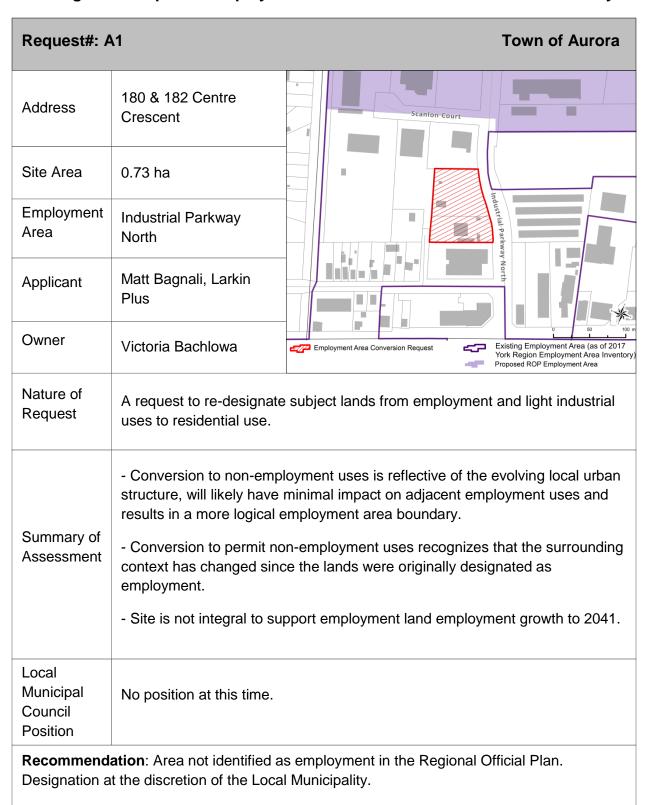
## Attachment 5

## York Region Site Specific Employment Area Conversion Assessment Summary



Request#: A	A2		Town of Aurora
Address	377 Magna Drive	Solution	Elyse Court  Wellington-Street-East
Site Area	7.96 ha	ach-Boulevárd	Adena Mes
Employment Area	Magna	Magna	Drive Barrier
Applicant	MGP Malone Given Parsons		
Owner	Stronach Group	Employment Area Conversion Request	Existing Employment Area (as of 2017 York Region Employment Area Inventory Proposed ROP Employment Area
Nature of Request		e lands from Business Park emp gh Density Residential, and Cor	
Summary of Assessment	<ul> <li>Conversion to non-employment uses is reflective of the evolving local urban structure, will likely have minimal impact on adjacent employment uses and results in a more logical employment area boundary.</li> <li>Conversion to permit non-employment uses recognizes that the surrounding context has changed since the lands were originally designated as employment.</li> <li>Site is not integral to support employment land employment growth to 2041.</li> </ul>		
Local Municipal Council Position	No position at this time.		

**Recommendation:** Area not identified as employment in the Regional Official Plan. Designation at the discretion of the Local Municipality.

Request#: A	<b>A3</b>	Town of Aurora
Address	20 & 25 Mavrinac Boulevard	Gundy-Way  River Ridge Boulevard  Nicklaus Drive
Site Area	6.90 ha	Ames Steel Drive Ster Cres
Employment Area	Magna	Wellington-Street-East
Applicant	MGP Malone Given Parsons	in the second of
Owner	TFP Aurora Development Limited	Employment Area Conversion Request  Existing Employment Area (as of 2017  York Region Employment Area Inventory)  Proposed ROP Employment Area
Nature of Request	A request to re-designat Residential uses.	e lands from Business Park employment use to
Summary of Assessment	structure, will likely have results in a more logical  - Conversion to permit no context has changed sin employment.	ployment uses is reflective of the evolving local urban minimal impact on adjacent employment uses and employment area boundary.  on-employment uses recognizes that the surrounding ce the lands were originally designated as upport employment land employment growth to 2041.
Local Municipal Council Position	No position at this time.	on ampleyment in the Regional Official Plan

**Recommendation:** Area not identified as employment in the Regional Official Plan. Designation at the discretion of the Local Municipality.

Request#: A	<b>14</b>	Town of Aurora
Address	1588 St. John's Sideroad	Broughton lane
Site Area	1.05 ha	Sikura
Employment Area	Aurora 2C	Forest-Grove Court
Applicant	Humphries Planning	Monday May Command Way Command
Owner	2352107 Ontario Inc.	Employment Area Conversion Request  Existing Employment Area (as of 2017  York Region Employment Area Inventory  Proposed ROP Employment Area
Nature of Request	· ·	development of an education and sports complex on permitted through local municipal Business Park
	non-employment uses hand/or negatively impac	contiguous employment area, and the introduction of the state as the potential to destabilize the employment area to viability of existing or future surrounding the ting pressure for future conversions in the adjacent
Assessment - Site is in proximity to Highway 404, contributing to the Remark municipality's economic development potential and support movement. Converting this site is contrary to Regional and planning objectives.		development potential and supporting goods
	- The proposed use on these lands is considered an employment use elsewhere in the Town of Aurora Official Plan. On this basis, the proposed use could be accommodated with a local designation change.	
Local Municipal Council	No position at this time.	

Request#: A	<b>A</b> 5	Town of Aurora
Address	Southwest Corner of Wellington/First Commerce	
Site Area	0.81 ha	Section 1
Employment Area	Wellington/404	W. S. E. WHING HILL
Applicant	MHBC Planning	Don Hillock Drive
Owner	1623 Wellington Street Developments Limited	Employment Area Conversion Request  Existing Employment Area (as of 2017 York Region Employment Area Inventory Proposed ROP Employment Area
Nature of Request		e subject lands from Business Park employment use etail and residential uses.
Summary of Assessment	non-employment uses he and/or negatively impact employment uses by put parcels.  - Site is in proximity to H municipality's economic	contiguous employment area, and the introduction of as the potential to destabilize the employment area eviability of existing or future surrounding sting pressure for future conversions in the adjacent ighway 404, contributing to the Region's and local development potential and supporting goods his site is contrary to Regional and Provincial
Local Municipal Council Position	No position at this time.	

Request#: A	<b>1</b> 6	Town of Aurora
Address	Northwest corner of Highway 404 and Wellington Street East	State Farm-Way
Site Area	4.35 ha	
Employment Area	Wellington/404	O O DE BANTEZE
Applicant	MHBC Planning	Aurora-Road
Owner	Whitwell Developments Limited, Calloway REIT (Aurora North) Inc., and SmartREIT (Aurora North II) Inc.	Employment Area Conversion Request  Existing Employment Area (as of 2017 York Region Employment Area Inventory) Proposed ROP Employment Area
Nature of Request	A request to re-designate to mixed-use.	e subject lands from Business Park employment use
Summary of Assessment	<ul> <li>Site is part of a larger contiguous employment area, and the introduction of non-employment uses has the potential to destabilize the employment area and/or negatively impact viability of existing or future surrounding employment uses by putting pressure for future conversions in the adjacent parcels.</li> <li>Site has visibility from and/or is adjacent to, Highway 404, contributing to the Region's and local municipality's economic development potential and supporting goods movement. Converting this site is contrary to Regional and Provincial planning objectives.</li> </ul>	
Local Municipal Council Position	No position at this time.	

Request#: A	A7	Town of Aurora
Address	240 Edward Street	Golf Links Drive  Royal Road  Industry
Site Area	3.1 ha	Brookland To
Employment Area	Industrial Parkway South	
Applicant	Michael Smith Planning Consultants; Development Coordinators Ltd.	Must be a prive
Owner	M6 Developments Inc.	Employment Area Conversion Request  Existing Employment Area (as of 2017 York Region Employment Area Inventory) Proposed ROP Employment Area
Nature of Request	proposal for the redevelo	e subject lands to a designation that permits the pment of the existing building and two new buildings; term care facility and a 6-storey retirement home
Summary of Assessment	non-employment uses had and/or negatively impact employment uses by putt parcels.	ontiguous employment area, and the introduction of as the potential to destabilize the employment area viability of existing or future surrounding ting pressure for future conversions in the adjacent ment uses could potentially introduce compatibility employment uses
Local Municipal Council Position	No position at this time.	
Recommendation: Not recommended for conversion to non-employment uses. Designate		

Request#: A	<b>A8</b>	Town of Aurora
Address	181 Centre Crescent	Scanlon-Court Scanlon-Court
Site Area	0.19 ha	Birch-Court
Employment Area	Industrial Parkway North	
Applicant	David Tomlinson	Centre-Street
Owner	David Tomlinson	Employment Area Conversion Request  Existing Employment Area (as of 2017 York Region Employment Area Inventory Proposed ROP Employment Area
Nature of Request	A request to re-design employment uses.	ate the subject lands from employment to non-
Summary of Assessment	<ul> <li>Conversion to non-employment uses is reflective of the evolving local urban structure, will likely have minimal impact on adjacent employment uses and results in a more logical employment area boundary.</li> <li>Conversion to permit non-employment uses recognizes that the surrounding context has changed since the lands were originally designated as employment.</li> <li>Site is not integral to support employment land employment growth to 2041.</li> </ul>	
Local Municipal Council Position	No position at this time	Э.
<b>Recommendation:</b> Area not identified as employment in the Regional Official Plan. Designation at the discretion of the Local Municipality.		
as employment in the Regional Official Plan.		

