

September 8, 2020

Chairman Emmerson and Members of Regional Council

c/o Mr. Christopher Raynor
Regional Clerk
Regional Municipality of York
Regional Corporate Services Department
Administrative Centre
17250 Yonge Street, 4th Floor
Newmarket, Ontario
L3Y 6Z1

Dear Chairman Emmerson Regional Council Members:

**RE: SEPTEMBER 17, 2020 SPECIAL COUNCIL MEETING
REQUEST FOR CONVERSION OF EXISTING EMPLOYMENT LANDS – REQUEST WS2
SOUTHEAST CORNER OF HOOVER PARK DRIVE & HIGHWAY 48, STOUFFVILLE
OUR FILE 07132BH**

On behalf of our clients, Calloway REIT (Stouffville) Inc. (a SmartCentres company) and Penguin Group of Companies, please accept this letter as our submission related to the conversion of Employment Lands in the Town of Whitchurch-Stouffville located at the southeast corner of Hoover Park Drive and Highway 48 (the “subject lands”).

On April 30, 2019 we made a formal request to the Region for conversion of the subject lands per the attached letter to Mr. Freeman. Through the processing of this request, Town of Whitchurch-Stouffville Council on May 7, 2019 supported the conversion request per the following resolution.

11. Action Items Requiring Separate Discussion

**Report No. DS-022-19 - Employment Area Conversion Request -
SmartCentres Lands (D26)
Presentation by Mauro Pambianchi, SmartCentres, and David McKay,
MHBC**

Moved by Councillor Upton
Seconded by Councillor Smith

1) That Council support in principle the employment land conversion request as submitted by SmartCentres for the property located in the south east quadrant of Hoover Park Drive and Highway 48 as per Attachment 1 of this report; and

2) That should the employment land conversion be approved by the Region of York, Council direct staff to require approximately 400 square feet of non-residential space to be built for the approval of each dwelling unit proposed within this area, and amend both the Official Plan and Zoning By-law accordingly; and

3) That Council direct the Clerk to forward a copy of this report to the Chief Planner, Planning and Economic Development at York Region.

Carried

Regional staff, through their review, agreed with the conversion of the majority of the 11 ha (27 ac) lands, stating that the lands were “not of Regional significance” per their summary in the March 2020 report below.

| Request#: WS2 | | Town of Whitchurch-Stouffville | |
|--|---|---------------------------------------|--|
| Address | 300 Rougeview Avenue | | |
| Site Area | 11.0 ha | | |
| Employment Area | Stouffville South | | |
| Applicant | MHBC Planning | | |
| Owner | SmartCenters | | |
| Nature of Request | Proposal to allow for a mixed use district and innovation hub which accommodates a mix of office, industrial, retail, residential and park space. | | |
| Summary of Assessment | <ul style="list-style-type: none"> - Site's role as employment land is not of Regional significance and is more appropriately designated at the local level - 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. | | |
| Local Municipal Council Position | Support request and direct staff to require approximately 400 square feet of non-residential space to be built for the approval of each dwelling unit proposed within this area | | |
| Recommendation: A portion of the area recommended for conversion to non-employment uses. Designate remainder as employment in the Regional Official Plan. | | | |

However, the southerly 2.4 ha (6 ac) were not recommended for conversion, despite Town support for the entire conversion request and that the lands were not of “Regional significance”.

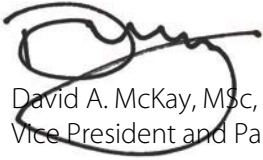
We therefore are requesting, for the reasons outlined in our April 30, 2019 submission, that Regional Council allow for the conversion of the entire 11 ha (27 acre) parcel, inclusive of the southerly 2.4 ha (6 acres).

Our clients will be making a deputation to Regional Council on this submission.

Thank you.

Yours truly,

MHBC

A handwritten signature in black ink, appearing to read 'D. McKay', written over a circular stamp or seal.

David A. McKay, MSc, MLAI, MCIP, RPP
Vice President and Partner

cc: Clients

Encl.

April 30, 2019

Paul Freeman
Chief Planner
Regional Municipality of York
Administrative Centre
17250 Yonge Street
Newmarket, Ontario L3Y 6Z1

Dear Mr. Freeman;

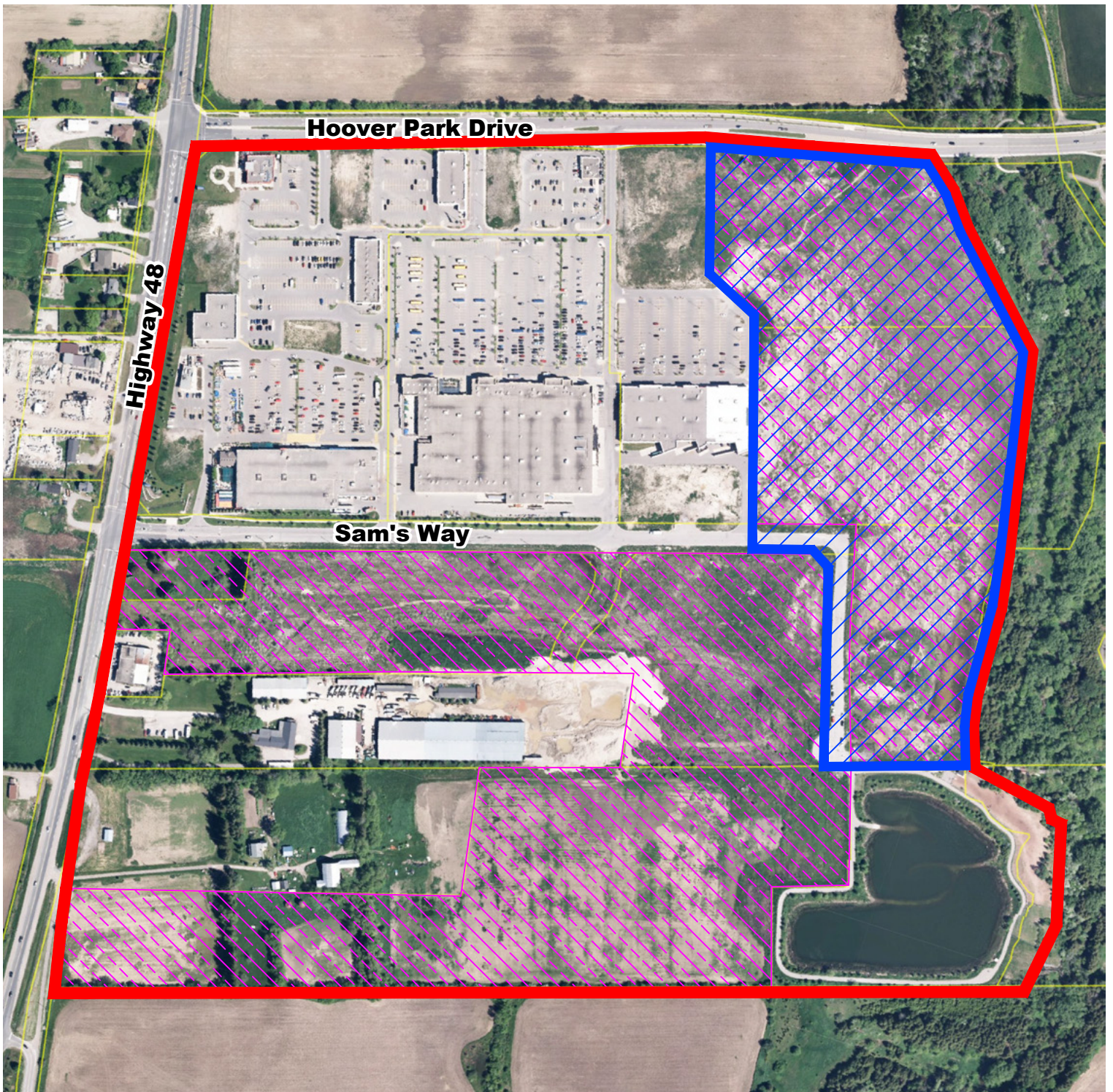
**RE: FORMAL REQUEST FOR CONVERSION OF EXISTING EMPLOYMENT LANDS
SOUTHEAST CORNER OF HOOVER PARK DRIVE AND HIGHWAY 48
SMARTCENTRES LANDS – STOUFFVILLE, TOWN OF WHITCHURCH-STOUFFVILLE
OUR FILE 07132BH**

This submission has been prepared as our formal request to the Region of York for an employment land conversion as a part of the Region's municipal comprehensive review analysis. The request is being made on behalf of SmartCentres for the approximately 11 hectares (27 acres) of land located near the southeast corner of Highway 48 and Hoover Park Drive in the Town of Whitchurch-Stouffville. The lands about the Regional Retail Area (SmartCentres shopping centre) to the west, the Rouge River to the east, Hoover Park Drive to the north and extend as far south as the existing stormwater management pond (see **Figure 1**). These lands will hereinafter be referred to as the Subject Lands.

We note that a similar submission has been to the Town of Whitchurch-Stouffville, which will go to municipal Council on May 7th, 2019 for confirmation of the municipality's support of our application and submission.

The proposal for conversion would allow the establishment of a Mixed Use District or Innovation Hub as it relates to the larger quadrant extending to Highway 48 which encompasses SmartCentres' lands at a gateway location to the Town (see **Figure 1**). For clarity, Innovation Hubs are Locations that support collaboration and interaction between the private, public and academic sectors across many different economic sectors to promote innovation, as defined by the Growth Plan for the Greater Golden Horseshoe 2017. These lands will hereinafter be referred to as the Mixed Use District. This conversion will promote a range of retail, residential, employment and open space uses, building on the existing SmartCentres Regional Retail Area and leveraging existing municipal infrastructure, all in line with Provincial policy direction for compact, integrated employment areas.

A land use concept has been prepared in support of the request for conversion which can be found in **Appendix A**. The concept envisions an overall Mixed Use District and Innovation Hub that accommodates a complete mix of office, industrial, retail, residential and park space. This proposal will






Data Source: First Base Solutions Aerial Flown 2017

Figure 1

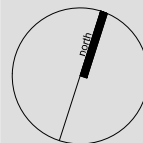
Aerial Photograph with Lands subject to Conversion

LEGEND

-  Subject to Conversion
-  Mixed-use District
-  SmartCentres Lands

DATE: March 27, 2019

SCALE 1:10,000



Markham Road Road &
Hoover Park Drive,
Whitchurch-Stouffville, Ontario

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generate 5,910 people and jobs in the overall Mixed Use District of which 1,078 jobs would be located within the subject lands post-conversion.

