

# **The Regional Municipality of York**

Committee of the Whole  
Planning and Economic Development  
October 10, 2019

Report of the Commissioner of Corporate Services and Chief Planner

## **Employment Area Conversion Process Update**

### **1. Recommendations**

Council receive this report for information.

### **2. Summary**

This report provides Council with an update on the employment area conversion evaluation process for the Municipal Comprehensive Review (MCR) and progress to date.

Key Points:

- For the first time, the Growth Plan requires York Region to designate employment areas in the Regional Official Plan and to assess requests for employment area conversions
- The Region has received 58 site-specific conversion requests to be considered through the MCR
- Staff are currently assessing requests for employment area conversions starting with application of the York Region employment area conversion criteria endorsed by Regional Council in March 2019 (Phase 1)
- Individual letters were distributed to each landowner informing them of Regional staff's preliminary Phase 1 recommendation based on the criteria evaluation and to invite them to meet to discuss staff's initial evaluation
- Phase 2 of the evaluation process is in progress and includes a broader analysis of employment lands, their context within the Regional and local structure, implications on the land budget and infrastructure, and the changing nature of job delivery
- Both phases consider materials submitted for the site-specific conversion requests as well as local municipal staff input and/or local municipal Council recommendations
- Upon completion of phase 2, results of the final assessment will be presented to Council with recommendations in Q1 2020

### 3. Background

#### **Upper and single-tier municipalities are required to assess employment area conversion requests and designate employment areas in the Regional Official Plan**

Planning for employment is an important component of the Regional Municipal Comprehensive Review (MCR). To inform the development of an updated Regional Official plan, a number of reports are presented to Council as outlined in Table 1.

**Table 1**  
**MCR Workplan**

Timing	Status	Report Title
Q1 2019	✓	Employment Land Conversion Criteria
Q2 2019	✓	Planning for Intensification - including draft MTSAs
	✓	Planning for Employment - including trends analysis
	✓	Implementing the Agricultural System
Q3 2019	✓	Growth and Infrastructure Alignment
Q4 2019		Update on Public Consultation
		Employment Area Conversion Process Update
Q1 2020		Planning for Growth - including draft forecast and land needs, and employment conversion recommendations
		Major Transit Station Areas Update
		Natural Heritage Planning
		Policy Directions Report
Q2 2020		Intensification and MTSAs - Final Recommendations
		Climate Change
		Planning for Employment - Final Recommendations

As part of planning for employment, the Growth Plan now requires York Region to designate and set density targets for employment areas in the Regional Official Plan (ROP) and to assess requests for employment land conversion. These are new Regional responsibilities, as previously employment designations were only included in local Municipal Official Plans.

For the first time, following the completion of the Region's current Municipal Comprehensive Review (MCR), the ROP will include an employment area designation.

## **Assessing employment areas is an essential component of planning for employment to deliver future jobs across the Region**

Through the MCR, staff are undertaking extensive research and analysis in planning for employment to 2041 and beyond leading to an update of the ROP. The Region is forecast to grow to 900,000 jobs by 2041, growth of approximately 264,000 jobs from 2018. The following reports to Council support planning for this employment growth.

1. [Employment Area Conversion Criteria](#) and York Region [2018 Employment and Industry Employment](#) reports presented to Council in March 2019
2. [Planning and Employment](#) background report including historical and future employment trends in May 2019
3. Employment forecast (by employment type) and land need assessment to 2041, that will identify proposed employment land areas which incorporate recommendations on the requests for conversion to be presented to Council in Q1 2020; this report will include recommendations on each employment conversion request
4. Planning for Employment report including recommendations on employment area designations and a policy framework
5. Draft policies and mapping of employment areas in the ROP to be presented to Council in 2020

Assessing conversion requests is an essential component of planning for employment as Council decides where to deliver future jobs across the Region and protects appropriate land to ensure the ongoing long-term economic viability of the Region. Employment planning is a key input into the MCR and can have significant impacts on the work being undertaken to determine land needs.

Planning for employment through the MCR is being co-ordinated with the update of York Region's Economic Development Action Plan which sets out strategic actions for economic growth and business attraction in the Region.

## **Employment is categorized into four types for land needs and forecasting purposes**

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

1. Employment Area: employment within official plan designated employment areas (business parks, industrial areas)

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

Employment area conversion requests apply only to the employment area employment category. Employment areas are defined in the Provincial Policy Statement (2014) as “areas designated in an official plan for a cluster 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.

Employment area conversions occur when sites within an official plans designated employment area are re-designated to accommodate non-employment uses such as residential or major retail. Conversions have a direct impact on the land budget and infrastructure assessment work in two ways:

1. Impact land available to accommodate forecasted 2041 employment area employment jobs, and
2. Converted sites accommodate population growth on lands not originally contemplated to do so

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

Employment areas are fundamental to the Region's economic vitality and resiliency 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, is close to Toronto Pearson Airport and potential future Pickering Airport, is home to the CP intermodal CN MacMillan rail yard, and has a strong network of 400 series highways.

York Region is also home to significant portions of two regionally, provincially and nationally significant employment zones identified by the Neptis Foundation. These two employment zones include clusters of jobs in rapidly growing industries such as Information and Communications Technology (ICT), and distribution and logistics outside of Toronto's downtown core and provide jobs for workers across the GGH.

York Region's employment areas are home to a large number of global operations and major employers including TD, Desjardins and Honda, contribute to a healthy tax base, support export-based businesses and provide good paying jobs to residents within York Region and across the GGH. It is important that a healthy supply of land is maintained in the Region's employment areas to continue to attract businesses and employees into the Region, and provide live work opportunities with shorter commute times.

## **Staff are assessing requests for employment area conversions through the Regional Municipal Comprehensive Review**

The Growth Plan now requires the assessment of conversions through a Regional Municipal Comprehensive Review (MCR) as part of the process to designate employment areas in the Regional Official plan (ROP). Previously, employment designations were addressed at the local municipal level. The 2019 amendments to the Growth Plan allow for conversions of employment lands up until the next MCR, if not identified as a Provincially Significant Employment Zone. However, the Regional MCR is now underway and it is appropriate for conversion requests to be considered comprehensively and reported to council with consideration of the Regional land budget exercise. Final analysis and recommendations in this regard on conversion requests will be reported to Regional Council in Q1 2020.

In March 2019 Council endorsed [employment area conversion criteria](#) to assist staff in assessing requests to re-designate employment areas to accommodate non-employment uses. The conversion criteria were developed with local municipal planning staff and provide for an initial assessment of conversion requests.

Staff are evaluating conversion requests in two phases. Phase 1 includes a comprehensive evaluation of each request on a site-specific basis applying the criteria. Phase 2 involves consideration of conversion requests through a broader employment area analysis considering the context of the request within the Regional and local urban structure, assessing implications on the forecast and land budget and infrastructure, and the changing nature of job delivery. The final phases of the process involve Councils consideration and direction in Q1 2020 and ultimately Provincial approval of the Region's MCR process and ROP update.

On September 23<sup>rd</sup> 2019, the Minister of Municipal Affairs and Housing announced a review of the land needs assessment methodology (Attachment 1). This review and finalization of the methodology may delay reporting on land needs.

## **4. Analysis**

### **Council endorsed employment area conversion criteria provide a tool to assess conversion requests comprehensively using five core principles**

The Growth Plan contains a minimum set of high level conversion policies that must be considered when assessing requests for employment area conversions. To assist with this process, in March 2019 York Region conversion criteria were endorsed by Council to provide staff with a comprehensive, equitable and transparent process for the first step in assessing conversion requests on a site-specific basis.

The criteria have been organized into five core principles which align with conversion policies in the Growth Plan and ROP and work together to support the Region's long term vision. The core principles staff are considering when assessing each request for employment area conversion are:

- **Supply:** Maintaining an adequate and diverse supply of vacant employment parcels of various sizes and characteristics is vital to meeting regional and long-term employment area needs, including protecting lands beyond the 2041 planning horizon
- **Viability:** refers to the ability of an employment area to operate successfully and sustain success over the long-term
- **Access:** Protection of sites within the vicinity of major highways, rail yards and airports is important for goods-movement purposes and desirable from an economic development perspective
- **Infrastructure:** Ensuring existing or planned infrastructure such as sewage, water, energy and transportation as well as public service facilities are in place
- **Region-wide interests:** Ensuring Regional and local planning objectives are not compromised and considers cross regional boundaries (if applicable)

The Council endorsed criteria assist staff in identifying those sites that can reasonably be supported considering specific site characteristics, the request and supporting material. Staff have been applying the criteria using a consistent approach across all nine local municipalities that reflect Region-wide interests.

The criteria include two mandatory criteria which prohibit support for conversions on a site-specific basis:

- Lands in recently designated and largely vacant employment areas (i.e. Keswick Business Park, Queensville, adjacent to Highway 404 in East Gwillimbury (ROPA 1) and North West Markham (ROPA 3), and Highway 400 North in Vaughan (ROPA 52)); and,
- Lands in areas where the entire perimeter of the site is surrounded by lands designated and intended to remain designated for employment area purposes.

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

Prior to the site-specific conversion criteria being recommended to Council in March 2019, through workshops hosted by the Region local municipal staff provided input into their development. Regional staff also 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 criteria in the PPS and the Growth Plan. These municipalities developed criteria to ensure the specific needs of the economy and local context were being met when assessing requests for conversions. Criteria endorsed by others, along with local municipal input, were integral in development of the York Region criteria.

## **Employment planning has significant implications on the Region's land needs assessment work**

The Region's MCR work includes updating the ROP forecast horizon from 2031 to 2041, distributing the York Region forecast of 1.79 million people and 900,000 jobs to the nine local municipalities and undertaking a land needs assessment to determine urban boundary expansion needs to accommodate growth to 2041.

