

# **The Regional Municipality of York**

Committee of the Whole  
Planning and Economic Development  
March 7, 2019

Report of the Commissioner of Corporate Services and Chief Planner

## **Proposed Employment Area Conversion Criteria**

### **1. Recommendations**

1. Council endorse the proposed employment area conversion criteria in Attachment 4 to be applied by staff when assessing requests for employment area conversions during the Regional Municipal Comprehensive Review (MCR) to inform recommendations to Council.
2. Staff apply the criteria in consultation with local municipal staff and landowners to inform a draft land budget to be considered by Council later this year.
3. The report be circulated by the Regional Clerk to local municipalities and the Ministry of Municipal Affairs and Housing.

### **2. Summary**

This report provides employment area conversion criteria to be applied by staff when considering requests for employment area conversions during the Regional MCR.

Key Points:

- Employment areas contain 53% of the Region's 2018 employment base and are key to maintaining a competitive, diverse, and thriving economy
- To date, the Region has received 30 requests to convert sites within employment areas to non-employment uses (equating to 6% of the employment area land base) through the MCR
- The Growth Plan provides minimum criteria for assessing requests for employment area conversions
- Staff have developed additional Regional criteria that provide for a comprehensive, transparent, and equitable review process
- Proposed criteria were informed by existing official plan policies in York Region and other Ontario jurisdictions and refined through consultation with local municipal staff
- Land owners and the development industry will be consulted on staff's application of the criteria to evaluate requests for conversion

### 3. Background

#### **Employment Area needs will be assessed through the Municipal Comprehensive Review**

Through the MCR, York Region will be updating employment policies and the employment forecast in the Regional Official Plan (ROP). The Region is forecast to grow to 900,000 jobs to 2041, growth of approximately 264,000 jobs from 2018. To plan for this employment growth, staff will be bringing forward the following reports to Council in 2019 and early 2020:

- Historical and future employment trends in the Region and beyond
- Updated policies and mapping of employment areas in the York Region Official Plan
- Employment forecast (by employment type) and land needs assessment to 2041, incorporating recommendations on requests for conversions

Planning for employment through the MCR will also be coordinated with the update of York Region's Economic Development Action Plan which sets out a strategic course of action for economic growth and business attraction in the Region.

For forecasting and land needs assessment purposes, employment is categorized into four types:

1. Employment area: employment within designated employment areas
2. Major office: employment in free standing office buildings of 20,000 square feet or greater
3. Population-related: employment serving the local population such as retail and community services
4. Rural: jobs dispersed throughout rural areas

Criteria presented in this report apply to the employment area category. Employment areas are defined in the Provincial Policy Statement 2014 (PPS) as "areas designated in an official plan for clusters of business and economic activities including, but not limited to, manufacturing, warehousing, offices and associated retail and ancillary facilities". Residential and major retail uses are prohibited in employment areas. A more detailed description of the other three employment categories can be found in Attachment 1 and existing employment area boundaries are identified in Attachment 2.

Employment area conversions occur when sites within employment areas are re-designated to accommodate non-employment uses such as residential or major retail. Conversions have a direct impact on the land needs assessment which will determine if additional employment area land is required to accommodate the 2041 employment forecast.

#### **Long term protection of employment areas is important to the Regional economy and integral to the Greater Golden Horseshoe economic market**

Employment areas are strategic to the Region and play a vital role 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, CN MacMillan rail yard, and a strong network of 400-series highways.

Significant portions of two regionally, provincially, and nationally significant employment zones identified by the Neptis Foundation (shown in Attachment 1) are also located in southern York Region. These clusters provide a significant number of jobs in rapidly growing industries such as Information and Communications Technology (ICT), distribution, and logistics outside of Toronto's downtown core for workers across the GGH.

York Region has approximately 2,590 hectares of vacant employment land, representing approximately one third of the total York Region inventory of designated employment areas. Maintaining a long term supply of employment land is important for live/work opportunities for residents within York Region. Ensuring that these areas remain successful in attracting employment growth is vital for economic growth in the GGH and has the added benefit of reducing commute times and transit trips to downtown Toronto.

### **The success of the Region's employment areas are fundamental to economic vitality and resiliency**

The Region's employment areas are very successful and provide the following economic benefits:

- accommodate 53% of the Region's 2018 total employment base of 636,630 jobs
- have recently attracting major employers like TD, Desjardins and Honda
- support economic vitality and resiliency through a diverse range of industry sectors
- contribute to a healthy tax base and generate revenue through new construction
- support export-based businesses with land extensive or location-specific requirements at lower land costs

### **Provincial and regional policies provide direction to protect employment areas and assess conversion requests**

Provincial Plans and policies highlight the need to protect and preserve employment areas for the long term, including beyond the 20 year horizon. Provincial policies also identify the importance of protecting employment areas along major transportation corridors to support the movement of goods.

Policies in the Growth Plan for the Greater Golden Horseshoe (Growth Plan) have been strengthened and now require upper-tier municipalities to designate and map employment areas in the Regional Official Plan. Conversion of employment areas to non-employment uses may only be considered through a Regional MCR based on a minimum set of criteria. Provincial policies also prevent appeals of employment conversions and conversion policies in upper-tier official plans, once approved by the Province.

Similar to the Growth Plan, policies in the Regional Official Plan emphasize the long term protection of employment areas. The Regional Official Plan prohibits non-employment uses such as residential, major retail, and other retail and commercial non ancillary uses in employment areas. Ancillary retail uses (uses directly supporting the needs of the business park) are limited to 15% of an employment area.