This report evaluates the applicable land use policy that provides for the consideration of conversion, and will conclude that the request maintains consistency with the Provincial Policy Statement (2014), conformity with the Growth Plan (2017), Region of York Official Plan and Town of Whitchurch-Stouffville Official Plan as it relates to employment lands.

DESCRIPTION OF THE LANDS IN QUESTION

The Subject Lands subject to conversion are located within the western Stouffville Settlement Area, south of Hoover Park Drive, west of the Rouge River, as far south as the existing stormwater management pond, and east of Rougeview Avenue (see **Figure 1**). The lands are predominantly in a pre-graded form, absent of any development save and except for the municipal road of Rougeview Avenue and the stormwater management pond. The Subject Lands are part of a plan of subdivision and are municipally serviced to accommodate development.

DESCRIPTION OF THE SURROUNDING CONTEXT

The Subject Lands are located on the southwestern edge of the Stouffville Settlement Area (see **Figure 2**). Surrounding land uses include:

EAST – The Rouge River floodplain abutting the Subject Lands, and low density single detached residential dwellings further east.

South – Existing agricultural farms outside of the Stouffville Settlement Area boundary;

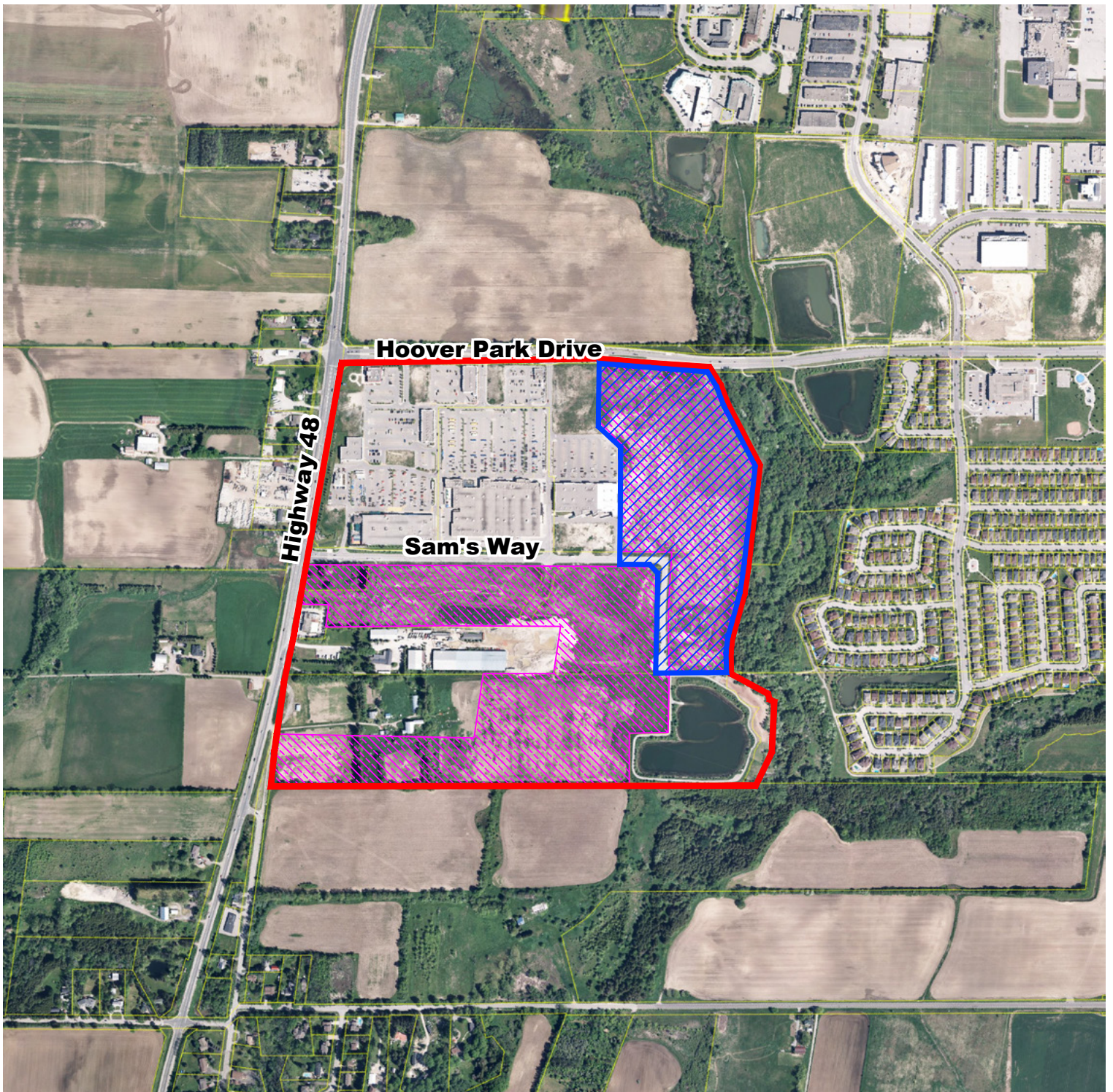
WEST – North of Sam’s Way, the existing 31,200 sq. m (335,700 sq. ft.) SmartCentres shopping centre abutting to the west. South of Sam’s Way, an existing agricultural operation and automotive repair business on the east side of Highway 48 and additional lands owned by the owner. On the opposite side of Highway 48 are existing agricultural uses.

NORTH - Existing agricultural farms that are contemplating conversion to allow for a mixed use community.

PROPOSED FUTURE VISION FOR MIXED USE DEVELOPMENT

As mentioned previously, the proposal for conversion envisions the Subject Lands contributing to an overall Mixed Use District and Innovation Hub that accommodates a complete mix of office, industrial, retail, residential and park space (see **Figure 3**). The proposed concept and 3D massing of the Mixed Use District is provided in **Appendix A**. To achieve this vision, the following is proposed:




The SmartCentres Regional Retail Area will introduce mixed use infill development in the form of ground floor office and above storey residential ranging in heights from 8 to 12 storeys. These new infill buildings will frame Hoover Park Drive and vehicular driveways internal to the site, creating a more formal grid network that will encourage pedestrian activity between uses. Mixed use buildings will include underground parking where needed to accommodate the increased density. A new 4 storey hotel is proposed at the gateway location adjacent to the existing park at the corner of Highway 48 and



Data Source: First Base Solutions Aerial Flown 2017

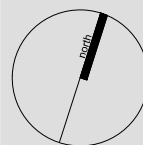
Figure 2
**Surrounding
 Context**

LEGEND

-  Subject to Conversion
-  Mixed-use District
-  Additional SmartCentres Lands

DATE: March 27, 2019

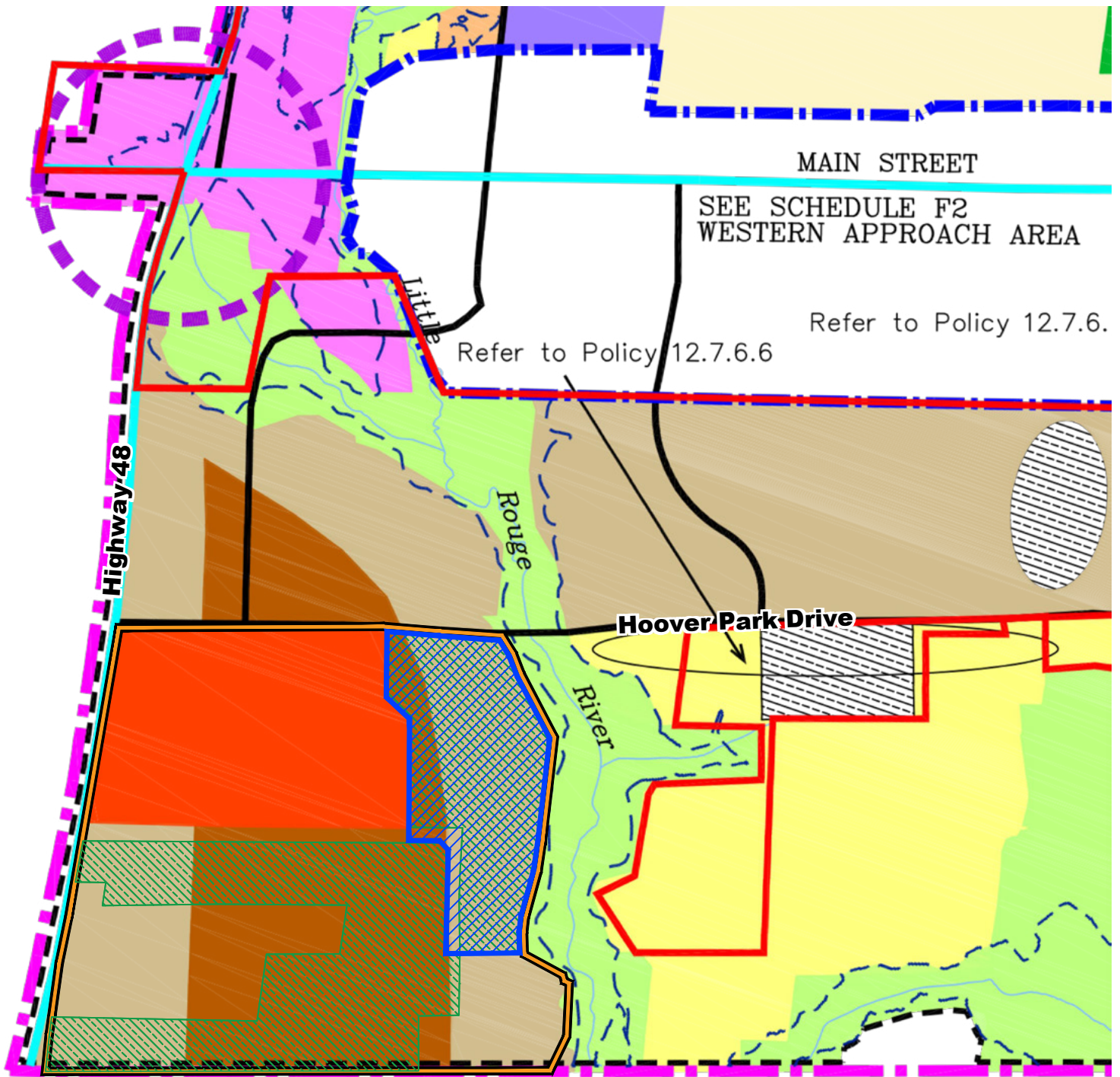
SCALE 1:10,000



Markham Road Road &
 Hoover Park Drive,
 Whitchurch-Stouffville, Ontario

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Data Source: Community of Stouffville Secondary Plan- Schedule F: Land Use and Transportation Plan (2011)

Figure 3

Community of Stouffville Secondary Plan

Schedule F:
Land Use and
Transportation Plan

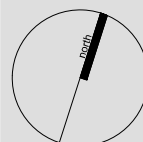
Markham Road Road &
Hoover Park Drive,
Whitchurch-Stouffville, Ontario

LEGEND

- | | | |
|-------------------------------|---------------------------------------|--|
| Subject to Conversion | Activity Node Area | Floodplain Area |
| Mixed-use District | Western Approach Area | Gateway Area |
| Additional SmartCentres Lands | Residential Area | Secondary Plan Boundary |
| Regional Retail Area | Urban Medium Density Residential Area | Arterial Roads |
| Industrial Area | Existing Residential Area | Collector and Proposed Collector Roads |
| Business Park Area | Greenland Area | Towns and Villages Urban Serviced Area |
| | Gateway Mixed-Use Area | Built Boundary |

DATE: March 27, 2019

SCALE 1:10,000



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Hoover Park Drive. A 3 storey office building is contemplated south of the existing Winners/Staples/SportChek building, with frontage on Sam’s Way.