Careful consideration of employment area conversions is required to protect for the Region's long-term economic viability which relates to more than just the number of jobs that are delivered. There are a variety of economic sectors in the Region that are not always compatible with residential or other non-employment uses. These sectors may have noisy processes or produce odours or emissions, and frequently have significant trucking operations that benefit from being close to major goods movement corridors and away from sensitive land uses. These sectors provide good high paying jobs to the Region's labour force and have specific location criteria. If options are not available for these types of businesses in the long-term, they may locate elsewhere.

Converting employment lands to residential can impact the land needs assessment. Every conversion request supported accommodates a portion of the Region's population growth in areas not originally contemplated to do so. Given that many requests propose higher density mixed use developments the population potentially accommodated can be significant, in some cases hundreds of people per hectare. This has implications on the land budget and may also impact the timing of, and/or need for future infrastructure projects.

The MCR and ROP are required to conform to the Growth Plan and provincial land needs assessment methodology. Converting a significant amount of land originally not contemplated to accommodate population could potentially result in an oversupply of greenfield lands resulting in a conformity conflict with the Growth Plan.

## **Employment area conversion requests within provincially significant employment zones can be considered during the current MCR**

The Growth Plan provides a framework for provincially significant employment zones identified by the Minister of Municipal Affairs and Housing. While the province continues to define and delineate these areas, lands within these zones are deemed to be important to the province's economy and are not able to be converted outside of a municipal comprehensive review. The Growth Plan identifies twenty-nine zones across the Greater Golden Horseshoe, including four zones within York Region. Collectively, these zones cover a significant portion of the Region's employment land base in southern York Region.

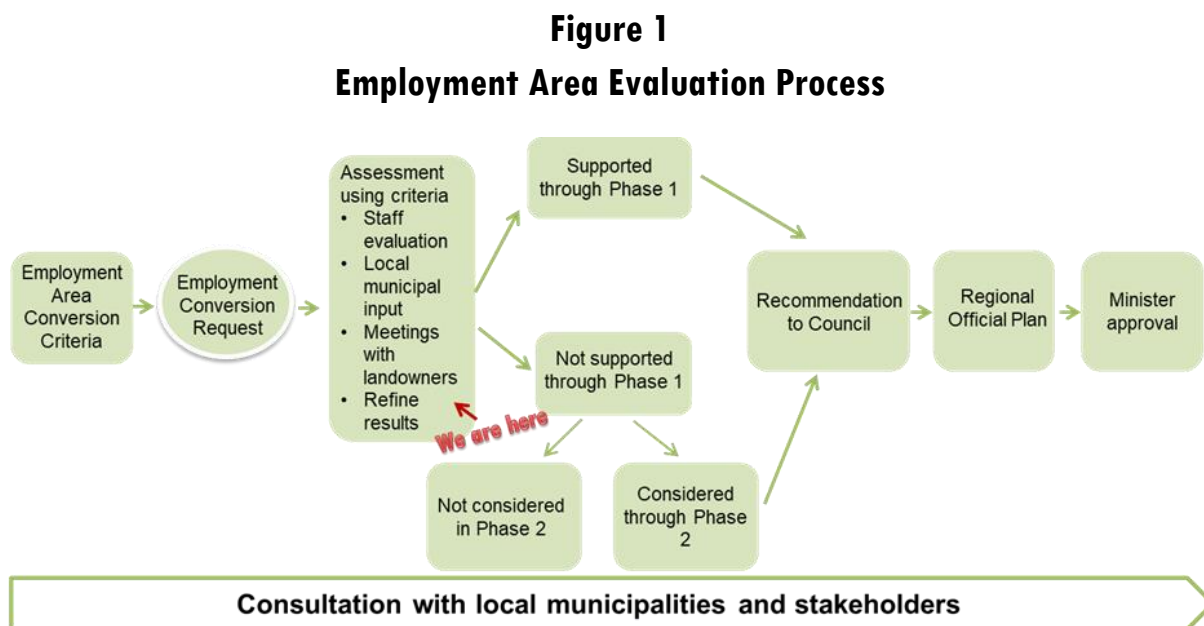
Regional staff have supported identifying provincially significant employment zones to protect the Region's employment land base and are currently in discussion with the Province to refine the proposed zone boundaries based on Council direction.

The identification of areas as Provincially Significant does not impact the employment area conversion request process described in this report, as lands within identified provincially significant zones can be converted during the Regional MCR.

## **Staff are undertaking the evaluation of employment area conversion requests in two phases, the first of which is a site-specific assessment based on Council approved criteria**

To date staff have received 58 employment area conversion requests and evaluated 52 received prior to May 1<sup>st</sup> 2019. Staff are evaluating the conversion requests in two phases. Since Council endorsed the criteria in March, staff have substantially completed Phase 1 which included a site-specific evaluation of each request applying the criteria. This included a review of the materials submitted for the site-specific conversion request as well as local staff input and/or local Council input (when available) on conversion requests. Local municipal Council recommendations have been received from a number of municipalities and are being considered in phase 1 and phase 2 of the process.

As part of the first phase, individual letters were distributed to each landowner informing them of Regional staff's preliminary recommendation based on the criteria evaluation, noting that there would be a subsequent phase for consideration, and inviting them to a meeting to discuss staff's initial evaluation. The process for evaluating conversion requests is outlined in Figure 1.



## **Phase 1 discussions are wrapping up and will inform finalization of Phase 1 results**

Regional and local planning staff have participated in individual phase 1 meetings with conversion applicants. These meetings are currently wrapping up for the 52 requests considered to date. In a few instances, additional information has been presented to staff



which requires further consideration prior to finalizing Phase 1 results. The additional requests are being considered.

As part of these Phase 1 discussions, at each meeting, staff have clarified the evaluation process, noting that consideration of requests will continue in phase 2 considering the range of employment uses and potential for mixed use.

At the time of writing this report:

- 8 conversion requests are supported by staff based evaluation of the Phase 1 criteria, several additional requests are under consideration based on additional information provided at the landowner meetings
- 5 requests fall into the first mandatory criteria, prohibiting further consideration of site specific requests within recently designated and largely vacant employment areas
- A further three requests meet the second mandatory criteria prohibiting their support on a site-specific basis as they are fully surrounded by employment lands. Given that all 3 of those requests are located immediately adjacent to existing rapid transit corridors, they are being considered through Phase 2
- The remaining requests (i.e. apart from those already supported, or those within the recently designated, vacant areas) are candidates for Phase 2 consideration (currently 39)
- 6 requests received after May 1, 2109 are also being evaluated

To date, Regional and local staff are mostly aligned. Conversion requests that may compromise strategically located employment areas such as those within 400 series highway corridors, collectively could have a significant impact on the land needs assessment, and those with compatibility challenges, need to be thoroughly discussed through Phase 2.

A summary of the requests, their status and location are included in Attachments 2 and 3.

### **The Phase Two evaluation of conversion requests is in progress and involves a comprehensive look at employment areas based on Regional and local context**

Phase 2 of the evaluation process includes broader analysis and discussions with local municipal staff and stakeholders on employment planning and a more general assessment of employment areas in the Region. This second phase will consider the context within the Regional and local structure, implications on the land budget and infrastructure, and the changing nature of job delivery. It will assess employment areas to be designated in the ROP, whether some current employment areas should have more permissive uses and if select areas would be more appropriate for mixed uses (including non-employment uses).

The broader employment planning discussion through the second phase includes a review of the conversion requests not already supported based on Phase 1 results. Those requests that met the mandatory criteria related to recently approved and relatively undeveloped

employment areas are not proposed to be considered through the second phase. Those meeting the second mandatory criteria (fully surrounded by employment area) may be considered in Phase 2 if they are located immediately adjacent to existing rapid transit corridors. During this second phase, there is also opportunity to work with local staff to consider the range of employment uses that may be permitted on lands designated in the ROP or local official plan.

Where local municipal positions on the conversion requests have not already been received, staff will be requesting municipal comments to help inform the Phase 2 process. Local municipal positions will also be summarized and included in the Q1 report to Council.

### **Potential for Mixed-Use areas will occur in the Second Phase evaluation of conversion requests**

Staff recognize that there is greater desire for more amenities in or adjacent to some employment areas and potential for mixed use designations in certain locations. Unless conversion of the land is fundamentally contrary to the objectives of the Growth Plan or ROP (i.e. those along 400 series highways), staff are taking a comprehensive look at the request in the context of local municipal and regional objectives to determine the appropriate extent of an employment area designation and associated policy provisions.

As has been identified in site-specific meetings with employment conversion applicants, the second phase of staff's assessment may result in some site-specific conversion requests that were not initially supported in the first phase being treated differently as a result of those broader discussions and objectives regarding employment area designations. This work is taking place over the coming months. The second phase will also include a mail out to properties adjacent to each conversion request. It is appropriate that landowners in the vicinity of a conversion request be made aware of a potential designation change through approval of a conversion as part of the MCR.

A comprehensive analysis of the potential servicing implications of the conversions will also form part of the Phase 2 analysis.

### **Employment Area evaluation results will be incorporated into the Region's draft forecast and land needs assessment scheduled for Q1 2020**

Results of the evaluation assessments, including phases 1 and 2, will be incorporated into the Region's draft forecast and land needs assessment work scheduled for Q1 2020. Following Council's consideration of the draft forecast together with all of the employment land conversions requests, consultations will continue and employment area designations will be finalized and incorporated into a final forecast and land budget reflected in the draft ROP scheduled to be presented to Council in 2020.

## **Any additional employment conversion requests are being requested by November 29<sup>th</sup> 2019**

Given the extent of work required to assess each employment area conversion request and the implications to the land needs assessment work, and to make an informed recommendation to Council, late requests may impact the Region's ability to deliver a draft ROP next year. As such, staff are proposing to send emails to stakeholders and update the Region's website to indicate that submissions received after November 29<sup>th</sup> 2019 will need to be referred to the next MCR.