## **The Province is proposing Amendment 1 to the Growth Plan**

On January 15<sup>th</sup> 2019, the Province released proposed Amendment 1 to the Growth Plan and a Proposed Framework for Provincially Significant Employment Zones. Changes related to employment area conversion policies include:

1. Provincially Significant Employment Zones – 29 areas across the GGH that are important to the provincial economy and should not be converted outside of an MCR. Five of these areas have lands in York Region.
2. A policy that would allow consideration of employment area conversions in advance of the next MCR outside of Provincially Significant Employment Zones.

[Staff's position](#) on proposed Amendment 1 is that all requests for employment area conversions be considered comprehensively through the MCR process.

## **4. Analysis**

### **York Region has received 30 requests for employment area conversions as part of the MCR to date**

Between 2012 and 2016, approximately 240 hectares of land in employment areas were converted through local Official Plan Amendments. Since the MCR began in 2014, the Region has received an additional 30 requests for employment area conversions. Together, these requests cover approximately 500 hectares of employment land and account for an estimated 6% of the Region's total employment area land base. Details on these requests are provided in Attachment 3. Each request will be assessed against the proposed criteria.

### **Criteria provide a tool to assess conversion requests comprehensively and inform recommendations to Council**

Provincial and regional planning policies direct municipalities to build compact, mixed-use, complete communities. This includes planning for employment in the right locations. In some circumstances, a conversion to a non-employment use may be appropriate if it supports other planning objectives and/or enhances the urban structure. For instance, a conversion request may be in a location suitable for an intensified land use or an area where the original employment area context has changed.

Allowing conversion of designated employment areas to non-employment uses, however, can have short and long term implications on the supply and viability of employment areas.

The introduction of residential or major retail uses in an employment area reduces available land supply and has potential to disrupt the viability of the employment area by conflicting with existing uses or growth of future businesses. Employment areas are the only viable home for businesses with location-specific needs that require land extensive sites in proximity to goods-movement corridors and away from other sensitive land uses. Additionally, introducing non-employment uses into an employment area can increase land costs for adjacent sites.

The proposed conversion criteria will be utilized by staff to inform recommendations on whether a conversion request is appropriate and enhances policy objectives in the Regional Official Plan, or if it will negatively impact the long term supply and/or viability of employment areas.

### **Proposed criteria build on Growth Plan policies to account for the regional context and increase transparency and consistency**

The Growth Plan contains minimum high level conversion policies that must be considered when assessing requests for employment area conversions. Through a MCR, conversion of lands within employment areas to non-employment uses may only be considered where it can be demonstrated that:

- a) there is a need for the conversion
- b) the lands are not required over the horizon of this Plan for the employment purposes for which they are designated
- c) the municipality will maintain sufficient employment lands to accommodate forecasted employment growth
- d) the proposed uses would not adversely affect the viability of the employment area or the achievement of minimum intensification and density targets
- e) there are existing or planned infrastructure and public service facilities to accommodate the proposed uses

Regional staff identified a need for additional criteria that would assist with assessing the context of the Region's employment areas. In many cases, Growth Plan criteria are too general and do not address key provincial and Regional Official Plan objectives, including:

- protection of employment areas adjacent to 400-series highways and other goods-movement infrastructure
- provision of choice through a range of site sizes, particularly a healthy supply of large-scale parcels

Criteria that expand on Growth Plan criteria provide staff with a more comprehensive, equitable and transparent process for assessing the 30 requests for employment area conversions received to date.

## **The proposed conversion criteria were developed with local municipal staff and through a review of Official Plan policies in York Region and other jurisdictions in Ontario**

In developing the proposed conversion criteria, Regional staff undertook a review of Regional and local Official Plan policies and employment area conversion criteria in other Ontario municipalities. The Cities of Ottawa, Toronto, Mississauga, Burlington, Hamilton and Milton have developed employment area conversion criteria that complement the criteria in the PPS and the Growth Plan (where applicable). It was evident that each criterion had been developed to ensure the specific needs of the municipality's economy and local context were being met when assessing requests for conversions.

In developing additional criteria, staff hosted a number of workshops with regional and local municipal staff.

## **York Region employment area conversion criteria will help assess requests for conversions using five core principles**

The proposed employment area conversion criteria have been organized into five theme areas which align with conversion policies in the Growth Plan and Regional Official Plan in working together to support the Region's long term vision. The theme areas highlight the five core principles staff will be considering when assessing each request for employment area conversion. The following provides an explanation of each theme area. The proposed employment area conversion criteria are in Attachment 4.

### **1. Supply**

Preserving an adequate and diverse supply of employment land is vital to meeting overall regional and local long-term employment needs. The Region's proposed criteria expand on the Growth Plan by prohibiting employment area conversions in recently designated and largely vacant employment areas and by preserving large-size employment parcels to meet the future needs of businesses with specific locational requirements. This includes protection of lands that are planned beyond the 2041 planning horizon.

### **2. Viability**

Viability is the ability for an employment area to operate successfully and sustain success over the long-term. While Growth Plan conversion policies speak to preserving the viability of employment areas, more specifically this includes factors such as impacts to existing businesses operations, opportunities for future business investment, linkages between businesses and compatibility of land uses. Regional criteria prohibit consideration of requests if the entire perimeter of the site is surrounded by lands designated and intended to remain designated for employment purposes.

### 3. Access

Both the Growth Plan and Regional Official Plan encourage protection of sites in the vicinity of major highways, rail yards and airports. There are however, no specific conversion policies in the Growth Plan that consider the importance of these areas. In addition to these sites being valuable for goods-movement purposes, access to major transportation infrastructure is desirable from an economic development perspective. Proposed Regional criteria would consider the location of a site when assessing requests for employment area conversions.

### 4. Infrastructure

Growth Plan criteria recognize the importance of ensuring availability of existing or planned infrastructure such as sewage, water, energy and transportation as well as public service facilities prior to converting employment areas. The York Region Official Plan also emphasizes the importance of providing residents and employers with high quality public services and infrastructure systems.

