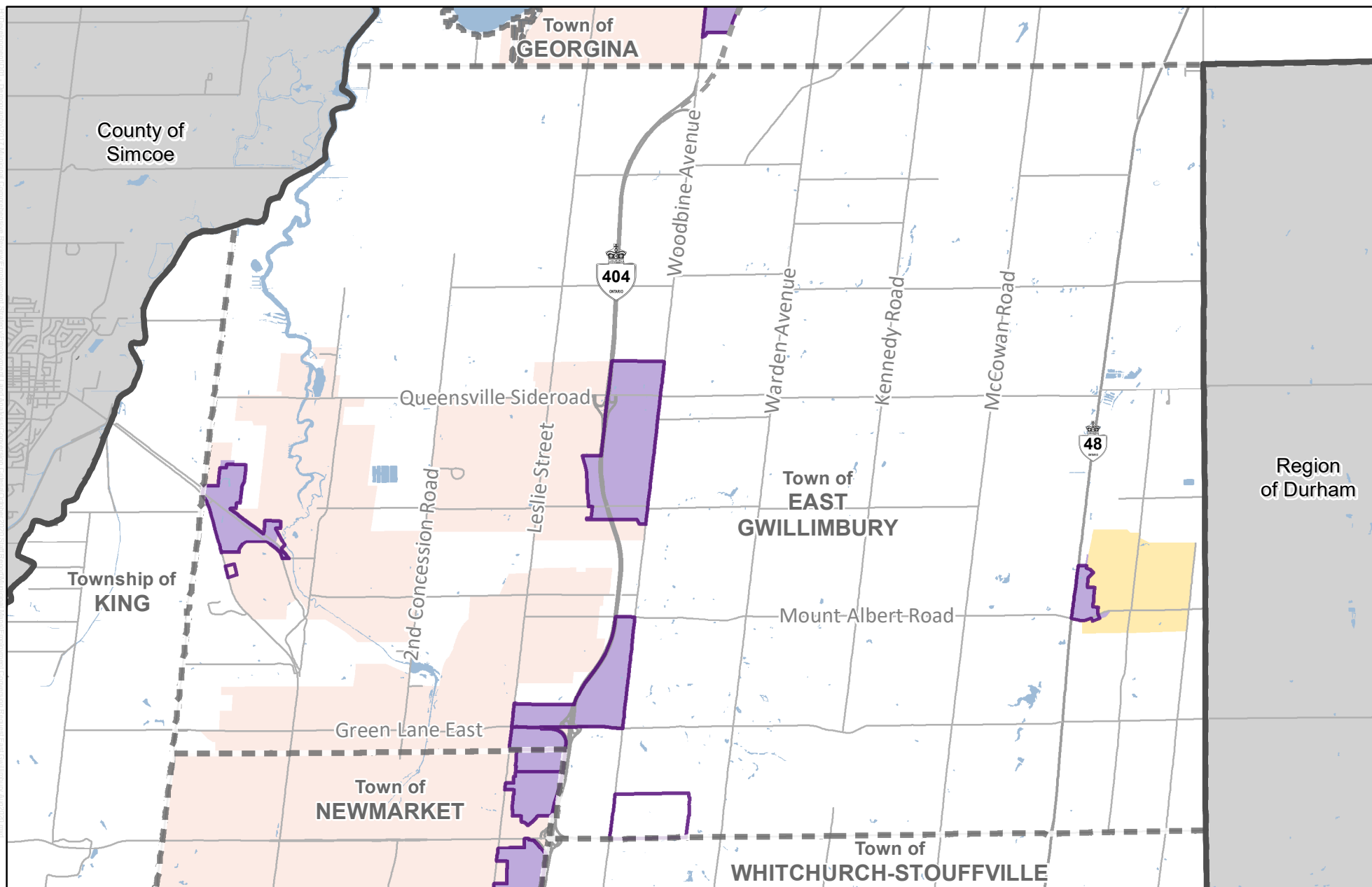
Data: © Queen's Printer for Ontario 2003-2020

See York.ca for disclaimer information.



0 0.5 1 Km

- | | | | |
|--|---|--|-----------------------------|
| | Employment Area conversion request supported | | Towns and Villages |
| | Employment Area conversion not required | | Urban Area |
| | Employment Area conversion request not supported | | Lake/River |
| | Existing Employment Area (as of 2017 York Region Employment Area Inventory) | | Railway |
| | Proposed ROP Employment Area | | Regional Municipal Boundary |
| | | | Local Municipal Boundary |



Town of East Gwillimbury Proposed ROP Employment Area Mapping and Conversion Requests

October 2020

Produced by:
The Regional Municipality of York
Corporate Services,
Planning and Economic Development
August 2020

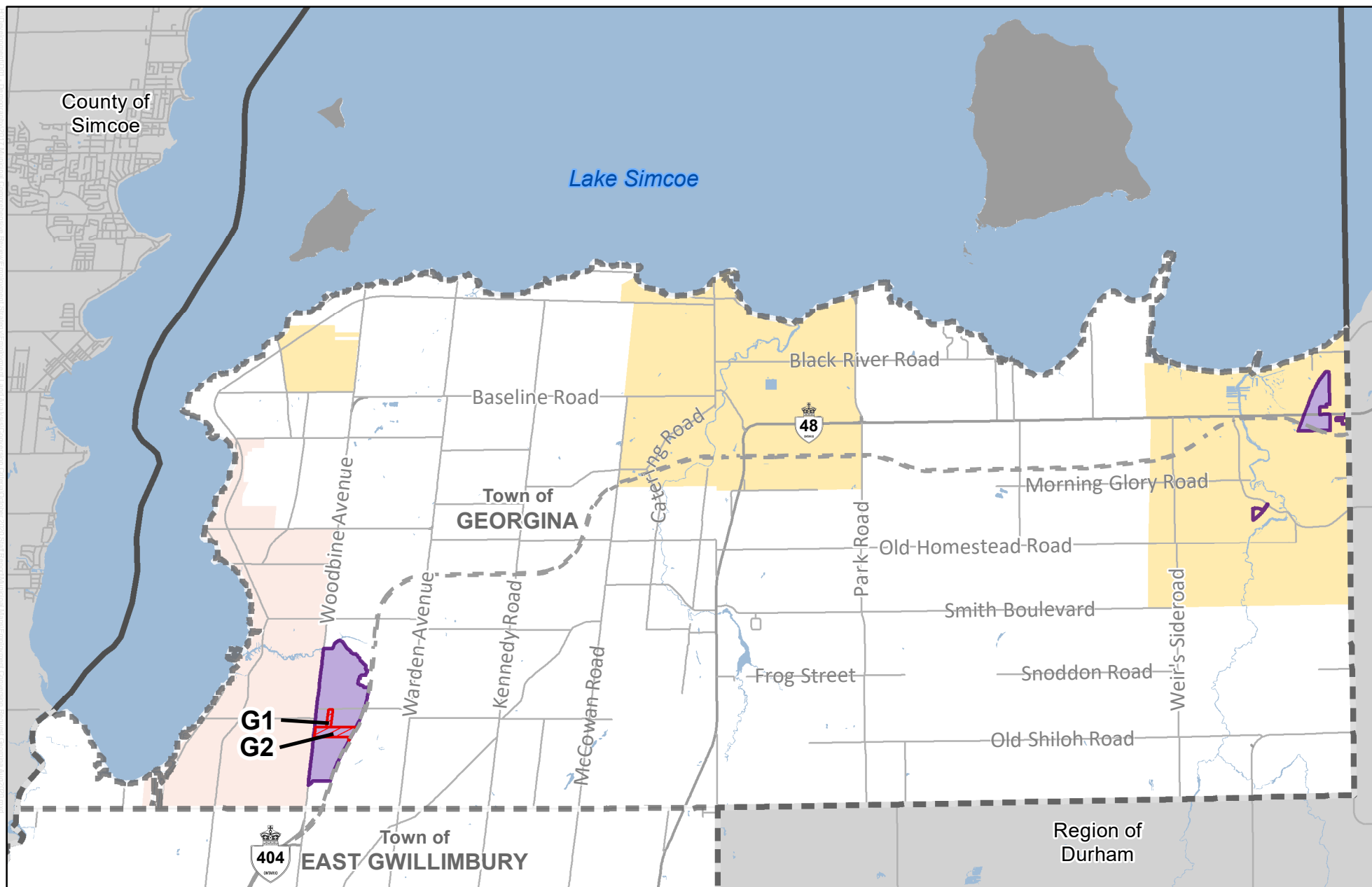
Data: © Queen's Printer for Ontario 2003-2020

See York.ca for disclaimer information.



0 1 2 Km

- | | | | |
|--|---|--|-----------------------------|
| | Employment Area conversion request supported | | Towns and Villages |
| | Employment Area conversion not required | | Urban Area |
| | Employment Area conversion request not supported | | Lake/River |
| | Existing Employment Area (as of 2017 York Region Employment Area Inventory) | | Railway |
| | Proposed ROP Employment Area | | Regional Municipal Boundary |
| | | | Local Municipal Boundary |



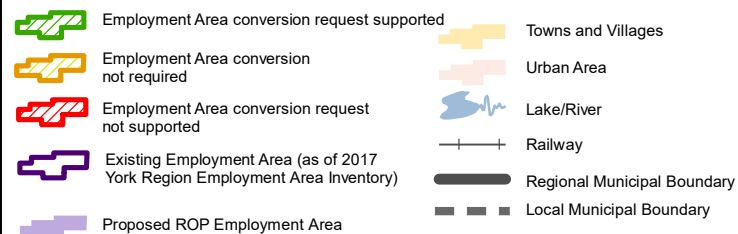
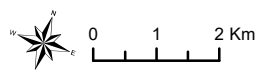
Produced by:
The Regional Municipality of York
Corporate Services,
Planning and Economic Development
August 2020

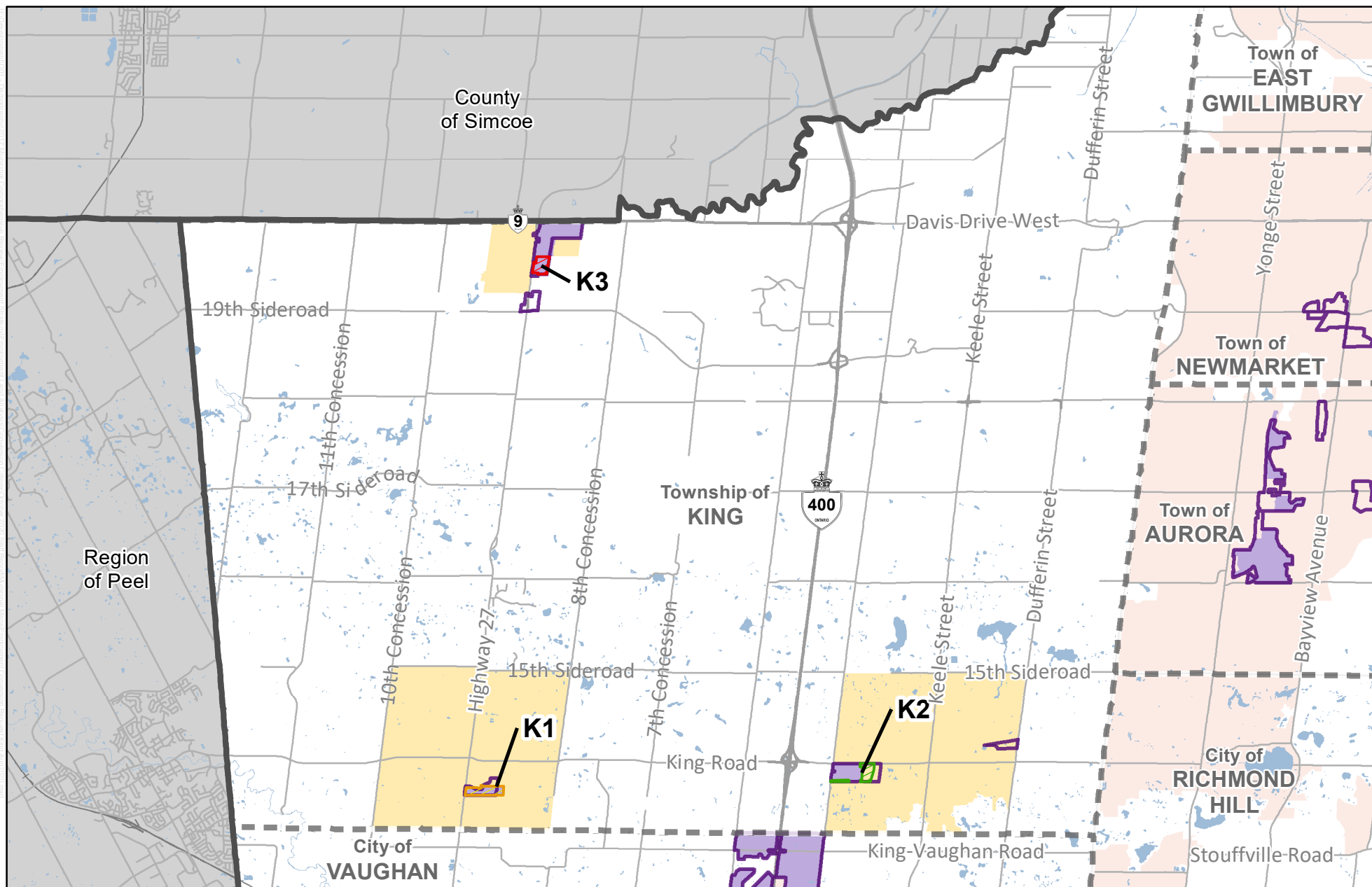
Data: © Queen's Printer for Ontario 2003-2020

See York.ca for disclaimer information.

Town of Georgina Proposed ROP Employment Area Mapping and Conversion Requests

October 2020





Township of King Proposed ROP Employment Area Mapping and Conversion Requests

October 2020

Produced by:
The Regional Municipality of York
Corporate Services,
Planning and Economic Development
September 2020

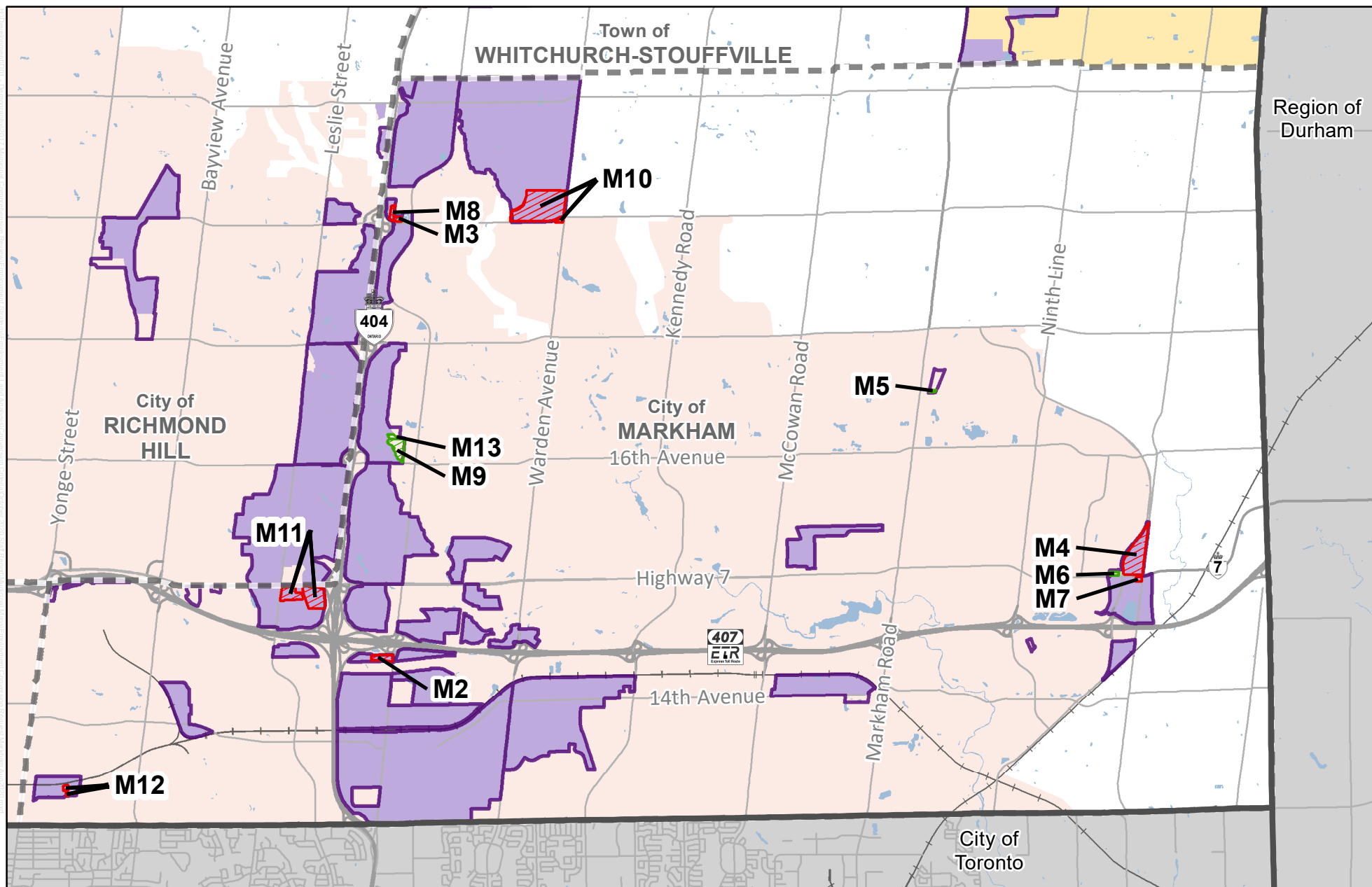
Data: © Queen's Printer for Ontario 2003-2020

See York.ca for disclaimer information.



0 1 2 Km

- | | | | |
|--|---|--|-----------------------------|
| | Employment Area conversion request supported | | Towns and Villages |
| | Employment Area conversion not required | | Urban Area |
| | Employment Area conversion request not supported | | Lake/River |
| | Existing Employment Area (as of 2017 York Region Employment Area Inventory) | | Railway |
| | Proposed ROP Employment Area | | Regional Municipal Boundary |
| | | | Local Municipal Boundary |



City of Markham Proposed ROP Employment Area Mapping and Conversion Requests

October 2020

Produced by:
The Regional Municipality of York
Corporate Services,
Planning and Economic Development
September 2020

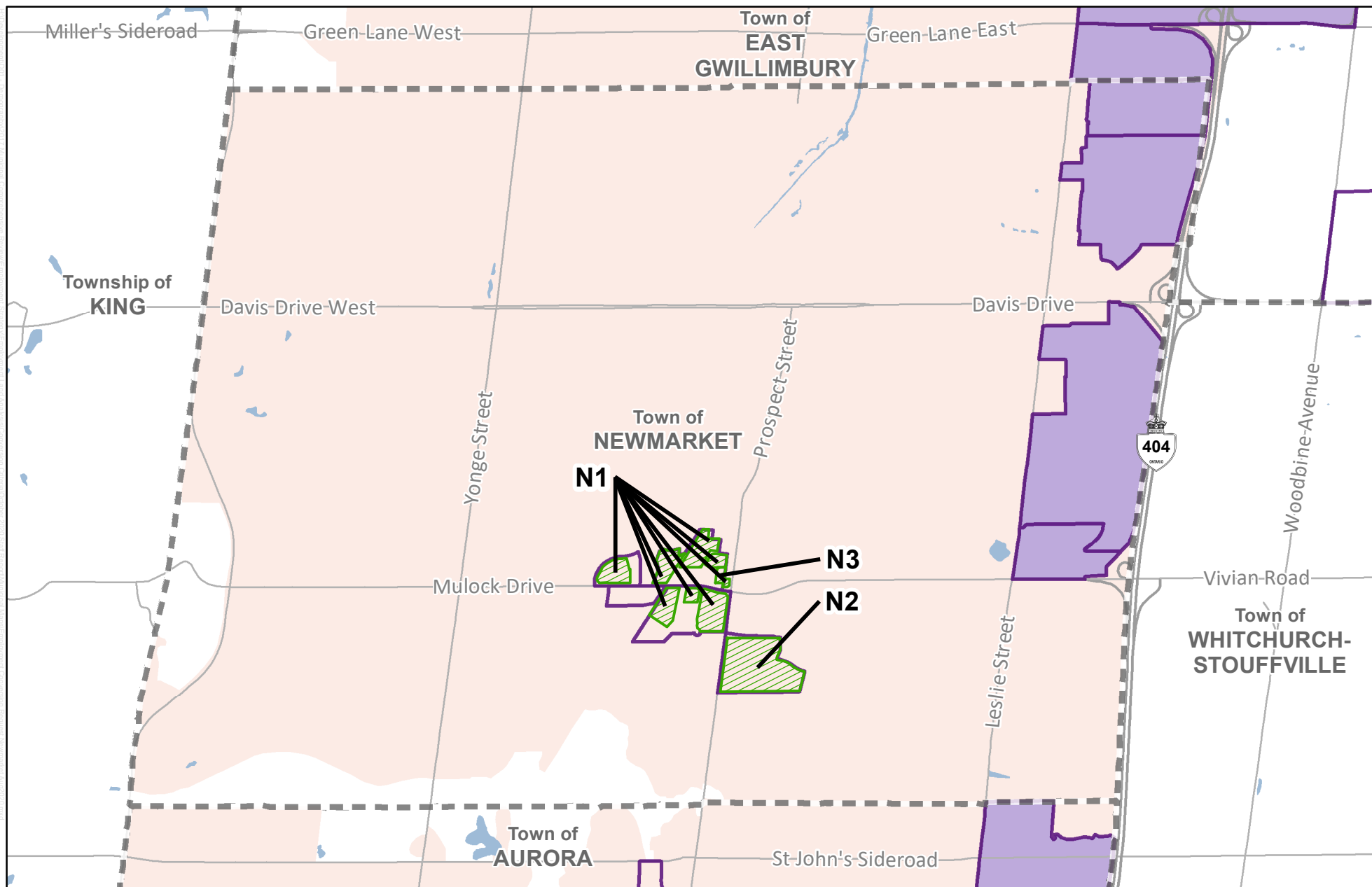
Data: © Queen's Printer for Ontario 2003-2020

See York.ca for disclaimer information.