## **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. 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.

## **6. Local Impact**

Local municipalities are key partners in the ongoing preservation, enhancement and planning of employment areas. York Region staff have consulted extensively with local municipal staff in both the preparation of the conversion criteria and throughout the employment area conversion evaluation process. Local municipal staff from all nine municipalities provided input and local municipal Council recommendations are being considered as part of the evaluation process. Extensive consultation with local municipal staff will continue to occur when developing final recommendations on each conversion request, the Region's employment forecast, policy update, and when designating employment areas in the ROP. Staff will be encouraging local municipal positions on conversion requests. These will be summarized in the attachment to the Q1 2020 forecast and land budget which will include staff's recommendation on each conversion request.

## **7. Conclusion**

Employment areas are major drivers of economic activity in York Region. These lands will continue to play a significant role in the Region's economy by providing residents with access

to high quality good paying jobs, supporting a healthy tax base and accommodating export based businesses with land extensive or location specific requirements at lower land costs.

The Region's criteria build on Growth Plan policies and provide a comprehensive and equitable basis for the initial evaluation of requests for employment area conversions.

The second phase of the evaluation process includes broader discussions with local municipal staff and stakeholders on employment planning which will include a more general assessment of employment areas in the Region based on regional and local context and planning for future employment opportunities. Upon completion of the second phase, results of the final assessment will be presented to Council with the Region's draft forecast and land needs assessment in Q1 2020.

---

For more information on this report, please contact Paul Bottomley, Manager of Policy, Research and Forecasting at 1-877-464-9675 ext. 71530 or Sandra Malcic, Director Long Range Planning at ext. 75274. 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 26, 2019  
Attachments (3)  
eDOCS #10066748

**Ministry of  
Municipal Affairs  
and Housing**

Office of the Minister

777 Bay Street, 17<sup>th</sup> Floor  
Toronto ON M5G 2E5  
Tel.: 416 585-7000  
Fax: 416 585-8470

**Ministère des  
Affaires municipales  
et du Logement**

Bureau du ministre

777, rue Bay, 17<sup>e</sup> étage  
Toronto ON M5G 2E5  
Tél. : 416 585-7000  
Télééc. : 416 585-8470



September 23, 2019

On May 2, 2019, our Government released *A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019*. *A Place to Grow* addresses the needs of the Greater Golden Horseshoe's growing population, diversity, people and its local priorities. The Plan also aims to increase housing supply at a faster rate, attract new investments and jobs, maximize transit investments, and protect important environmental, employment and agricultural assets.

To achieve this, the Plan requires a standard methodology for land needs assessment as part of a broader growth management framework that looks at the local needs for long-term housing and employment related uses. A standard methodology for land needs assessment was released in May 2018. However, the recent policy changes have resulted in a need to review the methodology to ensure it reflects the priorities of our government and aligns with the policies in *A Place to Grow*.

To support this, and to ensure your input is heard as we review the methodology, the Ministry will be holding technical workshops to develop solutions and to move forward quickly given the methodology is a key component of municipal comprehensive review exercises.

Your expertise would be very helpful in providing meaningful insights into the methodology. We are looking for your technical input and feedback on how the methodology can better address some of the concerns raised in meeting our growth management objectives. Further information on the workshops will be provided shortly.

If you have any questions, please contact Cordelia Clarke Julien, Assistant Deputy Minister at the Ontario Growth Secretariat, by email at [Cordelia.ClarkeJulien@ontario.ca](mailto:Cordelia.ClarkeJulien@ontario.ca) or telephone at (416) 325-5803.

Thank you for your continued engagement as we work together to support growth in the Greater Golden Horseshoe.

Sincerely,

A blue ink signature of Steve Clark.

Steve Clark  
Minister

## MEMORANDUM

To: Members of Committee of the Whole

From: Paul Freeman, MCIP, RPP  
Chief Planner

Date: October 9, 2019

Re: Revised Attachment 2 - Employment Area Conversion Process Update Report

---

Attachment 2 of the Employment Area Conversion Process report provides a list of landowner submissions requesting re-designation to a non-employment use that were received as of September 2019. The table includes Regional staff's preliminary Phase 1 recommendation, as indicated in the individual landowner letters as well as the local municipal Council position (where available).

An update to Attachment 2 of the Employment Area Conversion Process Update report has been made as attached to reflect updated local municipal Council positions for Markham and Richmond Hill.

---

Paul Freeman, MCIP, RPP  
Chief Planner

---

Bruce Macgregor  
Chief Administrative Officer

Attachments (1)  
eDOCS #10190781

## 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 received as of September 2019. Requests received by May 1<sup>st</sup>, 2019 were assessed using the Region's Council endorsed criteria. Regional staff's preliminary phase 1 recommendation, as indicated in the individual landowner letters, is summarized below. Phase one discussions are still underway and further consideration of these requests will continue into phase two.

<b>ID</b>	<b>Address</b>	<b>Nature of Request</b>	<b>Total Area (ha)*</b>	<b>Preliminary Phase One Recommendations (Landowner Letters)</b>	<b>Local Municipal Council Position</b>
A1	180 & 182 Centre Crescent, Aurora	A request to re-designate subject lands from employment and light industrial uses to residential use.	0.7	Conversion Not Supported Through Phase One.	No position at this time
A2	377 Magna Drive, Aurora	A request to re-designate lands from Business Park employment use to Mixed Use, Medium – High Density Residential, and Community Commercial uses.	8.0	Conversion supported through Phase One	No position at this time
A3	20 & 25 Mavrinac Boulevard, Aurora	A request to re-designate lands from Business Park employment use to Residential uses	6.9	Conversion supported through Phase One	No position at this time
A4	1588 St. John's Sideroad, Aurora	A request to permit the development of an education and sports complex on Block 5.	1.1	Employment area conversion not required	No position at this time

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



<b>ID</b>	<b>Address</b>	<b>Nature of Request</b>	<b>Total Area (ha)*</b>	<b>Preliminary Phase One Recommendations (Landowner Letters)</b>	<b>Local Municipal Council Position</b>
K2	2955 King Road, King	A request to re-designate a portion of the lands from Prestige Employment Area to mixed and residential uses.	21.5	Conversion Not Supported Through Phase One.	The request does not satisfy all of the conversion criteria however staff would like the opportunity to consider this partial conversion request further with the landowners and the Region.
K3	17125 Highway 27, King	Requesting the land be considered for a seniors healthcare centre	12.3	Under Review. Submitted After May 1st 2019 Deadline	No position at this time
M1	5821, 5845, 5865, 5875, 5933 14th Ave, Markham	A request to re-designate a portion of the subject lands from employment to residential use.	4.8	Withdrawn	n/a
M2	8050 Woodbine Avenue, Markham	A request seeking a site-specific policy, which will add a residential use provision while maintaining our as-of-right employment uses, in order to achieve the redevelopment of the Property into a high density mixed-use site appropriate of an urban Major Transportation Station Area ("MTSA").	3.3	Conversion Not Supported Through Phase One.	Deferred to City of Markham Development Services Sub-committee for further review.
M3	2718 & 2730 Elgin Mills Road, Markham	A request to re-designate lands from "Service Employment" use to "Low Rise Residential"	1.0	Conversion Not Supported Through Phase One.	Deferred to City of Markham Development Services Sub-committee for further review.

<b>ID</b>	<b>Address</b>	<b>Nature of Request</b>	<b>Total Area (ha)*</b>	<b>Preliminary Phase One Recommendations (Landowner Letters)</b>	<b>Local Municipal Council Position</b>
M4	7386 & 7482 Highway 7 East, 8600 & 8636 Reesor Road, 8662/8724 Reesor Road , Markham	A request to convert employment land to support mixed-use development comprising medium and high density residential, retail, office commercial and a hotel.	17.9	Conversion Not Supported Through Phase One.	Deferred to City of Markham Development Services Sub-committee for further review.
M5	77 Anderson Avenue, Markham	A request to re-designate subject lands from Service Employment to Mixed Use High Rise.	0.5	Conversion Not Supported Through Phase One.	Deferred to City of Markham Development Services Sub-committee for further review.
M6	Part of Lot 11, Concession 9, Markham	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)	1.0	Conversion supported through Phase One	Deferred to City of Markham Development Services Sub-committee for further review.
M7	7845 Highway 7, Markham	A request to re-designate lands from Business Park Employment to Mixed-Use Mid Rise.	0.8	Conversion Not Supported Through Phase One.	Deferred to City of Markham Development Services Sub-committee for further review.
M8	Northeast Corner of Elgin Mills/ Highway 404, Markham	A request to re-designate lands from employment to mixed-use.	1.7	Conversion Not Supported Through Phase One.	Deferred to City of Markham Development Services Sub-committee for further review.
M9	7960 Reesor Road, Markham	A request to re-designate employment lands to permit mixed-use development on site.	3.3	Withdrawn	n/a

<b>ID</b>	<b>Address</b>	<b>Nature of Request</b>	<b>Total Area (ha)*</b>	<b>Preliminary Phase One Recommendations (Landowner Letters)</b>	<b>Local Municipal Council Position</b>
M10	2920 16th Avenue, Markham	A request to re-designate lands from employment uses to mixed-use.	5.9	Conversion supported through Phase One	Deferred to City of Markham Development Services Sub-committee for further review.
M11	10900 Warden Avenue & 3450 Elgin Mills Road, Markham	Seeking mixed use designation on the lands	29.2	Conversion Not Supported Through Phase One.	Deferred to City of Markham Development Services Sub-committee for further review.
M12	South side of Hwy 7 and Leslie, Markham	A request to re-designate lands from employment use to mixed-use.	18.5	Conversion Not Supported Through Phase One.	Deferred to City of Markham Development Services Sub-committee for further review.
M13	1181 - 1271 Denison St, Markham	Seeking Employment land conversion for residential uses.	4.4	Withdrawn	n/a
N1	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	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.	18.3	Municipally Initiated Request to be considered through the second process	Support

<b>ID</b>	<b>Address</b>	<b>Nature of Request</b>	<b>Total Area (ha)*</b>	<b>Preliminary Phase One Recommendations (Landowner Letters)</b>	<b>Local Municipal Council Position</b>
N2	1240 Twinney Drive & 1250 Davis Drive, Newmarket	A request to convert employment lands to allow residential uses on site.	12.3	Withdrawn	Support subject to the inclusion of a purpose-built rental development in the area, which will remain rental for a minimum of 20 years with a percentage of units made available to Housing York
N3	520, 521, 550 and 630 Newpark Boulevard, Newmarket	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".	18.0	Conversion Not Supported Through Phase One.	Support
RH1	1577 Major Mackenzie Drive East, Richmond Hill	A request to re-designate employment lands to mixed-use to facilitate the development of high-density residential and commercial uses on site.	17.6	Conversion Not Supported Through Phase One.	Richmond Hill Council approved in principle the addition of the proposed uses and directed staff to process an OPA and a corresponding Zoning Bylaw amendment. A recommendation report is due before Richmond Hill Council by end of November 2019.