### 5. Region-wide Interests

Under the Growth Plan, the Region is now responsible for planning employment areas and assessing employment conversions. Together with local municipal partners, it is the Region's responsibility to ensure that Regional and local planning objectives are considered and met. While Growth Plan conversion policies require proponents to identify a need for a conversion, additional Regional criteria under this theme ensure a proposed conversion would not compromise any other regional or local municipal planning objectives and considers potential issues that cross regional boundaries.

## **Proposed conversion criteria protect employment areas beyond the planning horizon and prohibit conversions in employment areas that have yet to develop**

As stated in the PPS, employment areas may be planned beyond the planning horizon. To that end, even if the Regional land needs assessment determines a surplus of employment land, the attached criteria will be used to assess the merits of conversion requests up to and beyond the 2041 planning horizon.

Staff are proposing that employment area conversion requests not be considered in the following recently planned employment areas, highlighted in Attachment 2: Keswick Business Park, Queensville, Highway 404 (ROPA 1), ROPA 3, and Highway 400 North (ROPA 52). To date, the Region has received conversion requests in Highway 400 North. Conversion of lands in these areas would be 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 recently been brought into the urban boundary to accommodate future employment area employment growth to 2031. As a result, preserving these areas for future employment uses is integral to meeting Regional and local municipal long term employment needs. These areas are more appropriately evaluated through a subsequent MCR.

## **Proposed Amendment 1 does not impact the proposed criteria to assess requests for employment area conversions**

Proposed changes in Amendment 1 to the Growth Plan do not impact the way in which staff recommend assessing requests for conversions in employment areas. [Staff's position](#) on proposed Amendment 1 is that all requests for employment area conversions be considered comprehensively through the MCR, not in advance of the next MCR. Since the Region's MCR is well underway, it is appropriate to consider all requests for conversion comprehensively through that process.

## **Land owners will be consulted on the Region's preliminary evaluations of requests for conversions**

Over the coming months, staff will be applying the criteria to evaluate requests for employment area conversions and generate preliminary recommendations. Results of preliminary assessments will be shared and discussed with land owners, local municipal staff, and other stakeholders as appropriate. Adjacent land owners for sites that staff recommend be considered for conversion will also be notified.

## **Preliminary assessments on requests for conversion will be presented to Council in conjunction with the draft forecast in fall 2019**

Assessments on requests for employment area conversions are one of many inputs to the Region's employment forecast and policy update. The draft forecast is scheduled to be presented to Council in the fall of 2019 and will be informed by a detailed review of existing official plan policies, recommendations on requests for conversions, and analysis on historical and future trends. This work will also be an important input to the Economic Development Action Plan update.

Land owner conversion requests received by the Region by May 1<sup>st</sup> 2019 will be considered in the Region's draft forecast and land needs assessment tentatively scheduled for fall 2019. Through consultation with local municipal staff, land owners, and other stakeholders, recommendations on each request will be presented to Council with the draft forecast.

## **Planning and protecting employment areas supports goals of Vision 2051 and the Strategic Plan**

Protecting employment areas has a strong policy framework in the ROP and links to Vision 2051's goal area of An Innovation Economy. Vision 2051 has links to economic growth in all eight goal areas.

A number of indicators under the Economic Vitality strategic priority area of the Strategic Plan focus on preservation of the Region's finite supply of employment areas, one of which is protection and securement of employment areas along 400 series highways.



## **5. Financial**

Employment areas play a central role in the Region's economy. Availability of a wide range of employment land is integral to fiscal health of a community and can directly affect economic development and diversification of the assessment base. Employment growth also has potential to generate spinoff economic benefits.

## **6. Local Impact**

York Region staff have met with local municipal planning staff to discuss protecting employment areas. Local municipal staff helped develop the proposed criteria and will be an integral part of the evaluation process. Extensive consultation with local municipal staff will occur when developing recommendations on each request for conversion. Local municipalities are key partners in the ongoing preservation, enhancement and planning of employment areas.

## **7. Conclusion**

Employment areas are strategic and vital to the Regional economy. Employment areas accommodate over 53% of the Region's 2018 employment base and have a number of economic benefits. These include providing York Region residents with access to high-quality jobs, supporting a healthy tax base and accommodating export-based businesses with land extensive or specific location requirements at lower land costs.

To date, the Region has received 30 requests for employment area conversion. Staff have developed a set of proposed employment area conversion criteria (Attachment 4) to evaluate these requests. The Region's criteria build on Growth Plan policies and provide a comprehensive and equitable basis for evaluating requests for employment area conversions. Recommended treatment of lands subject to requests for conversion will be evaluated with local municipalities, land owners and other stakeholders as required before being presented to Council with the Region's recommended growth scenario in the fall of 2019.

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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