The Subject Lands (i.e. lands subject to conversion) will provide 8 to 12 storey office buildings, mixed use buildings and residential buildings along Hoover Park Drive. These buildings will continue the street wall and street presence east along Hoover Park Drive. A new municipal road is intended to extend Rougeview Avenue to Hoover Park Drive, opening up the overall district. South of the mixed use building is a proposed 10 storey retirement building and 8 storey mid-rise residential buildings. The residential buildings are oriented to frame the open space areas and to allow pedestrian access to potential trail networks along the Rouge River tributary. A new community park is proposed to serve residents and visitors of both the SmartCentres site and this new mixed use and residential area. South of Sam’s Way are additional 8 storey mid-rise apartment buildings that provide a mix and range of living options for future residents. These uses are framed by a new municipal road network that connects to Highway 48 and introduces smaller blocks to promote walkability.

West of the proposed land subject to conversion will be reserved primarily for employment-only uses. The proposal contemplates 2 to 3 storey office buildings with or without attached warehousing/light manufacturing/storage accommodation. The industrial buildings are contemplated to be primarily light employment uses that transition to residential areas.

Overall gross floor area contemplated within the overall Mixed Use District is as follows:

| Land Use | | GFA |
|------------------------|------------------------------|--------------------|
| Residential | Mid-Rise Residential | 71,330 sqm |
| | Mixed-use Residential | 68,710 sqm |
| Retirement | | 37,700 sqm |
| Office | Individual Office | 24,075 sqm |
| | Mixed-use Office | 48,030 sqm |
| Existing Retail | | 31,200 sqm |
| Hotel | | 7,200 sqm |
| Institutional | | N/A |
| Industrial | | 43,100 sqm |
| Total | | 331,345 sqm |
| Park | | 14,320 sqm |

Within the subject lands or lands subject to conversion, the breakdown of uses are as follows:

- Residential Mid-Rise 71,330 sq. m (767790 sq. ft.)
- Residential Mixed- Use 5,625 sq. m (60,547 sq. ft.)
- Retirement 37,700 sq. m (405,799 sq. ft)
- Office Stand Alone 19,275 sq. m (207,474 sq. ft)
- Office Mixed Use 5,250 sq. m (56,510 sq. ft)
- Park 12,320 sq. m (3 acres)

A total of 1,471 units are proposed, providing for an approximate population of 2,277 people of which 1,005 units or 1,448 people are within the Subject Lands. A total of 3,633 jobs are anticipated within the overall Mixed Use District of which 1,078 jobs are anticipated within the Subject Lands (lands subject to conversion).

Both the Subject Lands and the overall Mixed Use District propose a green network of movement that connects proposed parks through a network of trails across the district. The location of parks ensures they are within a 5 minute walk of all workers, residents and visitors. The green network also utilizes the Rouge River tributary as an amenity, and will build on the trail networks existing to the east. A transit corridor is also accommodated through the district, allowing for convenient looping of York Region Transit Route 9 to better serve and connect the area to the greater network.

The Subject Lands and Mixed Use District are located within the Settlement Area of Stouffville, outside of the built boundary within designated Greenfield Areas. The Subject Lands are designated Towns and Villages in the Region of York Official Plan, which directs new development to a minimum of 50 people and jobs per hectare. The Subject Lands are designated a combination of Industrial Area and Business Park Area in the Stouffville Secondary Plan of the Whitchurch-Stouffville Official Plan. Employment Area designation *Industrial Area* designation permits a variety of light industrial, general industrial, and office uses and prohibits major retail and service commercial. Business Park Area designation permits a variety of light industrial and office uses, and prohibits major retail, service commercial, and commercial “self-storage” warehouses.

REVIEW OF APPLICABLE POLICY AND REGULATORY FRAMEWORK

The following is an identification of the applicable land use policy that the Subject Lands must consider as part of any potential conversion of employment lands.

PROVINCIAL POLICY STATEMENT 2014

The 2014 Provincial Policy Statement (the “PPS”) was approved by the Ministry of Municipal Affairs and Housing on April 30th, 2014 and is applicable to the Town of Whitchurch-Stouffville. The PPS provides general policy direction in matters relating to land use planning and development. The PPS outlines policy for Ontario’s long term prosperity, economic health and social well-being. These directives help to inform Municipalities’ Official Plans and Zoning By-laws, which then allow for the efficient use of lands and development patterns that support strong, livable and healthy communities that protect the environment and public health and safety, and facilitate economic growth.

Building strong healthy communities is one of the key policy directives of the PPS as found in Section 1.0. It helps to inform the management and promotion of efficient development and land use patterns for accommodating an appropriate mix of residential, employment, institutional, recreation, park and open space uses and improving accessibility by removing land use barriers in order to create livable communities. The policies support the promotion of healthy, livable and safe communities through such matters as intensification, land use compatibility, provision of housing, and the efficient use of public services and infrastructure.

In particular, Policy 1.3.1 of the PPS promotes economic development and competitiveness by providing an appropriate mix and range of employment uses, maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, encouraging

compact, mixed-use development to support liveable and resilient communities, and ensuring the necessary infrastructure is in place for current and projected needs.

Furthermore, Policy 1.3.2.2 states that planning authorities may permit conversion of lands within employment areas to non-employment uses through a comprehensive review, only where it has been demonstrated that the land is not required for employment purposes over the long term and that there is a need for the conversion.

Finally, Policy 1.3.2.3 states that planning authorities shall protect employment areas in proximity to major goods movement facilities and corridors for employment uses that require those locations.

GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE 2017

The Growth Plan for the Greater Golden Horseshoe (the “Growth Plan”) was approved by the Province of Ontario on June 16th, 2006 and amended July 1, 2017.

The Growth Plan sets out policies to manage growth in the Greater Golden Horseshoe to achieve compact, complete communities in the future. Similar to the PPS, the objectives of the Growth Plan are to create complete, healthy and safe communities with a focus on intensification in settlement areas and optimizing the use of existing infrastructure. The policies within Section 2.2 of the Growth Plan speak to achieving these objectives.

Schedule 3 of the Growth Plan forecasts a population of 1,590,000 and 790,000 jobs for the Region of York for 2031, increasing to 1,790,000 and 900,000, respectively, by 2041. Census data indicates that the population of the Region of York in 2016 was 1,109,909.

The policies within Section 2.2 discuss the management of growth to accommodate a greater number of people and jobs in order to build complete, compact and transit-oriented communities through the better use of land and infrastructure. Policies within the Growth Plan require development to support and achieve complete communities, within walking distance and accessible for residents and employees.

Policy 2.2.5.1 of the Growth Plan states that economic development and competitiveness in the Greater Golden Horseshoe will be promoted by making more efficient use of employment lands, providing a variety of employment to accommodate forecasted growth, aligning employment densities with transit and ensuring that economic goals and strategies are considered to retain and attract investment and employment.

Policy 2.2.5.7 requires municipalities to plan for the integration of employment areas with adjacent non-employment areas and developing vibrant, mixed-use areas and innovation hubs, where appropriate.

Policy 2.2.5.9 states that the conversion of lands within employment areas or prime employment areas to non-employment uses may be permitted only through a municipal comprehensive review where it is demonstrated that:

- a) there is a need for the conversion;
- b) the lands are not required over the horizon of this Plan for the employment purposes for which they are designated;
- c) the municipality will maintain sufficient employment lands to accommodate forecasted employment growth to the horizon of this Plan;

- d) the proposed uses would not adversely affect the overall viability of the employment area or prime employment area or the achievement of the minimum intensification and density targets in this Plan, as well as the other policies of this Plan; and
- e) there are existing or planned infrastructure and public service facilities to accommodate the proposed uses.

Policy 2.2.7.2 provides that designated greenfield areas be planned to achieve within the horizon of this Plan a minimum density target that is not less than 80 residents and jobs combined per hectare. Notwithstanding this, 2.2.7.4 states that minimum density targets that were approved prior to July 1, 2017 will continue to apply and must be updated to not less than 60 jobs and people per hectare at the next municipal comprehensive review.

REGION OF YORK OFFICIAL PLAN

The Regional Municipality of York adopted an updated Regional of York Official Plan in December of 2009, which was approved by the Province of Ontario on September 7, 2010, and was subsequently appealed to the Ontario Municipal Board (OMB). Since that time, the York Region Official Plan 2010 (hereinafter as “YROP”) has been partially approved by the OMB for conformity with the PPS and Growth Plan.

YROP directs growth to occur in an orderly fashion so that healthy and complete, sustainable communities within livable urban environments can be achieved to live in harmony with the natural environment and meet the social and economic needs of current and future residents.

The Subject Lands are designated as “Urban Area”. Urban Areas are planned to support communities that are compact, well-designed and lively to be socially inclusive, environmentally sustainable, and economically vibrant. Urban Areas aim to accommodate a significant portion of the planned growth in the Region through intensification.

In addition, YROP identifies that intensification and growth will occur in Urban Areas promoting well-designed and intensified built form for new commercial, industrial and institutional developments. Commercial buildings are to be carefully designed in a compact form to be pedestrian and transit supportive. Multi-storey buildings are encouraged where appropriate.