<b>ID</b>	<b>Address</b>	<b>Nature of Request</b>	<b>Total Area (ha)*</b>	<b>Preliminary Phase One Recommendations (Landowner Letters)</b>	<b>Local Municipal Council Position</b>
RH2	1521 19th Avenue, Richmond Hill	A request to re-designate lands from employment to residential use.	0.1	Conversion supported through Phase One	No position at this time
RH3	1585 19th Avenue, Richmond Hill	A request to re-designate lands from employment to residential use.	0.4	Conversion supported through Phase One	No position at this time
RH4	93 Edward Avenue & 500 Elgin Mills Road East, Richmond Hill	A request to re-designate subject lands to permit a private school with outdoor recreation area/sports field at 93 Edward Avenue.	2.7	Conversion Not Supported Through Phase One.	No position at this time
RH5	Blocks 2 and 3, 65M4080, Richmond Hill	A request to re-designate employment lands to permit automotive centres/dealerships on site.	2.5	Conversion Not Supported Through Phase One.	No position at this time
RH6	10481 Yonge Street & 10537 Yonge Street, Richmond Hill	A request to re-designate lands from employment to mixed-use or high density residential uses.	7.1	Conversion Not Supported Through Phase One.	No position at this time
RH7	West of Hwy 404, south of Major Mackenzie Drive, 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	9.4	Under Review. Submitted After May 1st 2019 Deadline	No position at this time

<b>ID</b>	<b>Address</b>	<b>Nature of Request</b>	<b>Total Area (ha)*</b>	<b>Preliminary Phase One Recommendations (Landowner Letters)</b>	<b>Local Municipal Council Position</b>
RH8	1751 19th Ave, Richmond Hill	Seeking employment land conversion. Total land owned is 16 ha but only seeking 4 ha of developable land for conversion to mixed uses	4.0	Under Review. Submitted After May 1st 2019 Deadline	No position at this time
V1	45, 65, 85, 115 Bowes Road and 1950 and 1970 Highway 7 , Vaughan	A request to re-designate lands from "Employment Commercial Mixed-Use "to "Mixed-Use Commercial/Residential".	2.1	Conversion Not Supported Through Phase One.	No position at this time
V2	11421 Weston Road, 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.	28.9	Conversion Not Supported Through Phase One.	No position at this time
V3	233 Four Valley Drive & 1040-1080 Edgeley Boulevard, Vaughan	A request to re-designate employment land to support mixed-use development on site.	5.9	Conversion Not Supported Through Phase One.	No position at this time
V4	11, 27 and 37 Jacob Keefer Parkway, Vaughan	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.	1.0	Conversion Not Supported Through Phase One.	No position at this time

<b>ID</b>	<b>Address</b>	<b>Nature of Request</b>	<b>Total Area (ha)*</b>	<b>Preliminary Phase One Recommendations (Landowner Letters)</b>	<b>Local Municipal Council Position</b>
V5	7625 Martin Grove Road & 211 Woodstream Boulevard, Vaughan	A request to re-designate lands from employment uses to mid-rise mixed-use.	1.8	Conversion Not Supported Through Phase One.	No position at this time
V6	661 & 681 Chrislea Road, Vaughan	A request to re-designate subject lands from Employment use to High-Rise Mixed Use.	1.6	Conversion Not Supported Through Phase One.	No position at this time
V7	Block 34W and 35, Lots 26 through 35, Concession 5 and Lot 1 King Concession 5, Vaughan	A request to re-designate the subject lands from employment to residential uses. The site is also located within the ROPA 52 area.	292.3	Conversion Not Supported Through Phase One.	No position at this time
V8	8083 Jane Street, Vaughan	A request to re-designate lands from Prestige and General Employment to Mixed Use designation.	1.8	Conversion Not Supported Through Phase One.	No position at this time
V9	8821 Weston Road, Vaughan	A request to re-designate subject lands from Prestige Employment to Employment Commercial – Mixed use	3.7	Conversion Not Supported Through Phase One.	No position at this time
V10	Part of Lot 14 and 15, Concession 5, Vaughan	A request to re-designate the subject lands from employment to residential/ mixed-uses.	39.2	Conversion Not Supported Through Phase One.	No position at this time

<b>ID</b>	<b>Address</b>	<b>Nature of Request</b>	<b>Total Area (ha)*</b>	<b>Preliminary Phase One Recommendations (Landowner Letters)</b>	<b>Local Municipal Council Position</b>
V11	6241 Rutherford Road, Vaughan	A request to convert employment lands from the current Prestige Employment designation to commercial/recreational mix land use	8.2	Conversion Not Supported Through Phase One.	No position at this time
V12	2739 Highway 7, Vaughan	A request to convert employment lands to allow residential uses	0.3	Conversion Not Supported Through Phase One.	No position at this time
V13	2267 Highway 7 & 7700 Keele Street, Vaughan	A request to re-designate the subject lands to a mixed-use residential development	5.5	Conversion Not Supported Through Phase One.	No position at this time
V14	156 Chrislea Road & 15 Jevlan Drive, Vaughan	A request to allow greater flexibility in the permitted uses including more retail and service commercial type uses.	1.5	Employment area conversion not required	No position at this time
V15	201 Millway Avenue, Vaughan	A request to re-designate lands from Prestige Employment to a mixed-use designation.	1.9	Conversion Not Supported Through Phase One.	No position at this time
V16	163 & 175 Bowes Road, Vaughan	A request to re-designate lands from employment use to a mixed use designation.	5.9	Conversion Not Supported Through Phase One.	No position at this time
V17	4600 Steeles Ave West, Vaughan	A request to re-designate "Employment Commercial Mixed Use" lands to facilitate mixed use development on site.	3.0	Conversion supported through Phase One	No position at this time