Request#: 0	§1	Town of Georgina
Address	2400 Glenwoods Avenue	
Site Area	4.05 ha	Glenwoods Avenue
Employment Area	Keswick Business Park	
Applicant	GSP Group	
Owner	Foch Motor Sports International	Employment Area Conversion Request  Existing Employment Area (as of 2017  York Region Employment Area Inventory)  Proposed ROP Employment Area
Nature of Request	A request to re-designate commercial/retail and off	e lands to permit mixed-use residential, ice uses.
Summary of Assessment	character, and potential f	eswick Business Park, which due to the nature, for future success of this employment area, should inversion during the current MCR.
Local Municipal Council Position	Not Supported.	

Request#: 0	S2	Town of Georgina
Address	PT LTS 3 & 4 CON 4	
Site Area	19.77 ha	
Employment Area	Keswick	
Applicant	Lennard Commercial Realty	
Owner	Agnes Mark, Linda Bashford, Katherina Volk, Joe Boehm, Nick Boehm	Employment Area Conversion Request  Existing Employment Area (as of 2017  York Region Employment Area Inventory)  Proposed ROP Employment Area
Nature of Request	A request to re-designate	e lands to permit residential and/or retail uses.
Summary of Assessment	character, and potential f	eswick Business Park, which due to the nature, or future success of this employment area, should inversion during the current MCR.
Local Municipal Council Position	Not Supported.	

Request#: K	<b>K1</b>	Township of King
Address	12805 Highway 27	Woodhill Wa
Site Area	8.33 ha	Janef Avenue Wallet Road
Employment Area	Nobleton	
Applicant	Evans Planning	
Owner	Neil, Ross, Scott and Lawrie Boynton	Employment Area Conversion Request  Existing Employment Area (as of 2017 York Region Employment Area Inventory Proposed ROP Employment Area
Nature of Request	A request to reconfigure	employment area on the subject lands
Summary of Assessment	- In consultation with the Township and the Region, the land owner has proposed revising the Nobleton employment area boundary to better support development objectives. The Region is supportive of the Nobleton employment area boundary being revised, as shown in Attachment 3, to create a more logical planning boundary. The proposed revised boundary results in a negligible loss in employment area.	
Local Municipal Council Position	Supportive of the reconfiguration of employment area.	

**Recommendation:** Not recommended for conversion to non-employment uses Designate as employment in the Regional Official Plan to reflect the revised employment area boundary

Request#: k	(2	Township of King
Address	2955 King Road	king in the control of the control o
Site Area	9.95 ha	King-Road
Employment Area	King City	
Applicant	MGP Malone Given Parsons	
Owner	King Hill Inc.	Employment Area Conversion Request  Existing Employment Area (as of 2017 York Region Employment Area Inventory) Proposed ROP Employment Area
Nature of Request	A request to re-designate a portion of the lands from prestige employment area to mixed and residential uses.	
Summary of Assessment	<ul> <li>Site is in proximity to Highway 400, contributing to its economic development potential and supporting goods movement. Converting this site is contrary to Regional and Provincial planning objectives.</li> <li>Existing water-wastewater infrastructure capacity is limited in King City. Conversion of employment lands to non-employment uses would be premature at this time as additional residential uses cannot be accommodated with existing infrastructure.</li> </ul>	
Local Municipal Council Position		ne request subject to comments and conditions of King December 2, 2019 Committee of the Whole
<b>Recommendation:</b> Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.		

Request#: K	(3	Township of King
Address	17125 Highway 27	Dr. Kay Drive
Site Area	12.31 ha	
Employment Area	Schomberg	Drive Jess
Applicant	Daraban Holdings Limited	Rice Drive
Owner	James and Harry Durbano	Employment Area Conversion Request  Existing Employment Area (as of 2017  York Region Employment Area Invente Proposed ROP Employment Area
Nature of Request	A request to re-designate centre.	e employment lands to allow a seniors' healthcare
Summary of Assessment	of non-employment uses and/or negatively impact employment uses by put parcels.  - Site is a large-sized em	ger contiguous employment area, and the introduction is has the potential to destabilize the employment area is viability of existing or future surrounding string pressure for future conversions in the adjacent apployment area (12.3Ha) and should be protected apport a diverse range, size, and mix of employment
Local Municipal Council Position	Not Supported.	

Request#: M2		City of Markham
Address	8050 Woodbine Avenue	407
Site Area	3.30 ha	
Employment Area	Rodick	
Applicant	Gowling WLG (Canada) LLP	River Avenue Miller Avenue
Owner	Belfield Investments Inc.	Employment Area Conversion Request  Existing Employment Area (as of 2017  York Region Employment Area Inventory  Proposed ROP Employment Area
Nature of Request	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").	
Summary of Assessment	<ul> <li>The introduction of non-employment uses has the potential to destabilize the employment area and prompt additional conversions of surrounding lands which will negatively impact the viability of the employment area.</li> <li>Site has visibility from and/or is adjacent to, Highways 407 and 404, contributing to the Region's and local municipality's economic development potential and supporting goods movement. Converting this site is contrary to Regional and Provincial planning objectives.</li> </ul>	
Local Municipal Council Position	Not supported however the potential for mixed use should be evaluated through a future planning study within a larger area context	

Request#: M3		City of Markham
Address	2718 & 2730 Elgin Mills Road	ta Tache Cresce  Lord-Melborne Street  Opinion of Wales Drive
Site Area	1.00 ha	ig poor cerscott Crescent
Employment Area	Cathedral	Arnold-Heights-Drive
Applicant	Sandra Wiles	Tufo Avenue
Owner	1628740 Ontario Inc.	Employment Area Conversion Request  Employment Area Conversion Request  Existing Employment Area (as of 2017 York Region Employment Area Inventor Proposed ROPE Employment Area (as of 2017 York Region Employ
Nature of Request	A request to re-designate Residential".	e lands from "Service Employment" use to "Low Rise
Summary of Assessment	<ul> <li>Site has visibility from and/or is adjacent to, Highway 404, contributing to the Region's and local municipality's economic development potential and supporting goods movement. Converting this site is contrary to Regional and Provincial planning objectives.</li> <li>Analysis to date indicates that direct access to Elgin Mills Road is not permitted, due to the location of the Highway 404 northbound on-ramp system relative to the subject lands. The site can be accessed through lands to the north.</li> <li>The introduction of non-employment uses has the potential to destabilize the employment area and prompt additional conversions of surrounding lands</li> </ul>	
Local Municipal Council Position	Request supported subject to York Region confirming that no access to the employment lands along Highway 404 immediately to the west (i.e., Markham Woodmills) is possible from Elgin Mills Rd through the subject lands	

Request#: N	Л4	City of Markham
Address	7386 & 7482 Hwy 7 East 8600 & 8636 & 8662/ 8724 Reesor Rd.	Sunnyside Hill Road  Windyton Avenue  Pearl Lake Road
Site Area	17.90 ha	Riverlands Avenue
Employment Area	Cornell	8 B B B B B B B B B B B B B B B B B B B
Applicant	Bousfields Inc.	
Owner	2432194 & 2536871 Ontario Inc. Cornell Rouge Development Corporation and Varlese Brothers Limited	Highway-7  Employment Area Conversion Request  Existing Employment Area (as of 2017 York Region Employment Area Invento Proposed ROP Employment Area
Nature of Request		bloyment land to support mixed-use development high density residential, retail, office commercial and
Summary of Assessment	<ul> <li>Site is in proximity to Highway 407, contributing to the Region's and local municipality's economic development potential and supporting goods movement. Converting this site is contrary to Regional and Provincial planning objectives.</li> <li>Site is part of a larger contiguous employment area, and the introduction of non-employment uses has the potential to destabilize the employment area and/or negatively impact viability of existing or future surrounding employment uses by putting pressure for future conversions in the adjacent parcels.</li> <li>The site is 17.9 ha and is considered a large-sized employment area site and should be protected over the long term to support a diverse range, size, and mix of employment opportunities.</li> </ul>	
Local Municipal Council Position	through secondary plan s	uest for conversion be postponed and evaluated studies or conversion to non-employment uses. Designate

Request#: N	Л5	City of Markham
Address	77 Anderson Avenue	Am-Road-
Site Area	0.45 ha	Markham-Road-Gathm
Employment Area	Mount Joy	
Applicant	Humphries Planning	Bur Oak Avenue
Owner	Meadow Park Investments Inc.	Employment Area Conversion Request  Existing Employment Area (as of 2017 York Region Employment Area Inventory) Proposed ROP Employment Area
Nature of Request	A request to re-designat Use High Rise.	e subject lands from Service Employment to Mixed
Summary of Assessment	<ul> <li>A non-employment use is appropriate, has minimal impact on adjacent employment uses, and is compatible with the surrounding context.</li> <li>Site's role as employment land is not of Regional significance and is more appropriately designated at the local level.</li> <li>Site is not integral to support employment land employment growth to 2041.</li> </ul>	
Local Municipal Council Position	Consideration of the request for conversion be postponed and evaluated through secondary plan studies	
<b>Recommendation:</b> Area not identified as employment in the Regional Official Plan.  Designation at the discretion of the Local Municipality.		