0 1 2 Km

- | | | | |
|--|---|--|-----------------------------|
| | Employment Area conversion request supported | | Towns and Villages |
| | Employment Area conversion not required | | Urban Area |
| | Employment Area conversion request not supported | | Lake/River |
| | Existing Employment Area (as of 2017 York Region Employment Area Inventory) | | Railway |
| | Proposed ROP Employment Area | | Regional Municipal Boundary |
| | | | Local Municipal Boundary |



Produced by:
The Regional Municipality of York
Corporate Services,
Planning and Economic Development
August 2020












Data: © Queen's Printer for Ontario 2003-2020

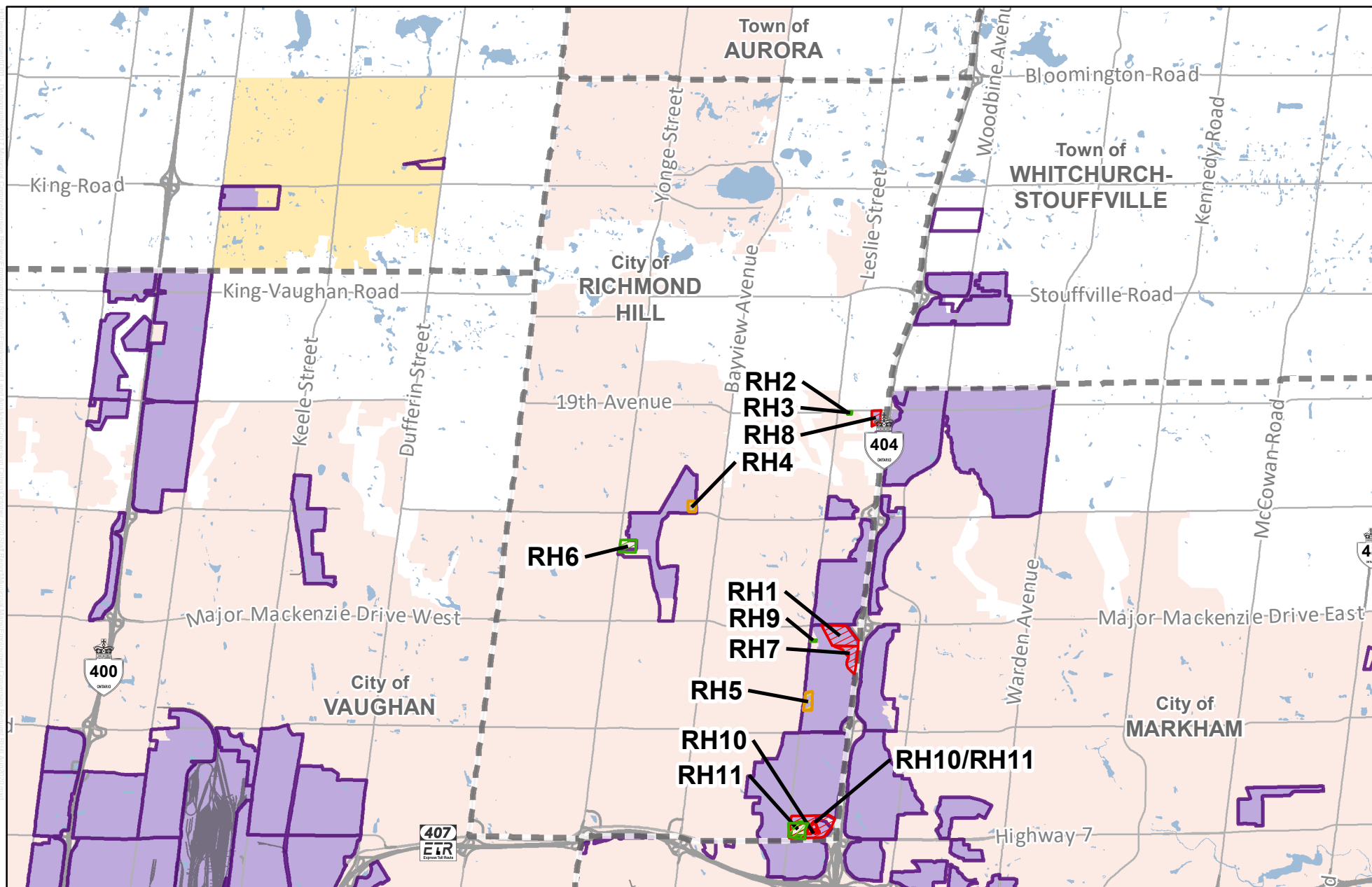
See York.ca for disclaimer information.

Town of Newmarket Proposed ROP Employment Area Mapping and Conversion Requests October 2020



0 0.5 1 Km

- | | | | |
|---|---|---|-----------------------------|
|  | Employment Area conversion request supported |  | Towns and Villages |
|  | Employment Area conversion not required |  | Urban Area |
|  | Employment Area conversion request not supported |  | Lake/River |
|  | Existing Employment Area (as of 2017 York Region Employment Area Inventory) |  | Railway |
|  | Proposed ROP Employment Area |  | Regional Municipal Boundary |
| | |  | Local Municipal Boundary |



City of Richmond Hill Proposed ROP Employment Area Mapping and Conversion Requests

October 2020

Produced by:
The Regional Municipality of York
Corporate Services,
Planning and Economic Development
September 2020

Data: © Queen's Printer for Ontario 2003-2020

See York.ca for disclaimer information.

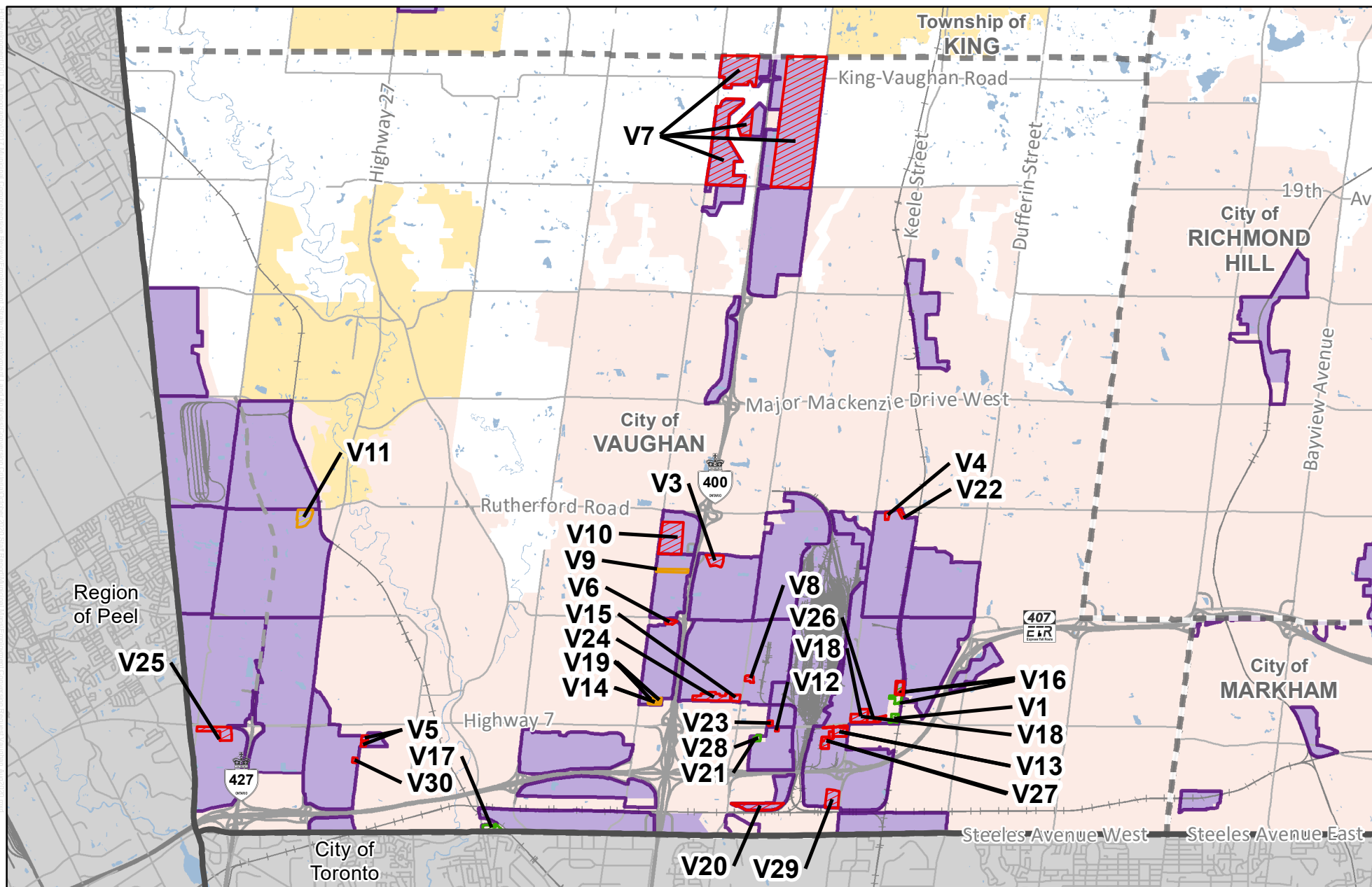


0 1 2 Km

56

- | | | | |
|--|---|--|-----------------------------|
| | Employment Area conversion request supported | | Towns and Villages |
| | Employment Area conversion not required | | Urban Area |
| | Employment Area conversion request not supported | | Lake/River |
| | Existing Employment Area (as of 2017 York Region Employment Area Inventory) | | Railway |
| | Proposed ROP Employment Area | | Regional Municipal Boundary |
| | | | Local Municipal Boundary |

The City of Richmond Hill has requested an alternate boundary for conversion request RH10 and RH11. Please refer to the RH10/RH11 profile in Attachment 4 for additional information.



City of Vaughan Proposed ROP Employment Area Mapping and Conversion Requests

October 2020

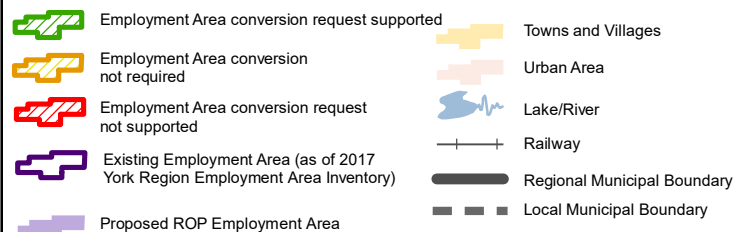
Produced by:
The Regional Municipality of York
Corporate Services,
Planning and Economic Development
September 2020

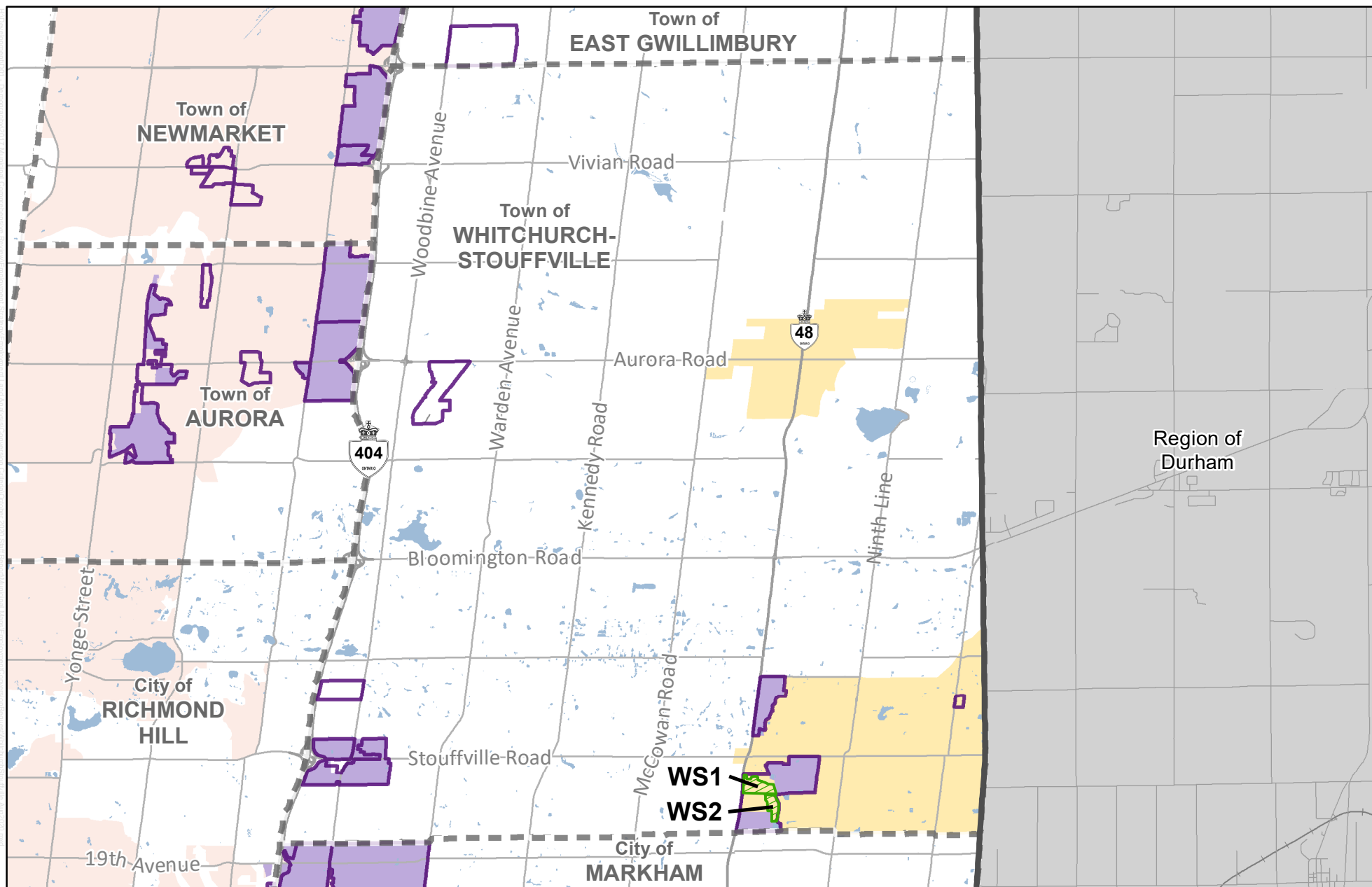
Data: © Queen's Printer for Ontario 2003-2020

See York.ca for disclaimer information.



0 1 2 Km





Produced by:
The Regional Municipality of York
Corporate Services,
Planning and Economic Development
August 2020

Data: © Queen's Printer for Ontario 2003-2020

See York.ca for disclaimer information.

Town of Whitchurch-Stouffville Proposed ROP Employment Area Mapping and Conversion Requests

October 2020



0 1 2 Km

- | | | | |
|--|---|--|-----------------------------|
| | Employment Area conversion request supported | | Towns and Villages |
| | Employment Area conversion not required | | Urban Area |
| | Employment Area conversion request not supported | | Lake/River |
| | Existing Employment Area (as of 2017 York Region Employment Area Inventory) | | Railway |
| | Proposed ROP Employment Area | | Regional Municipal Boundary |
| | | | Local Municipal Boundary |

Summary of York Region Staff Employment Area Conversion Recommendations

Employment Area Conversion requests highlighted in grey are those where the Region recommends Council not approve however have been supported or deferred for later consideration by Local Municipal council

Staff Report ID	Submitted By	On behalf of	Address	Municipality	Staff Recommendation	Local Municipal Council Position
A1	Matt Bagnali, Larkin Plus	Luba Czepurnyi	180 & 182 Centre Crescent	Aurora	Area not identified as employment in the Regional Official Plan. Designation at the discretion of the Local Municipality.	Unknown
A2	Malone Given Parsons	Stronach Group	377 Magna Drive	Aurora	Area not identified as employment in the Regional Official Plan. Designation at the discretion of the Local Municipality.	Unknown
A3	Malone Given Parsons	TFP Aurora Development Limited	20 & 25 Mavrinac Boulevard	Aurora	Area not identified as employment in the Regional Official Plan. Designation at the discretion of the Local Municipality.	Unknown
A4	Humphries Planning	2352107 Ontario Inc.	1588 St. John's Sideroad	Aurora	Conversion Not Required. Designate as employment in the Regional Official Plan	Unknown
A5	MHBC Planning	1623 Wellington Street Developments Limited	Southwest Corner of Wellington Street and First Commerce Drive	Aurora	Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.	Unknown
A6	MHBC Planning	Whitwell Developments Limited, Calloway REIT (Aurora North) Inc., and SmartREIT (Aurora North II) Inc.	Northwest corner of Highway 404 and Wellington Street East	Aurora	Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.	Unknown
A7	Michael Smith Planning Consultants; Development Coordinators Ltd.	M6 Developments Inc.	240 Edward Street	Aurora	Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.	Unknown
A8	David Tomlinson	David Tomlinson	181 Centre Crescent	Aurora	Area not identified as employment in the Regional Official Plan. Designation at the discretion of the Local Municipality.	Unknown

Staff Report ID	Submitted By	On behalf of	Address	Municipality	Staff Recommendation	Local Municipal Council Position
G1	GSP Group	Foch Motor Sports International	2400 Glenwoods Avenue	Georgina	Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.	Not Supported
G2	Lennard Commercial Realty	Agnes Mark, Linda Bashford, Katherina Volk, Joe Boehm, Nick Boehm	PT LTS 3 & 4 CON 4	Georgina	Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.	Not Supported

Staff Report ID	Submitted By	On behalf of	Address	Municipality	Staff Recommendation	Local Municipal Council Position
K1	Evans Planning	Neil, Ross, Scott and Lawrie Boynton	12805 Highway 27	King	Conversion Not Required. Designate revised boundary as employment in the Regional Official Plan.	Supported
K2	Malone Given Parsons	King Hill Inc.	2955 King Road	King	Area not identified as employment in the Regional Official Plan. Designation at the discretion of the Local Municipality.	Supported
K3	Daraban Holdings Limited	James and Harry Durbano	17125 Highway 27	King	Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.	Not Supported

Staff Report ID	Submitted By	On behalf of	Address	Municipality	Staff Recommendation	Local Municipal Council Position
N1	Town of Newmarket	Town of Newmarket	301 & 395 Mulock Drive, 421 Cane Parkway, 450 & 505 Kent Drive, 460 Oak Street, 489 & 510 Penrose Street, 559, 569, 589, 590 & 611 Steven Court, 16630, 16650 & 16700 Bayview Avenue	Newmarket	Area not identified as employment in the Regional Official Plan. Designation at the discretion of the Local Municipality.	Supported
N2	Weston Consulting	521 and 630 Newpark GP Ltd.	520, 521, 550 and 630 Newpark Boulevard	Newmarket	Area not identified as employment in the Regional Official Plan. Designation at the discretion of the Local Municipality.	Supported
N3	Weston Consulting	Ganni Kinno Developments Inc	507 Mulock Drive	Newmarket	Area not identified as employment in the Regional Official Plan. Designation at the discretion of the Local Municipality.	Unknown

Staff Report ID	Submitted By	On behalf of	Address	Municipality	Staff Recommendation	Local Municipal Council Position
M2	Gowling WLG (Canada) LLP	Belfield Investments Inc.	8050 Woodbine Avenue	Markham	Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.	Not Supported
M3	Sandra Wiles	1628740 Ontario Inc. and 1628741 Ontario Inc.	2718 & 2730 Elgin Mills Road	Markham	Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.	Conditional Support
M4	Bousfields Inc.	2432194 & 2536871 Ontario Inc. Cornell Rouge Development Corporation and Varlese Brothers Limited	7386 & 7482 Highway 7 East 8600 & 8636 Reesor Road 8662/8724 Reesor Road	Markham	Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.	Deferred
M5	Humphries Planning	Meadow Park Investments Inc.	77 Anderson Avenue	Markham	Area not identified as employment in the Regional Official Plan. Designation at the discretion of the Local Municipality.	Deferred
M6	KLM Planning Partners	Primont Homes and Cornell Rouge Development Corp.	Part of Lot 11, Concession 9	Markham	Area not identified as employment in the Regional Official Plan. Designation at the discretion of the Local Municipality.	Supported
M7	Planning and Development Services	Norfinch Construction	7845 Highway 7	Markham	Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.	Deferred
M8	MHBC Planning	Markham Woodmills Developments Inc.	Northeast Corner of Elgin Mills and Highway 404	Markham	Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.	Not Supported
M9	Malone Given Parsons	Condor Properties Ltd.	2920 16th Avenue	Markham	Area not identified as employment in the Regional Official Plan. Designation at the discretion of the Local Municipality.	Supported
M10	Malone Given Parsons	Wu's Landmark Group Inc. and First Elgin Mills Developments Inc.	10900 Warden Avenue & 3450 Elgin Mills Road	Markham	Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.	Deferred
M11	Bousfields Inc.	Wemat	South side of Highway 7 and Leslie Street	Markham	Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.	Deferred
M12	W.E. Oughtred & Associates Inc.		108-110, 112-118 and 111-113 Doncaster Avenue	Markham	Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.	Not Supported
M13	Bousfields Inc.	King Square Ltd.	136 Markland Street	Markham	Area not identified as employment in the Regional Official Plan. Designation at the discretion of the Local Municipality.	Supported