Section 5.0 of the YROP (An Urbanizing Region) anticipates that that the Region will reach a population of 1.5 million people, 780,000 jobs, and 510,000 households by 2031. Whitchurch-Stouffville’s projected growth within this share of Regional growth is anticipated to be 60,600 people and 23,000 jobs by the year 2031, specifically a job growth of approximately 3,800 jobs from 2016 to 2031.

Policy 5.2.5 request a balance of residential and employment uses be provided throughout the Region to improve the possibilities for working and living in close proximity.

Policy 5.2.9 encourages retail, commercial, office, and institutional structures be carefully designed in a compact form and be pedestrian-oriented, transit-supportive, and multi-storey where appropriate.

Policy 5.2.14 require that the designated greenfield area achieve an average minimum density that is not less than 50 residents and jobs per hectare combined in the developable area.

Section 4.0 of the YROP provides policy direction on the Region's economic vitality. Policy 4.3.2 states that a sufficient supply of employment lands based on the applicable municipal comprehensive review will be maintained to accommodate the employment growth forecasts as per Section 5.0 projections.

Policy 4.3.9 states that the conversion of employment lands to non-employment land uses may only be considered, at the time of a municipal comprehensive review in accordance with the applicable policies and population/employment forecasts of the Region.

Policy 4.3.10 requires local municipalities to include employment land conversion policies within local official plans and secondary plans that are consistent with the employment land conversion policies of the Province and the Region.

Policy 4.3.19 states that the Region is to work with local municipalities to review and monitor opportunities for employment land intensification.

Finally, the Region recently adopted Employment Area Conversion Criteria to evaluate requests for conversion. The conversion criteria which builds on the Growth Plan conversion criteria is as follows:

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

7. The conversion will not be considered if the entire perimeter of the site is surrounded by lands designated for employment uses.

8. Conversion of the site would not compromise the Region's and/or local municipality's supply of large sized employment area sites (i.e. 10 ha or greater) which allow for a range uses including but not limited to land extensive uses such as manufacturing, warehousing, distribution and logistics.

9. The conversion will not destabilize or adversely affect current or future viability and/or identity of the employment area with regards to:

- a) Hindering the operation or expansion of existing or future businesses
- b) Maintaining lands abutting or in proximity to the conversion site for employment purposes over the long term
- c) Attracting a broad range of employment opportunities and maintaining clusters of business and economic activities
- d) Providing appropriate buffering of employment uses from non-employment uses.

10. The conversion to a non-employment use is compatible with the surrounding uses such as existing employment uses, residential or other sensitive land uses and will mitigate existing and/or potential land use conflicts.

11. The site offers limited development potential for employment land uses due to factors including size, configuration, access and physical conditions.

12. The proposed site is not adjacent to 400-series highways, or is not located in proximity to existing or planned highways and interchanges, intermodal facilities, airports and does not have access to rail corridors

13. The proposed conversion to a non-employment use does not compromise any other planning policy objectives of the Region or local municipality.

14. Cross-jurisdictional issues have been addressed.

TOWN OF WHITCHURCH-STOUFFVILLE OFFICIAL PLAN

The Official Plan (“OP”) was approved by York Region in 2001 and most recently consolidated July 2017.

The Subject Lands are located within the Community of Stouffville Secondary Plan Area. As a result, the land use designation for the Site is governed by the Stouffville Secondary Plan, which is the main urban community of the Town of Whitchurch-Stouffville. The Subject Lands (lands subject to conversion) are designated Business Park Area and Industrial Area as shown in **Figure 4**. The Mixed Use District includes the same designations with the additional of the Regional Retail Area. Applicable land use designation permission was outlined earlier in this report.

Implementation Policies in Section 8 of the OP provide direction on a range of matters including conversion of employment. Specifically, Policy 8.3.2 iii of the Official Plan states that the conversion of employment lands to non-employment land uses may only be considered at the time of a municipal comprehensive review in accordance with the applicable policies and population/employment forecasts of the Province, Region and the Town. Such a review must demonstrate that:

- a) There is a need for the conversion;
- b) The Town will meet the employment forecasts allocated to the Town by the Region;
- c) The conversion will not adversely affect the overall viability of the employment designations, and the achievement of the intensification targets, density targets and other policies of the Official Plan, the York region Official Plan, the Growth Plan and the PPS;
- d) There is existing or planned infrastructure to accommodate the proposed conversion;
- e) The lands are not required over the long term for employment purposes for which they are designated;
- f) Cross-jurisdictional issues have been considered; and,
- g) That a sufficient supply of employment lands based on the applicable municipal comprehensive review will be maintained to accommodate the employment growth forecasts in this Plan.

In addition, Policy 8.3.2 iv) of the OP states that shall evaluate any sites identified for potential conversion based on the following additional criteria:

- a) Site is located outside or on the fringe of a designated employment area;
- b) Site is isolated from the surrounding designated employment areas;
- c) Site is surrounded by non-employment land use designations on at least three sides;
- d) Conversion would not create non-compatible land uses;
- e) Conversion of site would not negatively affect employment lands in the area;
- f) Conversion would be consistent/supportive of the Town’s policy planning objectives;
- g) Conversion does not contravene any of the Town’s planning objectives;

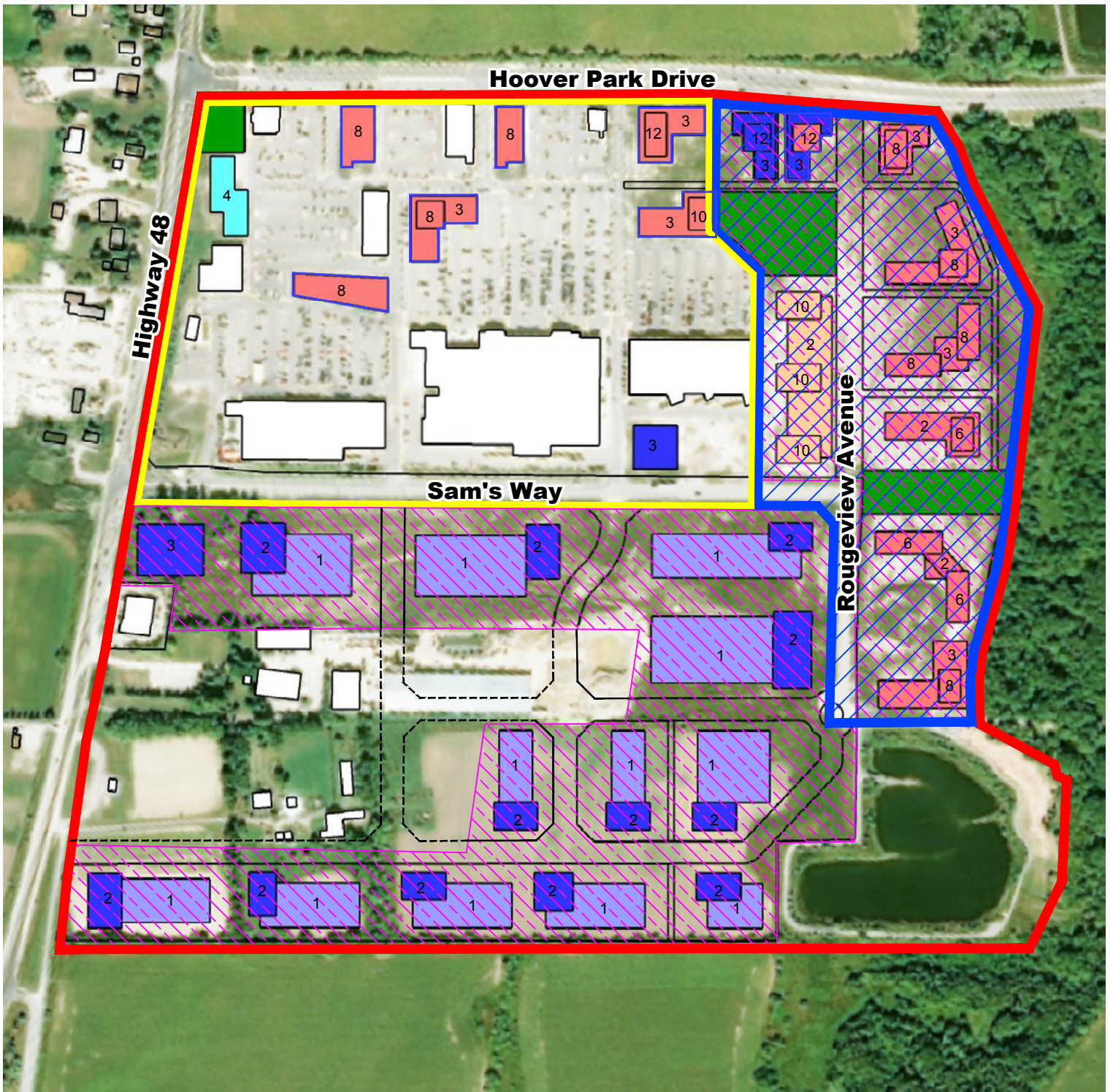


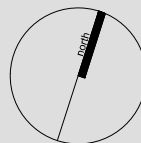
Figure 4
Mixed-use District

LEGEND

- | | | |
|---|--|---|
|  Subject to Conversion |  Mixed-use |  Institutional |
|  Mixed-use District |  Mid-rise Residential |  Industrial |
|  SmartCentres Lands |  Hotel |  Retirement |
|  Regional Retail Areas |  Office |  Park |
|  Existing Buildings | | |

DATE: March 27, 2019

SCALE 1:5000



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- h) Site offers limited market choice for employment lands development due to factors including size, configuration and physical conditions; and
- i) Site does not offer the potential for future expansion on existing or neighbouring employment lands.

In addition, Implementation and Interpretation policies in Section 12.11 of the Secondary Plan also provide guidance on conversions. Specifically, Policy 12.11.12 of the Secondary Plan reconfirms the direction of the Official Plan by stating:

Notwithstanding any other provision of this Secondary Plan, the conversion of lands in the "Business Park Area" and "Industrial Area" designations to non-employment uses, including residential, major retail, and other retail and commercial uses which are non-ancillary to employment uses, is not permitted. Notwithstanding this prohibition, the conversion of employment lands to non-employment land uses may only be considered at the time of a municipal comprehensive review in accordance with the provisions of Section 8.3.2, Employment Land Conversion, of the Official Plan.