Request#: N	<b>1</b> 16	City of Markham
Address	Part of Lot 11, Concession 9	Rustle-Woods Avenue
Site Area	0.95 ha	III III III III III III III III III II
Employment Area	Cornell	rkway william
Applicant	KLM Planning Partners	Highway-7
Owner	Primont Homes and Cornell Rouge Development Corp.	Employment Area Conversion Request  Existing Employment Area (as of 2017  York Region Employment Area Inventory Proposed ROP Employment Area
Nature of Request	use, in addition to retail,	e lands from employment use to permit residential office, and employment uses already permitted within - Avenue 7 Corridor" designation of the Cornell
Summary of Assessment	structure, will likely have results in a more logical e	loyment uses is reflective of the evolving local urban minimal impact on adjacent employment uses and employment area boundary.  pport employment land employment growth to 2041.
Local Municipal Council Position	Support Request.	

**Recommendation:** Area not identified as employment in the Regional Official Plan. Designation at the discretion of the Local Municipality.

Request#: N	Л7		City of Markham
Address	7845 Highway 7	Mikayla Lane	*
Site Area	0.75 ha	Mika	7
Employment Area	Cornell	Highway-7	
Applicant	Planning and Development Services	onald Cousens: Parkway	
Owner	Norfinch Construction	Employment Area Conversion Request  Existing Employment Area (as of 2017 York Region Employment Area Inventor Proposed ROP Employment Area	
Nature of Request	A request to re-designate Use Mid Rise.	e lands from Business Park Emp	loyment to Mixed-
Summary of	municipality's economic of movement. Converting the planning objectives.	ghway 407, contributing to the Fidevelopment potential and supposits site is contrary to Regional ar	orting goods nd Provincial
Assessment	- Site is part of a larger contiguous employment area, and the introduction of non-employment uses has the potential to destabilize the employment area and/or negatively impact viability of existing or future surrounding employment uses by putting pressure for future conversions in the adjacent parcels.		e employment area ounding
Local Municipal Council Position	Consideration of the request for conversion be postponed and evaluated through secondary plan studies		

Request#: M8		City of Markham
Address	Northeast Corner of Elgin Mills/ Highway 404	Gerosent La Tache Crescent La
Site Area	1.67 ha	Street O
Employment Area	Cathedral	Crescent 199
Applicant	MHBC Planning	Elgin-Mills-Road-East
Owner	Markham Woodmills Developments Inc.	Employment Area Conversion Request  Existing Employment Area (as of 2017 York Region Employment Area Inventory) Proposed ROP Employment Area
Nature of Request	A request to re-designa	te lands from employment uses to mixed-use.
Summary of Assessment	<ul> <li>Site has visibility from and/or is adjacent to, Highway 404, contributing to the Region's and local municipality's economic development potential and supporting goods movement. Converting this site is contrary to Regional and Provincial planning objectives.</li> <li>The introduction of non-employment uses has the potential to destabilize the employment area and prompt additional conversions of surrounding lands which will negatively impact the viability of the employment area.</li> </ul>	
Local Municipal Council Position		however staff be directed to work with the landowner ge of potential non-residential uses for the subject

Request#: N	<b>Л9</b>	City of Markham
Address	2920 16th Avenue	
Site Area	5.93 ha	Markland Street  Parkland Street  Parkland Street
Employment Area	Cachet	Woodbine-Avenue
Applicant	MGP Malone Given Parsons	
Owner	Condor Properties Ltd.	Employment Area Conversion Request  Existing Employment Area (as of 2017 York Region Employment Area Inventory) Proposed ROP Employment Area
Nature of Request	A request to re-designate lands from employment to mixed-use.	
Summary of Assessment	<ul> <li>Site is in proximity to Highway 404, contributing to the Region's and local municipality's economic development potential and supporting goods movement. Converting this site is contrary to Regional and Provincial planning objectives.</li> <li>Site is part of a larger contiguous employment area, and the introduction of non-employment uses has the potential to destabilize the employment area and/or negatively impact viability of existing or future surrounding employment uses by putting pressure for future conversions in the adjacent parcels.</li> </ul>	
Local Municipal Council Position	Request supported subject to the respective landowners entering into an agreement with the City of Markham for submissions of Official Plan and Zoning By-law amendment applications contemplating the provision of affordable purpose-built rental and seniors housing as well as retention of employment uses, prior to ultimate consideration of the conversion requests by York Region Council.	

Request#: N	<b>/</b> 110	City of Markham
Address	10900 Warden Avenue & 3450 Elgin Mills Road	
Site Area	29.16 ha	
Employment Area	ROPA 3	
Applicant	MGP Malone Given Parsons	a la
Owner	Wu's Landmark Group Inc. and First Elgin Mills Developments Inc.	Employment Area Conversion Request  Existing Employment Area (as of 2017 York Region Employment Area Inventory) Proposed ROP Employment Area
Nature of Request	A request to re-designate	e lands from employment to mixed-use.
Summary of Assessment	- The site is within the ROPA 3 employment area, which due to the nature, character, and potential for future success of this employment area, should not be considered for conversion during the current MCR.	
Local Municipal Council Position	Consideration of the request for conversion be postponed and evaluated through secondary plan studies	

Request#: N	<b>/</b> 11	City of Markham
Address	South side of Highway 7 and Leslie Street	THE THE PARTY OF T
Site Area	18.50 ha	CITY OF RICHMOND HILL HIGHWAY
Employment Area	Commerce Valley/ Leitchcroft	CHY-OF-MARAHAW COMMAND
Applicant	Bousfields Inc.	Minhorn Boulevard
Owner	Wemat	Employment Area Conversion Request  Existing Employment Area (as of 2017  York Region Employment Area Inventory Proposed ROP Employment Area
Nature of Request	A request to re-designate	e lands from employment to mixed-use.
	contributing to the Regio potential and supporting Regional and Provincial	•
Summary of Assessment	Summary of Assessment - The site is 18.5 ha and is considered a large-sized employment a and should be protected over the long term to support a diverse rar and mix of employment opportunities.	
	non-employment uses had and/or negatively impact	ontiguous employment area, and the introduction of as the potential to destabilize the employment area viability of existing or future surrounding ting pressure for future conversions in the adjacent
Local Municipal Council Position	• •	poned to allow for the submission of an appropriate ncept plan prior to ultimate consideration of the ork Region Council
Recommendation: Not recommended for conversion to non-employment uses. Designate		

Request#: N	Л12	City of Markham
Address	108-110, 112-118 and 111-113 Doncaster Avenue	
Site Area	0.95 ha	
Employment Area	Thornhill	
Applicant	W.E. Oughtred & Associates Inc.	
Owner	Unknown	Meadowview Avenue  Employment Area Conversion Request  Existing Employment Area (as of 2017 York Region Employment Area Inventory) Proposed ROP Employment Area
Nature of Request		e lands from employment to medium density townhomes or stacked townhomes.
Summary of Assessment	employment area and pro	employment uses has the potential to destabilize the ompt additional conversions of surrounding lands act the viability of the employment area.
Local Municipal Council Position	Request not supported	

Request#: N	113	City of Markham
Address	136 Markland Street	Magnotta Road  Southbrook Cresce  Hopecrest Road
Site Area	1.10 ha	Woodbine-Avenue
Employment Area	Cachet	Cathet Woods Court
Applicant	Bousfields Inc.	S Count
Owner	King Square Ltd.	Employment Area Conversion Request  Existing Employment Area (as of 2017  York Region Employment Area Inventory  Proposed ROP Employment Area
Nature of Request	A request to re-designate residential uses.	e lands from employment to mixed-use including
Summary of Assessment	<ul> <li>Site is in proximity to Highway 404, contributing to the Region's and local municipality's economic development potential and supporting goods movement. Converting this site is contrary to Regional and Provincial planning objectives.</li> <li>Site is part of a larger contiguous employment area, and the introduction of non-employment uses has the potential to destabilize the employment area and/or negatively impact viability of existing or future surrounding employment uses by putting pressure for future conversions in the adjacent parcels.</li> </ul>	
Local Municipal Council Position	Request supported subject to the respective landowners entering into an agreement with the City of Markham for submissions of Official Plan and Zoning By-law amendment applications contemplating the provision of affordable purpose-built rental and seniors housing as well as retention of employment uses, prior to ultimate consideration of the conversion requests by York Region Council.	
	mendation: Not recommended for conversion to non-employment uses. Designate loyment in the Regional Official Plan.	