Staff Report ID	Submitted By	On behalf of	Address	Municipality	Staff Recommendation	Local Municipal Council Position
RH1	Dorsky + Yue International, UrbanMetrics	Rice Commercial Group, 'Mackenzie Commons'	1577 Major Mackenzie Drive East	Richmond Hill	Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.	Supported
RH2	Humphries Planning Group Inc.	Cedartrail Developments Inc.	1521 19th Avenue	Richmond Hill	Area not identified as employment in the Regional Official Plan. Designation at the discretion of the Local Municipality.	Supported
RH3	Humphries Planning Group Inc.	Congio Enterprises Inc.	1585 19th Avenue	Richmond Hill	Area not identified as employment in the Regional Official Plan. Designation at the discretion of the Local Municipality.	Supported
RH4	Humphries Planning Group Inc.	Toronto Montessori Schools, 1355314 Ontario Inc.	93 Edward Avenue & 500 Elgin Mills Road East	Richmond Hill	Conversion Not Required. Designate as employment in the Regional Official Plan	Not Supported
RH5	Groundswell Urban Planners Inc.	Orlando Corporation	Blocks 2 and 3, 65M4080	Richmond Hill	Conversion Not Required. Designate as employment in the Regional Official Plan	Not Supported
RH6	Evans Planning Inc.	1835942 Ontario Inc.	10481 Yonge Street & 10537 Yonge Street	Richmond Hill	Area not identified as employment in the Regional Official Plan. Designation at the discretion of the Local Municipality.	Supported
RH7	Bousfields Inc.	Baif Developments Ltd	West of Highway 404, south of Major Mackenzie Drive	Richmond Hill	Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.	Not Supported
RH8	Evans Planning	Upper City Corporation	1751 19th Ave	Richmond Hill	Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.	Not Supported
RH9	Urban Growth Inc.	Carefirst Seniors and Community Services Association	9893 Leslie Street	Richmond Hill	Area not identified as employment in the Regional Official Plan. Designation at the discretion of the Local Municipality.	Supported
RH10	Urban Strategies Inc.	Crestpoint Real Estate (YYC) Inc.	100 & 115 – 140 York Boulevard	Richmond Hill	Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.	Supported
RH11	Malone Given Parsons	Parkway Hotels and Convention Centre Inc.	Northeast Corner of Highway 7 and Leslie Street	Richmond Hill	Area not identified as employment in the Regional Official Plan. Designation at the discretion of the Local Municipality.	Supported
RH10 / RH11	City of Richmond Hill		Northwest corner of Highway 404 and Highway 7	Richmond Hill	A portion of the area recommended for conversion to non-employment uses. Designate remainder as employment in the Regional Official Plan.	Supported

Staff Report ID	Submitted By	On behalf of	Address	Municipality	Staff Recommendation	Local Municipal Council Position
V1	Brookvalley Project Management Inc.	Various landholdings in Concord GO Center Secondary Plan area	45, 65, 85, 115 Bowes Road and 1950 and 1970 Highway 7	Vaughan	Area not identified as employment in the Regional Official Plan. Designation at the discretion of the Local Municipality.	Supported
V3	Weston Consulting		233 Four Valley Drive & 1040-1080 Edgeley Boulevard	Vaughan	Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.	Supported
V4	Humphries Planning Group Inc.	Robvit Developments Inc.	11, 27 and 37 Jacob Keefer Parkway	Vaughan	Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.	Supported
V5	KLM Planning Partners Inc.	716051 Ontario Limited & 1214420 Ontario Limited	7625 Martin Grove Road & 211 Woodstream Boulevard	Vaughan	Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.	Supported
V6	Weston Consulting	Battcorp Holdings (Vaughan) Ltd. (Battista)	661 & 681 Chrislea Road	Vaughan	Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.	Not Supported
V7	Humphries Planning Group	Vaughan 400 North Landowners Group Inc.	Block 34W and 35, Lots 26 through 35, Concession 5 and Lot 1 King Concession 5	Vaughan	Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.	Supported
V8	DLA Piper		8083 Jane Street	Vaughan	Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.	Not Supported
V9	Weston Consulting	Designscape Enterprises Ltd.	8821 Weston Road	Vaughan	Conversion Not Required. Designate as employment in the Regional Official Plan	Not Supported
V10	Miele Developments	Vaughan Mills Mixed Use Centre Landowners Group	Part of Lot 14 and 15, Concession 5	Vaughan	Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.	Not Supported
V11	Weston Consulting	Di Poce Management Limited	6241 Rutherford Road	Vaughan	Conversion Not Required. Designate as employment in the Regional Official Plan	Supported
V12	Humphries Planning	2276771 Ontario Inc.	2739 Highway 7	Vaughan	Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.	Not Supported
V13	KLM Planning	Seven Keele Ltd/7700 Keele St Ltd	2267 Highway 7 & 7700 Keele Street	Vaughan	Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.	Supported
V14	Land Solutions Ontario	FDF Investments/Playcor Holdings	156 Chrislea Road & 15 Jevlan Drive	Vaughan	Conversion Not Required. Designate as employment in the Regional Official Plan	Not Supported

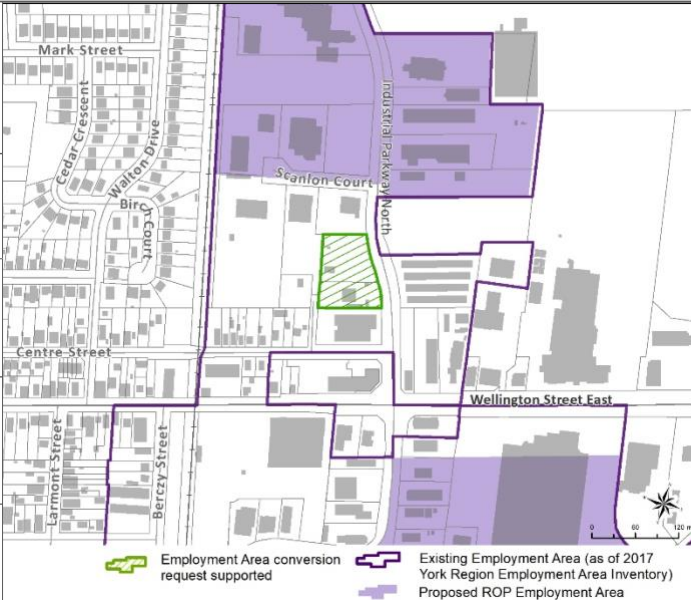
Note: Conversion V2 withdrawn.


Staff Report ID	Submitted By	On behalf of	Address	Municipality	Staff Recommendation	Local Municipal Council Position
V15	John Zipay and Associates	York Region Condominium Corporation 945	201 Millway Avenue	Vaughan	Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.	Supported
V16	Weston Consulting		163 & 175 Bowes Road	Vaughan	A portion of the area recommended for conversion to non-employment uses. Designate remainder as employment in the Regional Official Plan.	Supported
V17	MHBC Planning	Ricbru Investments Inc.	4600 Steeles Avenue West	Vaughan	Area not identified as employment in the Regional Official Plan. Designation at the discretion of the Local Municipality.	Supported
V18	MHBC Planning	Steele Valley Developments Limited and Bonneville Homes Limited	7777 Keele Street and 2160-2180 Highway 7	Vaughan	Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.	Supported
V19	Weston Consulting	Luana Colalillo	31 Jevlan Drive and 172 Chrislea Road	Vaughan	Conversion Not Required. Designate as employment in the Regional Official Plan	Not Supported
V20	Stellarbridge Management Inc.	Stellarbridge, ARG Group of Companies	7171 Jane Street	Vaughan	Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.	Not Supported
V21	Weston Consulting	Omer Investments Inc.	140 Doughton Road	Vaughan	Area not identified as employment in the Regional Official Plan. Designation at the discretion of the Local Municipality.	Supported
V22	KLM Planning Partners Inc.	Arcovit Holdings Inc.	2067, 2077 Rutherford Road, 696 Westburne Drive	Vaughan	Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.	Supported
V23	Evans Planning Inc.	2780 Highway 7 Investments	2780 Highway 7	Vaughan	Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.	Not Supported
V24	Malone Given Parsons Ltd.	Portage Landowners Group	705 Applewood Crescent, 200/225/207 Edgeley Boulevard, 10/11/27/38 Buttermilk Avenue, 190/212 Millway Avenue	Vaughan	Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.	Supported
V25	KLM Planning Partners Inc.	1406979 Ontario Inc. (affiliate of the ZZEN Group)	Part of Lots 4 and 5, Concession 9	Vaughan	Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.	Supported
V26	Weston Consulting	York Region Condominium Corporation 549 ("YRCC 549")	2104 Highway 7	Vaughan	Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.	Supported


Staff Report ID	Submitted By	On behalf of	Address	Municipality	Staff Recommendation	Local Municipal Council Position
V27	Brookvalley Project Management Inc., Frank Filippo	Doney 80 Corp and Doney Hill Holdings Inc	80, 82 & 220 Doney Crescent	Vaughan	Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.	Not Supported
V28	KLM Planning Partners Inc.	130 Doughton Road Investments Inc.	130 Doughton Road	Vaughan	Area not identified as employment in the Regional Official Plan. Designation at the discretion of the Local Municipality.	Supported
V29	Weston Consulting	York Region Standard Condominium Corporation No. 1311	7250 Keele Street	Vaughan	Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.	Not Supported
V30	Weston Consulting	Co-Mart Holdings Limited	20 Roysun Road	Vaughan	Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.	Supported


Staff Report ID	Submitted By	On behalf of	Address	Municipality	Staff Recommendation	Local Municipal Council Position
WS1	Corebridge Development Corp	Zhawd Corporation	12049 Highway 48	Whitchurch-Stouffville	Area not identified as employment in the Regional Official Plan. Designation at the discretion of the Local Municipality.	Supported
WS2	MHBC Planning	SmartCenters	300 Rougeview Avenue	Whitchurch-Stouffville	Area not identified as employment in the Regional Official Plan. Designation at the discretion of the Local Municipality.	Supported

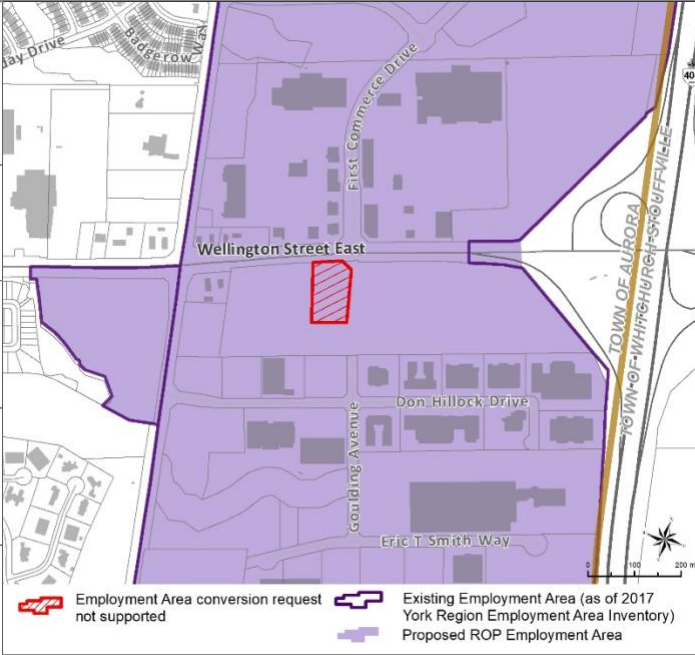
York Region Site Specific Employment Area Conversion Assessment Summary

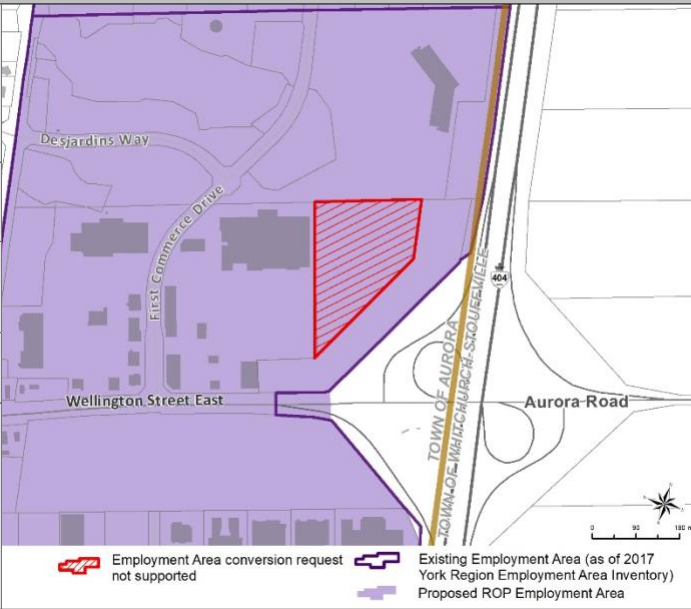
Request#: A1		Town of Aurora	
Address	180 & 182 Centre Crescent		
Site Area	0.73 ha		
Employment Area	Industrial Parkway North		
Applicant	Matt Bagnali, Larkin Plus		
Owner	Luba Czepurnyi		
Nature of Request	A request to re-designate subject lands from employment and light industrial uses to residential use.		
Summary of Assessment	<ul style="list-style-type: none">- Conversion to non-employment uses reflects the evolving local urban structure, will likely have minimal impact on adjacent employment uses and results in a more logical employment area boundary.- Conversion to permit non-employment uses recognizes that the surrounding context has changed since the lands were originally designated as employment.- Site is not integral to support employment land employment growth to 2051.		
Local Municipal Council Position	No position at this time.		
Recommendation: Area not identified as employment in the Regional Official Plan. Designation at the discretion of the Local Municipality.			

Request#: A2		Town of Aurora
Address	377 Magna Drive	
Site Area	7.96 ha	
Employment Area	Magna	
Applicant	MGP Malone Given Parsons	
Owner	Stronach Group	
Nature of Request	A request to re-designate lands from Business Park employment use to Mixed Use, Medium – High Density Residential, and Community Commercial uses.	
Summary of Assessment	<ul style="list-style-type: none">- Conversion to non-employment uses reflects the evolving local urban structure, will likely have minimal impact on adjacent employment uses and results in a more logical employment area boundary.- Conversion to permit non-employment uses recognizes that the surrounding context has changed since the lands were originally designated as employment.- Site is not integral to support employment land employment growth to 2051.	
Local Municipal Council Position	No position at this time.	
Recommendation: Area not identified as employment in the Regional Official Plan. Designation at the discretion of the Local Municipality.		


Request#: A3		Town of Aurora
Address	20 & 25 Mavrinac Boulevard	
Site Area	6.90 ha	
Employment Area	Magna	
Applicant	MGP Malone Given Parsons	
Owner	TFP Aurora Development Limited	
Nature of Request	A request to re-designate lands from Business Park employment use to Residential uses.	
Summary of Assessment	<ul style="list-style-type: none">- Conversion to non-employment uses reflects the evolving local urban structure, will likely have minimal impact on adjacent employment uses and results in a more logical employment area boundary.- Conversion to permit non-employment uses recognizes that the surrounding context has changed since the lands were originally designated as employment.- Site is not integral to support employment land employment growth to 2051.	
Local Municipal Council Position	No position at this time.	
Recommendation: Area not identified as employment in the Regional Official Plan. Designation at the discretion of the Local Municipality.		

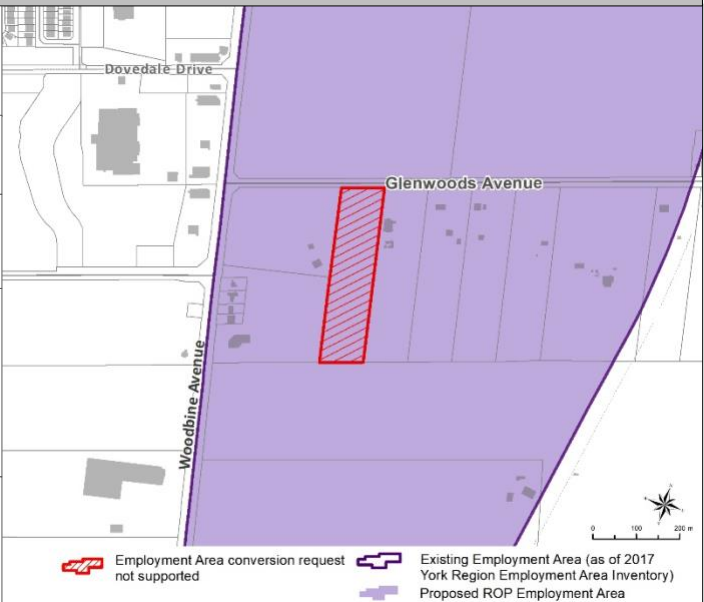
Request#: A4		Town of Aurora	
Address	1588 St. John's Sideroad		
Site Area	1.05 ha		
Employment Area	Aurora 2C		
Applicant	Humphries Planning		
Owner	2352107 Ontario Inc.		
Nature of Request	A request to permit the development of an education and sports complex on Block 5. This use is not permitted through local municipal Business Park designation.		
Summary of Assessment	<div>- Site is in proximity to Highway 404, contributing to the Region's and local municipality's economic development potential and supporting goods movement. Converting this site is contrary to Regional and Provincial planning objectives.</div> <div>- The proposed use on these lands is considered an employment use elsewhere in the Town of Aurora Official Plan. On this basis, the proposed use could be accommodated through the local planning approval process.</div>		
Local Municipal Council Position	No position at this time.		
Recommendation: Conversion is not required as increased flexibility in the permitted uses for this site, including the uses requested, can be accommodated through Regional and Local municipal employment area planning frameworks. Designate as employment in the Regional Official Plan.			


Request#: A5		Town of Aurora	
Address	Southwest Corner of Wellington Street /First Commerce Drive		
Site Area	0.81 ha		
Employment Area	Wellington/404		
Applicant	MHBC Planning		
Owner	1623 Wellington Street Developments Limited		
Nature of Request	A request to re-designate subject lands from Business Park employment use to mixed-use including retail and residential uses for retirement living.		
Summary of Assessment	<p>-Existing site-specific permissions on the site already allow for more flexible employment uses such as retail. Introducing residential uses, such as seniors housing, is not suitable for the surrounding context due to lack of amenities within proximity that support age friendly communities.</p> <p>Site is part of a larger contiguous employment area, and the introduction of non-employment uses, such as residential uses for retirement living, has the potential to destabilize the employment area and/or negatively impact viability of existing or future surrounding employment uses and adding pressure for future conversions on adjacent parcels. Site is in proximity to Highway 404, contributing to the Regional and local municipality's economic development potential and supporting goods movement. Converting this site is contrary to Regional and Provincial planning objectives.</p>		
Local Municipal Council Position	No position at this time.		
Recommendation: Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.			

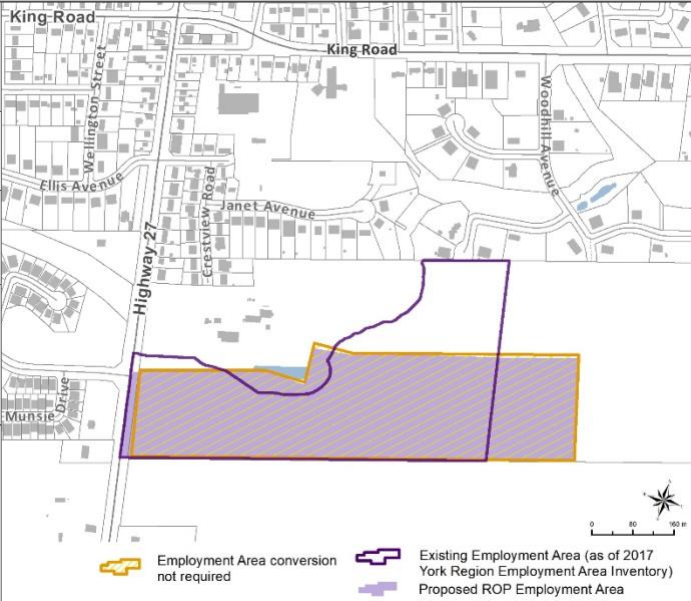
Request#: A6		Town of Aurora	
Address	Northwest corner of Highway 404 and Wellington Street East		
Site Area	4.35 ha		
Employment Area	Wellington/404		
Applicant	MHBC Planning		
Owner	Whitwell Developments Limited, Calloway REIT (Aurora North) Inc., and SmartREIT (Aurora North II) Inc.		
Nature of Request	A request to re-designate subject lands from Business Park employment use to mixed-use, including residential uses.		
Summary of Assessment	<ul style="list-style-type: none">- Existing site-specific permissions on the site already allow for more flexible employment uses such as retail. The introduction of non-employment uses, such as residential, is not compatible with the surrounding context due to its proximity to a 400 series highway.- Site is part of a larger contiguous employment area, and the introduction of non-employment uses has the potential to destabilize the employment area and/or negatively impact viability of existing or future surrounding employment uses and adding pressure for future conversions of adjacent parcels.- Site has visibility from and/or is adjacent to, Highway 404, contributing to the Regional and local municipality's economic development potential and supporting goods movement. Converting this site is contrary to Regional and Provincial planning objectives.		
Local Municipal Council Position	No position at this time.		
Recommendation: Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.			

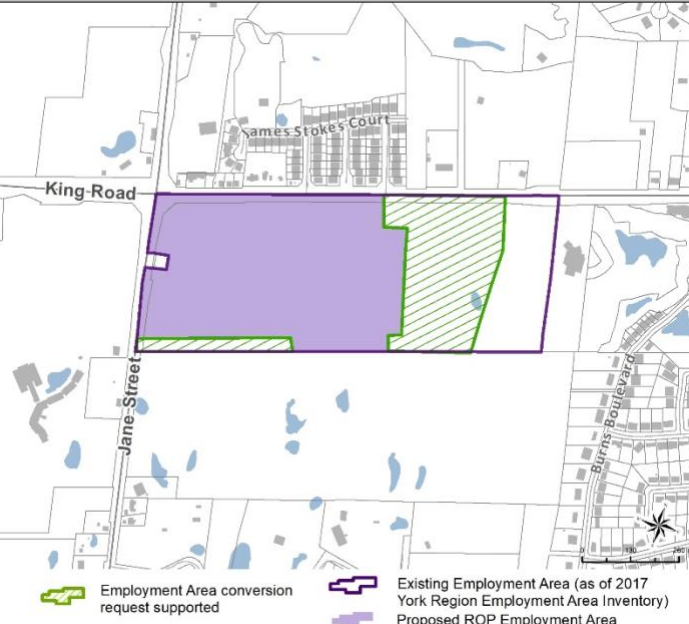
Request#: A7		Town of Aurora
Address	240 Edward Street	<p>Employment Area conversion request not supported</p> <p>Existing Employment Area (as of 2017 York Region Employment Area Inventory)</p> <p>Proposed ROP Employment Area</p>
Site Area	3.1 ha	
Employment Area	Industrial Parkway South	
Applicant	Michael Smith Planning Consultants; Development Coordinators Ltd.	
Owner	M6 Developments Inc.	
Nature of Request	A request to re-designate subject lands to a designation that permits the proposal for redevelopment of the existing building and two new buildings; a 6-storey, 352 bed long-term care facility and a 6-storey retirement home facility.	
Summary of Assessment	<ul style="list-style-type: none">- Site is part of a larger contiguous employment area, and the introduction of non-employment uses has the potential to destabilize the employment area and/or negatively impact viability of existing or future surrounding employment uses and adding pressure for future conversions in adjacent parcels.- Permitting non-employment uses could potentially introduce compatibility issues with surrounding employment uses.	
Local Municipal Council Position	No position at this time.	
Recommendation: Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.		