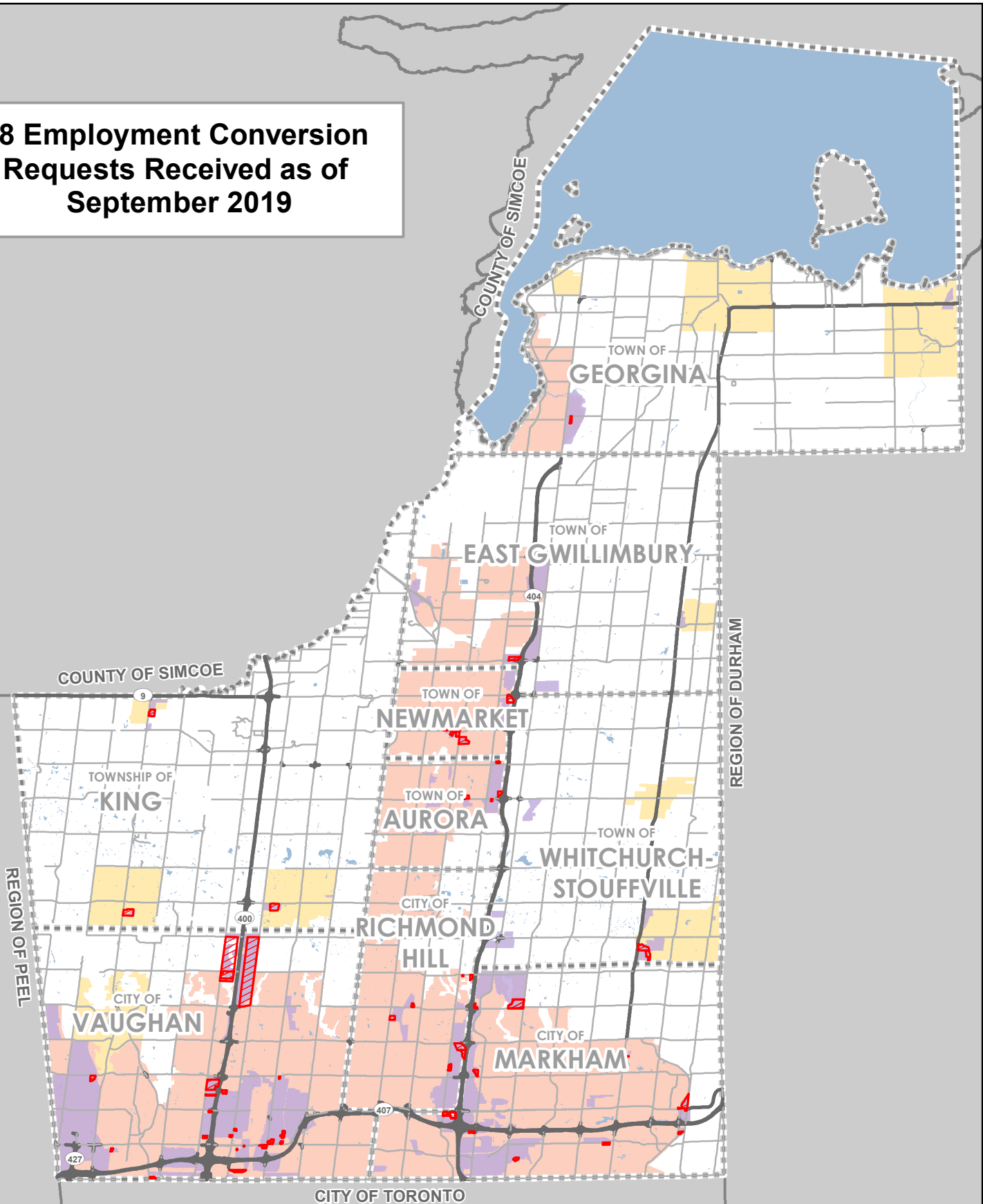


<b>ID</b>	<b>Address</b>	<b>Nature of Request</b>	<b>Total Area (ha)*</b>	<b>Preliminary Phase One Recommendations (Landowner Letters)</b>	<b>Local Municipal Council Position</b>
V18	7777 Keele St and 2160-2180 Highway 7, Vaughan	A request to re-designate "Employment Commercial Mixed Use" lands to facilitate mixed use development on site.	6.2	Conversion Not Supported Through Phase One.	No position at this time
V19	31 Jevlan Drive and 172 Chrislea Road, Vaughan	A request to broaden land permission to allow for a greater range of development opportunities on the subject lands.	1.0	Employment area conversion not required	No position at this time
V20	7171 Jane St, Vaughan	Request that lands be re-designated from their current employment designation to a mixed-use designation permitting higher density residential and commercial uses.	9.9	Under Review. Submitted After May 1st 2019 Deadline	No position at this time
V21	140 Doughton Road, Vaughan	Request that the subject property be converted from the General Employment designation to the Station Precinct designation and the subject property be incorporated within the Vaughan Metropolitan Centre Secondary Plan boundary as part of the ongoing Municipal Comprehensive Review	0.3	Under Review. Submitted After May 1st 2019 Deadline	No position at this time

<b>ID</b>	<b>Address</b>	<b>Nature of Request</b>	<b>Total Area (ha)*</b>	<b>Preliminary Phase One Recommendations (Landowner Letters)</b>	<b>Local Municipal Council Position</b>
WS1	12049 Highway 48, Whitchurch-Stouffville	A request to re-designate the subject lands to allow for mixed use residential and commercial development	18.2	Conversion Not Supported Through Phase One.	Support the conversion in principle and further recommend 400 sq.ft. of non-residential space be built for approval of each dwelling unit on the lands.
WS2	300 Rougeview Avenue, Whitchurch-Stouffville	Proposal to allow for a mixed use district and innovation hub which accommodates a mix of office, industrial, retail, residential and park space.	11.0	Conversion Not Supported Through Phase One.	Support the conversion in principle and further recommend 400 sq.ft. of non-residential space be built for approval of each dwelling unit on the lands.

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

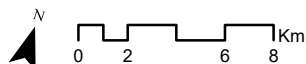
**58 Employment Conversion  
Requests Received as of  
September 2019**



**Proposed Employment  
Area Conversion Requests**  
(Received as of September 2019)

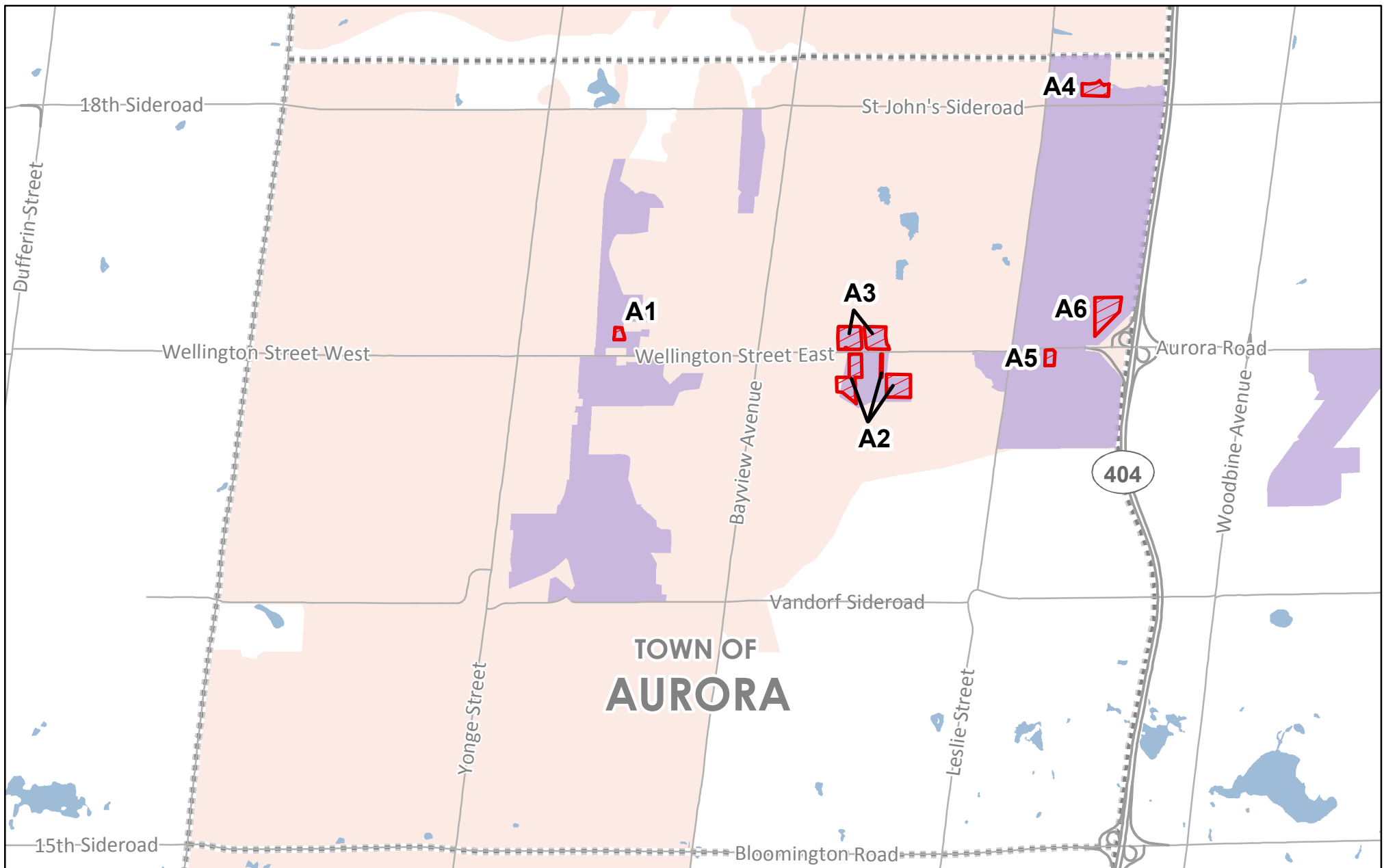
Produced by:  
The Regional Municipality of York  
Planning and Economic  
Development, Corporate Services  
September 2019

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



**Legend**

- |  |                                       |  |                    |
|--|---------------------------------------|--|--------------------|
|  | Employment Area                       |  | Highway            |
|  | Employment Area<br>Conversion Request |  | Road               |
|  | Towns and Villages                    |  | Railway            |
|  | Urban Area                            |  | Municipal Boundary |
|  | Lake/River                            |  | Regional 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.



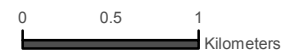
Produced by: The Regional Municipality of York  
Planning and Economic Development, Corporate Services  
September 2019

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

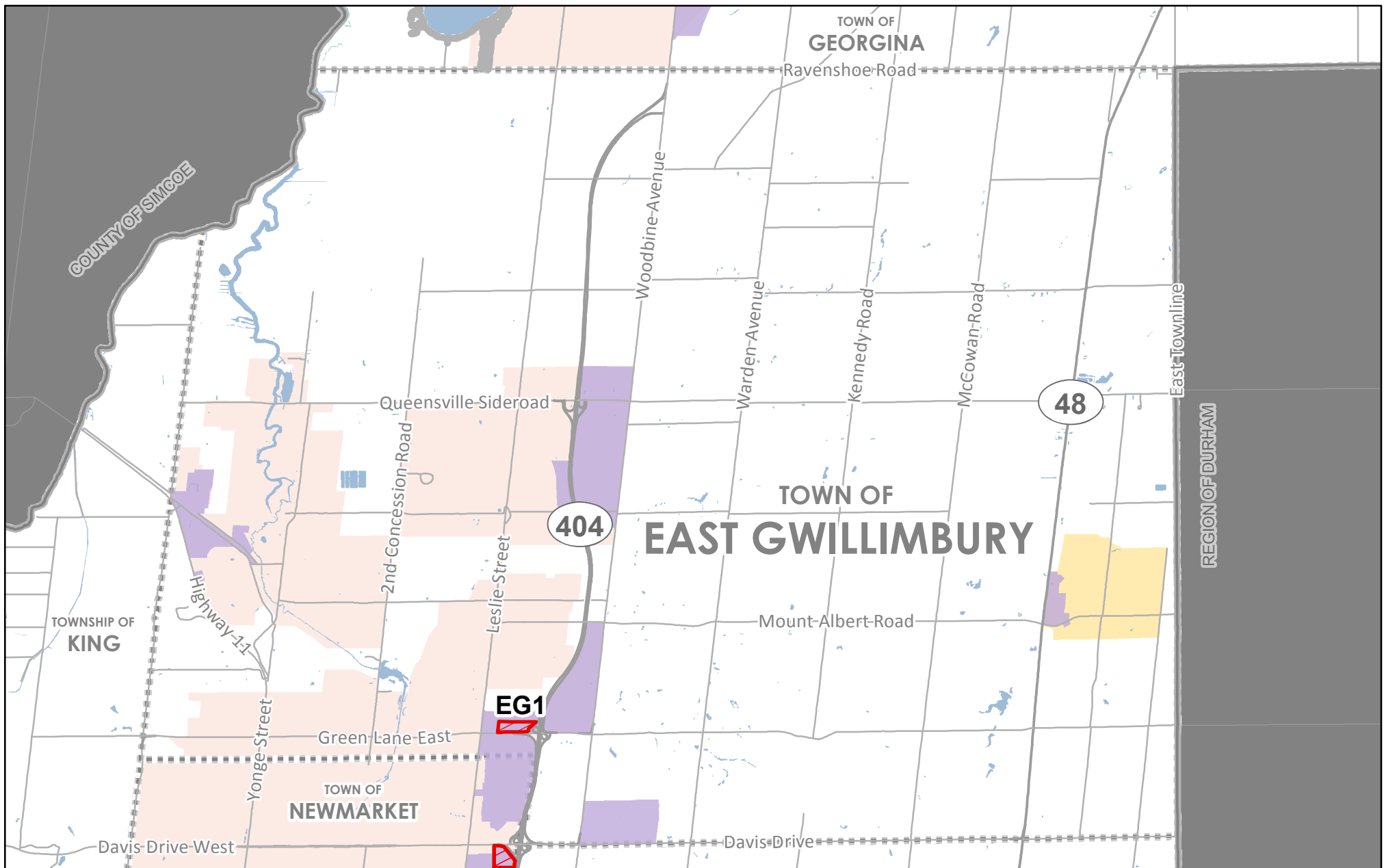
## TOWN OF AURORA

### Proposed Employment Area Conversion Requests

(Received as of September 2019)