Request#: N	l1	Town of Newmarket
Address	301 & 395 Mulock Drive, 421 Cane Parkway, 450 & 505 Kent Drive, 460 Oak Street, 489 & 510 Penrose Street, 559, 569, 589, 590 & 611 Steven Court, 16630, 16650 & 16700 Bayview Avenue	Care Partural  Sondi Avenue  Mulock Court  Mulock Prive
Site Area	18.30 ha	
Employment Area	Mulock Southeast and Mulock North	
Applicant	Town of Newmarket	etier.cour
Owner	Town of Newmarket	Employment Area Conversion Request  Existing Employment Area (as of 2017  York Region Employment Area Inventory  Proposed ROP Employment Area
Nature of Request		has initiated the Mulock GO Station Area Secondary erting existing employment areas to allow for mixed-I residential uses.
Summary of Assessment	<ul> <li>Conversion to non-employment uses is reflective of the changing nature of employment / evolving urban structure.</li> <li>Conversion to non-employment uses supports the local municipal planning objectives of the evolving urban structure</li> <li>Site is not integral to support employment land employment growth to 2041.</li> </ul>	
Local Municipal Council Position	Support request.	

**Recommendation**: Area not identified as employment in the Regional Official Plan. Designation at the discretion of the Local Municipality.

Request#: N	N2	Town of Newmarket
Address	520, 521, 550 and 630 Newpark Boulevard	Mulock-prive Sestry LS
Site Area	17.97 ha	
Employment Area	Bayview South	McBean Avenue
Applicant	Weston Consulting	Heddle Cressent
Owner	521 and 630 Newpark GP Ltd.	Employment Area Conversion Request  Existing Employment Area (as of 2017 York Region Employment Area Inventory Proposed ROP Employment Area
Nature of Request		te a portion of the lands from "Business Park - Mixed- Use Residential/ Retail/ Office', "Mixed-Use Retail/ ging Residential".
Summary of Assessment	context has changed sir employment	non-employment uses recognizes that the surrounding note the lands were originally designated as upport employment land employment growth to 2041.
Local Municipal Council Position	Support request.	

Designation at the discretion of the Local Municipality.

Request#: N	13	Town of Newmarket
Address	507 Mulock Drive	Bondi Aue que
Site Area	0.70 ha	Avenue Avenue Avenue Avenue Avenue Avenue Avenue Avenue Avenue Dirigination Avenue Ave
Employment Area	Mulock North	Bayview-Avenue
Applicant	Weston Consulting	Mulock-Court
Owner	Ganni Kinno Developments Inc.	Employment Area Conversion Request  Existing Employment Area (as of 2017 York Region Employment Area Inventory Proposed ROP Employment Area
Nature of Request	A request to re-designa including residential, ret	te the lands from employment to a mix of uses ail and office uses.
Summary of Assessment	employment / evolving to - Conversion to non-em objectives of the evolving	ployment uses is reflective of the changing nature of urban structure.  ployment uses supports the local municipal planning ag urban structure proposed upport employment land employment growth to 2041.
Local Municipal Council Position	No position at this time.	

**Recommendation:** Area not identified as employment in the Regional Official Plan. Designation at the discretion of the Local Municipality.

Request#: F	RH1	City of Richmond Hill
Address	1577 Major Mackenzie Drive East	Ultimate Drive
Site Area	17.60 ha	TO STORY OF THE PROPERTY OF TH
Employment Area	Headford	Giardis
Applicant	Dorsky + Yue International, UrbanMetrics	Cassa V Voge III Road
Owner	Rice Commercial Group, 'Mackenzie Commons'	Employment Area Conversion Request  Existing Employment Area (as of 2017  York Region Employment Area Inventory  Proposed ROP Employment Area
Nature of Request		e employment lands to mixed-use to facilitate the nsity residential and commercial uses on site.
Summary of Assessment	municipality's economic movement. Converting t planning objectives.  - The site is 17.6 ha and and should be protected and mix of employment  - Site is part of a larger of non-employment uses h and/or negatively impact	ighway 404, contributing to the Region's and local development potential and supporting goods his site is contrary to Regional and Provincial  is considered a large-sized employment area site over the long term to support a diverse range, size, opportunities.  contiguous employment area, and the introduction of as the potential to destabilize the employment area is viability of existing or future surrounding thing pressure for future conversions in the adjacent
Local Municipal Council Position	Support request.	

Request#: F	RH2	City of Richmond Hill
Address	1521 19th Avenue	
Site Area	0.13 ha	
Employment Area	North Leslie	19th-Avenue
Applicant	Humphries Planning Group Inc.	
Owner	Cedartrail Developments Inc.	Employment Area Conversion Request  Existing Employment Area (as of 2017 York Region Employment Area Inventory) Proposed ROP Employment Area
Nature of Request	A request to re-designate	e lands from employment to residential use.
Summary of Assessment	context has changed sind employment.	on-employment uses recognizes that the surrounding ce the lands were originally designated as apport employment land employment growth to 2041.
Local Municipal Council Position	Support request.	
	ation: Area not identified a	as employment in the Regional Official Plan.

Designation at the discretion of the Local Municipality.

Request#: F	RH3	City of Richmond Hill
Address	1585 19th Avenue	Street
Site Area	0.37 ha	Leslie-Street
Employment Area	North Leslie	19th-Avenue
Applicant	Humphries Planning Group Inc.	
Owner	Congio Enterprises Inc.	Employment Area Conversion Request  Existing Employment Area (as of 2017 York Region Employment Area Inventory) Proposed ROP Employment Area
Nature of Request	A request to re-designate	e lands from employment to residential use.
Summary of Assessment	context has changed sine employment.	on-employment uses recognizes that the surrounding ce the lands were originally designated as apport employment land employment growth to 2041.
Local Municipal Council Position	Support request.	
	ation: Area not identified a	as employment in the Regional Official Plan.

Request#: R	RH4	City of Richmond Hill
Address	93 Edward Avenue & 500 Elgin Mills Road East	Leno Mills Avenue
Site Area	2.68 ha	Avenue Avenue
Employment Area	Newkirk	Edward
Applicant	Humphries Planning Group Inc.	Aristotle-Drive  Elgin-Mills-Road-East
Owner	Toronto Montessori Schools, 1355314 Ontario Inc.	Gells-Road  Alper Street  Alper Street  Final Conversion Request  Existing Employment Area (as of 2017  York Region Employment Area Inventory  Proposed ROP Employment Area
Nature of Request		e subject lands to permit the expansion of the cility with outdoor recreation area/sports field
Summary of Assessment	<ul> <li>Site is part of a larger contiguous employment area, and the introduction of non-employment uses has the potential to destabilize the employment area and/or negatively impact viability of existing or future surrounding employment uses by putting pressure for future conversions in the adjacent parcels.</li> <li>Site should be maintained as employment however further discussions are required to explore opportunities to accommodate the proposed request</li> </ul>	
Local Municipal Council Position	supported and recomme	supported however the proposed use expansion is nds staff to work with the applicant to facilitate the gh the best available means.

Request#: R	RH5	City of Richmond Hill
Address	Blocks 2 and 3, 65M4080	Oraydon Crescent  Readford Avenue  Orlando Avenue
Site Area	2.50 ha	Head of Avenue
Employment Area	Headford	
Applicant	Groundswell Urban Planners Inc.	
Owner	Orlando Corporation	Employment Area Conversion Request  Existing Employment Area (as of 2017 York Region Employment Area Inventory Proposed ROP Employment Area
Nature of Request		te employment lands to permit automotive site. This use is not permitted through the local nation.
	- Site is part of a larger contiguous employment area, and the introduction of non-employment uses has the potential to destabilize the employment area and/or negatively impact viability of existing or future surrounding employment uses by putting pressure for future conversions in the adjacent parcels.	
Summary of Assessment	- Site is in proximity to highway 404, contributing to the Region's and local municipality's economic development potential and supporting goods movement. Converting this site is contrary to Regional and Provincial planning objectives.	
	for more permissive em	ned as employment but lands may offer the potential ployment uses to be assessed through the ion's employment policy framework.
Local Municipal Council Position	•	supported however the proposed use is supported o work with the applicant to facilitate the applicant's t available means.
Recommendation: Not recommended for conversion to non-employment uses. Designate		

as employment in the Regional Official Plan.

Request#: F	RH6	City of Richmond Hill	
Address	10481 Yonge Street & 10537 Yonge Street	Oxford Street Pairash Avenue	
Site Area	7.07 ha	Trayborn Drive	
Employment Area	Newkirk	Laver of Lav	
Applicant	Evans Planning Inc.	Levendale Road Hunt Avenue	
Owner	1835942 Ontario Inc.	Benson Avenue  Stephenson Crescent  Existing Employment Area (as of 2017  York Region Employment Area Inventory  Proposed ROP Employment Area	
Nature of Request	A request to re-designat density residential uses.	e lands from employment to mixed-use or high	
	- Conversion to non-employment uses is reflective of the evolving local urban structure, will likely have minimal impact on adjacent employment uses and results in a more logical employment area boundary.		
Summary of Assessment	•	non-employment uses recognizes that the surrounding nce the lands were originally designated as	
	- Site is not integral to su	upport employment land employment growth to 2041.	
Local Municipal Council Position	Support request.		

**Recommendation:** Area not identified as employment in the Regional Official Plan. Designation at the discretion of the Local Municipality.