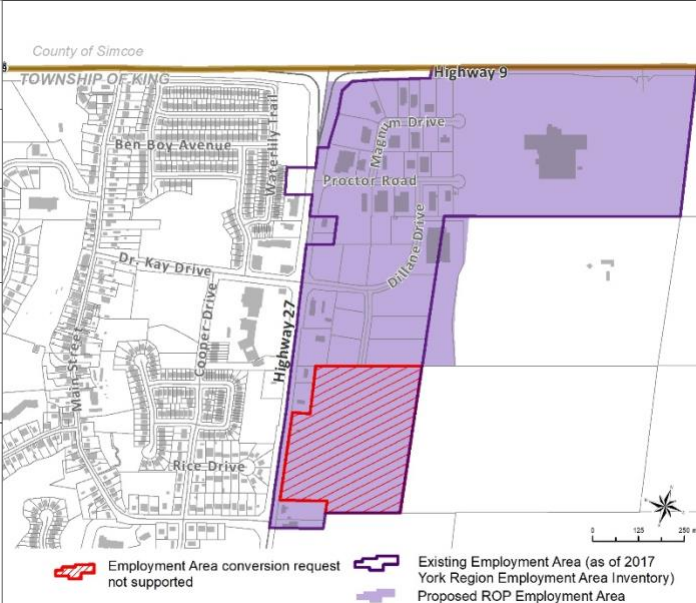
Request#: A8		Town of Aurora	
Address	181 Centre Crescent		
Site Area	0.19 ha		
Employment Area	Industrial Parkway North		
Applicant	David Tomlinson		
Owner	David Tomlinson		
Nature of Request	A request to re-designate the subject lands from employment to non-employment uses.		
Summary of Assessment	<ul style="list-style-type: none">- Conversion to non-employment uses reflects the evolving local urban structure, will likely have minimal impact on adjacent employment uses and results in a more logical employment area boundary.- Conversion to permit non-employment uses recognizes that the surrounding context has changed since the lands were originally designated as employment.- Site is not integral to support employment land employment growth to 2051.		
Local Municipal Council Position	No position at this time.		
Recommendation: Area not identified as employment in the Regional Official Plan. Designation at the discretion of the Local Municipality.			

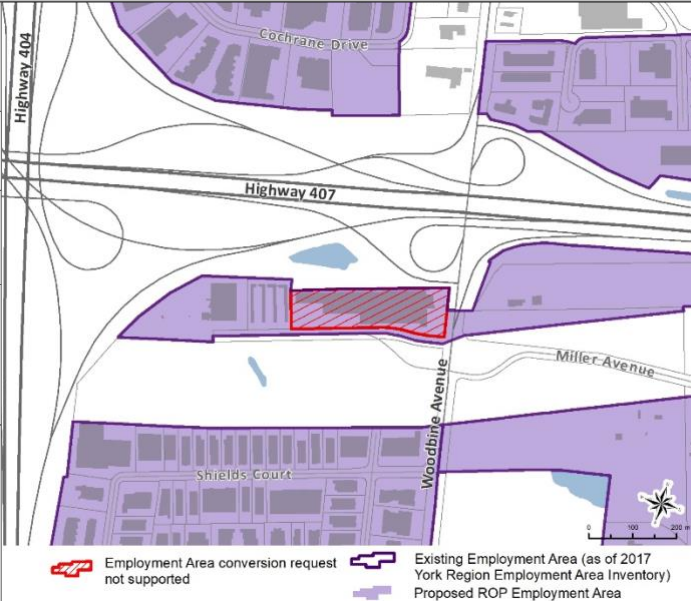
Request#: G1		Town of Georgina	
Address	2400 Glenwoods Avenue		
Site Area	4.05 ha		
Employment Area	Keswick Business Park		
Applicant	GSP Group		
Owner	Foch Motor Sports International		
Nature of Request	A request to re-designate lands to permit mixed-use residential, commercial/retail and office uses.		
Summary of Assessment	<p>- The site is within the Keswick Business Park, which due to the nature, character, and potential for future success of this employment area, should not be considered for conversion during the current MCR.</p> <p>Site is part of a larger contiguous employment area, and the introduction of non-employment uses has the potential to destabilize the employment area and/or negatively impact viability of existing or future surrounding employment uses and adding pressure for future conversions in adjacent parcels.</p> <p>- Permitting non-employment uses could potentially introduce compatibility issues with future employment uses.</p>		
Local Municipal Council Position	Not Supported.		
Recommendation: Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.			

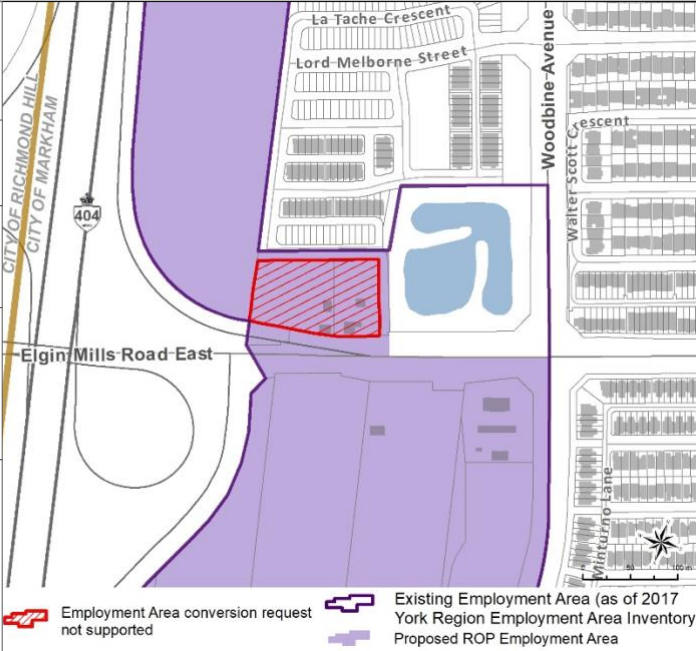



Request#: G2		Town of Georgina	
Address	PT LTS 3 & 4 CON 4		
Site Area	19.77 ha		
Employment Area	Keswick		
Applicant	Lennard Commercial Realty		
Owner	Agnes Mark, Linda Bashford, Katherina Volk, Joe Boehm, Nick Boehm		
Nature of Request	A request to re-designate lands to permit residential and/or retail uses.		
Summary of Assessment	<p>- The site is within the Keswick Business Park, which due to the nature, character, and potential for future success of this employment area, should not be considered for conversion during the current MCR.</p> <p>Site is part of a larger contiguous employment area, and the introduction of non-employment uses has the potential to destabilize the employment area and/or negatively impact viability of existing or future surrounding employment uses and adding pressure for future conversions in adjacent parcels.</p> <p>- Permitting non-employment uses could potentially introduce compatibility issues with future employment uses.</p>		
Local Municipal Council Position	Not Supported.		
Recommendation: Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.			

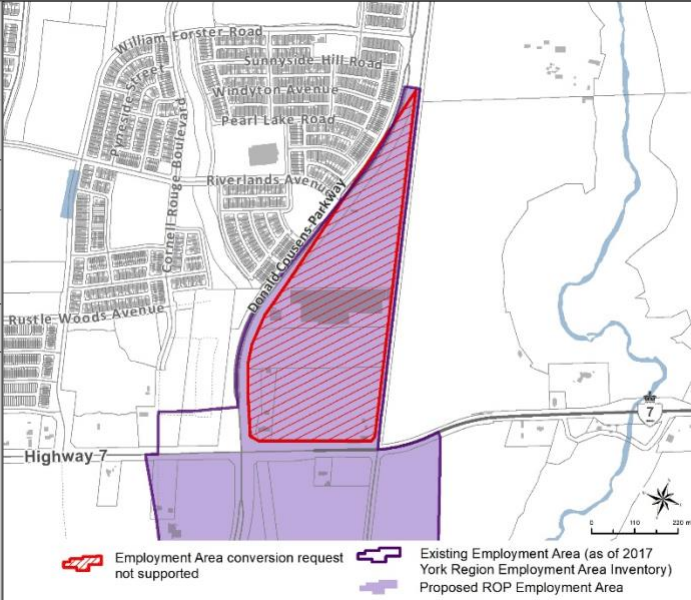
Request#: K1		Township of King	
Address	12805 Highway 27		
Site Area	17.26 ha		
Employment Area	Nobleton		
Applicant	Evans Planning		
Owner	Neil, Ross, Scott and Lawrie Boynton		
Nature of Request	A request to reconfigure employment area on the subject lands.		
Summary of Assessment	<p>- In consultation with the Township and the Region, the landowner has proposed revising the Nobleton employment area boundary to better support development objectives. The Region is supportive of the Nobleton employment area boundary being revised, as shown above, to create a more logical planning boundary. The proposed revised boundary results in a negligible loss in employment area.</p>		
Local Municipal Council Position	Supportive of the reconfiguration of employment area.		
<p>Recommendation: Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan to reflect the revised employment area boundary.</p>			

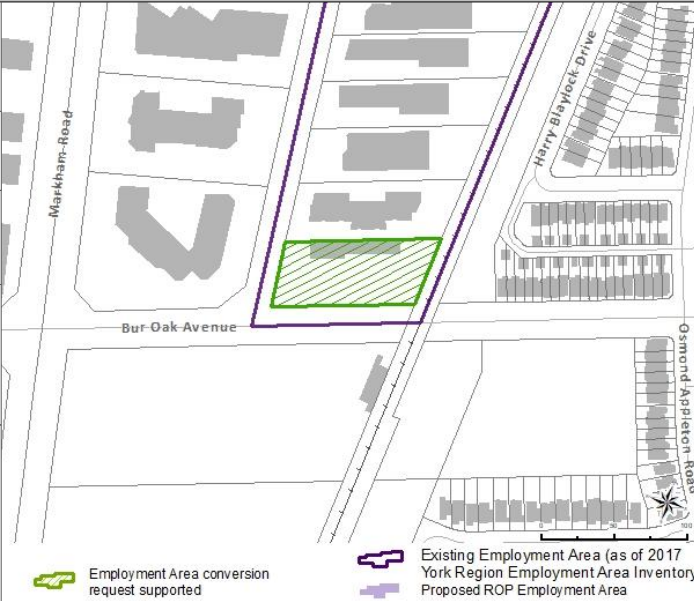
Request#: K2		Township of King
Address	2955 King Road	
Site Area	9.95 ha	
Employment Area	King City	
Applicant	MGP Malone Given Parsons	
Owner	King Hill Inc.	
Nature of Request	A request to re-designate a portion of the lands from prestige employment area to mixed and residential uses.	
Summary of Assessment	<ul style="list-style-type: none">- Conversion to permit non-employment uses has minimal impact on adjacent employment uses- The site's role as employment land is not of Regional significance and is more appropriately designated at the local level- Existing water-wastewater infrastructure capacity is limited in King City. Development will be subject to available servicing capacity as determined by the local municipality.- Site is not integral to support employment land employment growth to 2051.	
Local Municipal Council Position	Generally supportive of the request subject to comments and conditions outlined in the Township of King December 2, 2019 Committee of the Whole report.	
Recommendation: Area of conversion request not identified as employment in the Regional Official Plan. Designation at the discretion of the Local Municipality.		

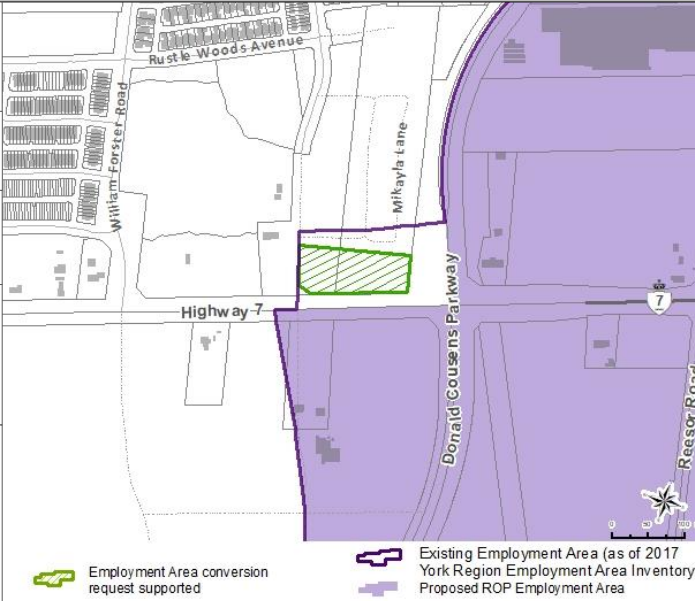
Request#: K3		Township of King
Address	17125 Highway 27	
Site Area	12.31 ha	
Employment Area	Schomberg	
Applicant	Daraban Holdings Limited	
Owner	James and Harry Durbano	
Nature of Request	A request to re-designate employment lands to allow a seniors' healthcare centre.	
Summary of Assessment	<ul style="list-style-type: none">- Lands are part of a larger contiguous employment area, and the introduction of non-employment uses has the potential to destabilize the employment area and/or negatively impact viability of existing or future surrounding employment uses and adding pressure for future conversions on the adjacent parcels.- Site is a large-sized employment area (12.3Ha) and should be protected over the long term to support a diverse range, size, and mix of employment opportunities.	
Local Municipal Council Position	Not Supported.	
Recommendation: Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.		

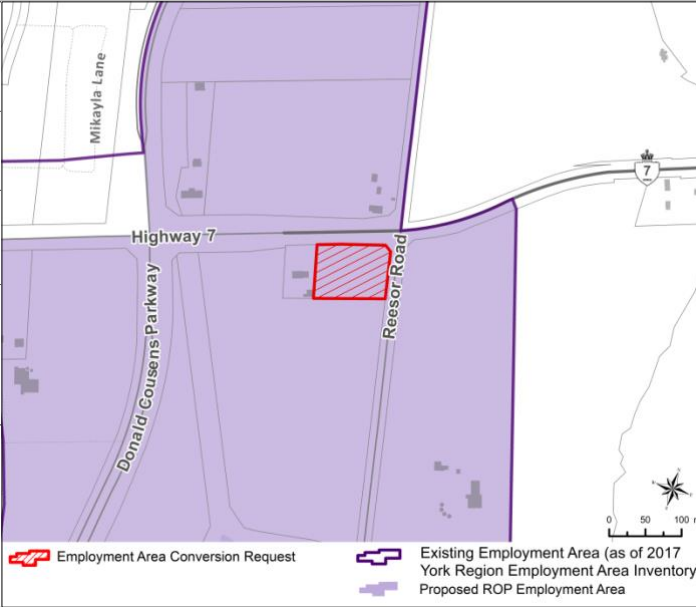
Request#: M2		City of Markham	
Address	8050 Woodbine Avenue		
Site Area	3.30 ha		
Employment Area	Rodick		
Applicant	Gowling WLG (Canada) LLP		
Owner	Belfield Investments Inc.		
Nature of Request	A request seeking to add a residential use provision while maintaining as-of-right employment uses, in order to redevelop the property into a high-density mixed-use site.		
Summary of Assessment	<ul style="list-style-type: none">- The introduction of non-employment uses has the potential to destabilize the employment area and prompt additional conversions of surrounding lands which will negatively impact the viability of the employment area.- Site has visibility from and/or is adjacent to, Highways 407 and 404, contributing to the Regional and local municipality's economic development potential and supporting goods movement. Converting this site is contrary to Regional and Provincial planning objectives.		
Local Municipal Council Position	Not supported however the potential for mixed use should be evaluated through a future planning study within a larger area context.		
Recommendation: Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.			

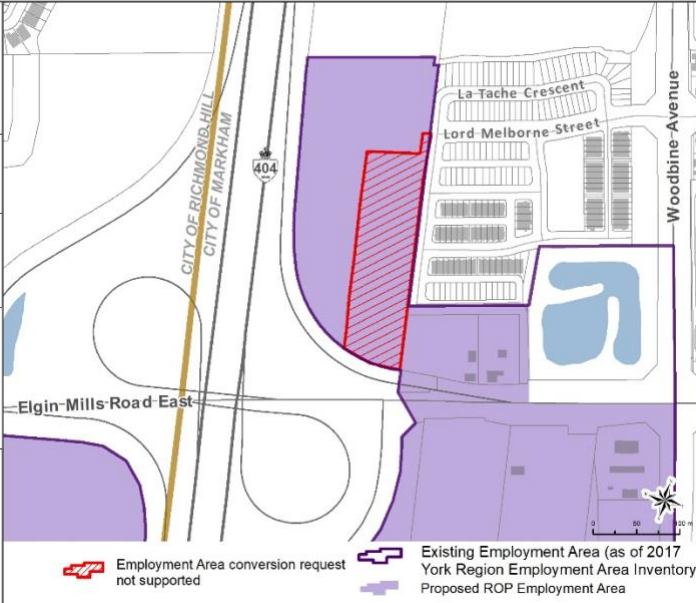
Request#: M3		City of Markham
Address	2718 & 2730 Elgin Mills Road	 <p> Employment Area conversion request not supported</p> <p> Existing Employment Area (as of 2017 York Region Employment Area Inventory)</p> <p> Proposed ROP Employment Area</p>
Site Area	1.00 ha	
Employment Area	Cathedral	
Applicant	Sandra Wiles	
Owner	1628740 Ontario Inc.	
Nature of Request	A request to re-designate lands from “Service Employment” use to “Low Rise Residential”.	
Summary of Assessment	<p>- Site has visibility from and/or is adjacent to, Highway 404, contributing to the Regional and local municipality’s economic development potential and supporting goods movement. Converting this site is contrary to Regional and Provincial planning objectives.</p> <p>- Analysis to date indicates that direct access to Elgin Mills Road is not permitted, due to the location of the Highway 404 northbound on-ramp system relative to the subject lands. The site can be accessed through lands to the north.</p> <p>- The introduction of non-employment uses has the potential to destabilize the employment area and prompt additional conversions of surrounding lands which will negatively impact the viability of the employment area.</p>	
Local Municipal Council Position	Request supported subject to York Region confirming that no access to the employment lands along Highway 404 immediately to the west (i.e., Markham Woodmills) is possible from Elgin Mills Rd through the subject lands.	
Recommendation: Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.		

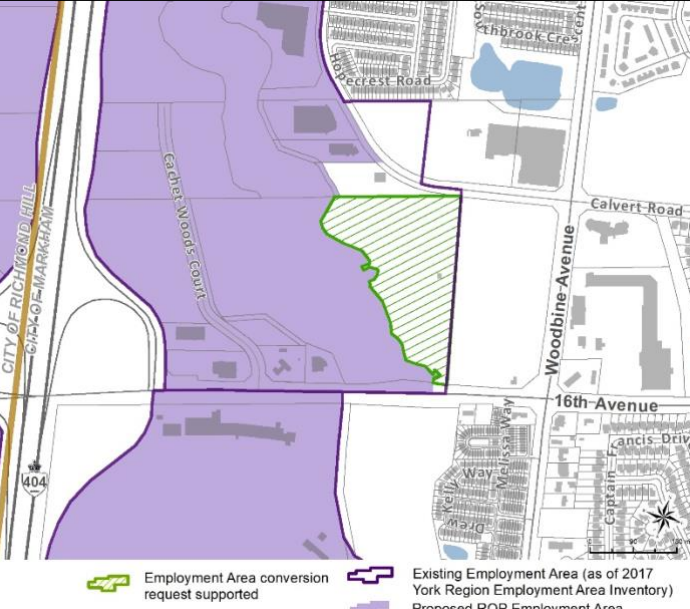
Request#: M4		City of Markham
Address	7386 & 7482 Hwy 7 East, 8600, 8636 & 8662/8724 Reesor Rd.	
Site Area	17.90 ha	
Employment Area	Cornell	
Applicant	Bousfields Inc.	
Owner	2432194 & 2536871 Ontario Inc. Cornell Rouge Development Corporation and Varlese Brothers Limited	
Nature of Request	A request to convert employment land to support mixed-use development comprising medium and high density residential, retail, office commercial and a hotel.	
Summary of Assessment	<p>- Site is in proximity to Highway 407, contributing to the Regional and local municipality’s economic development potential and supporting goods movement. Converting this site is contrary to Regional and Provincial planning objectives.</p> <p>-Site is part of a larger contiguous employment area, and the introduction of non-employment uses has the potential to destabilize the employment area and/or negatively impact viability of existing or future surrounding employment uses by adding pressure for future conversions on the adjacent parcels.</p> <p>- The site is 17.9 ha and is considered a large-sized employment area site and should be protected over the long term to support a diverse range, size, and mix of employment opportunities.</p>	
Local Municipal Council Position	Consideration of the request for conversion be postponed and evaluated through secondary plan studies.	
Recommendation: Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.		