- |                                    |                             |
|------------------------------------|-----------------------------|
| 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 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  
September 2019

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

## TOWN OF EAST GWILLIMBURY

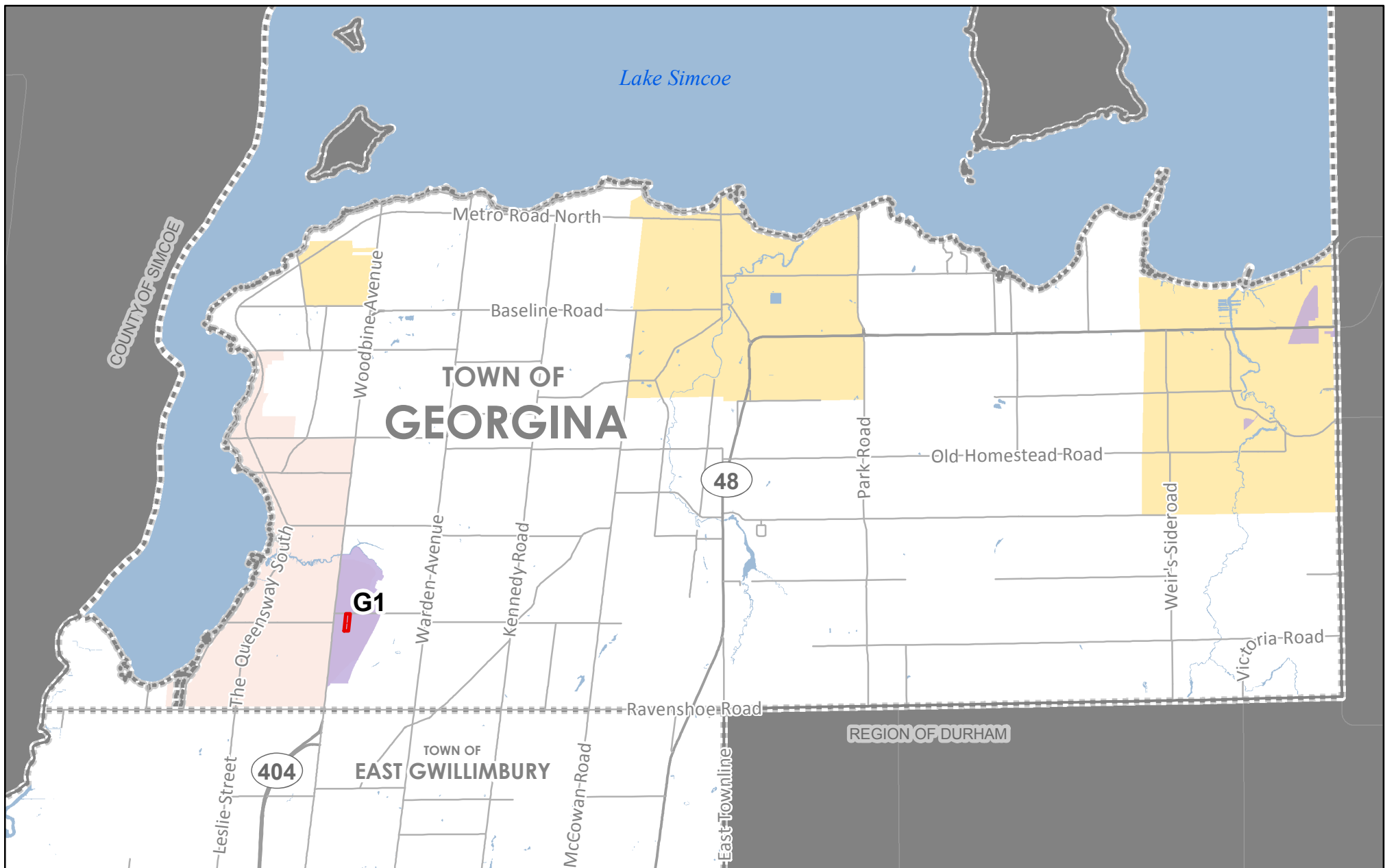
### Proposed Employment Area Conversion Requests

(Received as of September 2019)

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 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  
September 2019

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

## TOWN OF GEORGINA

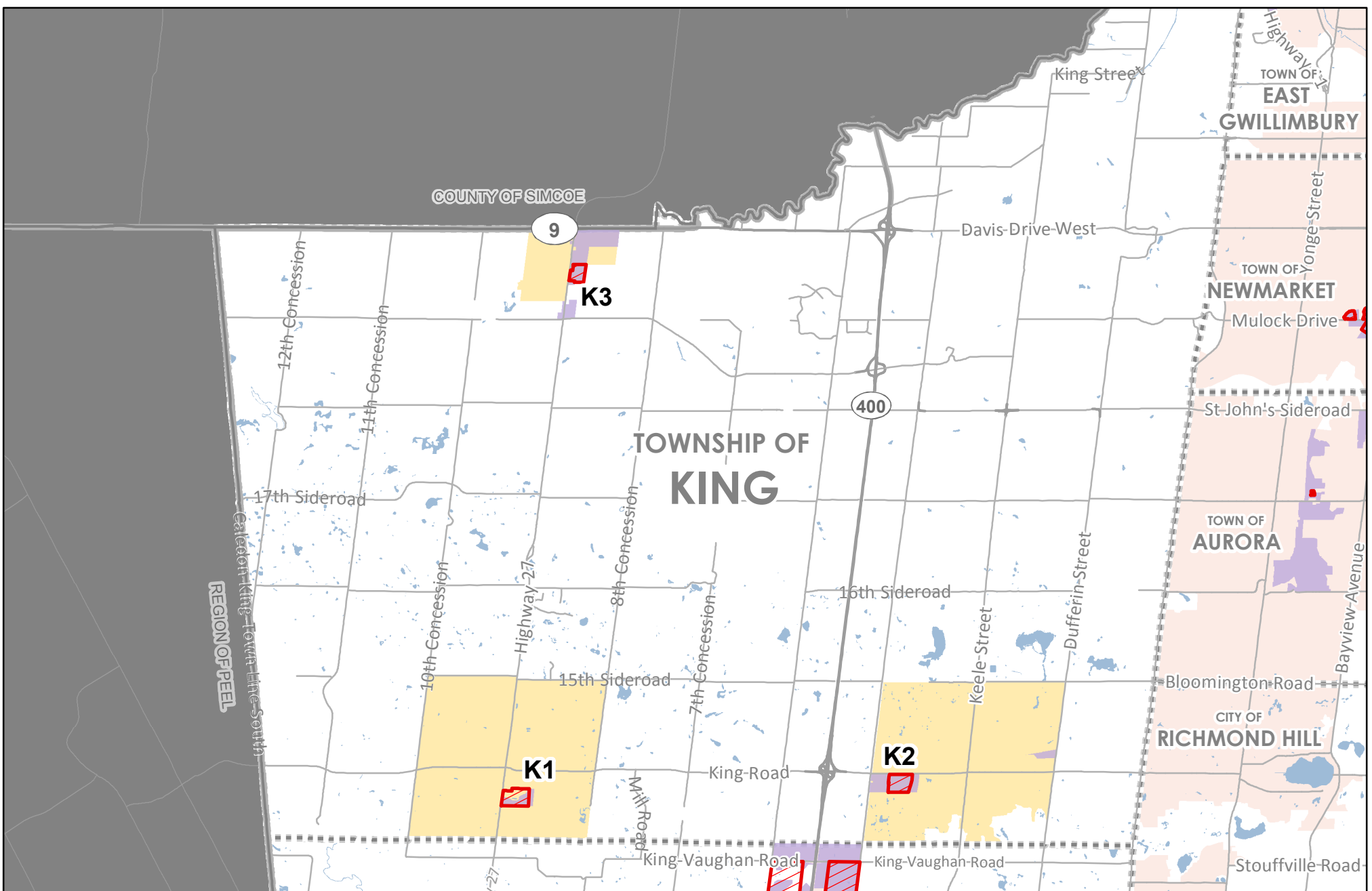
### Proposed Employment Area Conversion Requests

(Received as of September 2019)

0 1.5 3  
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 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  
September 2019