Request#: R	RH7	City of Richmond Hill
Address	West of Hwy 404, south of Major Mackenzie Drive	
Site Area	9.42 ha	
Employment Area	Headford	Togethord Start Control of Start Control
Applicant	Bousfields Inc.	Staples Avenue
Owner	Baif Developments Ltd.	Employment Area Conversion Request  Existing Employment Area (as of 2017 York Region Employment Area Inventory) Proposed ROP Employment Area
Nature of Request		e employment lands to mixed-use to facilitate the sity residential and commercial uses including office, and hotels
Summary of Assessment	<ul> <li>Site is in proximity to Highway 404, contributing to the Region's and local municipality's economic development potential and supporting goods movement. Converting this site is contrary to Regional and Provincial planning objectives.</li> <li>Site is part of a larger contiguous employment area, and the introduction of non-employment uses has the potential to destabilize the employment area and/or negatively impact viability of existing or future surrounding employment uses by putting pressure for future conversions in the adjacent</li> </ul>	
Local Municipal Council Position	parcels.  Not supported.	

Request#: F	RH8	City of Richmond Hill
Address	1751 19th Ave	40.4
Site Area	4.00 ha	19th-Avenue
Employment Area	North Leslie	CITY OF WARKHA
Applicant	Evans Planning	
Owner	Upper City Corporation	Employment Area Conversion Request  Existing Employment Area (as of 2017 York Region Employment Area Inventory Proposed ROP Employment Area
Nature of Request	A request to re-designate	e employment lands to non-employment uses.
Summary of Assessment	Region's and local munic	and/or is adjacent to, Highway 404, contributing to the cipality's economic development potential and nent. Converting this site is contrary to Regional and ctives.
Local Municipal Council Position	Not supported.	

Request#: F	RH9	City of Richmond Hill
Address	9893 Leslie Street	Giardina Crescent
Site Area	0.48 ha	Love Court
Employment Area	Headford	
Applicant	Urban Growth Inc.	Cassandra-Crescent
Owner	Carefirst Seniors and Community Services Association	Employment Area Conversion Request  Existing Employment Area (as of 20 York Region Employment Area Inversion Request Proposed ROP Employment Area
Nature of Request	integrated care facilities	e employment lands to a campus of care including such as a primary care family practice centre, n centre, office space, and 96 bed long-term care
Summary of Assessment	<ul> <li>- A non-employment use is appropriate, has minimal impact on adjacent employment uses, and is compatible with the surrounding context.</li> <li>- Conversion provides an appropriate transition between the employment area and the adjacent non-employment uses.</li> </ul>	
Local Municipal Council Position	Support request.	

**Recommendation:** Area not identified as employment in the Regional Official Plan. Request approved by Regional Council on February 27, 2020. Designation at the discretion of the Local Municipality.

Request#: R	RH10	City of Richmond Hill
Address	100 & 115 – 140 York Boulevard	East Pearce Street
Site Area	2.66 ha	
Employment Area	Beaver Creek	Teslie Street
Applicant	Urban Strategies Inc.	CITY OF RICHMOND HILL CHYLOF MARKHAM Highway 77
Owner	Crestpoint Real Estate (YYC) Inc.	Employment Area Conversion Request  Existing Employment Area (as of 2017 York Region Employment Area Inventory Proposed ROP Employment Area
Nature of Request	A request to re-designate employment lands to mixed-use including residential.	
Summary of Assessment	<ul> <li>Site is in proximity to Highways 407 and 404, contributing to the Region's and local municipality's economic development potential and supporting goods movement. Converting this site is contrary to Regional and Provincial planning objectives.</li> <li>Site is part of a larger contiguous employment area, and the introduction of non-employment uses has the potential to destabilize the employment area and/or negatively impact viability of existing or future surrounding employment uses by putting pressure for future conversions in the adjacent parcels.</li> </ul>	
Local Municipal Council Position	Support request.	

Request#: R	RH11	City of Richmond Hill
Address	Northeast Corner of Highway 7 and Leslie Street	West Pearce Street  East Pearce Street
Site Area	7.59 ha	
Employment Area	East Beaver Creek	Ta do anti-
Applicant	MGP Malone Given Parsons	CITY-OF-RICHMOND-HILL CHPY-OF-MARKHAM
Owner	Parkway Hotels and Convention Centre Inc.	Employment Area Conversion Request  Existing Employment Area (as of 201: York Region Employment Area Invent Proposed ROP Employment Area
Nature of Request	A request to re-designate the subject lands from employment to non- employment uses to recognize the current non-employment permissions in the City of Richmond Hill's Official Plan and the existing mixed use function of the lands.	
Summary of	<ul> <li>Site is in proximity to Highways 407 and 404, contributing to the Region's and local municipality's economic development potential and supporting goods movement. Converting this site is contrary to Regional and Provincial planning objectives.</li> <li>Site is part of a larger contiguous employment area, and the introduction of non-employment uses beyond the existing permissions of the site specific policy has the potential to destabilize the employment area and/or negatively impact viability of existing or future surrounding employment uses by putting pressure for future conversions in the adjacent parcels.</li> </ul>	
Assessment		
Local Municipal Council Position	Support request.	

Request#: V	/1	City of Vaughan
Address	1950 and 1970 Highway 7	
Site Area	2.13 ha	Bog
Employment Area	Keele	Bowes
Applicant	Brookvalley Project Management Inc.	Highway-7
Owner	Various landholdings in Concord GO Center Secondary Plan area	Employment Area Conversion Request  Existing Employment Area (as of 20' York Region Employment Area Inver Proposed ROP Employment Area
Nature of Request	A request to re-designate "to "Mixed-Use Commerc	e lands from "Employment Commercial Mixed-Use cial/Residential".
Summary of Assessment	•	loyment uses supports the local municipal planning urban structure proposed through the Concord GO
Local Municipal Council Position	No position at this time.	

**Recommendation:** Area not identified as employment in the Regional Official Plan. Designation at the discretion of the Local Municipality.

Request#: V	/2	City of Vaughan
Address	11421 Weston Road	
Site Area	18.3 ha	
Employment Area	Highway 400 North (Teston West) (ROPA 52)	Weston-Road
Applicant	Humphries Planning Group Inc.	
Owner	Western Point Builders Inc.	Employment Area Conversion Request  Existing Employment Area (as of 2017 York Region Employment Area Inventory Proposed ROP Employment Area
Nature of Request		e lands to allow mixed-use (including residential use) is permitted by the City of Vaughan OPA 637.
Summary of Assessment	- The site is part of the Vaughan's 400 North Employment Area (also known as ROPA 52) which has not had sufficient time to develop as an employment area. Lands are within areas not considered for conversion.	
Local Municipal Council Position	No position at this time.	

Request#: V	/3	City of Vaughan	
Address	233 Four Valley Drive & 1040-1080 Edgeley Boulevard, Vaughan		
Site Area	5.9 ha		
Employment Area	Vaughan 400 North		
Applicant	Weston Consulting	Corstate Avenue Romina Drive  0.50 to	
Owner	Unknown	Employment Area Conversion Request  Existing Employment Area (as of York Region Employment Area Proposed ROP Employment Area	
Nature of Request	A request to re-designate development on site	e employment land to support mixed-use	
Summary of Assessment	<ul> <li>Lands are part of a larger contiguous employment area, and the introduction of non-employment uses has the potential to negatively impact viability of existing or future surrounding employment uses in the employment area by putting pressure for future conversions in the adjacent parcels.</li> <li>Site has visibility from, and is adjacent to the Highway 400 goods movement corridor contributing to its economic development potential and supporting goods movement. Converting this site would set precedent for the conversion of other sites located along the 400 series highway and is contrary to Regional and Provincial planning objectives.</li> </ul>		
Local Municipal Council Position	No position at this time.		

Request#: V	/4	City of Vaughan	
Address	11, 27 and 37 Jacob Keefer Parkway	Castlehin Page 15 Secretary Secretar	
Site Area	1.01 ha	Y Company of the Comp	
Employment Area	Tutor West	Rutherford-Road	
Applicant	Humphries Planning Group Inc.	Sherwood Park Drive  Alberta Drive	
Owner	Robvit Developments Inc.	Employment Area Conversion Request  Existing Employment Area (as of 2017  York Region Employment Area Invent  Proposed ROP Employment Area	
Nature of Request	·	lential and/or commercial mixed use on the subject ed as "Employment Commercial Mixed-use" in the lan.	
Summary of Assessment	- Site is part of a larger contiguous employment area, and the introduction of non-employment uses has the potential to destabilize the employment area and/or negatively impact viability of existing or future surrounding employment uses by putting pressure for future conversions in the adjacent parcels.		
	for more permissive emp	ned as employment but lands may offer the potential ployment uses to be assessed through the ion's employment policy framework.	
Local Municipal Council Position	No position at this time.		
Pacammand	ation: Not recommended	for conversion to non-employment uses. Designate	

Request#: V	/5	City of Vaughan
Address	7625 Martin Grove Road & 211 Woodstream Boulevard	From Road  Highway-7
Site Area	1.84 ha	
Employment Area	West Woodbridge	Wood (ream Boulevard
Applicant	KLM Planning Partners Inc.	Roysun-Road
Owner	716051 Ontario Limited & 1214420 Ontario Limited	Employment Area Conversion Request  Existing Employment Area (as of 2017 York Region Employment Area Inventory Proposed ROP Employment Area
Nature of Request	A request to re-designate lands from employment to mid-rise mixed-use.	
Summary of Assessment	- Site is part of a larger contiguous employment area, and the introduction of non-employment uses has the potential to destabilize the employment area and/or negatively impact viability of existing or future surrounding employment uses by putting pressure for future conversions in the adjacent parcels.	
	for more permissive empl	ed as employment but lands may offer the potential loyment uses to be assessed through the on's employment policy framework
Local Municipal Council Position	No position at this time.	