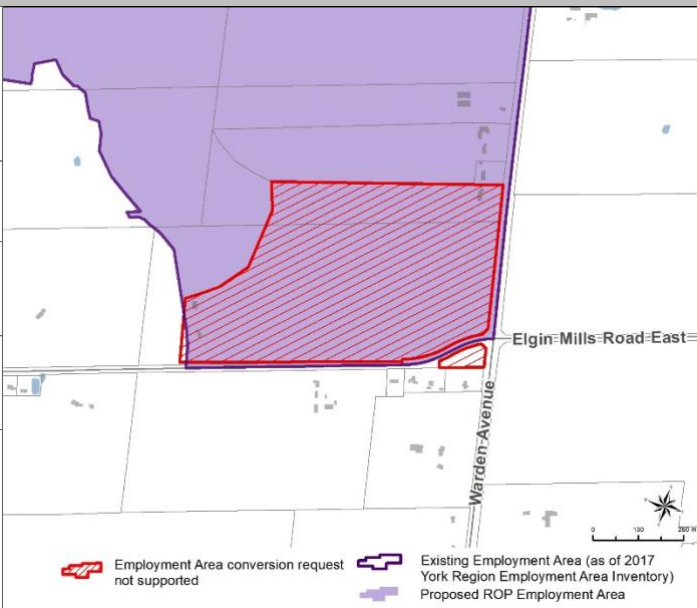
Request#: M5		City of Markham
Address	77 Anderson Avenue	
Site Area	0.45 ha	
Employment Area	Mount Joy	
Applicant	Humphries Planning	
Owner	Meadow Park Investments Inc.	
Nature of Request	A request to re-designate subject lands from Service Employment to Mixed Use High Rise.	
Summary of Assessment	<ul style="list-style-type: none">- A non-employment use is appropriate, has minimal impact on adjacent employment uses, and is compatible with the surrounding context.- Site's role as employment land is not of Regional significance and is more appropriately designated at the local level.- Site is not integral to support employment land employment growth to 2051.	
Local Municipal Council Position	Consideration of the request for conversion be postponed and evaluated through secondary plan studies	
Recommendation: Area not identified as employment in the Regional Official Plan. Designation at the discretion of the Local Municipality.		

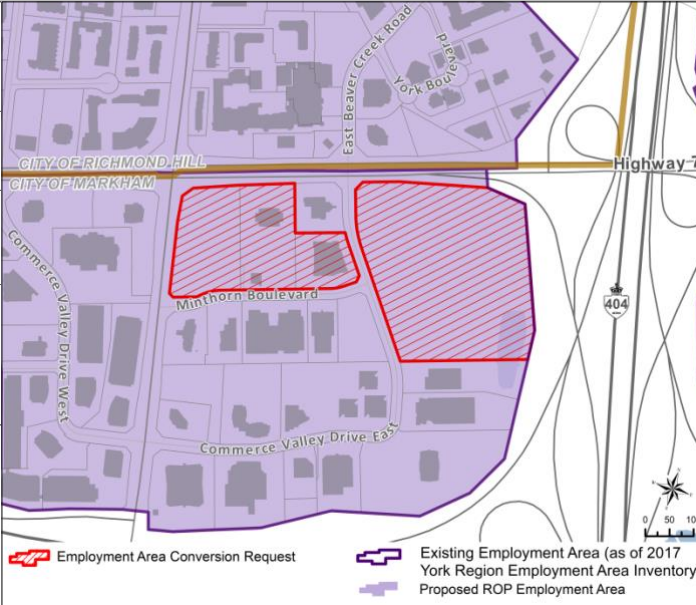
Request#: M6		City of Markham
Address	Part of Lot 11, Concession 9	
Site Area	0.95 ha	
Employment Area	Cornell	
Applicant	KLM Planning Partners	
Owner	Primont Homes and Cornell Rouge Development Corp.	
Nature of Request	A request to re-designate lands from employment use to permit residential use, in addition to retail, office, and employment uses already permitted within the "Business Park Area - Avenue 7 Corridor" designation of the Cornell Secondary Plan (2008).	
Summary of Assessment	<ul style="list-style-type: none">- Conversion to non-employment uses reflects the evolving local urban structure, will likely have minimal impact on adjacent employment uses and results in a more logical employment area boundary.- Site is not integral to support employment land employment growth to 2051.	
Local Municipal Council Position	Support Request.	
Recommendation: Area not identified as employment in the Regional Official Plan. Designation at the discretion of the Local Municipality.		

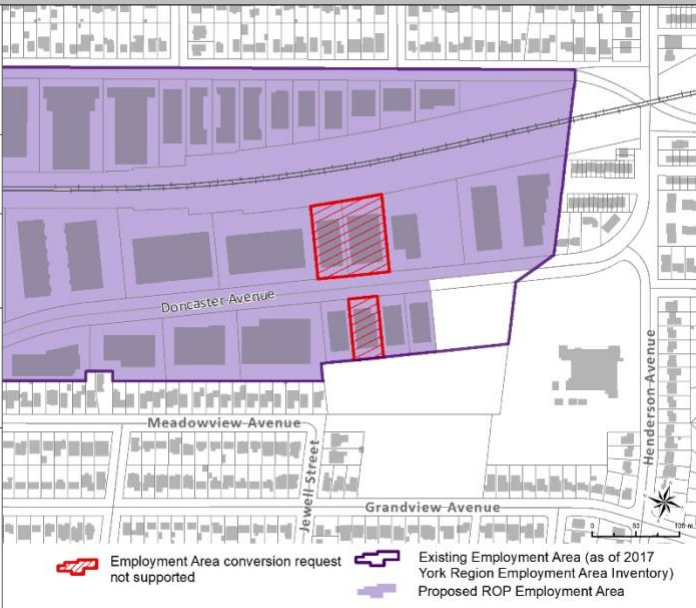
Request#: M7		City of Markham
Address	7845 Highway 7	
Site Area	0.75 ha	
Employment Area	Cornell	
Applicant	Planning and Development Services	
Owner	Norfinch Construction	
Nature of Request	A request to re-designate lands from Business Park Employment to Mixed-Use Mid Rise.	
Summary of Assessment	<ul style="list-style-type: none">- Site is in proximity to Highway 407, contributing to the Regional and local municipality’s economic development potential and supporting goods movement. Converting this site is contrary to Regional and Provincial planning objectives.- Site is part of a larger contiguous employment area, and the introduction of non-employment uses has the potential to destabilize the employment area and/or negatively impact viability of existing or future surrounding employment uses and adding pressure for future conversions on the adjacent parcels.	
Local Municipal Council Position	Consideration of the request for conversion be postponed and evaluated through secondary plan studies.	
Recommendation: Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.		

Request#: M8		City of Markham
Address	Northeast Corner of Elgin Mills/ Highway 404	
Site Area	1.67 ha	
Employment Area	Cathedral	
Applicant	MHBC Planning	
Owner	Markham Woodmills Developments Inc.	
Nature of Request	A request to re-designate lands from employment uses to mid-rise residential for seniors housing and small scale office uses.	
Summary of Assessment	<ul style="list-style-type: none">- Site has visibility from and/or is adjacent to Highway 404, contributing to the Regional and local municipality’s economic development potential and supporting goods movement. Converting this site is contrary to Regional and Provincial planning objectives.- The introduction of non-employment uses has the potential to destabilize the remaining employment area and prompt additional conversions of surrounding lands which will negatively impact the viability of the employment area.	
Local Municipal Council Position	Request not supported, however staff be directed to work with the landowner to identify a broader range of potential non-residential uses for the subject lands.	
Recommendation: Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.		


Request#: M9		City of Markham
Address	2920 16th Avenue	
Site Area	5.93 ha	
Employment Area	Cachet	
Applicant	MGP Malone Given Parsons	
Owner	Condor Properties Ltd.	
Nature of Request	A request to re-designate lands from employment to mixed-use.	
Summary of Assessment	A conversion to a non-employment uses is reflective of the evolving local urban structure and the natural heritage feature to the west of the conversion site serves as a logical boundary for the employment area	
Local Municipal Council Position	Request supported subject to the respective landowners entering into an agreement with the City of Markham for submissions of Official Plan and Zoning By-law amendment applications contemplating the provision of affordable purpose-built rental and seniors housing as well as retention of employment uses, prior to ultimate consideration of the conversion requests by York Region Council.	
Recommendation: Area not identified as employment in the Regional Official Plan. Designation at the discretion of the Local Municipality		


Request#: M10		City of Markham
Address	10900 Warden Avenue & 3450 Elgin Mills Road	
Site Area	29.16 ha	
Employment Area	ROPA 3	
Applicant	MGP Malone Given Parsons	
Owner	Wu's Landmark Group Inc. and First Elgin Mills Developments Inc.	
Nature of Request	A request to re-designate lands from employment to mixed-use.	
Summary of Assessment	<ul style="list-style-type: none">- The site is within the ROPA 3 future employment area, which due to the nature, character, and potential for future success of this employment area, should not be considered for conversion during the current MCR.- Lands are part of employment area in adopted Markham Official Plan, subject to appeal.	
Local Municipal Council Position	Consideration of the request for conversion be postponed and evaluated through secondary plan studies.	
Recommendation: Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.		

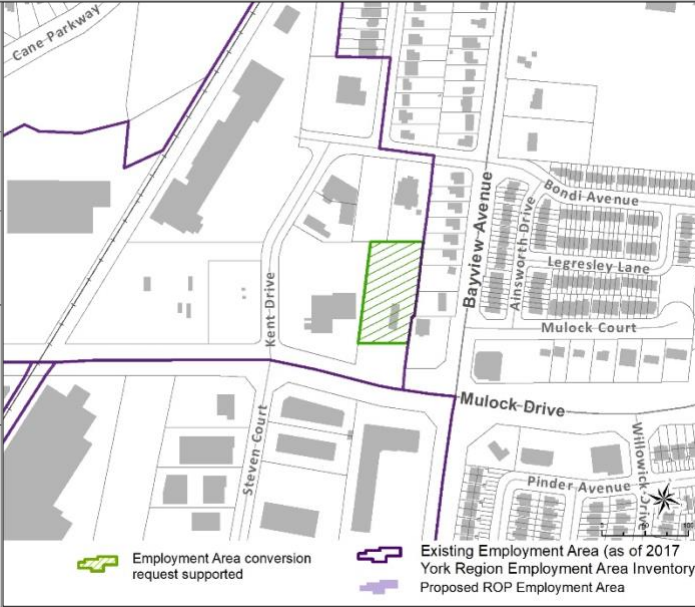
Request#: M11		City of Markham
Address	South side of Highway 7 and Leslie Street	
Site Area	18.50 ha	
Employment Area	Commerce Valley/ Leitchcroft	
Applicant	Bousfields Inc.	
Owner	Wemat	
Nature of Request	A request to re-designate lands from employment to mixed-use.	
Summary of Assessment	<ul style="list-style-type: none">- Site has visibility from and/or is adjacent to, Highways 404 and 407, contributing to the Regional and local municipality's economic development potential and supporting goods movement. Converting this site is contrary to Regional and Provincial planning objectives.- The site is 18.5 ha and is considered a large-sized employment area site and should be protected over the long-term to support a diverse range, size, and mix of employment opportunities.- Site is part of a larger contiguous employment area, and the introduction of non-employment uses has the potential to destabilize the employment area and/or negatively impact viability of existing or future surrounding employment uses adding pressure for future conversions on the adjacent parcels.	
Local Municipal Council Position	Conversion request postponed to allow for the submission of an appropriate revised development concept plan prior to ultimate consideration of the conversion request by York Region Council.	
Recommendation: Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.		

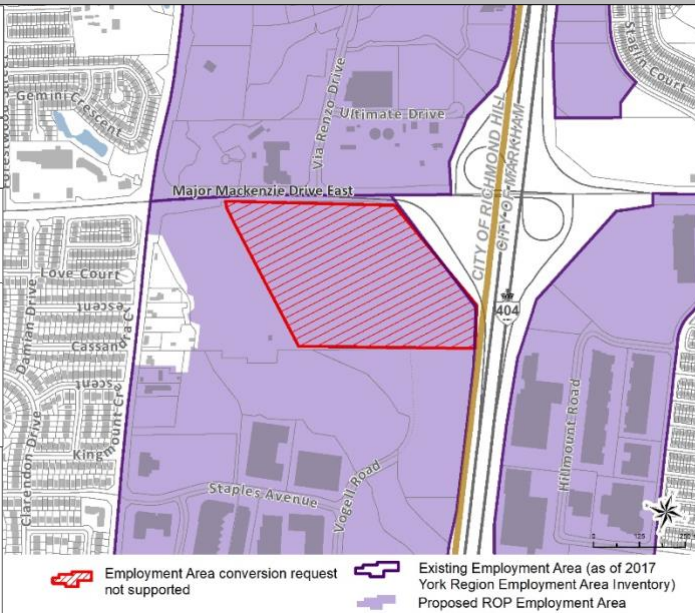
Request#: M12		City of Markham
Address	108-110, 112-118 and 111-113 Doncaster Avenue	
Site Area	0.95 ha	
Employment Area	Thornhill	
Applicant	W.E. Oughtred & Associates Inc.	
Owner	Unknown	
Nature of Request	A request to re-designate lands from employment to medium density residential uses such as townhomes or stacked townhomes.	
Summary of Assessment	- The introduction of non-employment uses has the potential to destabilize the employment area and prompt additional conversions of surrounding lands which will negatively impact the viability of the employment area.	
Local Municipal Council Position	Request not supported.	
Recommendation: Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.		

Request#: M13		City of Markham
Address	136 Markland Street	<p>■ Employment Area conversion request supported ■ Existing Employment Area (as of 2017 York Region Employment Area Inventory) ■ Proposed ROP Employment Area</p>
Site Area	1.10 ha	
Employment Area	Cachet	
Applicant	Bousfields Inc.	
Owner	King Square Ltd.	
Nature of Request	A request to re-designate lands from employment to mixed-use including residential uses.	
Summary of Assessment	<ul style="list-style-type: none">- A conversion to a non-employment uses is reflective of the evolving local urban structure and the natural heritage feature to the west of the conversion site serves as a logical boundary for the employment area	
Local Municipal Council Position	Request supported subject to the respective landowners entering into an agreement with the City of Markham for submissions of Official Plan and Zoning By-law amendment applications contemplating the provision of affordable purpose-built rental and seniors housing as well as retention of employment uses, prior to ultimate consideration of the conversion requests by York Region Council.	
Recommendation: Area not identified as employment in the Regional Official Plan. Designation at the discretion of the Local Municipality.		

Request#: N1		Town of Newmarket	
Address	301 & 395 Mulock Drive, 421 Cane Parkway, 450 & 505 Kent Drive, 460 Oak Street, 489 & 510 Penrose Street, 559, 569, 589, 590 & 611 Steven Court, 16630, 16650 & 16700 Bayview Avenue		
Site Area	18.30 ha		
Employment Area	Mulock Southeast and Mulock North		
Applicant	Town of Newmarket		
Owner	Town of Newmarket		
Nature of Request	The Town of Newmarket has initiated the Mulock GO Station Area Secondary Plan, with plans for converting existing employment areas to allow for mixed-uses, including retail and residential uses.		
Summary of Assessment	<ul style="list-style-type: none">- Conversion to non-employment uses reflects the changing nature of employment / evolving planned urban structure.- Conversion to non-employment uses supports the local municipal planning objectives of the evolving urban structure- Site is not integral to support employment land employment growth to 2051.		
Local Municipal Council Position	Support request.		
Recommendation: Area not identified as employment in the Regional Official Plan. Designation at the discretion of the Local Municipality.			

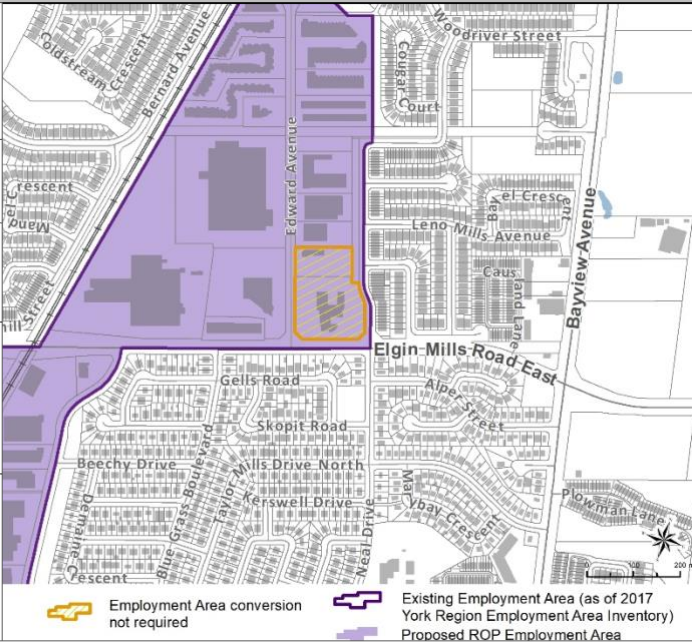
Request#: N2		Town of Newmarket	
Address	520, 521, 550 and 630 Newpark Boulevard		
Site Area	17.97 ha		
Employment Area	Bayview South		
Applicant	Weston Consulting		
Owner	521 and 630 Newpark GP Ltd.		
Nature of Request	A request to re-designate a portion of the lands from "Business Park - Mixed Employment" to "Mixed-Use Residential/ Retail/ Office", "Mixed-Use Retail/ Residential", and "Emerging Residential".		
Summary of Assessment	<div>- Conversion to permit non-employment uses recognizes that the surrounding context has changed since the lands were originally designated as employment</div> <div>- Site is not integral to support employment land employment growth to 2051.</div>		
Local Municipal Council Position	Support request.		
Recommendation: Area not identified as employment in the Regional Official Plan. Designation at the discretion of the Local Municipality.			

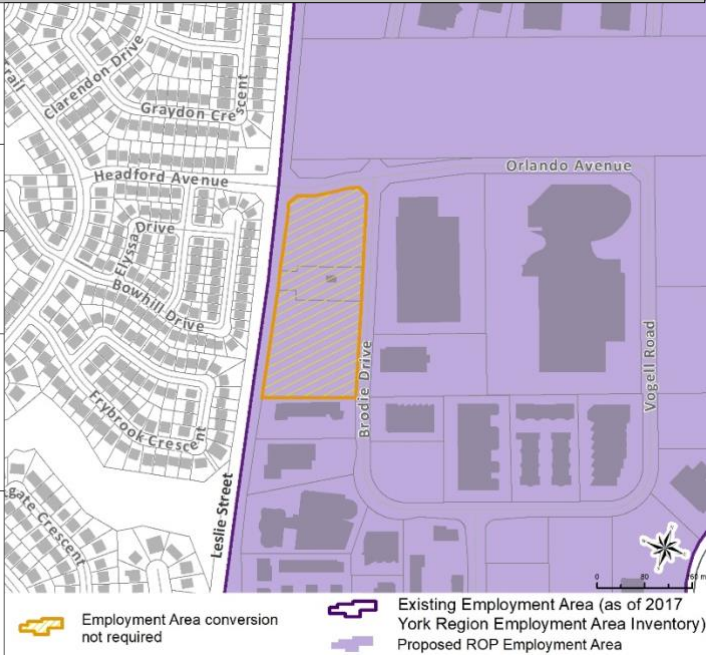
Request#: N3		Town of Newmarket	
Address	507 Mulock Drive		
Site Area	0.70 ha		
Employment Area	Mulock North		
Applicant	Weston Consulting		
Owner	Ganni Kinno Developments Inc.		
Nature of Request	A request to re-designate the lands from employment to a mix of uses including residential, retail and office uses.		
Summary of Assessment	<ul style="list-style-type: none">- Conversion to non-employment uses reflects the changing nature of employment / evolving planned urban structure.- Conversion to non-employment uses supports the local municipal planning objectives of the evolving urban structure proposed- Site is not integral to support employment land employment growth to 2051.		
Local Municipal Council Position	No position at this time.		
Recommendation: Area not identified as employment in the Regional Official Plan. Designation at the discretion of the Local Municipality.			

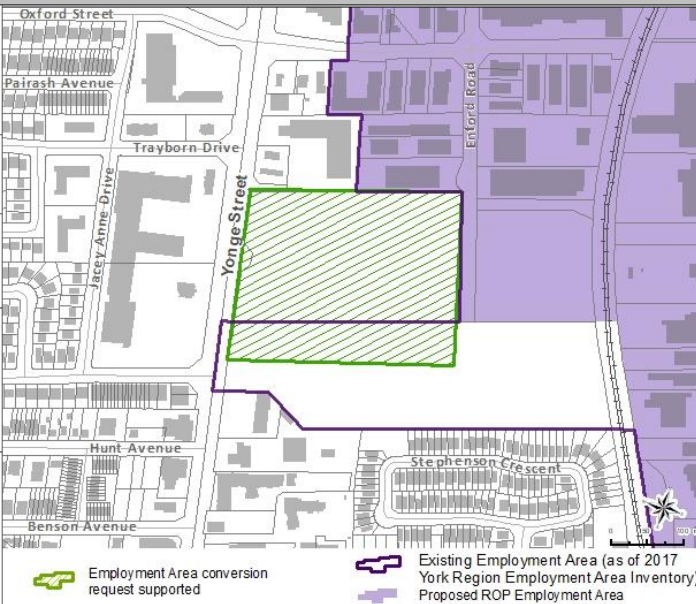
Request#: RH1		City of Richmond Hill	
Address	1577 Major Mackenzie Drive East		
Site Area	17.60 ha		
Employment Area	Headford		
Applicant	Dorsky + Yue International, UrbanMetrics		
Owner	Rice Commercial Group, 'Mackenzie Commons'		
Nature of Request	A request to re-designate employment lands to mixed-use to facilitate the development of high-density residential and commercial uses on site.		
Summary of Assessment	<ul style="list-style-type: none">- Site is adjacent to Highway 404, contributing to the Regional and local municipality's economic development potential and supporting goods movement. Converting this site is contrary to Regional and Provincial planning objectives.- The site is 17.6 ha and is considered a large-sized employment area site and should be protected over the long-term to support a diverse range, size, and mix of employment opportunities.- Site is part of a larger contiguous employment area, and the introduction of non-employment uses has the potential to destabilize the employment area and/or negatively impact viability of existing and future surrounding employment uses adding pressure for future conversions of the adjacent parcels.- Existing site-specific permissions on the site already allow for more flexible employment uses such as major retail and commercial uses.- The introduction of non-employment uses, such as residential, is not compatible with the surrounding context due to its proximity to a 400 series highway.		
Local Municipal Council Position	Support request.		
Recommendation: Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.			