RATIONALE FOR CONVERSION AND ANALYSIS RELATIVE TO APPLICABLE CRITERIA

We have considered the applicable tests for conversion of employment lands to non-employment purposes as outlined in the Growth Plan and the Town's Official Plan. The following is a summary of our analysis.

- a) *there is a need for the conversion;*

Relative to the need, the proposal for conversion will not detract from the Region and Town's population and employment projections, rather achieving this goal through a more compact and higher density form utilizing a more efficient absorption of land area. As a result, the size of land preserved for strictly employment purposes exceeds the need, primarily the result of a shift from traditional lower density manufacturing and warehousing towards higher density office, technology, pharmaceutical and service based employment.

Furthermore confirmed by the Altus Report in **Appendix B**, this overall district post-approval of conversion can enhance employment in the Town and Region in comparison to traditional employment. Examples of this include:

- This proposal would generate higher Development and Educational Development Charges revenues, estimated at a total of \$60.7 million within the Subject Lands. In comparison, the base case scenario of traditional employment would generate at a total of \$19.4 million in Development Charges and Educational Development Charges on the Subject Lands.
- This proposal would generate \$2.3 million in building permit revenues within the Subject Lands. In comparison, the base case scenario of traditional employment would generate \$741,000 in building permit revenues on the Subject Lands.
- The average wage for jobs associated with the employment component is approximately \$76.7 million for the Subject Land. In comparison, the base case scenario of traditional employment is approximately \$22.3 million on the Subject Lands.

Furthermore, the Subject Lands are not located in an ideal location that would be suited to attracting traditional industrial businesses, including manufacturing, assembly, and distribution warehouse. The Subject Lands are 6 km from Highway 404 and 10 km from Highway 407, requiring truck traffic to

transverse through existing communities with their own employment areas before reaching the Stouffville Settlement Area. This distance and location does not support employment uses focusing on major goods movement facilities and does not present itself as a logical corridor to accommodate that distribution. This area lends itself to more business and professional office jobs that tend to require less land area. Finally, business and professional office jobs are moving towards innovation hubs or lifestyle-oriented environments where employment and non-employment purposes are integrated to archive a dynamic live-work environment. Based on geography, trends and intensification objectives, there is a need for the conversion.

- b) the lands are not required over the horizon of this Plan for the employment purposes for which they are designated;*

Based on the report prepared by Altus Group found in **Appendix B**, the Subject Lands will result in a net increase of jobs in comparison to the traditional employment yield, thereby confirming Subject Lands as being surplus to the Town and Region's employment land needs. Furthermore, the York Region 2017 Vacant Employment land Inventory report indicates that there has been a consistent trend of decreasing absorption rates in the Region's employment lands, reinforcing the trend toward service type employment. This surplus on the Subject lands can support the employment uses through the Mixed Use District as an innovation hub of compatible residential and non-residential use, reflecting a compact built form that conforms to applicable policy. The existing employment area if developed with traditional employment would yield 438 jobs on the Subject Lands or lands subject to conversion. The proposal for an enhanced mixed use area would achieve 1,078 jobs on the Subject Lands, an increase by 640 jobs. The increase in jobs confirms that the conversion request will continue to maintain the employment objectives of this area. Overall, the Subject Lands are not required over the planned horizon for employment purposes as originally designated.

- c) the municipality will maintain sufficient employment lands to accommodate forecasted employment growth to the horizon of this Plan;*

As noted previously, the subject lands will continue to achieve 1,078 jobs based on current trends of business and professional office-type jobs, exceeding the jobs of traditional employment which had been anticipated for this employment area.

- d) the proposed uses would not adversely affect the overall viability of the employment area or prime employment area or the achievement of the minimum intensification and density targets in this Plan, as well as the other policies of this Plan; and*

The overall vision for the Mixed Use District has the potential to achieve approximately 3,633 jobs, the majority of which will occur in a compact, urban form at a density of 75 jobs per hectare (overall 122 people and jobs per hectare). The shift in employment trend from manufacturing and warehousing to service-based employment which typically occurs in a higher density form ensures the employment area continues to be viable and relevant for long term growth and economic development. In addition, there continues to be 8 ha of land to the west not owned by SmartCentres and an additional 45 ha of land in the Stouffville Settlement Area north of the Mixed Use District along Highway 48 designated for employment purposes that are not subject to a conversion request, ensuring that opportunities for traditional employment uses can continue to be accommodated should viable opportunities emerge.

- e) there are existing or planned infrastructure and public service facilities to accommodate the proposed uses.*

The Subject Lands are part of a plan of subdivision that includes existing and planning water, wastewater and stormwater services. Furthermore, the No. 9 Stouffville bus line runs adjacent to the Subject Lands, providing connections to the Stouffville GO transit station. It is anticipated that this transit service would be realigned through the Subject Lands to enhance service to employment uses and the greater mixed use area.

In addition to the above criteria, the Town provides the following additional criteria in the Official Plan. The following is a summary of how these criteria have been addressed.

Policy 8.3.2 iii of the Official Plan

- f) Cross-jurisdictional issues have been considered;*

The request for conversion does not result in a net loss of employment on the Subject Lands and within this greater mixed use area. The proposal does not shift or remove the planned function of employment uses from this area of Stouffville. As a result, we anticipate that cross-jurisdictional issues with other York Region municipalities or abutting Regions will occur.

Policy 8.3.2 iv of the Official Plan

- a) Site is located outside or on the fringe of a designated employment area;*
- b) Site is isolated from the surrounding designated employment areas;*
- c) Site is surrounded by non-employment land use designations on at least three sides;*
- d) Conversion would not create non-compatible land uses;*
- e) Conversion of site would not negatively affect employment lands in the area;*
- f) Conversion would be consistent/supportive of the Town's policy planning objectives;*
- g) Conversion does not contravene any of the Town's planning objectives;*
- h) Site offers limited market choice for employment lands development due to factors including size, configuration and physical conditions; and*
- i) Site does not offer the potential for future expansion on existing or neighbouring employment lands.*

In response to the criteria, the Subject Lands are on the eastern and southern fringe of the Employment Area, isolated from the remaining lands designated Employment Area to the west and north. We note that the lands north of Hoover Park Drive are also seeking conversion to non-employment uses. The Subject Lands are surrounded by non-employment designations to the east, south and portions of the west. To the East is Greenlands Area representing the Rouge River tributary, to the south is agriculturally designated lands in the City of Markham, to the northwest are lands designated Regional Retail Area. The proposed conversion will not create non-compatible uses the proposed form of employment being accommodated will allow for an integrated and complete Mixed Use District supporting live, work and play opportunities for workers and residents. As a result of pursuing an integrated, seamless urbanism, this conversion will not negatively affect the remaining employment lands in the area. The conversion contemplates a mix of retail, employment, residential and institutional uses as an innovation hub that works together in an intensified form, helping to achieve increased job creation that is in line with provincial, Regional and Town planning policy direction for employment growth. As noted previously, given the geographic location of these employment lands in the Region and distant proximity from 400 series highways, the site offers limited market choices for employment land development, particularly traditional employment that relies heavily on transportation distribution networks and on-time goods movement. Finally, the proposed conversion preserves lands to the west for strictly employment uses as a part of the overall vision of the Mixed Use District. We will work with the Town to implement local

policy that will enshrine the Mixed Use District which will enshrine this integration through policy language.

With respect to the Employment Area Conversion Criteria as provided by the Region of York, those criteria have been addressed as follows:

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

The Subject lands are not subject to servicing constraints, and have not been recently brought into the urban boundary to accommodate employment land growth to 2031.

7. The conversion will not be considered if the entire perimeter of the site is surrounded by lands designated for employment uses.

As established previously, the entire perimeter of the Subject Lands are not surrounding by lands designated for employment purposes. Only portions of the west (southwest) and north abut or are in proximity to designated employment lands. The remainder abut environmental areas, Regional Retail Areas,

8. Conversion of the site would not compromise the Region's and/or local municipality's supply of large sized employment area sites (i.e. 10 ha or greater) which allow for a range uses including but not limited to land extensive uses such as manufacturing, warehousing, distribution and logistics.

As illustrated in the concept provided in Appendix A, the conversion will not compromise a mix and range of employment area lotting that can accommodate manufacturing, warehousing, distribution and logistics. Rather, the conversion addresses a portion of the employment area that is inconveniently located the farthest point from Highway 48, and is in close proximity to environmental areas and residential areas to the east, serving as a transition between these areas.

9. The conversion will not destabilize or adversely affect current or future viability and/or identity of the employment area with regards to:

- a) Hindering the operation or expansion of existing or future businesses*
- b) Maintaining lands abutting or in proximity to the conversion site for employment purposes over the long term*
- c) Attracting a broad range of employment opportunities and maintaining clusters of business and economic activities*
- d) Providing appropriate buffering of employment uses from non-employment uses.*

Rangeview Avenue which divides the Subject Lands from existing employment lands ensures that function and operation are logically separated east and west of the Mixed Use District, avoiding any conflicts with operation and expansion of future business. The overall nature of the Mixed Use District will promote a range of employment opportunities, clustering residential retail, office and industrial to achieve synergy between uses that will attract and support economic activities. It is contemplated that the types of uses within the employment area to the immediate west will be of a light employment nature, supporting compatibility with non-employment uses to the east. These parameters will be refined at the Official Plan and Zoning stage.

10. The conversion to a non-employment use is compatible with the surrounding uses such as existing employment uses, residential or other sensitive land uses and will mitigate existing and/or potential land use conflicts.

The location of the Subject Lands contemplates land use compatibility as part of the overall design. Residential buildings on the southern half of the Subject Lands are oriented closer to the Rouge River, taking advantage of this natural feature. It is contemplated through implementing Official Plan and Zoning that employment uses on the west side of Rangeview Avenue will be of an office or light employment nature, ensuring a high level of compatibility. This is possible to achieve as no uses or operations exist today and the lands are owned by SmartCentres.

11. The site offers limited development potential for employment land uses due to factors including size, configuration, access and physical conditions.

As noted previously, from an access perspective, the Subject Lands are farthest away from Highway 48. As noted previously, given the geographic location of these employment lands in the Region and distant proximity from 400 series highways, the site offers limited market choices for employment land development, particularly traditional employment that relies heavily on transportation distribution networks and on-time goods movement. The south and southwest quadrant of the Mixed Use District logically makes sense for strictly employment uses in terms of proximity to Highway 48; those areas have been protected for employment potential and have the ability to offer a variety of lot sizes and ranges to accommodate future employment.