Request#: V	/6	City of Vaughan	
Address	661 & 681 Chrislea Road	Treek Drive Creditview Ro	
Site Area	1.63 ha		
Employment Area	Weston 400	Langstaff-Road	
Applicant	Weston Consulting	Christer Road	
Owner	Battcorp Holdings (Vaughan) Ltd. (Battista)	Employment Area Conversion Request  Existing Employment Area (as of 2C York Region Employment Area Inversion Request Proposed ROP Employment Area	
Nature of Request	A request to re-designate uses.	e the subject lands from employment to residential	
Summary of Assessment	<ul> <li>Lands are part of a larger contiguous employment area, and the introduction of non-employment uses has the potential to negatively impact viability of existing or future surrounding employment uses in the employment area by putting pressure for future conversions in the adjacent parcels.</li> <li>Site has visibility from, and is adjacent to the Highway 400 goods movement corridor contributing to its economic development potential and supporting goods movement. Converting this site would set precedent for the conversion of other sites located along the 400 series highway and is contrary to Regional and Provincial planning objectives.</li> </ul>		
Local Municipal Council Position	No position at this time		
D = = = == == == == == == == == == == ==	.41	for conversion to non-employment uses. Designate	

Request#: V	17		City of Vaughan
Address	Block 34W and 35, Lots 26 through 35, Concession 5 and Lot 1 King Concession 5	TOWNSHIP OF KING  King-Vaughan-Road	A00 CITY OF VAUGHAN
Site Area	235.0 ha	1.000	. 70
Employment Area	Highway 400 North (ROPA 52)		
Applicant	Humphries Planning Group	Kirby Road	P 24
Owner	Vaughan 400 North Landowners Group Inc.	Employment Area Conversion Request	Existing Employment Area (as of 2017 York Region Employment Area Inventory Proposed ROP Employment Area
Nature of Request	A request to re-designate uses.	the subject lands from er	mployment to residential
Summary of Assessment	as ROPA 52) which has i	•	oyment Area (also known develop as an employment onversion.
Local Municipal Council Position	No position at this time.		

Request#: V	/8	City of Vaughan
Address	8083 Jane Street	Pennsylvania Avenue  Macintosh Boulevard
Site Area	1.76 ha	Macintosh Boulevard
Employment Area	Vaughan 400	Wasy Avenue
Applicant	DLA Piper	
Owner	Chris Barnett	Employment Area Conversion Request  Existing Employment Area (as of 2017 York Region Employment Area Inventory Proposed ROP Employment Area
Nature of Request	A request to re-designat mixed-use.	e lands from Prestige and General Employment to
Summary of Assessment	- Entire perimeter of the site is surrounded by lands designated for employment uses. The introduction of a non-employment use would destabilize and/or impact the existing and/or future viability of the employment area.	
Local Municipal Council Position	No position at this time.	

<b>'9</b>	City of Vaughan
8821 Weston Road	Conti Crescent
3.66 ha	Scie
Weston 400 North	Vale ia Boulevard
Weston Consulting	Greenary Borlevard
Designscape Enterprises Ltd.	Greenpark Boulevard  © © 100,1  Existing Employment Area (as of 2017 York Region Employment Area Inventory Proposed ROP Employment Area
	e subject lands from Prestige Employment to al – Mixed use.
of non-employment uses existing or future surrour	ger contiguous employment area, and the introduction is has the potential to negatively impact viability of inding employment uses in the employment area by the conversions in the adjacent parcels.
- Site has visibility from, and is adjacent to the Highway 400 goods movement corridor contributing to its economic development potential and supporting goods movement. Converting this site would set precedent for the conversion of other sites located along the 400 series highway and is contrary to Regional and Provincial planning objectives.	
elsewhere in the City of	hese lands is considered an employment use Vaughan Official Plan. On this basis, proposed use I with a local designation change.
No position at this time.	
	3.66 ha  Weston 400 North  Weston Consulting  Designscape Enterprises Ltd.  A request to re-designat Employment Commercia  - Lands are part of a larg of non-employment uses existing or future surrour putting pressure for futur  - Site has visibility from, corridor contributing to it goods movement. Conve of other sites located alo Regional and Provincial  - The proposed use on the elsewhere in the City of could be accommodated

Request#: V	/10	City of Vaughan
Address	Part of Lot 14 and 15, Concession 5	Rutherford-Road  Green Manor Cres
Site Area	39.20 ha	Village Green Drive
Employment Area	Vaughan Mills Centre	
Applicant	Miele Developments	Harmer Avenue
Owner	Vaughan Mills Mixed Use Centre Landowners Group	Employment Area Conversion Request  Existing Employment Area (as of 20 York Region Employment Area Inver Proposed ROP Employment Area
Nature of Request	A request to re-designate mixed-use.	e the subject lands from employment to residential/
Summary of Assessment	of non-employment uses existing or future surrour putting pressure for future.  - Site has visibility from, corridor contributing to its goods movement. Converse of other sites located also Regional and Provincial.  - The site is 39 ha and is	considered a large-sized employment area site and the long term to support a diverse range, size, and
Local Municipal Council Position	No position at this time.	

Request#: V	/11	City of Vaughan
Address	6241 Rutherford Road	WcGillivary Road
Site Area	8.18 ha	
Employment Area	West Vaughan – Huntington East	
Applicant	Weston Consulting	
Owner	Di Poce Management Limited	Employment Area Conversion Request  Existing Employment Area (as of 2017 York Region Employment Area Inventory Proposed ROP Employment Area
Nature of Request		ployment lands from the current Prestige to commercial/recreational mixed land use.
Summary of Assessment	employment uses. The indestabilize and/or impact area  - Site is part of a larger or non-employment uses had and/or negatively impact employment uses by putt parcels.  - Site should be maintain for more permissive emp	site is surrounded by lands designated for atroduction of a non-employment use would the existing and/or future viability of the employment ontiguous employment area, and the introduction of as the potential to destabilize the employment area viability of existing or future surrounding ting pressure for future conversions in the adjacent ed as employment but lands may offer the potential loyment uses to be assessed through the on's employment policy framework.
Local Municipal Council Position	No position at this time.	or conversion to non-employment uses. Designate

Request#: V	/12	City of Vaughan
Address	2739 Highway 7	McCleary Court
Site Area	0.34 ha	
Employment Area	Jane South	Costa Road
Applicant	Humphries Planning	
Owner	2276771 Ontario Inc.	Employment Area Conversion Request  Existing Employment Area (as of 2017 York Region Employment Area Inventory Proposed ROP Employment Area
Nature of Request	A request to convert emp	ployment lands to residential uses.
Summary of Assessment	<ul> <li>The site is in close proximity to the CN MacMillan yard and is surrounded by traditional employment uses. Permitting non-employment uses could potentially introduce compatibility issues with surrounding employment uses. Sites in this area should be retained as employment as they require separation from sensitive uses including residential that are sensate to noise, activity and/or odour.</li> <li>There are sufficient designated lands to support non-employment uses in close proximity to the subject site.</li> <li>Site should be maintained as employment but lands may offer the potential</li> </ul>	
		oloyment uses to be assessed through the on's employment policy framework.
Local Municipal Council Position	No position at this time.	

Request#: V	/13	City of Vaughan
Address	2267 Highway 7 & 7700 Keele Street	
Site Area	5.50 ha	
Employment Area	Keele	
Applicant	KLM Planning	Rockview Gardens  thview Drivy
Owner	Seven Keele Ltd/ 7700 Keele St. Ltd	Employment Area Conversion Request  Existing Employment Area as of 20 York Region Employment Area Inverse Proposed ROP Employment Area
Nature of Request	A request to re-designate	the subject lands to a residential/ mixed-use.
Summary of Assessment	traditional employment use potentially introduce comp Sites in this area should be separation from sensitive activity and/or odour.  - There are sufficient design close proximity to the subject of the should be maintaine for more permissive employment.	nity to the CN MacMillan yard and is surrounded by es. Permitting non-employment uses could atibility issues with surrounding employment uses. e retained as employment as they require uses including residential that are sensate to noise, gnated lands to support non-employment uses in ect site.  If as employment but lands may offer the potential byment uses to be assessed through the n's employment policy framework.
Local Municipal Council Position	No position at this time.	r conversion to pon-employment uses. Designate

Request#: V	/14	City of Vaughan
Address	156 Chrislea Road & 15 Jevlan Drive	Blue-willow-Drive
Site Area	1.49 ha	Foxchase S
Employment Area	Weston 400	Fieldstone-Drive portage Parkway
Applicant	Land Solutions Ontario	-Weston-Road
Owner	FDF Investments/Playcor Holdings	Employment Area Conversion Request  Existing Employment Area (as of 2017  York Region Employment Area Inventory)  Proposed ROP Employment Area
Nature of Request	A request to allow greate and service commercial to	er flexibility in the permitted uses including more retail type uses.
	of non-employment uses and/or negatively impact	er contiguous employment area, and the introduction has the potential to disconnect the employment area viability of existing or future surrounding ting pressure for future conversions in the adjacent
Summary of Assessment	transition between the er uses and may offer the p	ed as employment as they provide an appropriate imployment area and the adjacent non-employment obtential for more permissive employment uses to be velopment of the Region's employment policy
	development potential ar	ghway 400, contributing to its economic and supporting goods movement. Converting this site and Provincial planning objectives.
Local Municipal Council Position	No position at this time.	
Recommend	ation: Not recommended f	or conversion to non-employment uses. Designate

as employment in the Regional Official Plan.