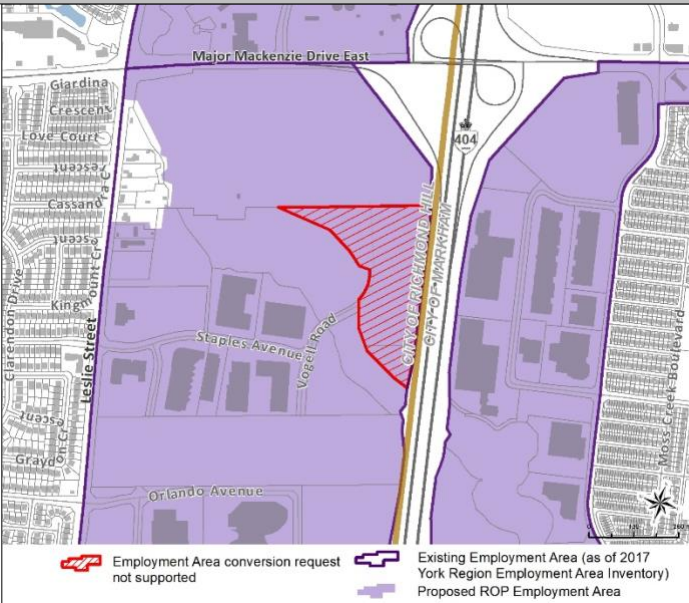
Request#: RH2		City of Richmond Hill
Address	1521 19th Avenue	
Site Area	0.13 ha	
Employment Area	North Leslie	
Applicant	Humphries Planning Group Inc.	
Owner	Cedartrail Developments Inc.	
Nature of Request	A request to re-designate lands from employment to residential use.	
Summary of Assessment	<ul style="list-style-type: none">- Conversion to permit non-employment uses recognizes that the surrounding context has changed since the lands were originally designated as employment.- Site is not integral to support employment land employment growth to 2051.	
Local Municipal Council Position	Support request.	
Recommendation: Area not identified as employment in the Regional Official Plan. Designation at the discretion of the Local Municipality.		

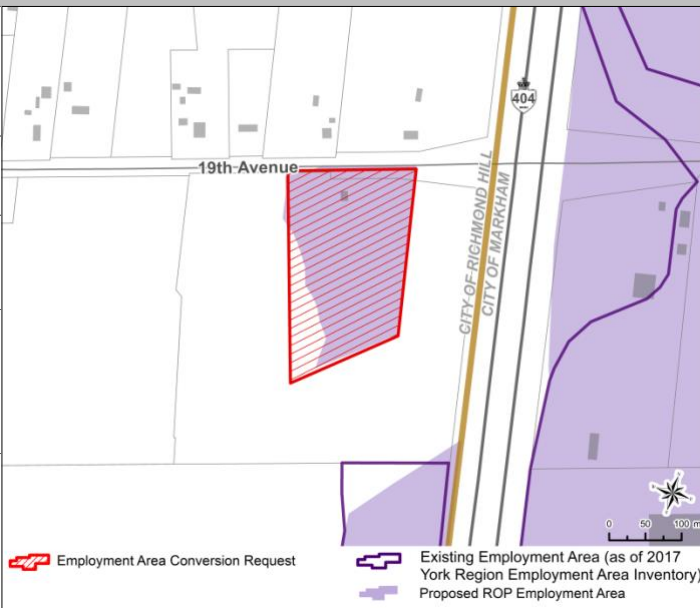
Request#: RH3		City of Richmond Hill
Address	1585 19th Avenue	
Site Area	0.37 ha	
Employment Area	North Leslie	
Applicant	Humphries Planning Group Inc.	
Owner	Congio Enterprises Inc.	
Nature of Request	A request to re-designate lands from employment to residential use.	
Summary of Assessment	<ul style="list-style-type: none">- Conversion to permit non-employment uses recognizes that the surrounding context has changed since the lands were originally designated as employment.- Site is not integral to support employment land employment growth to 2051.	
Local Municipal Council Position	Support request.	
Recommendation: Area not identified as employment in the Regional Official Plan. Designation at the discretion of the Local Municipality.		

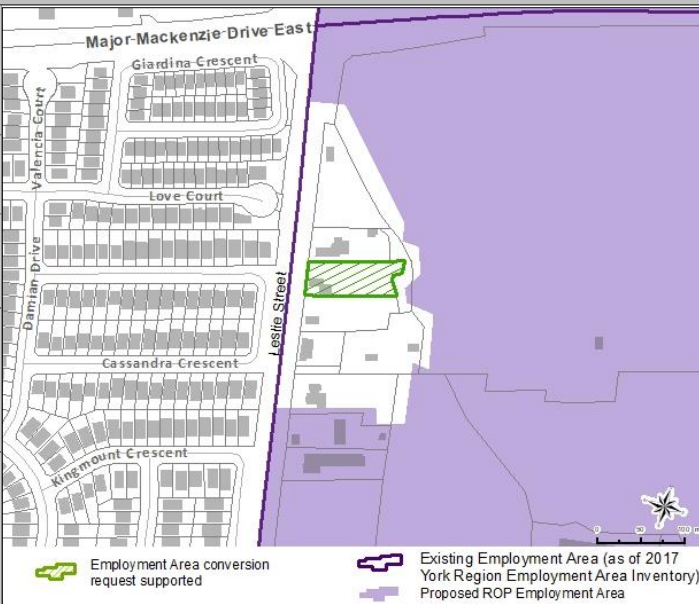
Request#: RH4		City of Richmond Hill
Address	93 Edward Avenue & 500 Elgin Mills Road East	
Site Area	2.68 ha	
Employment Area	Newkirk	
Applicant	Humphries Planning Group Inc.	
Owner	Toronto Montessori Schools, 1355314 Ontario Inc.	
Nature of Request	A request to re-designate subject lands to permit the expansion of the existing private school facility with outdoor recreation area/sports field	
Summary of Assessment	<div>- Site is part of a larger contiguous employment area, and the introduction of non-employment uses has the potential to destabilize the employment area and/or negatively impact viability of existing or future surrounding employment uses adding pressure for future conversions of the adjacent parcels.</div> <div>- Site should be maintained as employment however further discussions are required to explore opportunities to accommodate the proposed request</div>	
Local Municipal Council Position	Conversion request not supported however the proposed use expansion is supported and recommends staff to work with the applicant to facilitate the applicant's request through the best available means.	
Recommendation: Conversion is not required as increased flexibility in the permitted uses for these sites, including the uses requested, can be accommodated through Regional and Local municipal employment area planning frameworks. Designate as employment in the Regional Official Plan.		

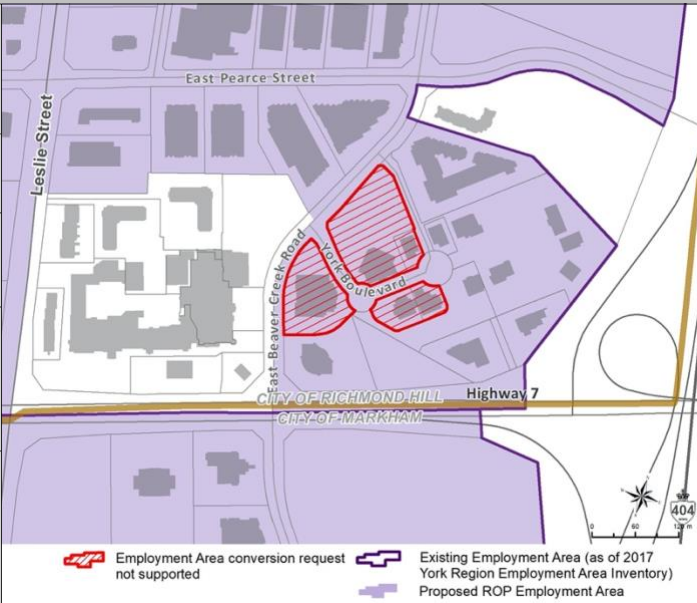
Request#: RH5		City of Richmond Hill	
Address	Blocks 2 and 3, 65M4080		
Site Area	2.50 ha		
Employment Area	Headford		
Applicant	Groundswell Urban Planners Inc.		
Owner	Orlando Corporation		
Nature of Request	A request to re-designate employment lands to permit automotive centres/dealerships on site.		
Summary of Assessment	<div>- Site is part of a larger contiguous employment area, and the introduction of non-employment uses has the potential to destabilize the employment area and/or negatively impact viability of existing or future surrounding employment uses by putting pressure for future conversions in the adjacent parcels.</div> <div>- Site is in proximity to highway 404, contributing to the Region's and local municipality's economic development potential and supporting goods movement. Converting this site is contrary to Regional and Provincial planning objectives.</div> <div>- Site should be maintained as employment but lands may offer the potential for more permissive employment uses to be assessed through the development of the Region's employment policy framework.</div>		
Local Municipal Council Position	Conversion request not supported however the proposed use is supported and recommends staff to work with the applicant to facilitate the applicant's request through the best available means.		
Recommendation: Conversion is not required as increased flexibility in the permitted uses for these sites, including the uses requested, can be accommodated through Regional and Local municipal employment area planning frameworks. Designate as employment in the Regional Official Plan.			


Request#: RH6		City of Richmond Hill	
Address	10481 Yonge Street & 10537 Yonge Street		
Site Area	7.07 ha		
Employment Area	Newkirk		
Applicant	Evans Planning Inc.		
Owner	1835942 Ontario Inc.		
Nature of Request	A request to re-designate lands from employment to mixed-use or high-density residential uses.		
Summary of Assessment	<ul style="list-style-type: none">- Conversion to non-employment uses reflects the evolving local urban structure, will likely have minimal impact on adjacent employment uses and results in a more logical employment area boundary.- Conversion to permit non-employment uses recognizes that the surrounding context has changed since the lands were originally designated as employment.- Site is not integral to support employment land employment growth to 2051.		
Local Municipal Council Position	Support request.		
Recommendation: Area not identified as employment in the Regional Official Plan. Designation at the discretion of the Local Municipality.			


Request#: RH7		City of Richmond Hill
Address	West of Hwy 404, south of Major Mackenzie Drive	
Site Area	9.42 ha	
Employment Area	Headford	
Applicant	Bousfields Inc.	
Owner	Baif Developments Ltd.	
Nature of Request	A request to re-designate employment lands to mixed-use to facilitate the development of high-density residential and commercial uses including office, retail/service commercial and hotels	
Summary of Assessment	<ul style="list-style-type: none">- Site is adjacent to Highway 404, contributing to the Regional and local municipality’s economic development potential and supporting goods movement. Converting this site is contrary to Regional and Provincial planning objectives.- Site is part of a larger contiguous employment area, and the introduction of non-employment uses has the potential to destabilize the employment area and/or negatively impact viability of existing or future surrounding employment uses adding pressure for future conversions on adjacent parcels.- The introduction of non-employment uses, such as residential, is not compatible with the surrounding context due to its proximity to a 400 series highway.	
Local Municipal Council Position	Not supported.	
Recommendation: Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.		


Request#: RH8		City of Richmond Hill
Address	1751 19th Ave	
Site Area	4.00 ha	
Employment Area	North Leslie	
Applicant	Evans Planning	
Owner	Upper City Corporation	
Nature of Request	A request to re-designate employment lands to non-employment uses.	
Summary of Assessment	<p>- Site has visibility from and/or is adjacent to, Highway 404, contributing to the Regional and local municipality’s economic development potential. Converting this site is contrary to Regional and Provincial planning objectives.</p>	
Local Municipal Council Position	Not supported.	
Recommendation: Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.		

Request#: RH9		City of Richmond Hill
Address	9893 Leslie Street	
Site Area	0.48 ha	
Employment Area	Headford	
Applicant	Urban Growth Inc.	
Owner	Carefirst Seniors and Community Services Association	
Nature of Request	A request to re-designate employment lands to a campus of care including integrated care facilities such as a primary care family practice centre, pharmacy, elderly person centre, office space, and 96 bed long-term care centre.	
Summary of Assessment	<ul style="list-style-type: none">- A non-employment use is appropriate, has minimal impact on adjacent employment uses, and is compatible with the surrounding context.- Conversion provides an appropriate transition between the employment area and the adjacent non-employment uses.	
Local Municipal Council Position	Support request.	
Recommendation: Area not identified as employment in the Regional Official Plan. Request approved by Regional Council on February 27, 2020. Designation at the discretion of the Local Municipality.		


Request#: RH10		City of Richmond Hill
Address	100 & 115 – 140 York Boulevard	
Site Area	2.66 ha	
Employment Area	Beaver Creek	
Applicant	Urban Strategies Inc.	
Owner	Crestpoint Real Estate (YYC) Inc.	
Nature of Request	A request to re-designate employment lands to mixed-use including residential.	
Summary of Assessment	<p>-Site is part of a larger contiguous employment area, and the introduction of additional residential, has the potential to destabilize the employment area and/or negatively impact viability of existing or future surrounding employment uses by putting pressure for future conversions in the adjacent parcels.</p> <p>-Site is in proximity to Highways 407 and 404, contributing to the Regional and local municipality's economic development potential and supporting goods movement. Converting this site is contrary to Regional and Provincial planning objectives.</p> <p>- There are existing residential uses immediately north. Policies in the City of Richmond Hill Official plan permit a mix of employment uses including office, hotels, convention centres, automotive services, community facilities such as government offices, public facilities and daycares integrated into office buildings, parks and urban squares.</p>	
Local Municipal Council Position	Support request.	
Recommendation: Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.		

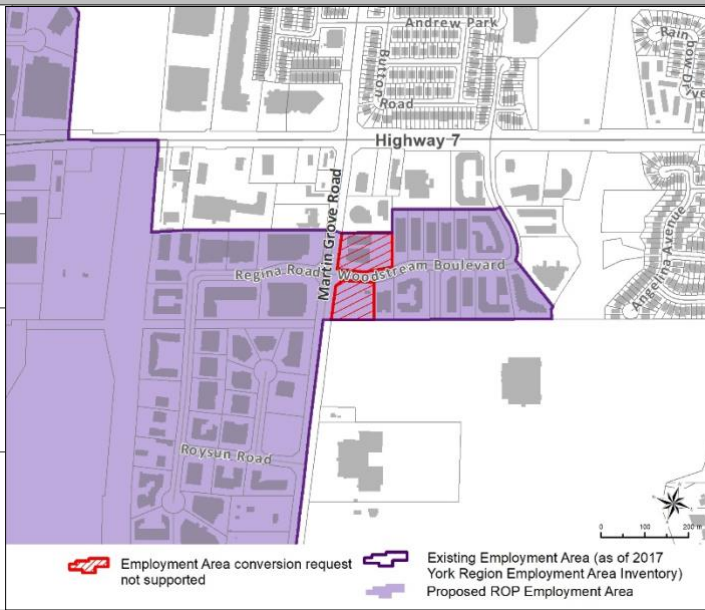
Request#: RH11		City of Richmond Hill
Address	Northeast Corner of Highway 7 and Leslie Street	
Site Area	7.59 ha	
Employment Area	East Beaver Creek	
Applicant	MGP Malone Given Parsons	
Owner	Parkway Hotels and Convention Centre Inc.	
Nature of Request	A request to re-designate the subject lands from employment to non-employment uses to recognize the current non-employment permissions in the City of Richmond Hill's Official Plan and the existing mixed use function of the lands.	
Summary of Assessment	<p>- There are existing residential developments within the lands and an existing City of Richmond Hill's Official Plan policy permits additional residential apartment uses where there are existing hotel uses provided they are integrated vertically within a hotel building.</p> <p>- Permitting the conversion of these lands acknowledges existing residential permissions and will provide opportunity for a more complete mixed use complex while minimizing impact on the remaining employment lands and without compromising prime highway 404 employment frontage.</p>	
Local Municipal Council Position	Support request.	
Recommendation: Area not identified as employment in the Regional Official Plan. Designation at the discretion of the Local Municipality.		


Request#: RH10 / RH11		City of Richmond Hill
Address	North of Highway 7, West of Highway 404	
Site Area	32 ha	
Employment Area	Beaver Creek	
Applicant	City of Richmond Hill	
Owner	Various landowners	
Nature of Request	To convert the lands bounded by Leslie Street to the west, East Pearce Street and Norman Bethune Avenue to the north, Highway 404 to the east and Highway 7 to the south to a mixed-use designation	
Summary of Assessment	<ul style="list-style-type: none">- Site is in proximity to Highways 407 and 404, contributing to the Region's and local municipality's economic development potential and supporting goods movement. Converting the lands adjacent to the 404 is contrary to Regional and Provincial planning objectives.- There are existing residential uses within the north-east and south-west portion of the site. An existing City of Richmond Hill Official Plan policy permits residential apartment uses on the south-west portion of the site (also the location of conversion request RH11) where there are existing hotel uses provided they are integrated vertically within a hotel building.- Site is part of a larger contiguous employment area, and the addition of non-employment uses beyond the lands identified as RH11 has the potential to destabilize the employment area and/or negatively impact viability of existing or future surrounding employment uses adding pressure for future conversions of the adjacent parcels.	
Local Municipal Council Position	Support request.	
Recommendation: A portion of the lands are recommended for conversion to non-employment uses. Designate remainder as employment in the Regional Official Plan.		

Request#: V1		City of Vaughan
Address	1950 and 1970 Highway 7	
Site Area	2.13 ha	
Employment Area	Keele	
Applicant	Brookvalley Project Management Inc.	
Owner	Various landholdings in Concord GO Center Secondary Plan area	
Nature of Request	A request to re-designate lands from "Employment Commercial Mixed-Use" to "Mixed-Use Commercial/Residential".	
Summary of Assessment	- Conversion to non-employment uses supports the local municipal planning objectives of the evolving urban structure proposed in the Concord GO Secondary Plan.	
Local Municipal Council Position	Support request.	
Recommendation: Area not identified as employment in the Regional Official Plan. Designation at the discretion of the Local Municipality.		

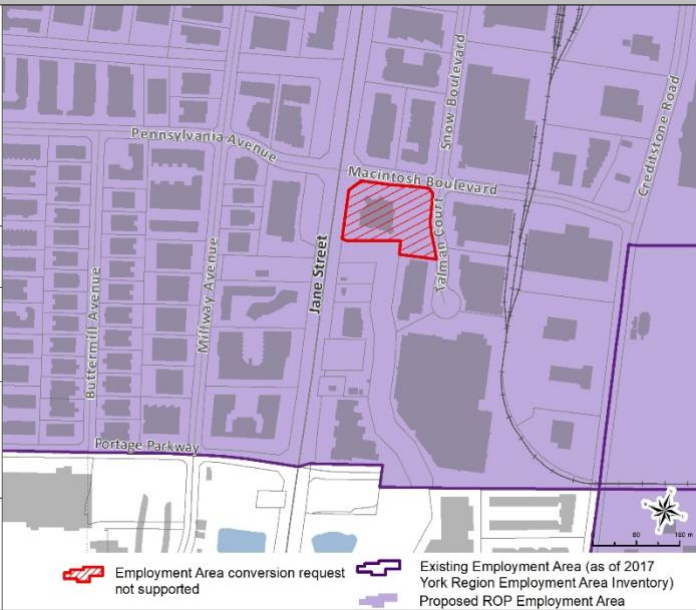
Request#: V3		City of Vaughan
Address	233 Four Valley Drive & 1040-1080 Edgeley Boulevard, Vaughan	<p>Employment Area conversion request not supported</p> <p>Existing Employment Area (as of 2017 York Region Employment Area Inventory)</p> <p>Proposed ROP Employment Area</p>
Site Area	5.9 ha	
Employment Area	Vaughan 400 North	
Applicant	Weston Consulting	
Owner	Unknown	
Nature of Request	A request to re-designate employment land to support mixed-use development on site	
Summary of Assessment	<p>- Lands are part of a larger contiguous employment area, and the introduction of non-employment uses has the potential to negatively impact viability of existing or future surrounding employment uses in the employment area adding pressure for future conversions of the adjacent parcels.</p> <p>- Site has visibility from, and is adjacent to the Highway 400 goods movement corridor contributing to its economic development potential and supporting goods movement. Converting this site would set precedent for the conversion of other sites located along the 400 highway and is contrary to Regional and Provincial planning objectives.</p> <p>- There are sufficient designated lands to support non-employment uses adjacent to the site in the Vaughan Mills Secondary Plan area.</p>	
Local Municipal Council Position	Support request.	
Recommendation: Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.		

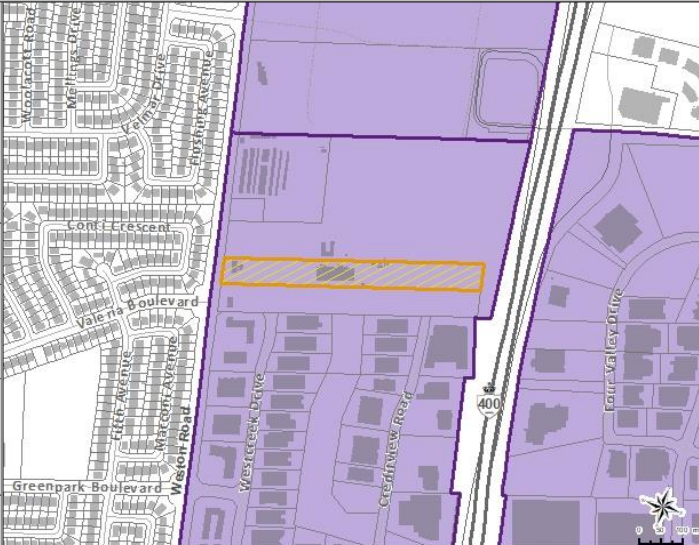
Request#: V4		City of Vaughan
Address	11, 27 and 37 Jacob Keefer Parkway	
Site Area	1.01 ha	
Employment Area	Tutor West	
Applicant	Humphries Planning Group Inc.	
Owner	Robvit Developments Inc.	
Nature of Request	A request to permit residential and/or commercial mixed use on the subject lands currently designated as “Employment Commercial Mixed-use” in the 2010 Vaughan Official Plan.	
Summary of Assessment	<ul style="list-style-type: none">- Site is part of a larger contiguous employment area, and the introduction of non-employment uses has the potential to destabilize the employment area and/or negatively impact viability of existing or future surrounding employment uses adding pressure for future conversions of the adjacent parcels.- Site should be maintained as employment but lands may offer the potential for more permissive employment uses to be assessed through the development of the Region’s employment policy framework.	
Local Municipal Council Position	Support request.	
Recommendation: Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.		