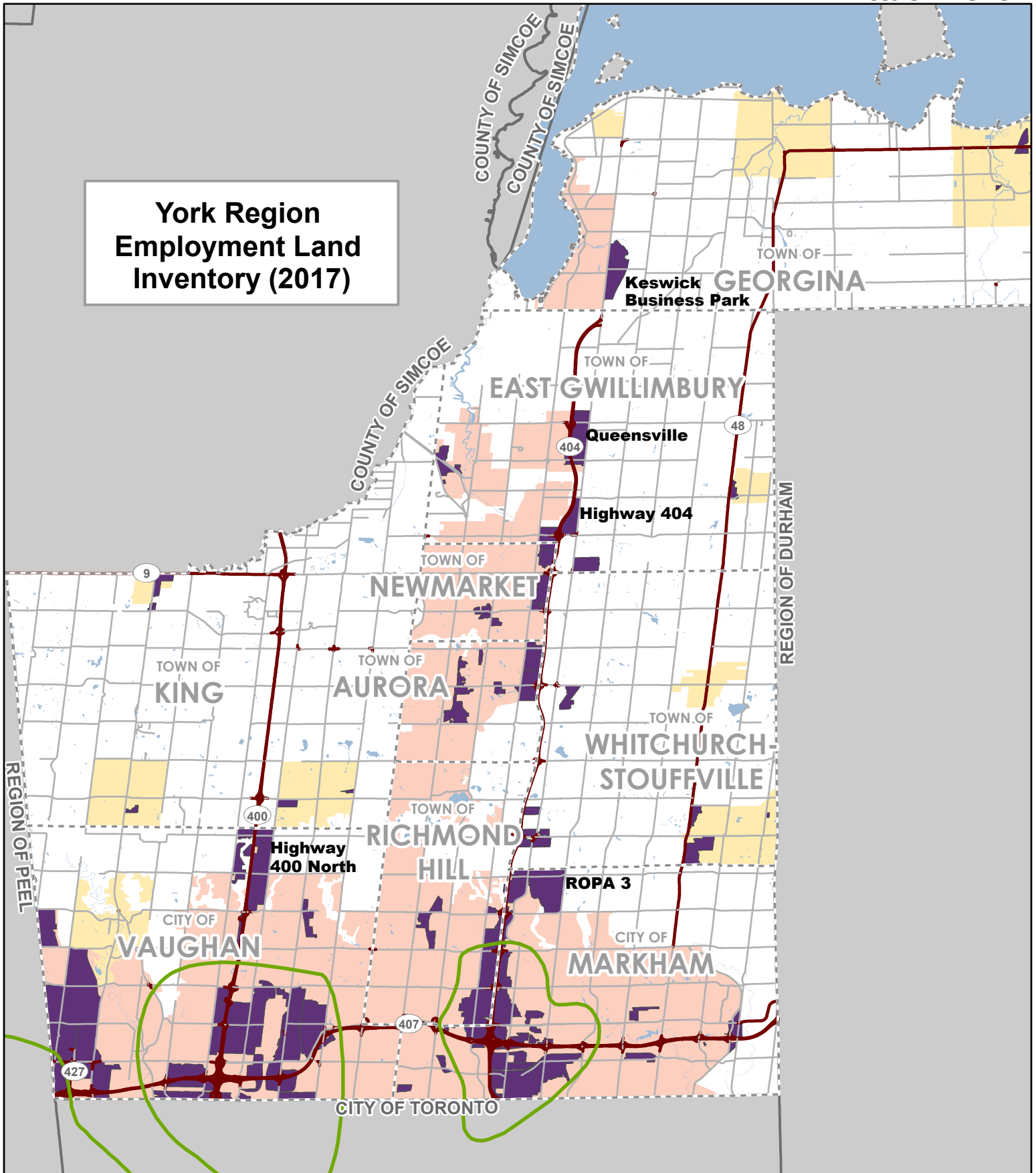
February 22, 2019  
Attachments (4)  
eDOCS #9111458

## Employment Type Definitions

For forecasting and land needs assessment purposes, the Region categorizes employment into four types:

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

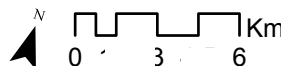
# York Region Employment Land Inventory (2017)



## REGIONAL MUNICIPALITY OF YORK 2017 Employment Land Inventory

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

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



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

### Proposed Employment Area Conversion Requests by Municipality

The following is a list of land owner submissions requesting re-designation of lands to a non-employment use. Employment area conversion requests received as of February 5<sup>th</sup> 2019 have been included in this table.

	Address	Location	Employment Area	Total Area (ha)*	Municipality	Nature of Request
1	180 and 182 Centre Cres	The subject property is located west of Industrial Parkway and north of Centre Street, in the Industrial Parkway North Employment Area.	Industrial Parkway North	0.8	Aurora	A request to re-designate subject lands from employment and light industrial uses to residential use.
2	337 Magna Drive	The subject lands are located in the southeast and southwest quadrant of Stronach Boulevard and Wellington Street East in the Magna Business Park.	Magna	10.0	Aurora	A request to re-designate lands from Business Park employment use to Mixed Use, Medium – High Density Residential, and Community Commercial uses
3	1289 Wellington Street East	The subject lands are located at the southwest corner of Leslie Street and Wellington Street East in the Magna Employment Area.	Magna	3.5	Aurora	A request to re-designate subject lands from Business Park employment use to Community Commercial designations
4	20 and 25 Mavrinac Boulevard	The subject lands are located at the northeast and northwest corner of Mavrinac Boulevard and Wellington Street East.	Magna	6.9	Aurora	A request to re-designate lands from Business Park employment use to Low to Medium Residential and Medium to High Density Residential uses
5	5821, 5845, 5865, 5875, 5933 14th Ave	The subject lands are bounded by 14th Ave to the north, a shopping plaza along Markham Road to the east, the Aaniin Community Centre to the west and vacant lands to the south. The site is within the Armadale Employment Area.	Armadale	4.8	Markham	A request to re-designate a portion of the subject lands from employment to residential

	<b>Address</b>	<b>Location</b>	<b>Employment Area</b>	<b>Total Area (ha)*</b>	<b>Municipality</b>	<b>Nature of Request</b>
6	8050 Woodbine Avenue	Site is located on the west side of Woodbine, right south of the intersection of Woodbine and Highway 407.	Rodick	3.3	Markham	A request to relax the current employment designation of the property and achieve site-specific policy recognition. The property qualifies as a Major Transit Station Area.
7	2730 Elgin Mills Road	Site is located on the north side of Elgin Mills Road, west of Woodbine Avenue and just east of Highway 404.	Victoria Square	1.0	Markham	A request to re-designate lands from "Service Employment" use to "Low Rise Residential"
8	7386 & 7482 Highway 7 East, 8600 & 8636 Reesor Road, 8662/8724 Reesor Road	The site is bounded by Highway 7 to the south, Donald Cousens Parkway to the west and north, and Reesor Road to the east in the Cornell Employment Area.	Cornell	18.4	Markham	A request to convert employment land to support mixed-use development comprising medium and high density residential, retail, office commercial and a hotel
9	Part of Lot 11, Concession 9	The subject property is located at northwest corner of Highway 7 East and Donald Cousens Parkway, within the Cornell Employment Area	Cornell	1.0	Markham	A request to re-designate land 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)