12. The proposed site is not adjacent to 400-series highways, or is not located in proximity to existing or planned highways and interchanges, intermodal facilities, airports and does not have access to rail corridors

The Subject Lands are not adjacent to or in close proximity to 400 series highways, existing or planned highways and interchanges, intermodal facilities, airports or rail corridors.

13. The proposed conversion to a non-employment use does not compromise any other planning policy objectives of the Region or local municipality.

The proposal for conversion only relates to a portion of the employment area, continuing to maintain the majority of the employment area for employment related purposes. The proposal to establish a Mixed Use District is in line with both Regional and Town policy objectives with achieving complete communities, promoting diversified employment areas, growth through infilling and intensification and live-work opportunities that optimize reduced transportation patterns.

14. Cross-jurisdictional issues have been addressed.

There are no cross-jurisdictional issues or conflicts resulting with the conversion of these lands.

FUTURE AMENDMENTS

To implement any conversion approved by the Region, an Official Plan Amendment (OPA) to the Whitchurch-Stouffville Official Plan, including amendments to the Community of Stouffville Secondary Plan, will be required for the Subject Lands to convert the land use from Business Park Area and Industrial

Area to Gateway Mixed Use Commercial. Refinements of the remaining Industrial Area, Business Park Area and Regional Retail Area designations may also be necessary to realize the vision contemplated for the overall Mixed Use District. Upon receiving approval of a Regional Official Plan Amendment for conversion, applications will be made to amend the Town's Official Plan to redesignate the lands. In addition, a Zoning By-law Amendment, Plan of Subdivision, and Site Plan applications would be required to facilitate future development.

SUMMARY AND RECOMMENDATION

The proposal envisioned on the Subject Lands is one that will contribute to an overall Mixed Use District and Innovation Hub in the Town of Whitchurch-Stouffville. This proposal is in line with Provincial Policy and structured around existing community amenities and municipal infrastructure. The proposal contemplates a complete mix of office, industrial, retail, residential, institutional and park space to further strengthen the community fabric and promote compact, integrated employment areas.

The proposed conversion of employment lands to non-employment purposes meets the intent and purpose of the policies with respect to employment land conversions as outlined in the Growth Plan, the Region's recent criteria and the Town's Official Plan as follows:

- The conversion will not detract from the Region and Town's population and employment projections, rather achieving this goal through a more compact and higher density form utilizing a more efficient absorption of land area.
- The Subject Lands will result in a net increase of jobs within the overall Mixed Use District, thereby confirming Subject Lands as being surplus to the Town and Region's employment land needs.
- Based on the report prepared by Altus Group, the Subject Lands are not required over the planned horizon for employment purposes as originally designated.
- The proposed development will exceed the jobs of traditional employment which had been anticipated for this employment area.
- Other sites within the Town designated for employment purposes will ensure that opportunities for traditional employment uses can continue to be accommodated should viable opportunities emerge.
- The Subject Lands are fully serviced containing water, wastewater and stormwater services.
- It is anticipated that transit services will be realigned through the Subject Lands to enhance service to employment uses and the greater mixed use area.
- The proposed conversion preserves lands to the west for strictly employment uses as a part of the overall vision of the Mixed Use District.

The report demonstrates that the proposal for employment lands conversion at the southeast corner of Highway 48 and Hoover Park Drive to permit non employment uses is consistent with the Provincial Policy Statement (2014), conforms to the Growth Plan (2017), meets the intent and purpose of the Regional Official Plan and Town of Whitchurch-Stouffville Official Plan and represents good planning.

We consent to being added to the Region's distribution list to be kept apprised of key milestones in the Municipal Comprehensive Review process.

Please feel free to us if you have any questions or wish to discuss in further detail.

Yours truly,

MHBC



Eldon C. Theodore, MUDS, MCIP, RPP, LEED AP
Partner & Urban Designer



David A. McKay, MSc, MCIP, RPP
Vice President and Partner

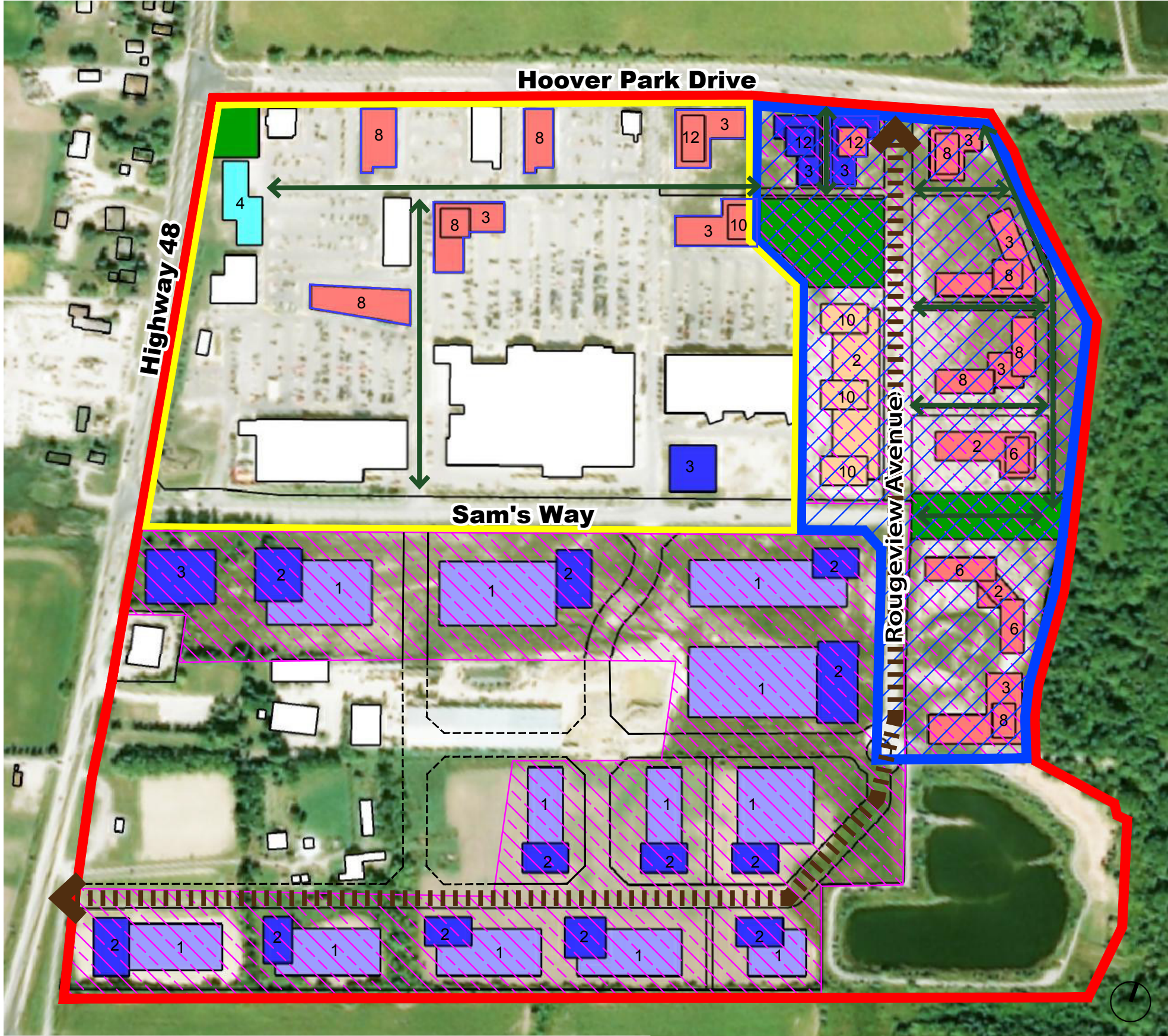
cc. *Mauro Pambianchi, SmartCentres*
Daryl Kelehar Altus Group
Paul Bottomley, Region of York
Sandra Malcic, Region of York
Meghan Craven, Town of Whitchurch Stouffville

APPENDIX A

Land Use Concept Plan

Site Statistics

| Land Use | | GFA |
|-----------------|-----------------------|--------------------|
| Residential | Mid-Rise Residential | 71,330 sqm |
| | Mixed-use Residential | 68,710 sqm |
| Retirement | | 37,700 sqm |
| Office | Individual Office | 24,075 sqm |
| | Mixed-use Office | 48,030 sqm |
| Existing Retail | | 31,200 sqm |
| Hotel | | 7,200 sqm |
| Institutional | | N/A |
| Industrial | | 43,100 sqm |
| Total | | 331,345 sqm |
| Park | | 14,320 sqm |