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

## TOWNSHIP OF KING

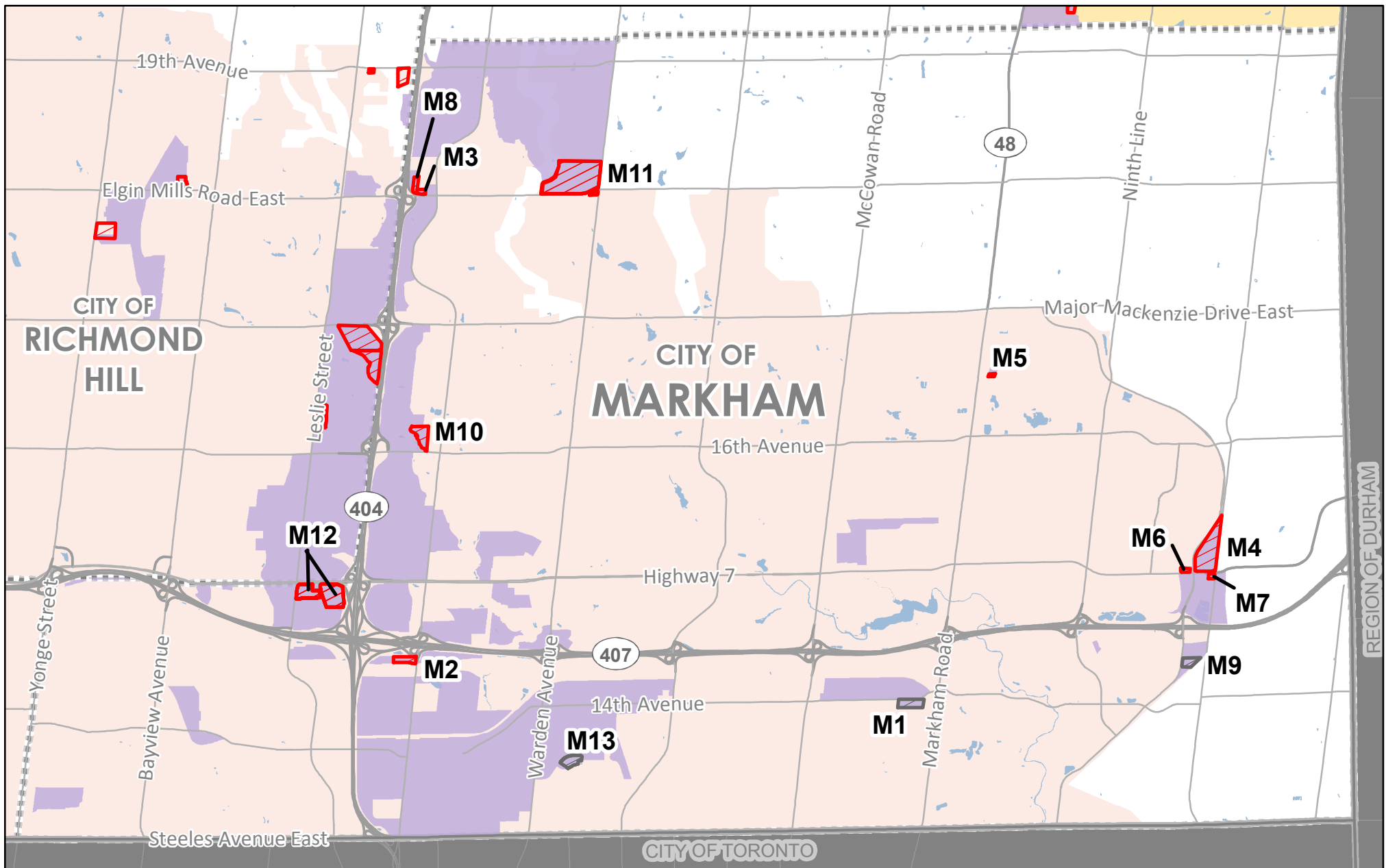
### Proposed Employment Area Conversion Requests

(Received as of September 2019)

0 1.25 2.5  
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 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  
September 2019

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

## CITY OF MARKHAM

### Proposed Employment Area Conversion Requests

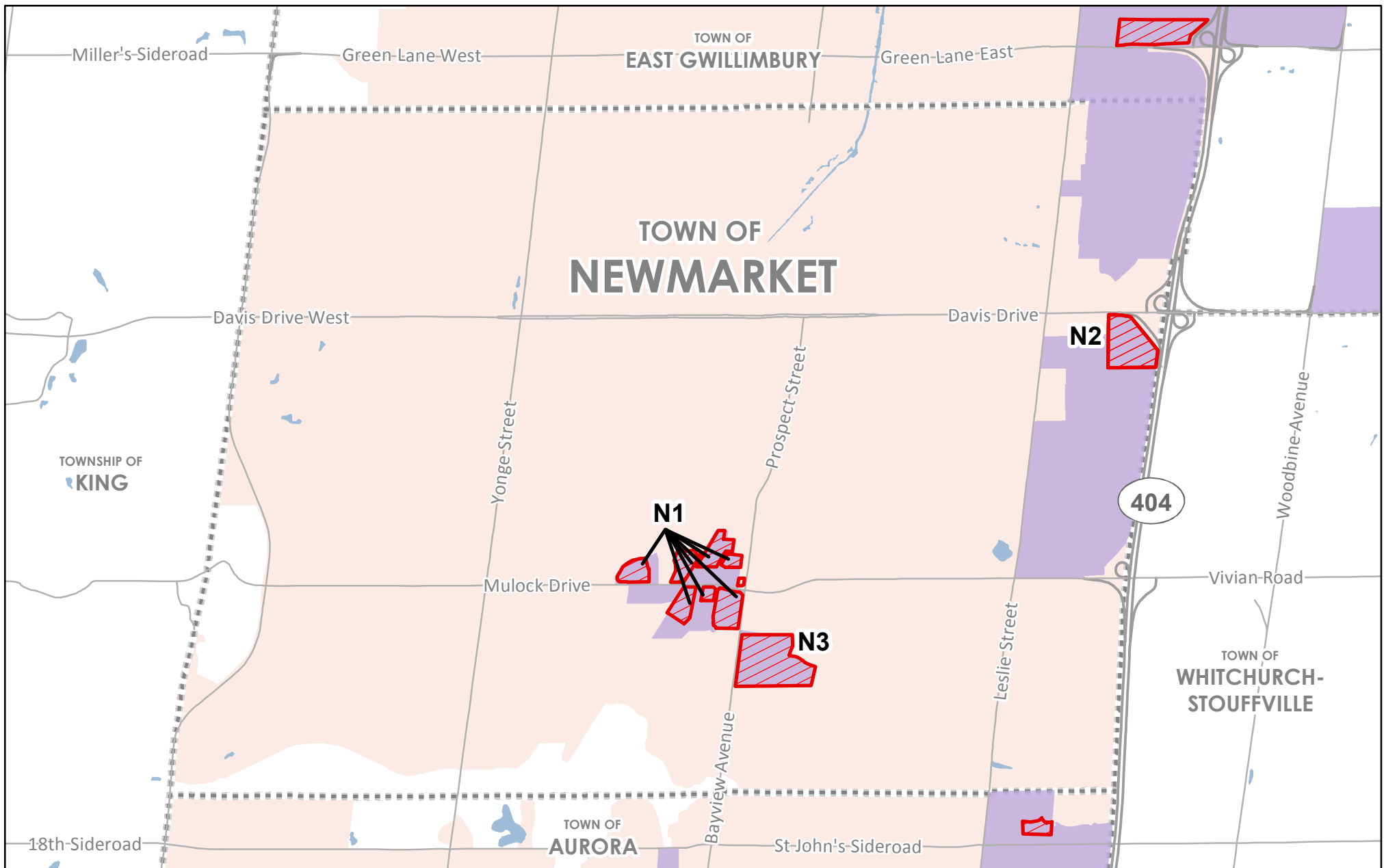
(Received as of September 2019)

0 1 2 Kilometers



- |  |   |  |                             |
|--|---|--|-----------------------------|
|  | Employment Area                                   |  | Highway                     |
|  | Employment Area Conversion Request (Under Review) |  | Proposed Highway            |
|  | Employment Area Conversion Request (Withdrawn)    |  | 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.



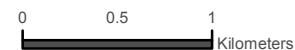
Produced by: The Regional Municipality of York  
Planning and Economic Development, Corporate Services  
September 2019