Request#: V5		City of Vaughan
Address	7625 Martin Grove Road & 211 Woodstream Boulevard	
Site Area	1.84 ha	
Employment Area	West Woodbridge	
Applicant	KLM Planning Partners Inc.	
Owner	716051 Ontario Limited & 1214420 Ontario Limited	
Nature of Request	A request to re-designate lands from employment to mid-rise mixed-use.	
Summary of Assessment	<ul style="list-style-type: none">- Site is part of a larger contiguous employment area, and the introduction of non-employment uses has the potential to destabilize the employment area and/or negatively impact viability of existing or future surrounding employment uses adding pressure for future conversions of the adjacent parcels.- Site should be maintained as employment but lands may offer the potential for more permissive employment uses to be assessed through the development of the Region’s employment policy framework	
Local Municipal Council Position	Support request.	
Recommendation: Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.		

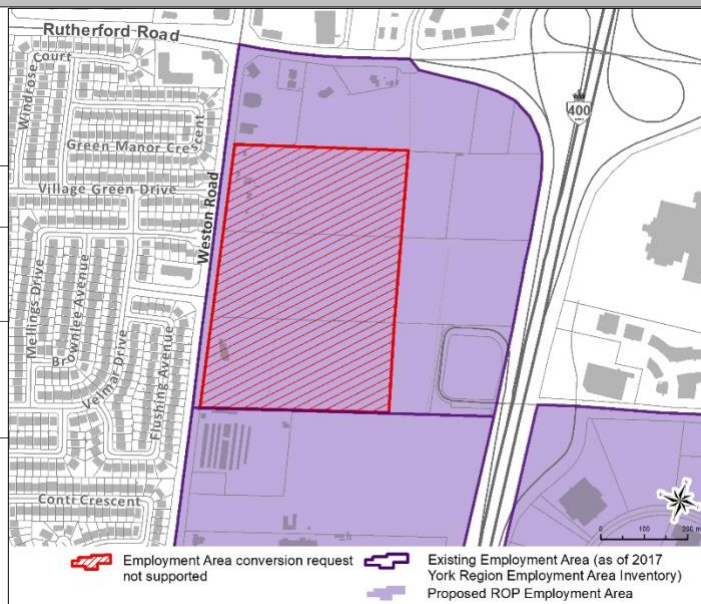
Request#: V6		City of Vaughan
Address	661 & 681 Chrislea Road	
Site Area	1.63 ha	
Employment Area	Weston 400	
Applicant	Weston Consulting	
Owner	Battcorp Holdings (Vaughan) Ltd. (Battista)	
Nature of Request	A request to re-designate the subject lands from employment to residential uses.	
Summary of Assessment	<ul style="list-style-type: none">- Lands are part of a larger contiguous employment area, and the introduction of non-employment uses has the potential to negatively impact viability of existing or future surrounding employment uses in the employment area adding pressure for future conversions of the adjacent parcels.- Site has visibility from, and is adjacent to the Highway 400 goods movement corridor contributing to its economic development potential and supporting goods movement. Converting this site would set precedent for the conversion of other sites located along the 400 series highway and is contrary to Regional and Provincial planning objectives.- The introduction of non-employment uses, such as residential, is not compatible with the surrounding context due to its proximity to Hwy 400.	
Local Municipal Council Position	Not supported.	
Recommendation: Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.		

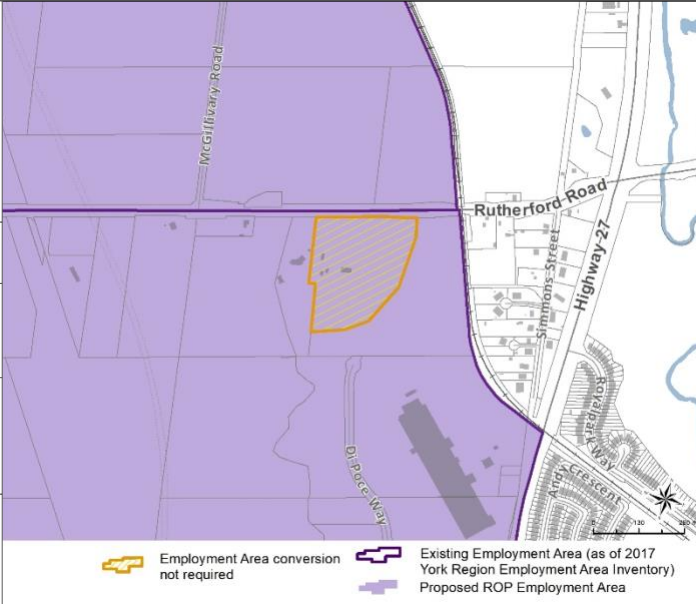
Request#: V7		City of Vaughan
Address	Block 34W and 35, Lots 26 through 35, Concession 5 and Lot 1 King Concession 5	
Site Area	292.3 ha* based on June 1 st , 2020 submission	
Employment Area	Highway 400 North (ROPA 52)	
Applicant	Humphries Planning Group	
Owner	Vaughan 400 North Landowners Group Inc.	
Nature of Request	A request to re-designate the subject lands from employment to residential uses.	
Summary of Assessment	<ul style="list-style-type: none">- The site is part of the Vaughan's 400 North Employment Area (also known as ROPA 52) which has not had sufficient time to develop as an employment area.- The site is considered a large-sized employment area site and should be protected over the long term to support a diverse range, size, and mix of employment opportunities.- The strategic location and size of these lands offers excellent exposure and access to the existing Highway 400 goods movement corridor as well as the future GTA West Corridor.- The large site provides the Region with a major competitive advantage for industries with specific-locational requirements, including distribution and warehousing, transportation/logistics. Additionally, the new Mackenzie Vaughan "smart hospital" will be a catalyst for attracting future R&D business investments. Preserving employment lands in proximity to the hospital is vital for prospective employers to supported innovation and economic clustering.-Conversion would result in the removal of 78% of the Highway 400 North – North West and North East employment areas. This has the potential to negatively impact the viability and attractiveness of the remaining employment lands from an economic development perspective.-The introduction of non-employment uses, such as residential, is not compatible with the surrounding context due to its proximity to existing and future 400 series highways as well as the heavy industrial uses in proximity to the site. Permitting the conversion of these lands does not contribute to achieving Provincial and Regional planning objectives around the development of healthy, complete communities-The conversion would constrain the remaining employment lands with potential land use conflicts and access issues.	
Local Municipal Council Position	Support request.	
Recommendation: Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.		

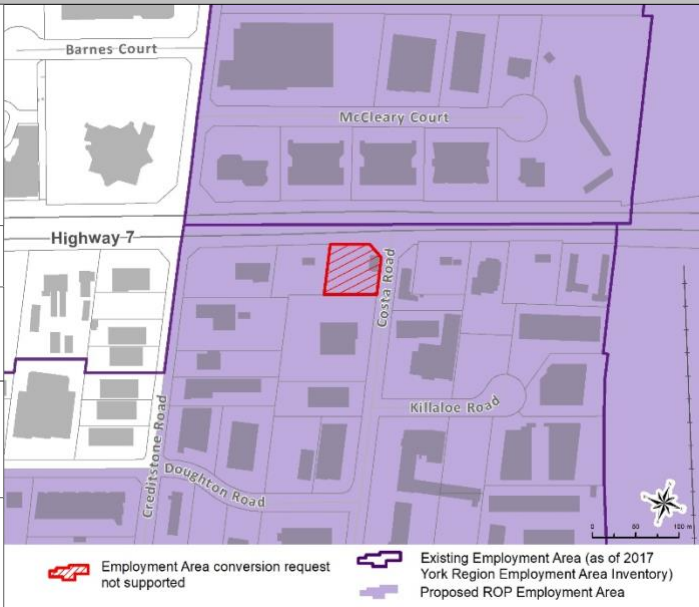
Request#: V8		City of Vaughan
Address	8083 Jane Street	
Site Area	1.76 ha	
Employment Area	Vaughan 400	
Applicant	DLA Piper	
Owner	Unknown	
Nature of Request	A request to re-designate lands from Prestige and General Employment to mixed-use.	
Summary of Assessment	- Entire perimeter of the site is surrounded by lands designated for employment uses. The introduction of a non-employment use would destabilize and/or impact the existing and/or future viability of the employment area.	
Local Municipal Council Position	Not supported.	
Recommendation: Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.		

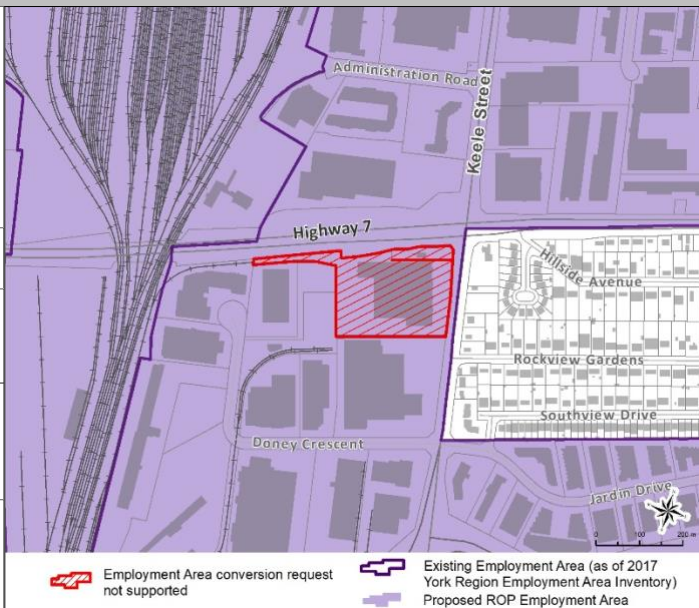
Address	8821 Weston Road	 <p>Employment Area conversion not required</p> <p>Existing Employment Area (as of 2017 York Region Employment Area Inventory)</p> <p>Proposed ROP Employment Area</p>
Site Area	3.66 ha	
Employment Area	Weston 400 North	
Applicant	Weston Consulting	
Owner	Designscape Enterprises Ltd.	
Nature of Request	A request to re-designate subject lands from Prestige Employment to Employment Commercial – Mixed use.	
Summary of Assessment	<p>- Lands are part of a larger contiguous employment area, and the introduction of non-employment uses has the potential to negatively impact viability of existing or future surrounding employment uses in the employment area adding pressure for future conversions of the adjacent parcels.</p> <p>- Site has visibility from, and is adjacent to the Highway 400 goods movement corridor contributing to its economic development potential and supporting goods movement. Converting this site would set precedent for the conversion of other sites located along the 400 series highway and is contrary to Regional and Provincial planning objectives.</p>	
Local Municipal Council Position	Not supported.	
<p>Recommendation: Conversion is not required as the proposed use on these lands is considered an employment use elsewhere in the City of Vaughan Official Plan. On this basis, proposed use could be accommodated with a local designation change. Designate as employment in the Regional Official Plan</p>		

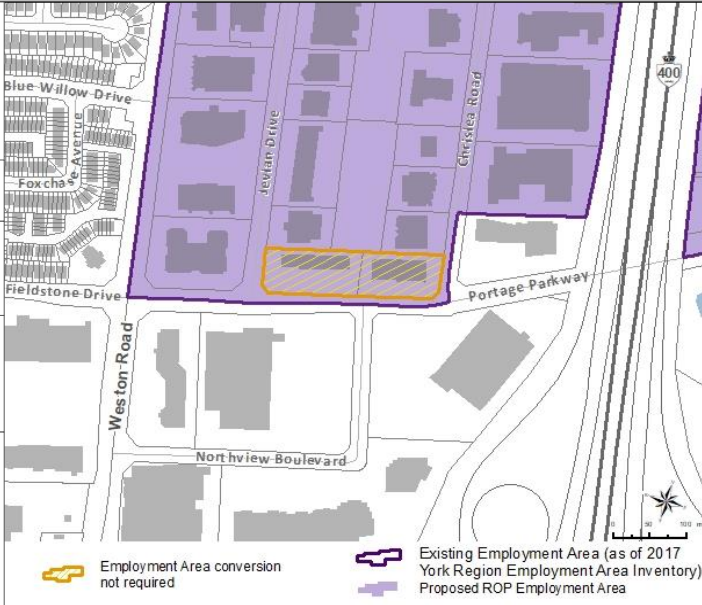
Request#: V10 City of Vaughan	
Address	Part of Lot 14 and 15, Concession 5
Site Area	25 ha
Employment Area	Vaughan Mills Centre
Applicant	Miele Developments
Owner	Vaughan Mills Mixed Use Centre Landowners Group
Nature of Request	A request to re-designate the subject lands from employment to residential/mixed-use.
Summary of Assessment	<ul style="list-style-type: none"> - Lands are part of a larger contiguous employment area, and the introduction of non-employment uses has the potential to negatively impact viability of existing or future surrounding employment uses in the employment area adding pressure for future conversions of the adjacent parcels. - Site has visibility from and is adjacent to the Highway 400 goods movement corridor contributing to its economic development potential and supporting goods movement. Converting this site would set precedent for the conversion of other sites located along 400 series highways and is contrary to Regional and Provincial planning objectives. - The site is 39 ha and is considered a large-sized employment area site and should be protected over the long term to support a diverse range, size, and mix of employment opportunities.
Local Municipal Council Position	Not supported.
Recommendation: Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.	



Request#: V11		City of Vaughan
Address	6241 Rutherford Road	
Site Area	8.18 ha	
Employment Area	West Vaughan – Huntington East	
Applicant	Weston Consulting	
Owner	Di Poce Management Limited	
Nature of Request	A request to convert employment lands from the current Prestige Employment designation to commercial/recreational mixed land use.	
Summary of Assessment	<p>- Entire perimeter of the site is surrounded by lands designated for employment uses. The introduction of a non-employment use would destabilize and/or impact the existing and/or future viability of the employment area</p> <p>- Site is part of a larger contiguous employment area, and the introduction of non-employment uses has the potential to destabilize the employment area and/or negatively impact viability of existing or future surrounding employment uses adding pressure for future conversions of the adjacent parcels.</p>	
Local Municipal Council Position	Support request.	
Recommendation: Conversion is not required as increased flexibility in the permitted uses for these sites, including the uses requested, can be accommodated through Regional and Local municipal employment area planning frameworks. Designate as employment in the Regional Official Plan		


Request#: V12		City of Vaughan	
Address	2739 Highway 7		
Site Area	0.34 ha		
Employment Area	Jane South		
Applicant	Humphries Planning		
Owner	2276771 Ontario Inc.		
Nature of Request	A request to convert employment lands to residential uses.		
Summary of Assessment	<ul style="list-style-type: none">- The site is in close proximity to the CN MacMillan yard located to the east and is surrounded by traditional employment uses. Permitting non-employment uses would create compatibility issues with surrounding employment uses. Sites in this area should be retained as employment as they require separation from sensitive uses including residential sensitive to noise and/or odour.- There are sufficient designated lands to support non-employment uses in close proximity to the subject site.- Site should be maintained as employment but lands may offer the potential for more permissive employment uses to be assessed through the development of the Region’s employment policy framework.		
Local Municipal Council Position	Not supported.		
Recommendation: Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.			

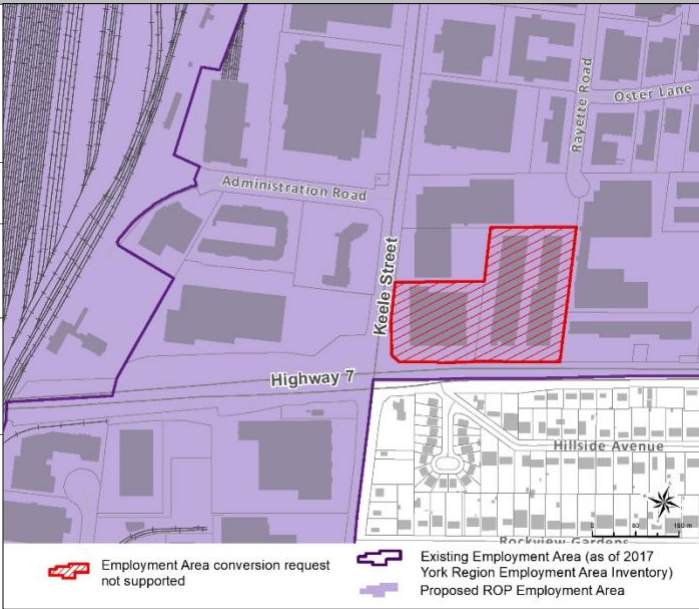
Address	2267 Highway 7 & 7700 Keele Street	
Site Area	5.50 ha	
Employment Area	Keele	
Applicant	KLM Planning	
Owner	Seven Keele Ltd/ 7700 Keele St. Ltd	
Nature of Request	A request to re-designate the subject lands to residential/ mixed-use.	
Summary of Assessment	<ul style="list-style-type: none">- The site is in close proximity to the CN MacMillan yard and is surrounded by traditional employment uses to the north, south and west. Permitting non-employment uses would introduce compatibility issues with surrounding employment uses. Site should be retained as employment and not permit sensitive uses including residential due to noise, activity and/or odour from abutting industrial uses and CN MacMillan yard.- There are sufficient designated lands to support non-employment uses in close proximity to the subject site.- Site should be maintained as employment but lands may offer the potential for more permissive employment uses to be assessed through the development of the Region's employment policy framework.	
Local Municipal Council Position	Support request.	
Recommendation: Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.		

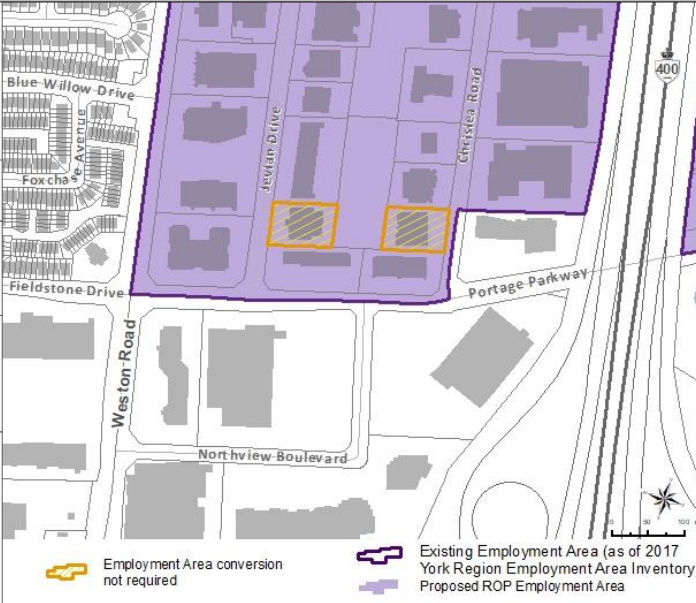
Address	156 Chrislea Road & 15 Jevlan Drive	
Site Area	1.49 ha	
Employment Area	Weston 400	
Applicant	Land Solutions Ontario	
Owner	FDF Investments/Playcor Holdings	
Nature of Request	A request to allow greater flexibility in the permitted uses including more retail and service commercial type uses.	
Summary of Assessment	<ul style="list-style-type: none">- Lands are part of a larger contiguous employment area, and the introduction of non-employment uses has the potential to disconnect the employment area and/or negatively impact viability of existing or future surrounding employment uses by putting pressure for future conversions in the adjacent parcels.- Lands should be retained as employment as they provide an appropriate transition between the employment area and the adjacent non-employment uses and may offer the potential for more permissive employment uses to be assessed through the development of the Region's employment policy framework.- Site is in proximity to Highway 400, contributing to its economic development potential and supporting goods movement. Converting this site is contrary to Regional and Provincial planning objectives.	
Local Municipal Council Position	Not supported.	
Recommendation: Conversion is not required as increased flexibility in the permitted uses for these sites, including the uses requested, can be accommodated through Regional and Local municipal employment area planning frameworks. Designate as employment in the Regional Official Plan		

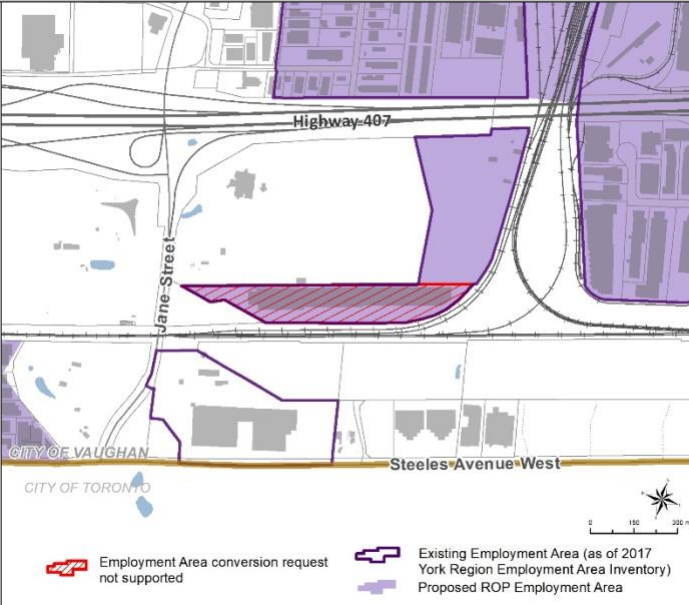
Request#: V15		City of Vaughan
Address	201 Millway Avenue	
Site Area	1.92 ha	
Employment Area	Vaughan 400	
Applicant	John Zipay and Associates	
Owner	York Region Condominium Corporation 945	
Nature of Request	A request to re-designate lands from Prestige Employment to a mixed-use designation.	
Summary of Assessment	<ul style="list-style-type: none">- Site is part of a larger contiguous employment area, and the introduction of non-employment uses, such as residential, has the potential to destabilize the employment area and/or negatively impact viability of existing or future surrounding employment uses by putting pressure for future conversions in the adjacent parcels- Portage Parkway currently serves as a logical boundary between VMC and the employment area- There are sufficient designated lands to support non-employment uses adjacent to the site in the VMC Secondary Plan area- Lands should be retained as employment as they provide an appropriate transition between the employment area and the adjacent non-employment uses and may offer the potential for more permissive employment uses to be assessed through the development of the Region's employment policy framework.	
Local Municipal Council Position	Support request.	
Recommendation: Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.		