	<b>Address</b>	<b>Location</b>	<b>Employment Area</b>	<b>Total Area (ha)*</b>	<b>Municipality</b>	<b>Nature of Request</b>
10	77 Anderson Avenue	The subject site is located on the north side of Bur Oak Avenue, west of the CN Rail line, and east Anderson Avenue and Markham Road. The lands are also north of the Mount Joy GO Transit station, within the Mount Joy Business Park.	Mount Joy	0.5	Markham	A request to re-designate subject lands from Service Employment to Mixed Use High Rise
11	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	The subject lands, consisting of multiple parcels, are located in the northwest and southwest quadrants of Bayview Avenue and Mulock Drive. These properties are part of the Mulock Southeast and Mulock North Employment Areas in Newmarket.	Mulock Southeast and Mulock North	18.3	Newmarket	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.
12	1577 Major Mackenzie Drive East	The subject property is located at the southwest corner of Major Mackenzie Drive and Highway 404 in the Headford Business Park.	Headford	17.6	Richmond Hill	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) on site.

	<b>Address</b>	<b>Location</b>	<b>Employment Area</b>	<b>Total Area (ha)*</b>	<b>Municipality</b>	<b>Nature of Request</b>
13	1521 19th Avenue	The subject lands are located on the south side of 19th Avenue, east of Leslie Street within the North Leslie Secondary Plan area. This application is submitted together with 1585 19th Avenue – see application # 41.	North Leslie	0.1	Richmond Hill	A request to re-designate lands from employment to residential use.
14	1585 19th Avenue	The subject lands are located on the south side of 19th Avenue, east of Leslie Street within the North Leslie Secondary Plan area. This application is submitted together with 1521 19th Avenue – see application # 40.	North Leslie	0.4	Richmond Hill	A request to re-designate lands from employment to residential use.
15	93 Edward Avenue and 500 Elgin Mills Road East	The site is bounded by Elgin Mills Rd. E to the South, Edward Ave to the west, Community Living York South to the north, and Rose Branch Drive to the east.	Newkirk	2.7	Richmond Hill	A request to re-designate subject lands to permit a private school with outdoor recreation area/sports field at 93 Edward Avenue.
16	11421 Weston Road; Part of Lot 30, Concession 5	The property is located in the south-east quadrant of Kirby Road and Weston Road. The site is bounded by Kirby Road to the north, Weston Road west, residential to the east.	Highway 400 North (Teston West) (ROPA 52)	18.3	Vaughan	A request to re-designate lands to allow mixed-use permissions (including residential use) beyond employment uses permitted by the City of Vaughan OPA 637. The site is also located within the ROPA 52 area.