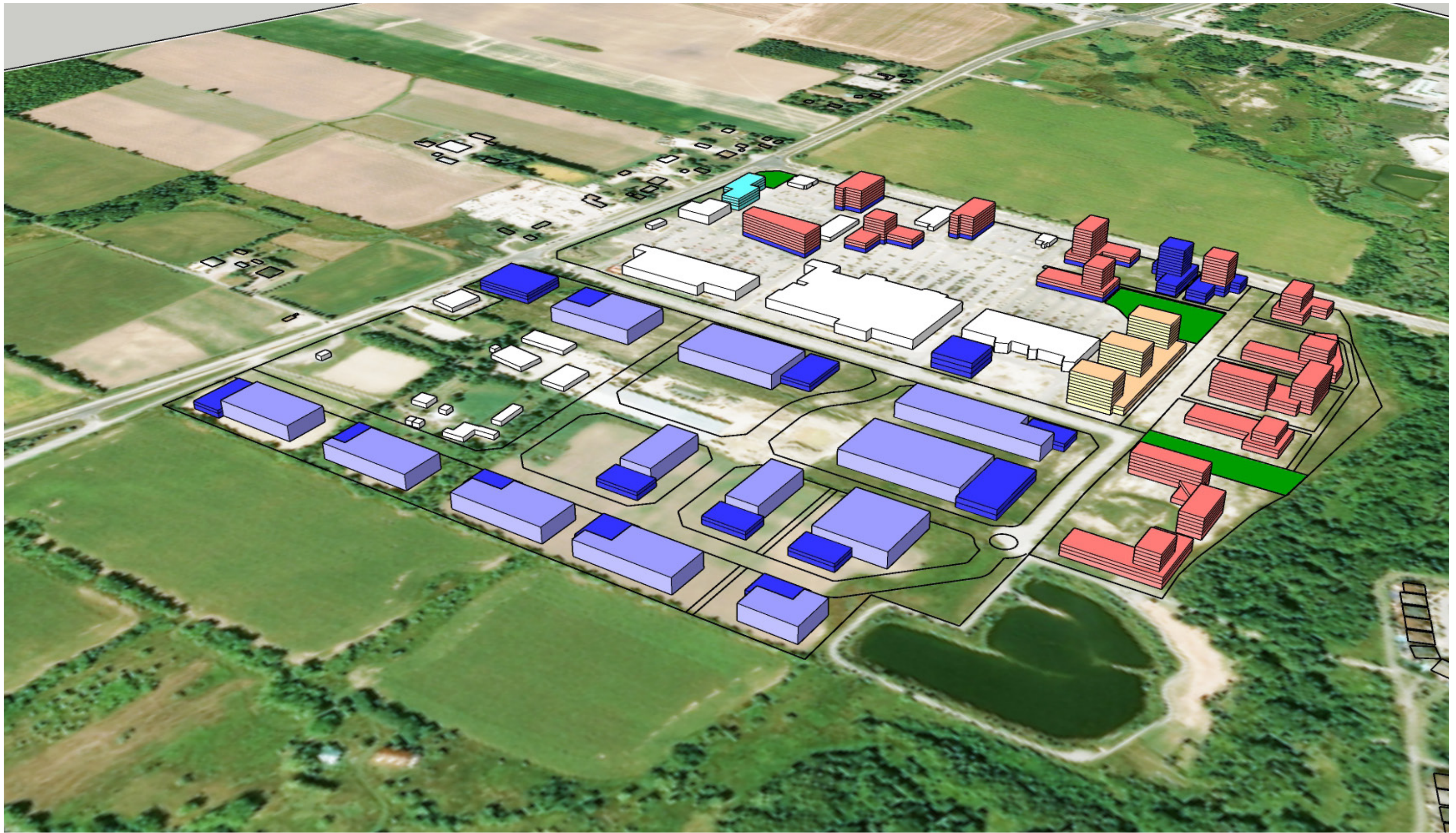


LEGEND

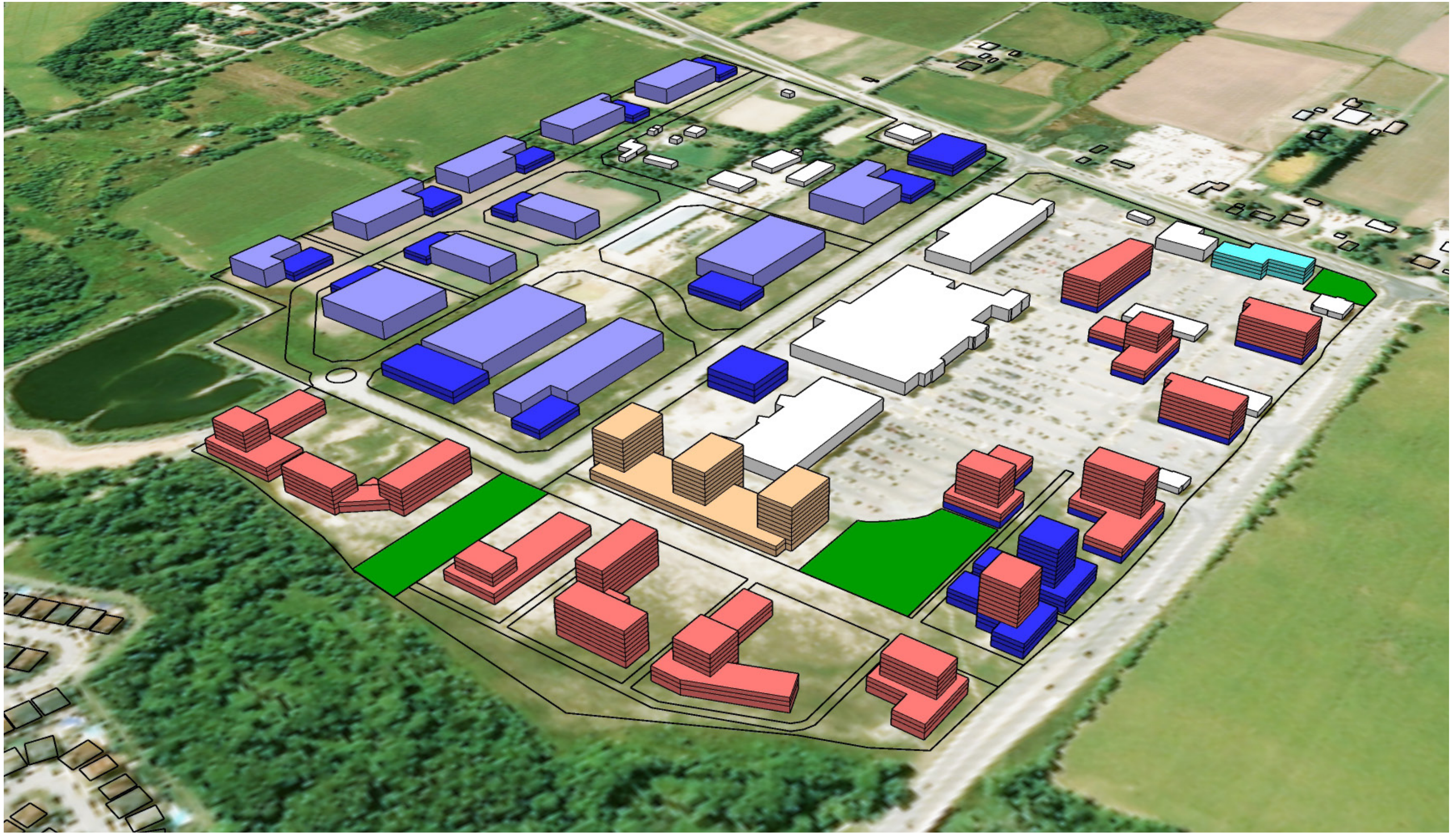
| | | | |
|-----------------------|----------------------|---------------|-----------------------|
| Subject to Conversion | Mixed-use | Institutional | Pedestrian Connection |
| Mixed-use District | Mid-rise Residential | Industrial | Transit Corridor |
| SmartCentres Lands | Hotel | Retirement | |
| Regional Retail Areas | Office | Park | |
| Existing Buildings | | | |