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

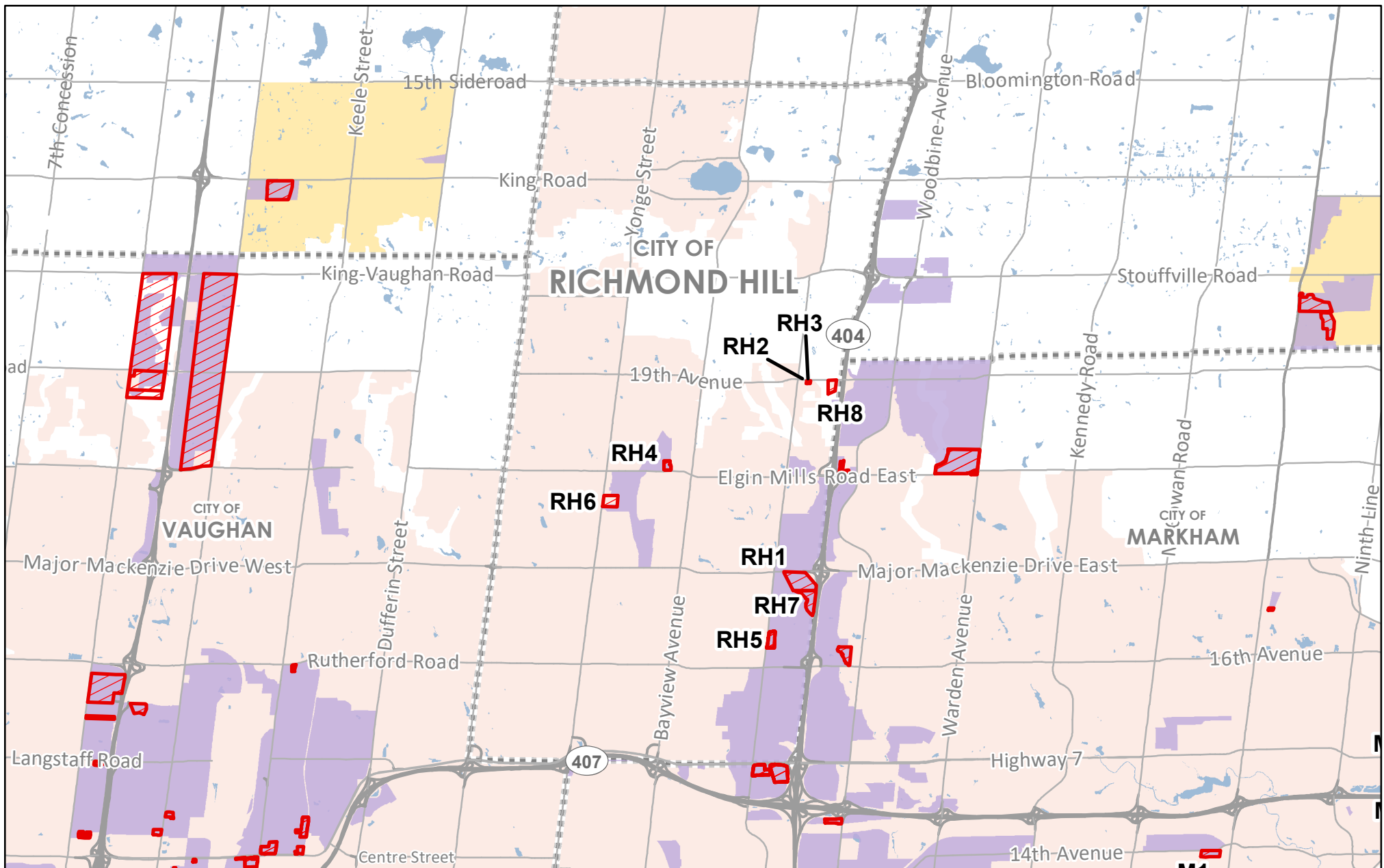
## TOWN OF NEWMARKET

### Proposed Employment Area Conversion Requests

(Received as of September 2019)



- |  |                                    |  |                             |
|--|------------------------------------|--|-----------------------------|
|  | 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 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  
September 2019

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

## CITY OF RICHMOND HILL

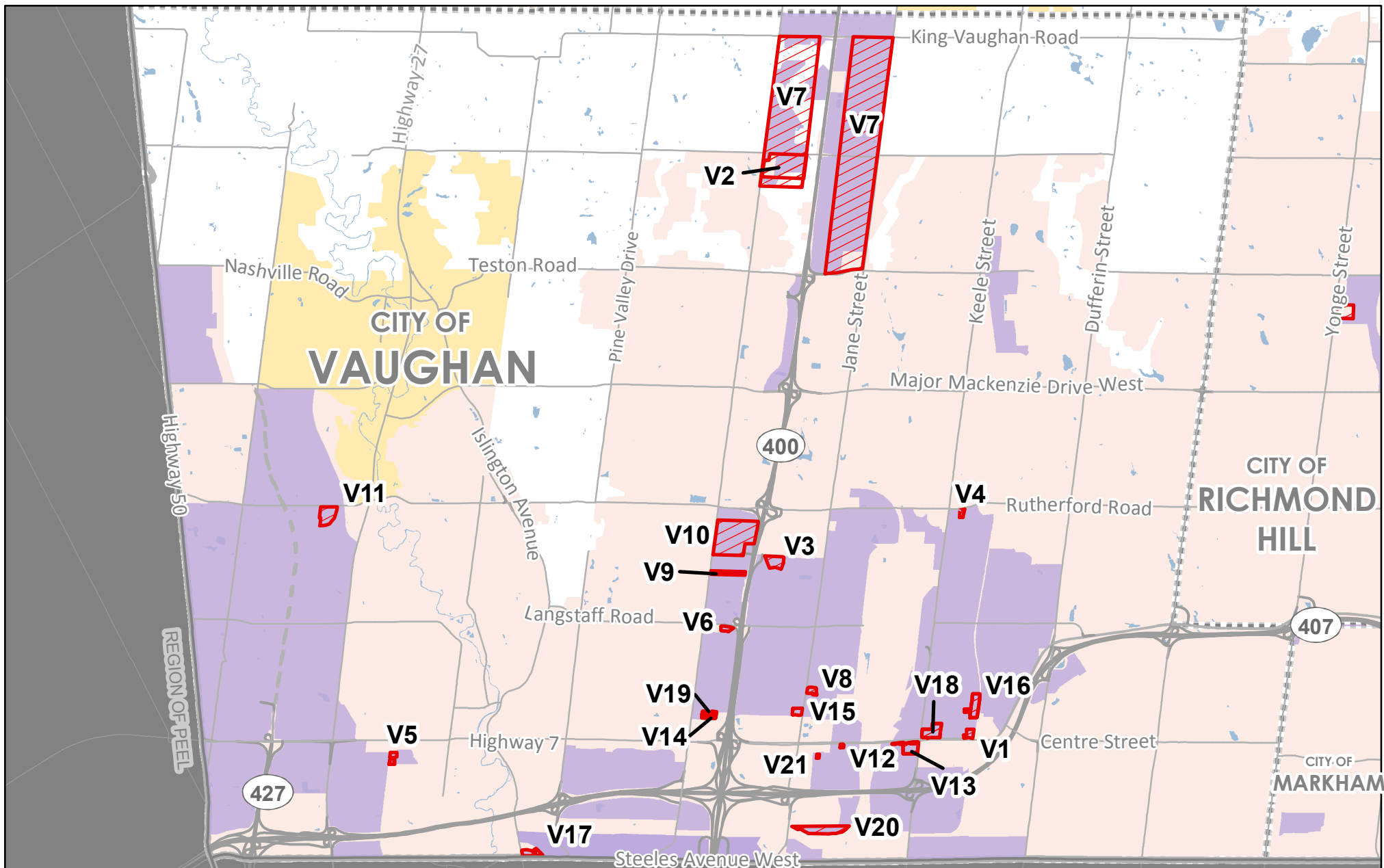
### Proposed Employment Area Conversion Requests

(Received as of September 2019)

0 1.25 2.5  
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 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  
September 2019

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

## CITY OF VAUGHAN

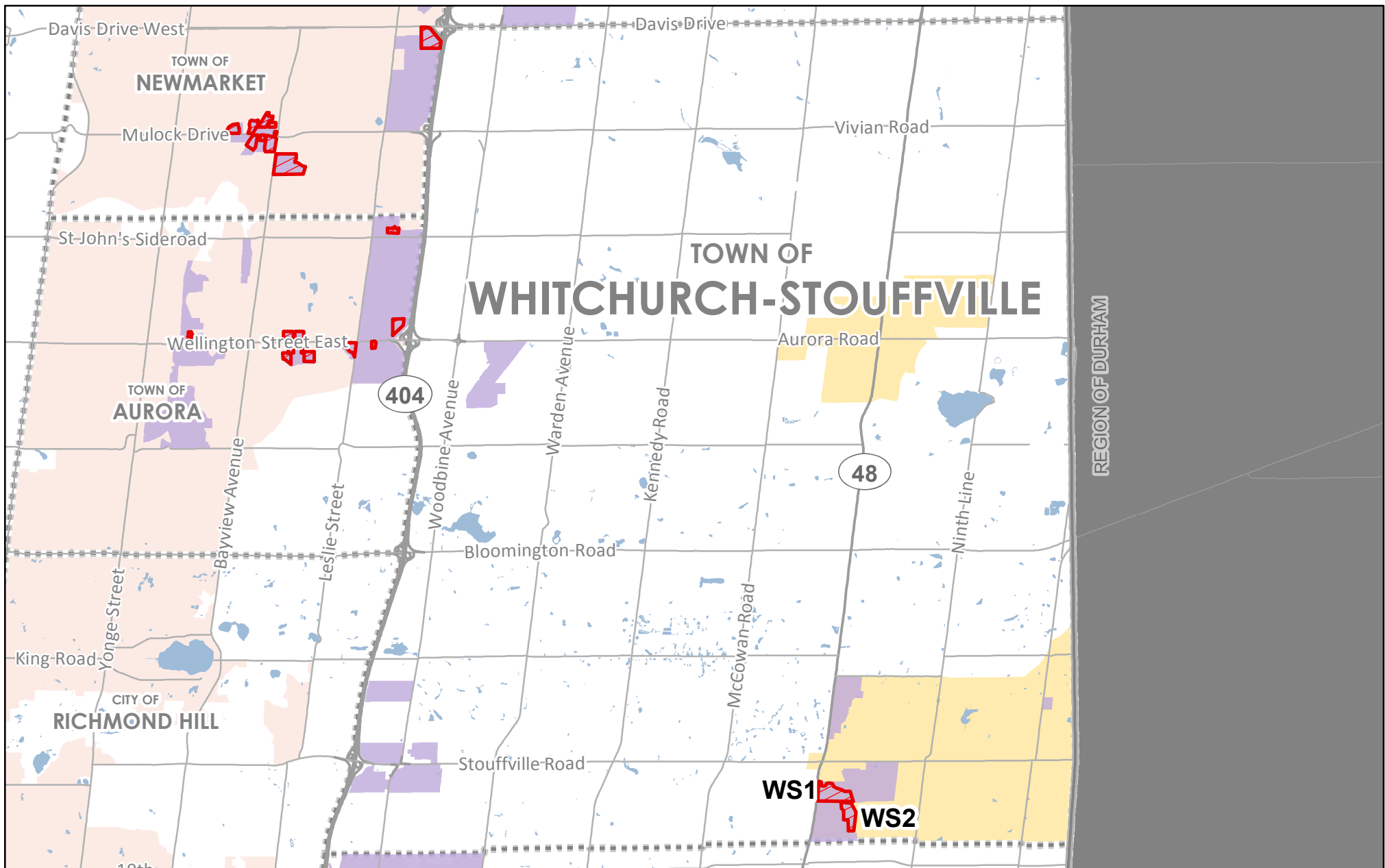
### Proposed Employment Area Conversion Requests

(Received as of September 2019)

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 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  
September 2019

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

## TOWN OF WHITCHURCH-STOUFFVILLE

### Proposed Employment Area Conversion Requests

(Received as of September 2019)

0 1.25 2.5  
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    |