Request#: V	/15	City of Vaughan
Address	201 Millway Avenue	
Site Area	1.92 ha	
Employment Area	Vaughan 400	
Applicant	Weston Consulting	e-Street
Owner	York Region Condominium Corporation 945	Apple Mill Road  Employment Area Conversion Request  Existing Employment Area (as of 2017 York Region Employment Area Inventory) Proposed ROP Employment Area
Nature of Request	A request to re-designate designation.	e lands from Prestige Employment to a mixed-use
Summary of Assessment	employment uses would viability of existing and/o - The conversion would i - Lands should be retain transition between the eluses and may offer the p	ger contiguous employment area and non- destabilize and/or adversely affect the overall or future employment uses in the employment area mpact a currently logical employment boundary. ed as employment as they provide an appropriate mployment area and the adjacent non-employment cotential for more permissive employment uses to be evelopment of the Region's employment policy
Local Municipal Council Position	No position at this time.	

Request#: V	/16	City of Vaughan
Address	163 & 175 Bowes Road	Rivermede Road
Site Area	5.91 ha	Ortona O
Employment Area	Keele	Oster Lane
Applicant	Weston Consulting	
Owner	Unknown	Employment Area Conversion Request  Existing Employment Area (as of 2017 York Region Employment Area Inventory, Proposed ROP Employment Area
Nature of Request	A request to re-designate	e lands from employment to a mixed-use.
Summary of Assessment	objectives of the evolving Secondary Plan  - The lands north of Oste	loyment uses supports the local municipal planning urban structure proposed through the Concord GO r Lane to be designated as employment in the ands south of Oster Lane to be designated at the unicipality.
Local Municipal Council Position	No position at this time.	

**Recommendation:** A portion of the area recommended for conversion to non-employment uses. Designate remainder as employment in the Regional Official Plan.

	City of Vaughan
es Ave West	
est	
nning	Steeles Avenue West  City of Toronto
estments Inc.	Employment Area Conversion Request  Existing Employment Area (as of 2017 York Region Employment Area Inventor Proposed ROP Employment Area
•	e "Employment Commercial Mixed Use" lands to elopment on site.
vill likely have	ployment uses is reflective of the evolving local urban minimal impact on adjacent employment uses and employment area boundary.
at this time.	
	at this time.

Request#: V	/18	City of Vaughan	
Address	7777 Keele St and 2160-2180 Highway 7	Administration Road	
Site Area	6.20 ha		
Employment Area	Keele	-Keele-Street	
Applicant	MHBC Planning		
Owner	Steele Valley Developments Limited and Bonneville Homes Limited.	Employment Area Conversion Request  Existing Employment Area (as or York Region Employment Area Proposed ROP Employment Area	
Nature of Request	A request to re-designate facilitate mixed use deve	e "Employment Commercial Mixed Use" lands to lopment on site.	
Summary of Assessment	traditional employment upotentially introduce com Sites in this area should separation from sensitive activity and/or odour.  There are sufficient des close proximity to the sulusion.	cimity to the CN MacMillan yard and is surrounded by ses. Permitting non-employment uses could patibility issues with surrounding employment uses, be retained as employment as they require uses including residential that are sensate to noise, signated lands to support non-employment uses in oject site.  ed as employment but lands may offer the potential loyment uses to be assessed through the	
	development of the Regi	on's employment policy framework.	
Local Municipal Council Position	No position at this time.		
Bosommond	ation: Not recommended t	or conversion to non-employment uses. Designate	

Request#: \	/19	City of Vaughan
Address	31 Jevlan Drive and 172 Chrislea Road	Blue Willow Drive
Site Area	1.03 ha	PAVENTI Phriston
Employment Area	Weston 400	Forcha
Applicant	Weston Consulting	Fieldstone-Drive portage parkway
Owner	Luana Colalillo	Northview Boulevard  Existing Employment Area (as of 2017 York Region Employment Area Inventor Proposed ROP Employment Area
Nature of Request	•	nd permission to allow for a greater range of es on the subject lands, including residential uses.
	of non-employment uses and/or negatively impact	ger contiguous employment area, and the introduction is has the potential to disconnect the employment area it viability of existing or future surrounding titing pressure for future conversions in the adjacent
Summary of Assessment	transition between the eluses and may offer the p	ed as employment as they provide an appropriate mployment area and the adjacent non-employment potential for more permissive employment uses to be evelopment of the Region's employment policy
	development potential a	ighway 400, contributing to its economic nd supporting goods movement. Converting this site nd Provincial planning objectives.
Local Municipal Council Position	No position at this time.	

Request#: V	/20	City of Vaughan
Address	7171 Jane Street	
Site Area	9.93 ha	
Employment Area	Beechwood	Jane-Stre
Applicant	Stellarbridge Management Inc.	
Owner	Stellarbridge, ARG Group of Companies	Employment Area Conversion Request  Existing Employment Area (as of 2017 York Region Employment Area Inventory Proposed ROP Employment Area
Nature of Request	•	-designated from their current employment se designation permitting higher density residential
Summary of Assessment	should be protected over mix of employment oppo - Site is in proximity to H municipality's economic	s considered a large-sized employment area site and the long term to support a diverse range, size, and rtunities.  Ighway 407, contributing to the Region's and local development potential and supporting goods his site is contrary to Regional and Provincial
Local Municipal Council Position	No position at this time.	

Request#: V	/21		City of Vaughan
Address	140 Doughton Road	Maplecrete Road	
Site Area	0.31 ha		
Employment Area	Jane South		
Applicant	Weston Consulting	Doughton-Road	le Road
Owner	Omer Investments Inc.		Existing Employment Area (as of 2017 York Region Employment Area Inventory Proposed ROP Employment Area
Nature of Request	designation to the Station incorporated within the V	property be converted from the Con Precinct designation and the suraughan Metropolitan Centre Secongoing Municipal Comprehensive	bject property be ondary Plan
Summary of Assessment	structure, will likely have	loyment uses is reflective of the ominimal impact on adjacent empemployment area boundary.	•
Local Municipal Council Position	No position at this time.		

**Recommendation**: Area not identified as employment in the Regional Official Plan. Designation at the discretion of the Local Municipality.

Request#: V	/22	City of Vaughan
Address	676, 696 Westburne Drive	Patra Crescent Rutherford-Road
Site Area	1.02 ha	Crescent
Employment Area	Tudor West	Parkway Cova
Applicant	KLM Planning Partners Inc.	So Court West
Owner	Arcovit Holdings Inc.	Existing Employment Area (as of 2017 York Region Employment Area Inventory Proposed ROP Employment Area
Nature of Request	Allow for the re-designat density residential develo	ion of subject lands to allow for a mixed use high opment.
Summary of Assessment	non-employment uses had and/or negatively impact	ontiguous employment area, and the introduction of as the potential to destabilize the employment area viability of existing or future surrounding ting pressure for future conversions in the adjacent
Local Municipal Council Position	No position at this time.	

Request#: V	/23	City of Vaughan
Address	2780 Highway 7	
Site Area	0.75 ha	Barnes-Court -
Employment Area	Vaughan 400	McCleary Court
Applicant	Evans Planning Inc.	Highway-7
Owner	2780 Highway 7 Investments	Employment Area Conversion Request  Existing Employment Area (as of 2017 York Region Employment Area Inventory Proposed ROP Employment Area
Nature of Request	A request to allow for the conversion of these lands from only employment generating purposes to also permit residential uses and the associated population to support transit infrastructure investment and so fulfill the intensification and complete community objectives of the Province, Region and City.	
Summary of Assessment	<ul> <li>The site is in close proximity to the CN MacMillan yard and is surrounded by traditional employment uses. Permitting non-employment uses could potentially introduce compatibility issues with surrounding employment uses. Sites in this area should be retained as employment as they require separation from sensitive uses including residential that are sensate to noise, activity and/or odour</li> <li>There are sufficient designated lands to support non-employment uses in</li> </ul>	
	close proximity to the subject site.  - Site should be maintained as employment but lands may offer the potential for more permissive employment uses to be assessed through the development of the Region's employment policy framework.	
Local Municipal Council Position	No position at this time.	