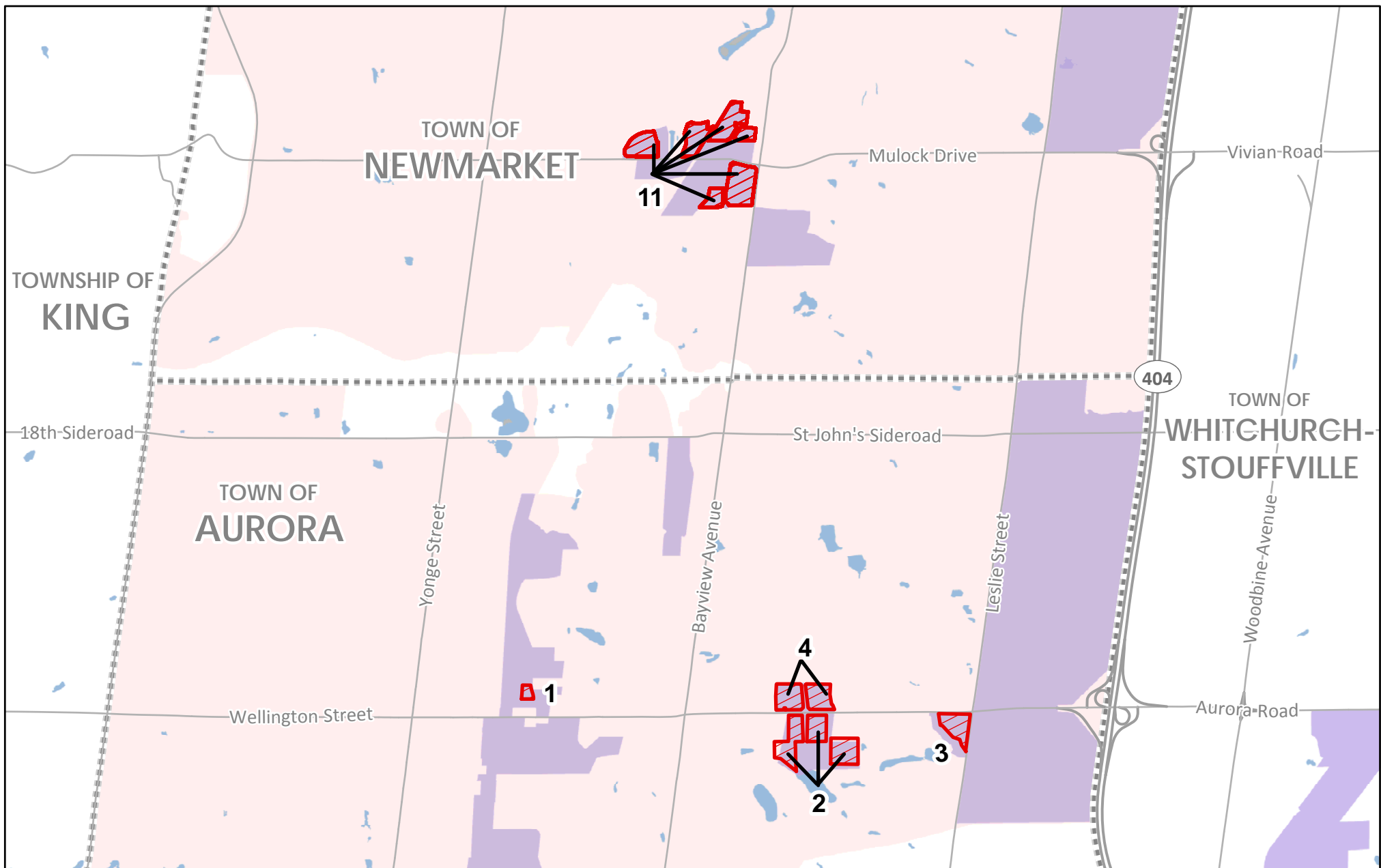
	<b>Address</b>	<b>Location</b>	<b>Employment Area</b>	<b>Total Area (ha)*</b>	<b>Municipality</b>	<b>Nature of Request</b>
17	233 Four Valley Drive, 1040-1080 Edgeley Blvd	The property is located in the southeast quadrant of Bass Pro Mills Drive and Edgeley Boulevard, in the Vaughan 400 North Employment Area.	Vaughan 400 North	6.0	Vaughan	A request to re-designate employment land to support mixed-use development on site.
18	11, 27 and 37 Jacob Keefer Parkway	The subject property is located at the southeast corner of Rutherford Road and Jacob Keefer Parkway, along the northern boundary of the Tutor West Employment Area.	Tutor West	1.0	Vaughan	A request to permit residential use on the subject lands currently designated as "Employment Commercial Mixed-use" in the 2010 Vaughan Official Plan.
19	7625 Martin Grove Road & 211 Woodstream Boulevard	The subject property contains two parcels, located south of Highway 7, east of Martin Grove Road, on the north and south sides of Woodstream Boulevard. The subject lands are situated in the West Woodbridge Employment Area.	West Woodbridge	1.8	Vaughan	A request to re-designate lands from employment uses to mid-rise mixed-use for residential and commercial uses
20	661 and 681 Chrislea Road	The subject lands are located in the southwest quadrant of Langstaff Road and Highway 400, bounded by Silmar Drive in the west and Chrislea Road to the south. The property is situated in the Weston 400 Employment Area.	Weston 400	1.6	Vaughan	A request to re-designate subject lands from Employment use to High-Rise Mixed use

	Address	Location	Employment Area	Total Area (ha)*	Municipality	Nature of Request
21	Lots 26 to 35, Vaughan Concession 5 & Lot 1, King Concession 5 (3440 Kirby Road and 11720 Jane Street)	The subject lands are located on the east and west sides of Highway 400. Lands to the east of the Highway are bounded by King Vaughan Road to the north, Jane Street to the east, and Kirby Road to the south. The western portion is bounded by King Vaughan Road to the north, Weston road to the west, and Teston Road to the south. The lands are also known as Blocks 34W and 35 in Vaughan. They are also located within the ROPA 52 area.	Highway 400 North (ROPA 52)	291.0	Vaughan	A request to re-designate the subject lands from employment to residential uses.
22	8083 Jane Street	The subject property is located at the southeast corner of Jane Street and MacIntosh Boulevard in the Vaughan 400 Employment Area.	Vaughan 400	1.8	Vaughan	A request to re-designate lands from Prestige and General Employment to Mixed Use designation.
23	8821 Weston Road	The subject lands are located south of Rutherford Road, north of Langstaff Road, on the east side of Weston Road, and west of Highway 400. The property is located in the Weston 400 North Employment Area.	Weston 400 North	3.6	Vaughan	A request to re-designate subject lands from Prestige Employment to Employment Commercial – Mixed use
24	Part of Lot 14 and 15, Concession 5	The property is located in the south-east quadrant of Rutherford Road and Weston Road, just west of Highway 400, in the Vaughan Mills Centre Employment Area.	Vaughan Mills Centre	39.0	Vaughan	A request to re-designate the subject lands from employment to residential/ mixed-uses.

	<b>Address</b>	<b>Location</b>	<b>Employment Area</b>	<b>Total Area (ha)*</b>	<b>Municipality</b>	<b>Nature of Request</b>
25	6241 Rutherford Road	The subject property is located on the south side of Rutherford Road, to the west of Highway 27. It is situated within the Block 59 planning area and in the West Vaughan Employment Area.	West Vaughan – Huntington East	8.2	Vaughan	A request to convert employment lands from the current Prestige Employment designation to facilitate the development of a banquet hall
26	2739 Highway 7	The subject property is located at the southwest corner of Highway 7 and Costa Road, in the Jane South Employment Area. The site is currently used for the storage of equipment/vehicles. It is located just east of the Vaughan Metropolitan Centre Secondary Plan area.	Jane South	0.3	Vaughan	Request to convert employment land to allow residential uses
27	45, 65, 85, 115 Bowes Road and 1950 and 1970 Highway 7	Site bounded by Highway 7 to the south, the railway to the east, and Bowes Road to the west.	Keele	12.4	Vaughan	A request to re-designate lands from Employment Commercial Mixed-Use to Mixed-Use Commercial/Residential
28	2267 Highway 7 and 7700 Keele Street	The subject lands are located at the southwest quadrant of Highway 7 and Keele street.	Keele	5.5	Vaughan	A request to redesignate the subject lands to a mixed-use residential development
29	156 Chrislea Road and 15 Jevlan Drive	The subject lands are bounded by Jevlan drive to the west, Chrislea road to the south and east and employment lands to the north.	Weston 400	1.5	Vaughan	A request to allow greater flexibility in the permitted uses including more retail and service commercial type uses.