Request#: V16		City of Vaughan
Address	163 & 175 Bowes Road	<p>Map showing the site area (163 & 175 Bowes Road) and surrounding streets. The map includes labels for Keele Street, Bayview Road, Rivermede Road, Oster Lane, Bowes Road, Highway 7, Centre Street, Dufferin Street, and Hillside Avenue. A legend indicates: Green hatched area = Employment Area conversion request supported; Red hatched area = Employment Area conversion request not supported; Purple area = Existing Employment Area (as of 2017 York Region Employment Area Inventory); Light purple area = Proposed ROP Employment Area.</p>
Site Area	5.91 ha	
Employment Area	Keele	
Applicant	Weston Consulting	
Owner	Unknown	
Nature of Request	A request to re-designate lands from employment to a mixed-use.	
Summary of Assessment	<p>- Lands south of Oster Lane are within Deferral Area A of the Concord GO Centre Secondary Plan. Conversion of these lands to non-employment uses supports the local municipal planning objectives of the evolving urban structure proposed through the Concord GO Secondary Plan. Lands south of Oster Lane to be designated at the discretion of the Local Municipality.</p> <p>- The lands north of Oster Lane to be designated as employment in the Regional Official Plan. These lands are part of a larger contiguous employment area and non-employment uses would destabilize and/or adversely affect the overall viability of existing and/or future employment uses in the employment area</p>	
Local Municipal Council Position	Support request for entire conversion area.	
Recommendation: A portion of the lands are recommended for conversion to non-employment uses. Designate remainder as employment in the Regional Official Plan.		


Request#: V17		City of Vaughan
Address	4600 Steeles Ave West	
Site Area	3.00 ha	
Employment Area	Steeles West	
Applicant	MHBC Planning	
Owner	Ricbru Investments Inc.	
Nature of Request	A request to re-designate "Employment Commercial Mixed Use" lands to facilitate mixed use development on site.	
Summary of Assessment	- Conversion to non-employment uses is reflective of the evolving local urban structure, will likely have minimal impact on adjacent employment uses and results in a more logical employment area boundary.	
Local Municipal Council Position	Support request.	
Recommendation: Area not identified as employment in the Regional Official Plan. Designation at the discretion of the Local Municipality.		

Request#: V18		City of Vaughan
Address	7777 Keele St and 2160-2180 Highway 7	
Site Area	6.20 ha	
Employment Area	Keele	
Applicant	MHBC Planning	
Owner	Steele Valley Developments Limited and Bonneville Homes Limited.	
Nature of Request	A request to re-designate "Employment Commercial Mixed Use" lands to facilitate mixed use development on site.	
Summary of Assessment	<ul style="list-style-type: none">- The site is in close proximity to the CN MacMillan yard and is surrounded by traditional employment uses, apart from longstanding residential area to the south. Permitting additional non-employment uses could introduce compatibility issues with surrounding employment uses. Sites in this area should be retained as employment as they require separation from sensitive uses including residential that are sensitive to noise, activity and/or odour.- There are sufficient designated lands to support non-employment uses in close proximity to the subject site.- Site should be maintained as employment but lands may offer the potential for more permissive employment uses to be assessed through the development of the Region's employment policy framework.	
Local Municipal Council Position	Support request.	
Recommendation: Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.		

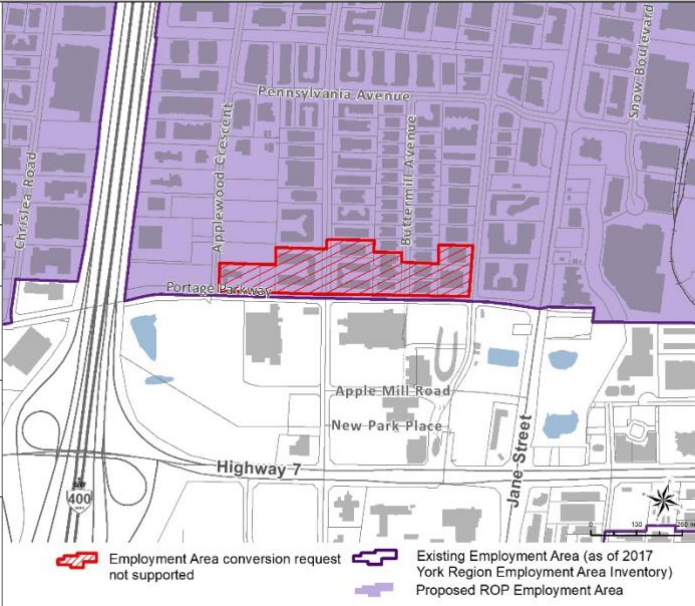
Request#: V19		City of Vaughan
Address	31 Jevlan Drive and 172 Chrislea Road	
Site Area	1.03 ha	
Employment Area	Weston 400	
Applicant	Weston Consulting	
Owner	Luana Colalillo	
Nature of Request	A request to broaden land permission to allow for a greater range of development opportunities on the subject lands.	
Summary of Assessment	<ul style="list-style-type: none">- Lands are part of a larger contiguous employment area, and the introduction of non-employment uses has the potential to disconnect the employment area and/or negatively impact viability of existing or future surrounding employment uses by putting pressure for future conversions in the adjacent parcels.- Lands should be retained as employment as they provide an appropriate transition between the employment area and the adjacent non-employment uses and may offer the potential for more permissive employment uses to be assessed through the development of the Region's employment policy framework.- Site is in proximity to Highway 400, contributing to its economic development potential and supporting goods movement. Converting this site is contrary to Regional and Provincial planning objectives.	
Local Municipal Council Position	Not supported.	
Recommendation: Conversion is not required as increased flexibility in the permitted uses for these sites, including the uses requested, can be accommodated through Regional and Local municipal employment area planning frameworks. Designate as employment in the Regional Official Plan		

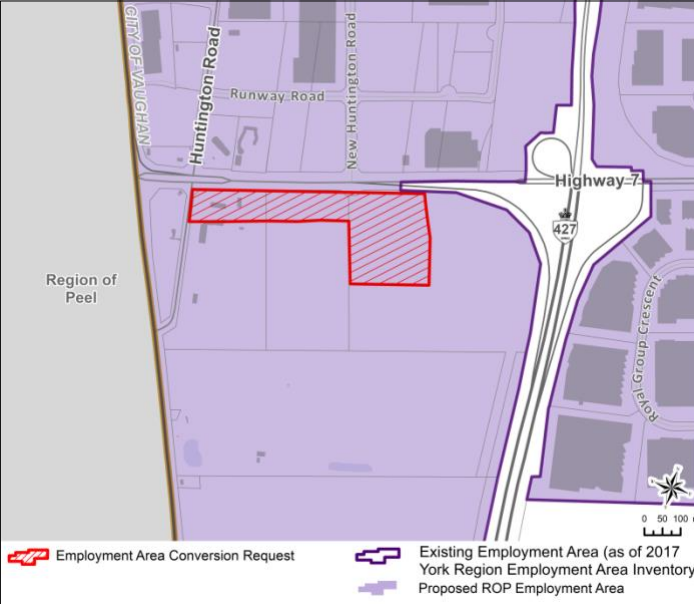
Request#: V20		City of Vaughan
Address	7171 Jane Street	
Site Area	9.93 ha	
Employment Area	Beechwood	
Applicant	Stellarbridge Management Inc.	
Owner	Stellarbridge, ARG Group of Companies	
Nature of Request	Request that lands be re-designated from their current employment designation to a mixed-use designation permitting higher density residential and commercial uses.	
Summary of Assessment	<ul style="list-style-type: none">- The site is 9.93ha and is considered a large-sized employment area site and should be protected over the long term to support a diverse range, size, and mix of employment opportunities.- Site is in proximity to Highway 407, contributing to the Region’s and local municipality’s economic development potential and supporting goods movement. Converting this site is contrary to Regional and Provincial planning objectives.- The introduction of non-employment uses, such as residential, is not compatible with the surrounding context	
Local Municipal Council Position	Not supported.	
Recommendation: Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.		


Request#: V21		City of Vaughan
Address	140 Doughton Road	<p>Maplecrest Road</p> <p>Highway 7</p> <p>Doughton Road</p> <p>Greifstone Road</p> <p>Freshway</p> <p>Employment Area conversion request supported</p> <p>Existing Employment Area (as of 2017 York Region Employment Area Inventory)</p> <p>Proposed ROP Employment Area</p>
Site Area	0.31 ha	
Employment Area	Jane South	
Applicant	Weston Consulting	
Owner	Omer Investments Inc.	
Nature of Request	Request to convert the site from the General Employment designation to the Station Precinct designation within the Vaughan Metropolitan Centre Secondary Plan boundary Review.	
Summary of Assessment	- Conversion to non-employment uses is reflective of the evolving local urban structure, will likely have minimal impact on adjacent employment uses and results in a more logical employment area boundary.	
Local Municipal Council Position	Support request.	
Recommendation: Area not identified as employment in the Regional Official Plan. Designation at the discretion of the Local Municipality.		

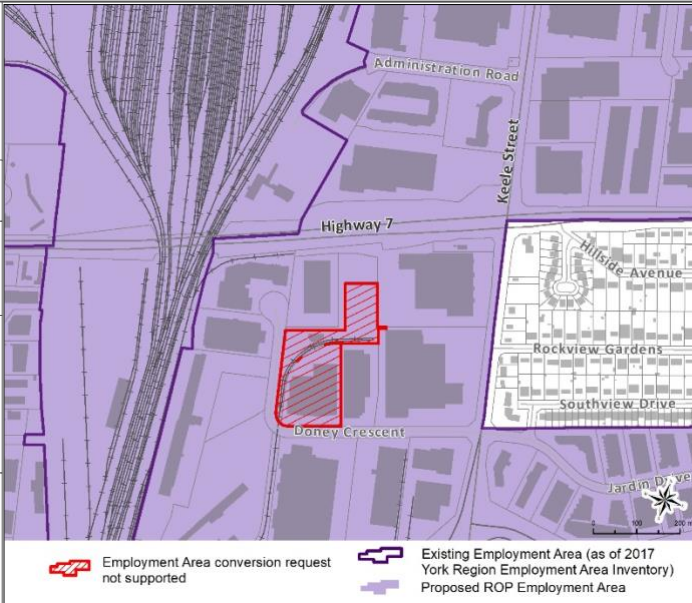
Request#: V22		City of Vaughan
Address	2067 & 2077 Rutherford Road, 696 Westburne Drive	 <p>Employment Area conversion request not supported</p> <p>Existing Employment Area (as of 2017 York Region Employment Area Inventory)</p> <p>Proposed ROP Employment Area</p>
Site Area	1.04 ha	
Employment Area	Tudor West	
Applicant	KLM Planning Partners Inc.	
Owner	Arcovit Holdings Inc.	
Nature of Request	Allow for the re-designation of subject lands to allow for a mixed use high density residential development.	
Summary of Assessment	<ul style="list-style-type: none">- Site is part of a larger contiguous employment area, and the introduction of non-employment uses has the potential to destabilize the employment area and/or negatively impact viability of existing or future surrounding employment uses adding pressure for future conversions of the adjacent parcels.- The introduction of non-employment uses, such as residential, is not compatible with the surrounding context	
Local Municipal Council Position	Support request.	
Recommendation: Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.		


Request#: V23		City of Vaughan
Address	2780 Highway 7	
Site Area	0.75 ha	
Employment Area	Vaughan 400	
Applicant	Evans Planning Inc.	
Owner	2780 Highway 7 Investments	
Nature of Request	A request to allow for the conversion of the lands from employment to also permit residential uses.	
Summary of Assessment	<ul style="list-style-type: none">- The site is in close proximity to the CN MacMillan yard and is surrounded by traditional employment uses. Permitting non-employment uses would introduce compatibility issues with surrounding employment uses. Sites in this area should be retained as employment as they require separation from sensitive uses including residential that are sensitive to noise, activity and/or odour- There are sufficient designated lands to support non-employment uses in close proximity to the subject site.- Site should be maintained as employment but lands may offer the potential for more permissive employment uses to be assessed through the development of the Region's employment policy framework.	
Local Municipal Council Position	Not supported.	
Recommendation: Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.		


Address	705 Applewood Cres, 200/225/207 Edgeley Blvd, 10/11/27/38 Buttermill Ave, 190/212 Millway Ave	
Site Area	7.54 ha	
Employment Area	Vaughan 400	
Applicant	Malone Given Parsons Ltd.	
Owner	Portage Landowners Group	
Nature of Request	A request to convert the employment lands to non-employment uses to recognize its location as a transitional area from the Vaughan Metropolitan Centre (VMC).	
Summary of Assessment	<ul style="list-style-type: none">- Site is part of a larger contiguous employment area, and the introduction of non-employment uses has the potential to destabilize the employment area and/or negatively impact viability of existing or future surrounding employment uses by putting pressure for future conversions in the adjacent parcels.- The conversion would impact a currently logical employment boundary.- There are sufficient designated lands to support non-employment uses adjacent to the site in the VMC Secondary Plan area- Lands should be retained as employment as they provide an appropriate transition between the employment area and the adjacent non-employment uses and may offer the potential for more permissive employment uses to be assessed through the development of the Region's employment policy framework.	
Local Municipal Council Position	Support request.	
Recommendation: Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.		

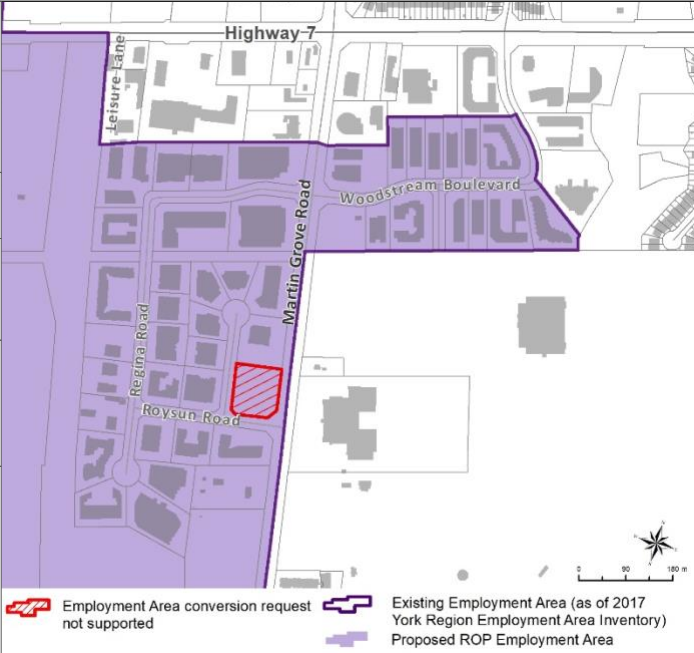
Request#: V25		City of Vaughan
Address	Part of Lots 4 and 5, Concession 9	
Site Area	7.32 ha	
Employment Area	Highway 427 West	
Applicant	KLM Planning Partners Inc.	
Owner	1406979 Ontario Inc. (affiliate of the ZZEN Group)	
Nature of Request	Lands are currently designated Employment Commercial Mixed Use. Proposing to retain some employment area, and convert remainder to high density residential including eleven 35-storey residential towers.	
Summary of Assessment	<ul style="list-style-type: none">- Site has visibility from and/or is adjacent to Highway 427, contributing to the Region's and local municipality's economic development potential and supporting goods movement. Converting this site is contrary to Regional and Provincial planning objectives.- Site is part of a larger contiguous employment area, and the introduction of non-employment uses has the potential to destabilize the employment area and/or negatively impact viability of existing or future surrounding employment uses adding pressure for future conversions of the adjacent parcels.- The introduction of non-employment uses, such as residential, is not compatible with the surrounding context due to its proximity to a 400 series highway and lack of public service facilities.	
Local Municipal Council Position	Support request.	
Recommendation: Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.		


Request#: V26		City of Vaughan
Address	2104 Highway 7	
Site Area	2.4 ha	
Employment Area	Keele	
Applicant	Weston Consulting	
Owner	York Region Condominium Corporation 549 ("YRCC 549")	
Nature of Request	A request to re-designate the subject lands to a mixed-use.	
Summary of Assessment	<ul style="list-style-type: none">- The site is in close proximity to the CN MacMillan yard and is surrounded by traditional employment uses. Permitting non-employment uses could potentially introduce compatibility issues with surrounding employment uses. Sites in this area should be retained as employment as they require separation from sensitive uses including residential that are sensitive to noise, activity and/or odour.- There are sufficient designated lands to support non-employment uses in close proximity to the subject site.- Site should be maintained as employment but lands may offer the potential for more permissive employment uses to be assessed through the development of the Region's employment policy framework.	
Local Municipal Council Position	Support request.	
Recommendation: Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.		


Request#: V27		City of Vaughan
Address	80, 82 & 220 Doney Crescent	
Site Area	4.16 ha	
Employment Area	Keele	
Applicant	Brookvalley Project Management Inc., Frank Filippo	
Owner	Doney 80 Corp and Doney Hill Holdings Inc	
Nature of Request	A request to re-designate the subject lands to residential/mixed use. To be considered along with conversion request V13.	
Summary of Assessment	<ul style="list-style-type: none">- Entire perimeter of the site is surrounded by lands designated for employment uses. The introduction of a non-employment use would destabilize and/or impact the existing and/or future viability of the employment area.- The site is in close proximity to the CN MacMillan yard and is surrounded by traditional employment uses. Permitting non-employment uses could potentially introduce compatibility issues with surrounding employment uses. Sites in this area should be retained as employment as they require separation from sensitive uses including residential that are sensitive to noise, activity and/or odour.- There are sufficient designated lands to support non-employment uses in close proximity to the subject site.	
Local Municipal Council Position	Not supported.	
Recommendation: Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.		

Request#: V28		City of Vaughan
Address	130 Doughton Road	
Site Area	0.82 ha	
Employment Area	Jane South	
Applicant	KLM Planning Partners Inc.	
Owner	130 Doughton Road Investments Inc.	
Nature of Request	To re-designate from employment uses to a 'Station Precinct' designation to permit residential and major retail uses.	
Summary of Assessment	- Conversion to non-employment uses is reflective of the evolving local urban structure, will likely have minimal impact on adjacent employment uses and results in a more logical employment area boundary.	
Local Municipal Council Position	Support request.	
Recommendation: Area not identified as employment in the Regional Official Plan. Designation at the discretion of the Local Municipality.		

Request#: V29		City of Vaughan
Address	7250 Keele Street	
Site Area	8.54 ha	
Employment Area	Keele	
Applicant	Weston Consulting	
Owner	York Region Standard Condominium Corporation No. 1311	
Nature of Request	A request to permit greater retail permission on the property.	
Summary of Assessment	<ul style="list-style-type: none">- Site is part of a larger contiguous employment area, and the introduction of non-employment uses has the potential to destabilize the employment area and/or negatively impact viability of existing or future surrounding employment uses adding pressure for future conversions of the adjacent parcels.- Site is in proximity to Highway 407, contributing to the Region's and local municipality's economic development potential and supporting goods movement. Converting this site is contrary to Regional and Provincial planning objectives.- Site should be maintained as employment however further discussions are required to explore opportunities to accommodate the proposed request	
Local Municipal Council Position	Not supported.	
Recommendation: Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.		

Request#: V30		City of Vaughan
Address	20 Roysun Road	
Site Area	0.8 ha	
Employment Area	West Woodbridge	
Applicant	Weston Consulting	
Owner	Co-Mart Holdings Limited	
Nature of Request	Proposes intensification of the site with a broader range and mix of uses including office, commercial and residential uses.	
Summary of Assessment	<p>- Site is part of a larger contiguous employment area, and the introduction of non-employment uses has the potential to destabilize the employment area and/or negatively impact viability of existing or future surrounding employment uses by putting pressure for future conversions in the adjacent parcels.</p> <p>- Site should be maintained as employment but lands may offer the potential for more permissive employment uses to be assessed through the development of the Region’s employment policy framework.</p>	
Local Municipal Council Position	Support request.	
Recommendation: Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.		

Request#: WS1		Town of Whitchurch-Stouffville
Address	12049 Highway 48	
Site Area	18.20 ha	
Employment Area	Stouffville South	
Applicant	Corebridge Development Corp	
Owner	Zhawd Corporation	
Nature of Request	A request to re-designate the subject lands to allow for mixed use residential and commercial development.	
Summary of Assessment	- Site's role as employment land is not of Regional significance and is more appropriately designated at the local level.	
Local Municipal Council Position	Support request and direct staff to require approximately 400 square feet of non-residential space to be built for the approval of each dwelling unit proposed within this area	
Recommendation: Area not identified as employment in the Regional Official Plan. Designation at the discretion of the Local Municipality.		

Request#: WS2		Town of Whitchurch-Stouffville	
Address	300 Rougeview Avenue		
Site Area	11.0 ha		
Employment Area	Stouffville South		
Applicant	MHBC Planning		
Owner	SmartCenters		
Nature of Request	Proposal to allow for a mixed-use district and innovation hub which accommodates a mix of office, industrial, retail, residential and park space.		
Summary of Assessment	- Site's role as employment land is not of Regional significance and is more appropriately designated at the local level.		
Local Municipal Council Position	Support request and direct staff to require approximately 400 square feet of non-residential space to be built for the approval of each dwelling unit proposed within this area.		
Recommendation: Area not identified as employment in the Regional Official Plan. Designation at the discretion of the Local Municipality.			