Request#: V	/24	City of Vaughan
Address	705 Applewood Cres, 200/225/207 Edgeley Blvd, 10/11/27/38 Buttermill Ave, 190/212 Millway Ave	Pennsylvania Avenue
Site Area	7.54 ha	
Employment Area	Vaughan 400	Apple Mill Road  New Park Place
Applicant	Malone Given Parsons Ltd.	
Owner	Portage Landowners Group	Employment Area Conversion Request  Existing Employment Area (as of 2017  York Region Employment Area (as of 2017  Proposed ROP Employment Area
Nature of Request	-	employment lands to non-employment uses to a transitional area from the VMC.
Summary of Assessment	<ul> <li>Site is part of a larger contiguous employment area, and the introduction of non-employment uses has the potential to destabilize the employment area and/or negatively impact viability of existing or future surrounding employment uses by putting pressure for future conversions in the adjacent parcels.</li> <li>Lands should be retained as employment as they provide an appropriate transition between the employment area and the adjacent non-employment uses and may offer the potential for more permissive employment uses to be assessed through the development of the Region's employment policy framework.</li> <li>The conversion would impact a currently logical employment boundary.</li> </ul>	
Local Municipal Council Position	No position at this time.	
	ation: Not recommended nt in the Regional Official	for conversion to non-employment uses. Designate Plan.

Request#: \	/25	City of Vaughan
Address	Part of Lots 4 and 5, Concession 9	Hunington Road  Bank Bull Bull Bull Bull Bull Bull Bull Bul
Site Area	7.32 ha	Highway-7
Employment Area	Highway 427 West	Region of Peel
Applicant	KLM Planning Partners Inc.	To do
Owner	1406979 Ontario Inc. (affiliate of the ZZEN Group)	Employment Area Conversion Request  Existing Employment Area (as of 2017 York Region Employment Area Inventory) Proposed ROP Employment Area
Nature of Request	Lands are currently designated Employment Commercial Mixed Use. Proposing to retain some employment area, and convert remainder to high density residential including eleven 35-storey residential towers.	
Summary of Assessment	<ul> <li>Site has visibility from and/or is adjacent to Highway 427, contributing to the Region's and local municipality's economic development potential and supporting goods movement. Converting this site is contrary to Regional and Provincial planning objectives.</li> <li>Site is part of a larger contiguous employment area, and the introduction of non-employment uses has the potential to destabilize the employment area and/or negatively impact viability of existing or future surrounding employment uses by putting pressure for future conversions in the adjacent parcels.</li> </ul>	
Local Municipal Council Position	No position at this time.	

Request#: V	/26	City of Vaughan
Address	2104 Highway 7	
Site Area	2.4 ha	Bowes
Employment Area	Keele	
Applicant	Weston Consulting	Hillside Avenue
Owner	York Region Condominium Corporation 549 ("YRCC 549")	Employment Area Conversion Request  Existing Employment Area (as of 2017  York Region Employment Area Inventory  Proposed ROP Employment Area
Nature of Request	A request to re-designate	e the subject lands to a mixed-use.
Summary of Assessment	<ul> <li>The site is in close proximity to the CN MacMillan yard and is surrounded by traditional employment uses. Permitting non-employment uses could potentially introduce compatibility issues with surrounding employment uses. Sites in this area should be retained as employment as they require separation from sensitive uses including residential that are sensate to noise, activity and/or odour.</li> <li>There are sufficient designated lands to support non-employment uses in close proximity to the subject site.</li> <li>Site should be maintained as employment but lands may offer the potential for more permissive employment uses to be assessed through the development of the Region's employment policy framework.</li> </ul>	
Local Municipal Council Position	No position at this time.	

Request#: V	/27	City of Vaughan
Address	80, 82 & 220 Doney Crescent	Highway-7
Site Area	4.16 ha	La
Employment Area	Keele	Rockview Gardens
Applicant	Brookvalley Project Management Inc., Frank Filippo	Southview Drive  Southview Drive
Owner	Doney 80 Corp and Doney Hill Holdings Inc	Employment Area Conversion Request  Existing Employment Area (as of 2017 York Region Employment Area Inventory Proposed ROP Employment Area
Nature of Request	A request to re-designate considered along with co	e the subject lands to residential/mixed use. To be onversion request V13.
Summary of Assessment	employment uses. The indestabilize and/or impactance.  The site is in close prostraditional employment upotentially introduce comsites in this area should separation from sensitive activity and/or odour.	site is surrounded by lands designated for a non-employment use would the existing and/or future viability of the employment wimity to the CN MacMillan yard and is surrounded by uses. Permitting non-employment uses could apatibility issues with surrounding employment uses, be retained as employment as they require to uses including residential that are sensate to noise, signated lands to support non-employment uses in bject site.
Local Municipal Council Position	No position at this time.	

Request#: V	28	City of Vaughan
Address	130 Doughton Road	McCleary Court  Highway-7
Site Area	0.82 ha	
Employment Area	Jane South	Jane-Street
Applicant	KLM Planning Partners Inc.	Doughton Road  Freshway Drive
Owner	130 Doughton Road Investments Inc.	Employment Area Conversion Request  Existing Employment Area (as of 2017 York Region Employment Area Inventory Proposed ROP Employment Area
Nature of Request	To re-designate from empermit residential and ma	aployment uses to a 'Station Precinct' designation to ajor retail uses.
Summary of Assessment	structure, will likely have	ployment uses is reflective of the evolving local urban minimal impact on adjacent employment uses and employment area boundary.
Local Municipal Council Position	No position at this time.	

**Recommendation**: Area not identified as employment in the Regional Official Plan. Designation at the discretion of the Local Municipality.

Request#: V	/29	City of Vaughan	
Address	7250 Keele Street	100 Drive	
Site Area	8.54 ha	Snidercroft Road Gree	
Employment Area	Keele	No.	
Applicant	Weston Consulting		
Owner	York Region Standard Condominium Corporation No. 1311	Employment Area Conversion Request  Existing Employment Area (as of 2017 York Region Employment Area Inventory Proposed ROP Employment Area	
Nature of Request	A request to permit grea	ter retail permission on the property.	
Summary of	- Site is part of a larger contiguous employment area, and the introduction of non-employment uses has the potential to destabilize the employment area and/or negatively impact viability of existing or future surrounding employment uses by putting pressure for future conversions in the adjacent parcels.		
Summary of Assessment	- Site is in proximity to Highway 407, contributing to the Region's and local municipality's economic development potential and supporting goods movement. Converting this site is contrary to Regional and Provincial planning objectives.		
	- Site should be maintained as employment however further discussions are required to explore opportunities to accommodate the proposed request		
Local Municipal Council Position	No position at this time.		

Request#: V	/30	City of Vaughan
Address	20 Roysun Road	
Site Area	0.8 ha	our transfer of the Roll of th
Employment Area	West Woodbridge	Roysun Road
Applicant	Weston Consulting	
Owner	Co-Mart Holdings Limited	Employment Area Conversion Request  Existing Employment Area (as of 2017 York Region Employment Area Inventory Proposed ROP Employment Area
Nature of Request	Proposes intensification of the site with a broader range and mix of uses including office, commercial and residential uses.	
Summary of Assessment	<ul> <li>Site is part of a larger contiguous employment area, and the introduction of non-employment uses has the potential to destabilize the employment area and/or negatively impact viability of existing or future surrounding employment uses by putting pressure for future conversions in the adjacent parcels.</li> <li>-Site should be maintained as employment but lands may offer the potential for more permissive employment uses to be assessed through the development of the Region's employment policy framework.</li> </ul>	
Local Municipal Council Position	No position at this time.	

Request#: V	VS1	Town of Whitchurch-Stouffville
Address	12049 Highway 48	
Site Area	18.20 ha	
Employment Area	Stouffville South	
Applicant	Corebridge Development Corp	Hoover Park Drive
Owner	Zhawd Corporation	Employment Area Conversion Request  Existing Employment Area (as of 2017 York Region Employment Area Inventory)  Proposed ROP Employment Area
Nature of Request	A request to re-designate and commercial develope	e the subject lands to allow for mixed use residential ment.
Summary of Assessment	- Site's role as employment land is not of Regional significance and is more appropriately designated at the local level.	
Local Municipal Council Position		ct staff to require approximately 400 square feet of be built for the approval of each dwelling unit
Recommendation: Area not identified as employment in the Regional Official Plan.  Designation at the discretion of the Local Municipality.		

Request#: V	VS2	Town of Whitchurch-Stouffville
Address	300 Rougeview Avenue	Hoover-Park Drive
Site Area	11.0 ha	The state of the s
Employment Area	Stouffville South	Sam's Way
Applicant	MHBC Planning	
Owner	SmartCenters	TOWN OF WHITCHURCH-STOUFFVILLE  CITY OF MARKHAM  Existing Employment Area (as of 2017 York Region Employment Area Inventory Proposed ROP Employment Area
Nature of Request	•	mixed use district and innovation hub which f office, industrial, retail, residential and park space.
Summary of Assessment	<ul> <li>Site's role as employment land is not of Regional significance and is more appropriately designated at the local level</li> <li>The lands north of Sam's Way to be designated at the discretion of the Local Municipality. Lands south of Sam's Way to be designated as employment in the Regional Official Plan.</li> </ul>	
Local Municipal Council Position		rect staff to require approximately 400 square feet of o be built for the approval of each dwelling unit ea

**Recommendation:** A portion of the area recommended for conversion to non-employment uses. Designate remainder as employment in the Regional Official Plan.