	<b>Address</b>	<b>Location</b>	<b>Employment Area</b>	<b>Total Area (ha)*</b>	<b>Municipality</b>	<b>Nature of Request</b>
30	12049 Highway 48	The subject lands form Block 7, Registered Plan 65M-4444, at the north-east corner of Highway No. 48 and Hoover Park Drive.	Stouffville South	18.0	Whitchurch-Stouffville	A request to redesignate the subject lands to allow for mixed use residential and commercial development

\*Conversion site boundaries are based on applicants' submissions and may not reflect the extent of the area subject to conversion. Areas are subject to change.



Proposed conversion site boundaries are based on applicants' submissions and may not reflect the extent of the area subject to conversion. These boundaries are subject to further refinement.



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

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## TOWN OF AURORA AND TOWN OF NEWMARKET

### Proposed Employment Area Conversion Requests

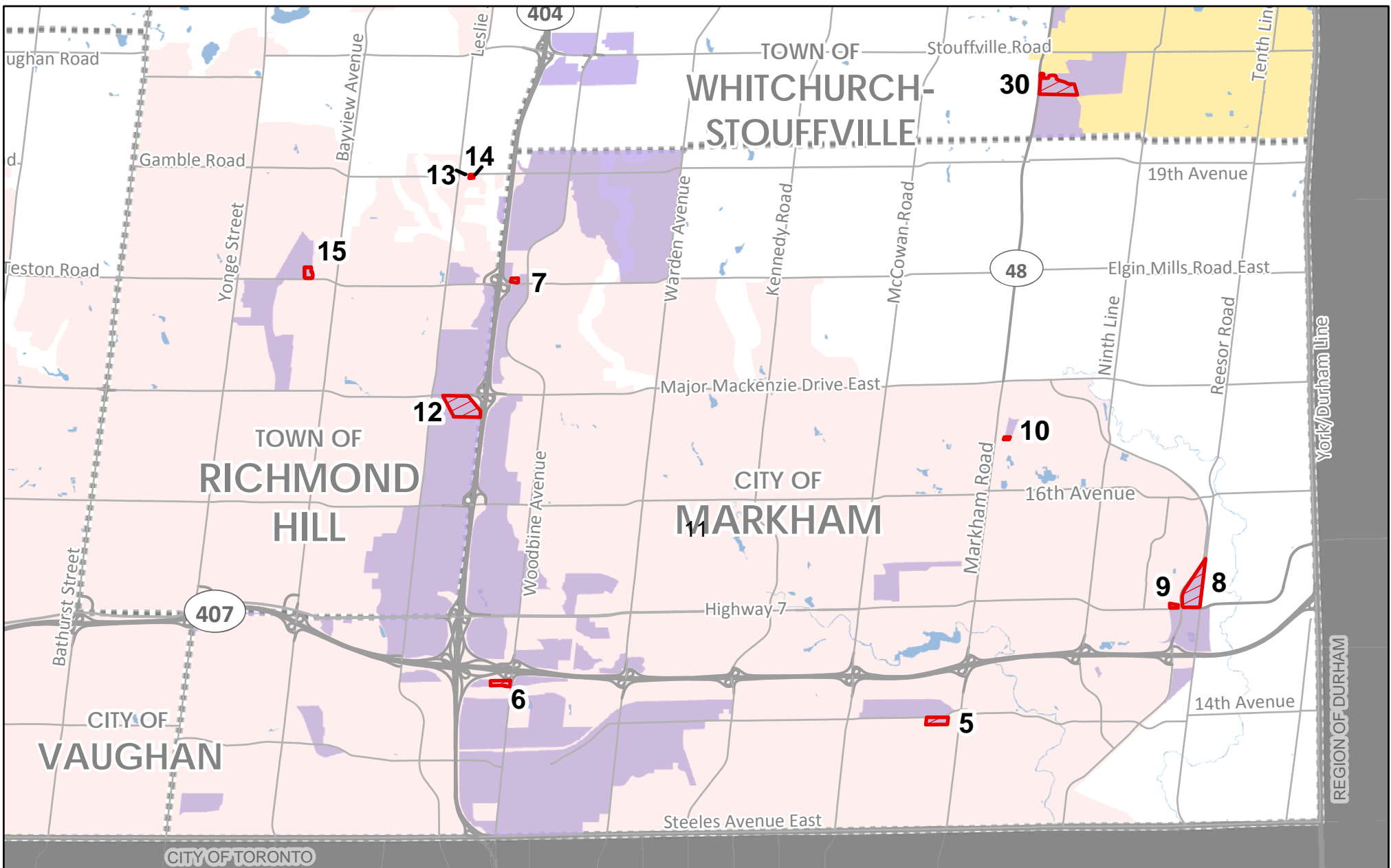
(Received as of February 5, 2019)

9

0 0.5 1  
Kilometers



- |  |   |
|--|---|
|  Employment Area                    |  Highway                     |
|  Employment Area Conversion Request |  Road                        |
|  Towns and Villages                 |  Railway                     |
|  Urban Area                         |  Regional Municipal Boundary |
|  Lake/River                         |  Local Municipal Boundary    |



Proposed conversion site boundaries are based on applicants' submissions and may not reflect the extent of the area subject to conversion. These boundaries are subject to further refinement.



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

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## TOWN OF RICHMOND HILL, CITY OF MARKHAM AND TOWN OF WHITCHURCH-STOUFFVILLE

### Proposed Employment Area Conversion Requests

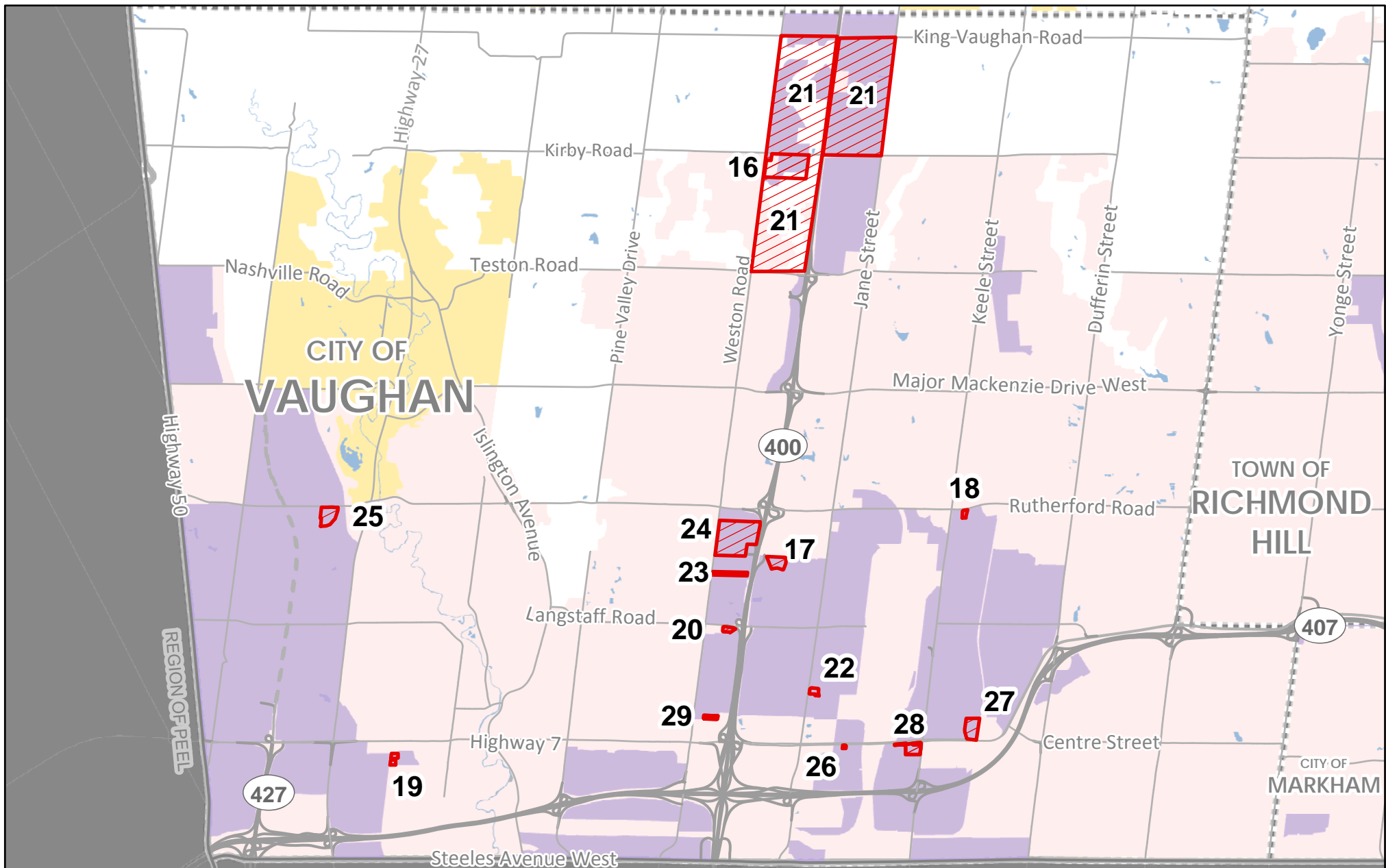
(Received as of February 5, 2019)

10

0 1 2  
Kilometers



- |                                    |                             |
|------------------------------------|-----------------------------|
| Employment Area                    | Highway                     |
| Employment Area Conversion Request | Road                        |
| Towns and Villages                 | Railway                     |
| Urban Area                         | Regional Municipal Boundary |
| Lake/River                         | Local Municipal Boundary    |



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## CITY OF VAUGHAN

### Proposed Employment Area Conversion Requests

(Received as of February 5, 2019)

11

0 1 2  
Kilometers



- |  |                                    |  |                             |
|--|------------------------------------|--|-----------------------------|
|  | Employment Area                    |  | Highway                     |
|  | Employment Area Conversion Request |  | Proposed Highway            |
|  | Towns and Villages                 |  | Road                        |
|  | Urban Area                         |  | Railway                     |
|  | Lake/River                         |  | Regional Municipal Boundary |
|  |                                    |  | Local Municipal Boundary    |

### **Proposed Employment Area Conversion Criteria**

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

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

#### **Growth Plan Criteria**

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

#### **York Region Criteria**

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



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

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

Theme Area	Criteria	Description
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"> <li>Intended to ensure an appropriate amount of land designated as employment to accommodate the employment forecast over the planning horizon.</li> </ul>
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"> <li>Intended to ensure that both York Region and the local municipal land needs assessments will be considered when evaluating conversion requests.</li> <li>Additionally, the words “sufficient employment land employment growth” were added to identify that protecting ELE jobs is a Regional priority as employment lands are home to the majority of the Region’s jobs.</li> </ul>
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"> <li>Intended to ensure that the viability of the employment area is maintained and that density (Designated Greenfield Area, Employment Area) and intensification (Urban Growth Centres, Strategic Growth Areas, and Major Transit Station Areas) targets can be met.</li> </ul>
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"> <li>When evaluating conversions consider if the existing or planned infrastructure and public service facilities are available to support the non-employment uses.</li> </ul>

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

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

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

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