Date: March 27, 2019

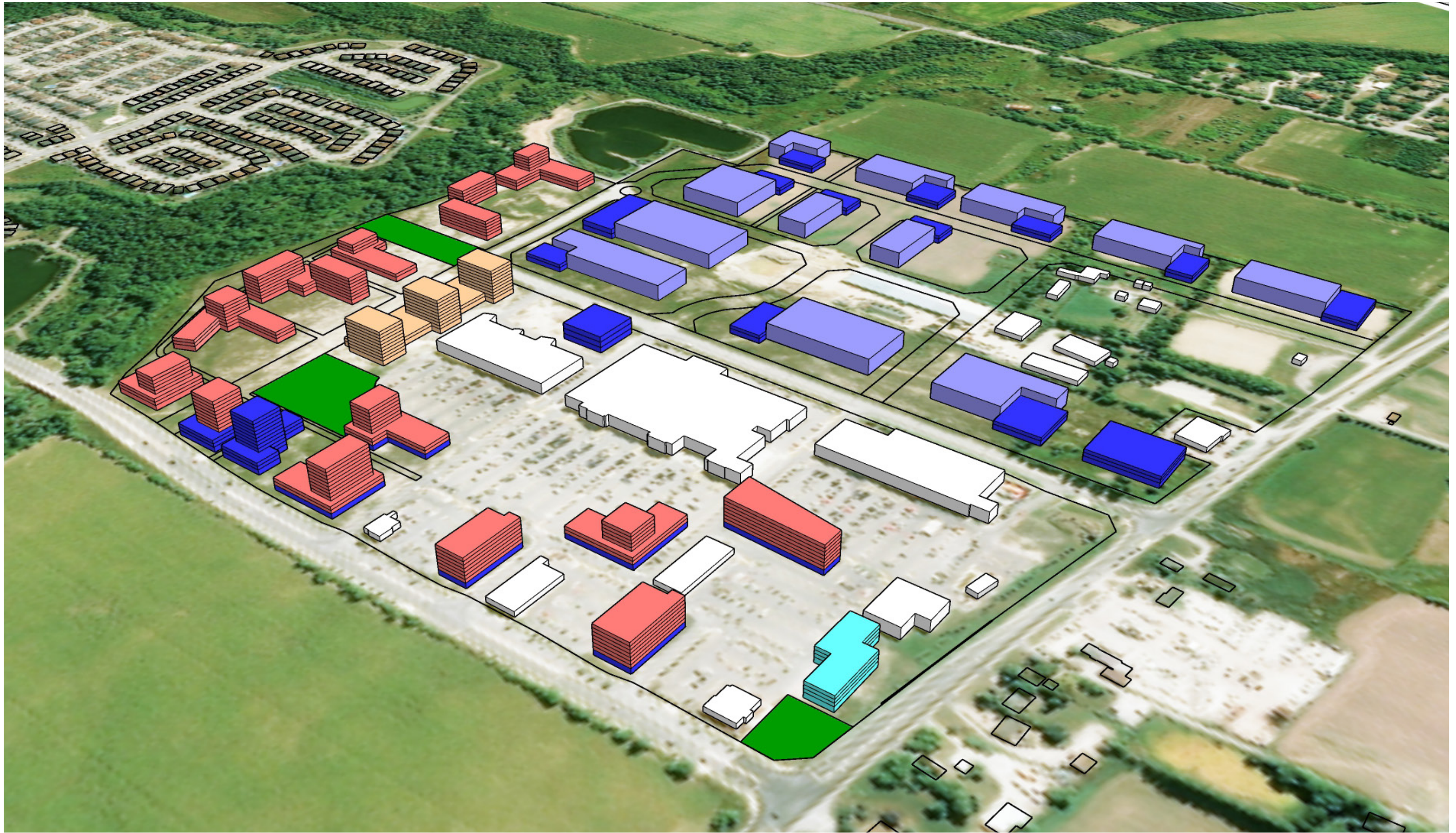




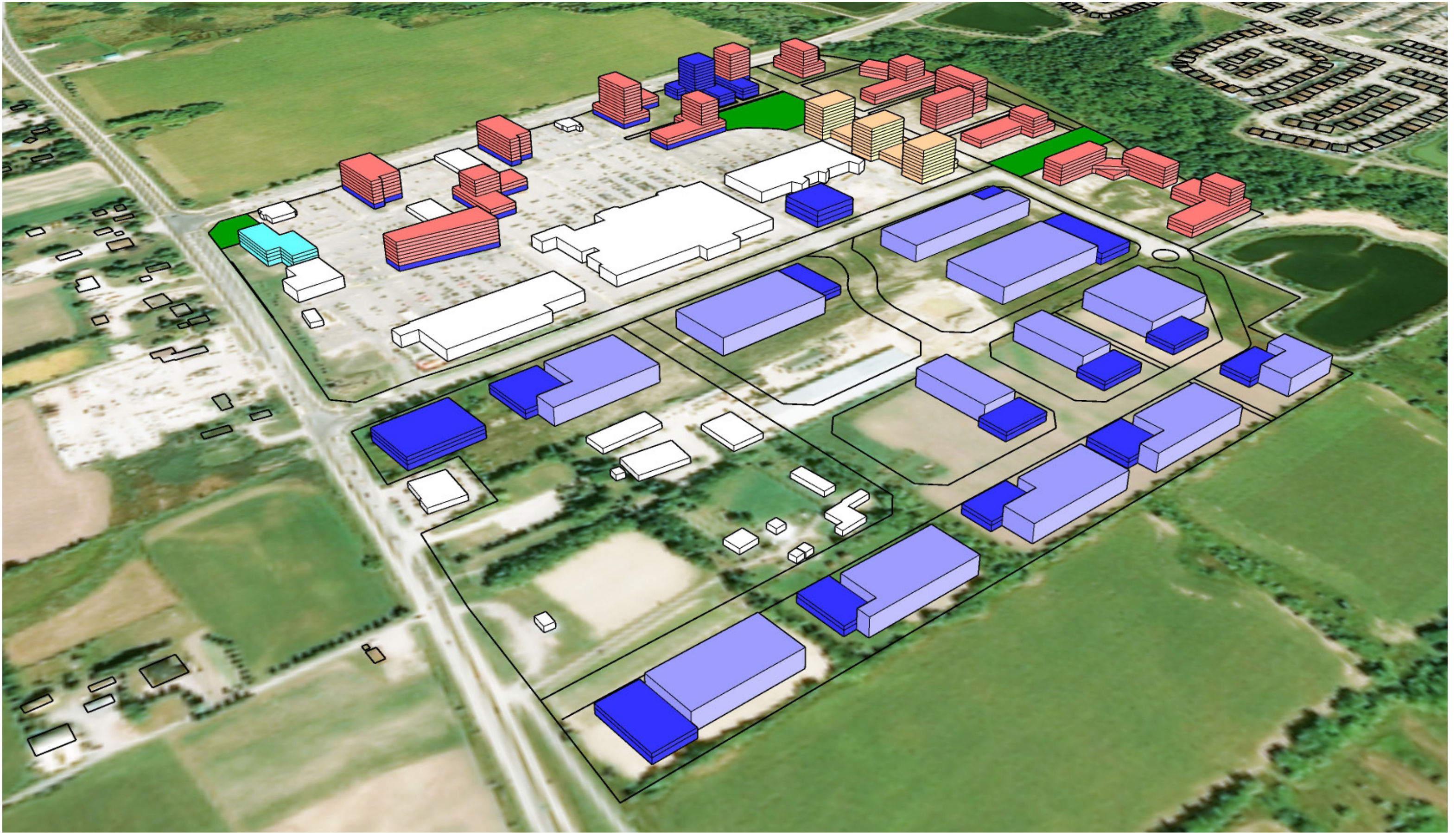
NW View



SW View



SE View



NE View

APPENDIX B

April 25, 2019

Memorandum to: Mr. Mauro Pambianchi
Chief Development Officer
SmartCentres
700 Applewood Cres.,
Vaughan, Ontario, L4K 5X3

From: Peter Norman, Vice President & Chief Economist
Shawn Donahue, Senior Director
Justin Shin, Consultant
Altus Group Expert Services, Economic Consulting

**Subject: SmartCentres Lands, Town of Whitchurch-Stouffville
Economic Benefits Assessment**

Our File: P-6067

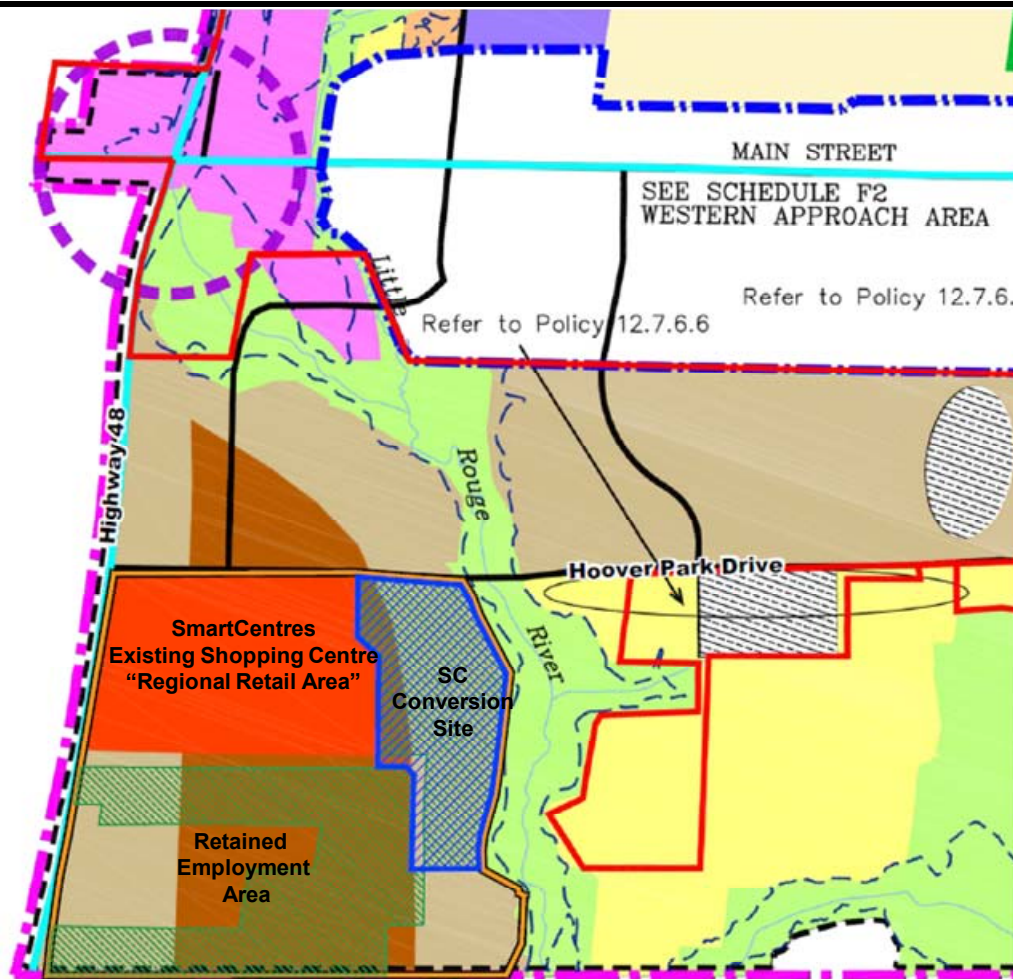
Altus Group Economic Consulting (“Altus”) was retained by SmartCentres to provide an assessment of the economic benefits relating to the conversion of a segment of employment lands under their control in the Town of Whitchurch-Stouffville (“Town”). In addition, SmartCentres has also requested Altus assess the economic benefits relating to the infill intensification and diversification of land uses on their existing shopping centre site located adjacent to these employment lands. SmartCentres has submitted a request to the Region to convert these employment lands and to broaden the site permissions on their existing shopping centre location as part of the Region of York’s municipal comprehensive review process.

Background and Assignment Context

SmartCentres owns and/or manages approximately 48.5 hectares (ha) / 120 acres of land situated on the southeast corner of Highway 48 and Hoover Park Drive in the Town (the “SmartCentres lands”). Approximately 19.5 ha / 48 acres of these lands are designated as a Regional Retail Area and contain an existing SmartCentres box format shopping centre consisting of approximately 31,215 m² / 336,000 square feet of commercial space. The balance of the SmartCentres lands, representing approximately 29.0 ha / 72 acres, is generally comprised of serviced, undeveloped land designated for business park and industrial area employment uses. Figure 1 to follow, illustrates the location of the SmartCentres lands in the Town and the distribution of the current land use designations of these lands.



Figure 1



Data Source: Community of Stouffville Secondary Plan- Schedule F: Land Use and Transportation Plan (2011)

| | | | | |
|---|----------------------|--|---|--|
| Community of Stouffville Secondary Plan Schedule F: Land Use and Transportation Plan Markham Road Road & Hoover Park Drive, Whitchurch-Stouffville, Ontario | LEGEND | <ul style="list-style-type: none">Subject to ConversionMixed-use DistrictAdditional SmartCentres LandsRegional Retail AreaIndustrial AreaBusiness Park Area | <ul style="list-style-type: none">Activity Node AreaWestern Approach AreaMixed-Use Residential AreaUrban Medium Density Residential AreaExisting Residential AreaGreenland AreaGateway Mixed-Use Area | <ul style="list-style-type: none">Floodplain AreaGateway AreaSecondary Plan BoundaryArterial RoadsCollector and Proposed Collector RoadsTowns and Villages Urban Serviced AreaBuilt Boundary |
| | DATE: March 27, 2019 | SCALE 1:10,000 | | |

MHBC PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE
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Building on the existing shopping centre, SmartCentres has developed a concept plan that envisions a larger mixed-use district for the southwest quadrant of Stouffville's employment area covering the entire SmartCentres lands in the Regional Retail Area plus the adjacent employment land parcel that is assumed to remain as a business park and industrial employment land area. This concept plan¹ is shown in Figure 2 to follow.

To implement this concept plan on the SmartCentres lands, SmartCentres has submitted a request to the Region to convert approximately 11.0 ha / 27.2 acres representing its portion of the Stouffville employment area ("SC Conversion Site") to allow for the creation of the mixed-use district envisioned. Figure 1 also illustrates the location of the SmartCentres lands that are subject to this conversion.

SmartCentres is also requesting a change in the land use permissions on their Regional Retail Area property (red district shown in Figure 1) to allow for the infill of other non-retail land uses on the existing shopping centre site.

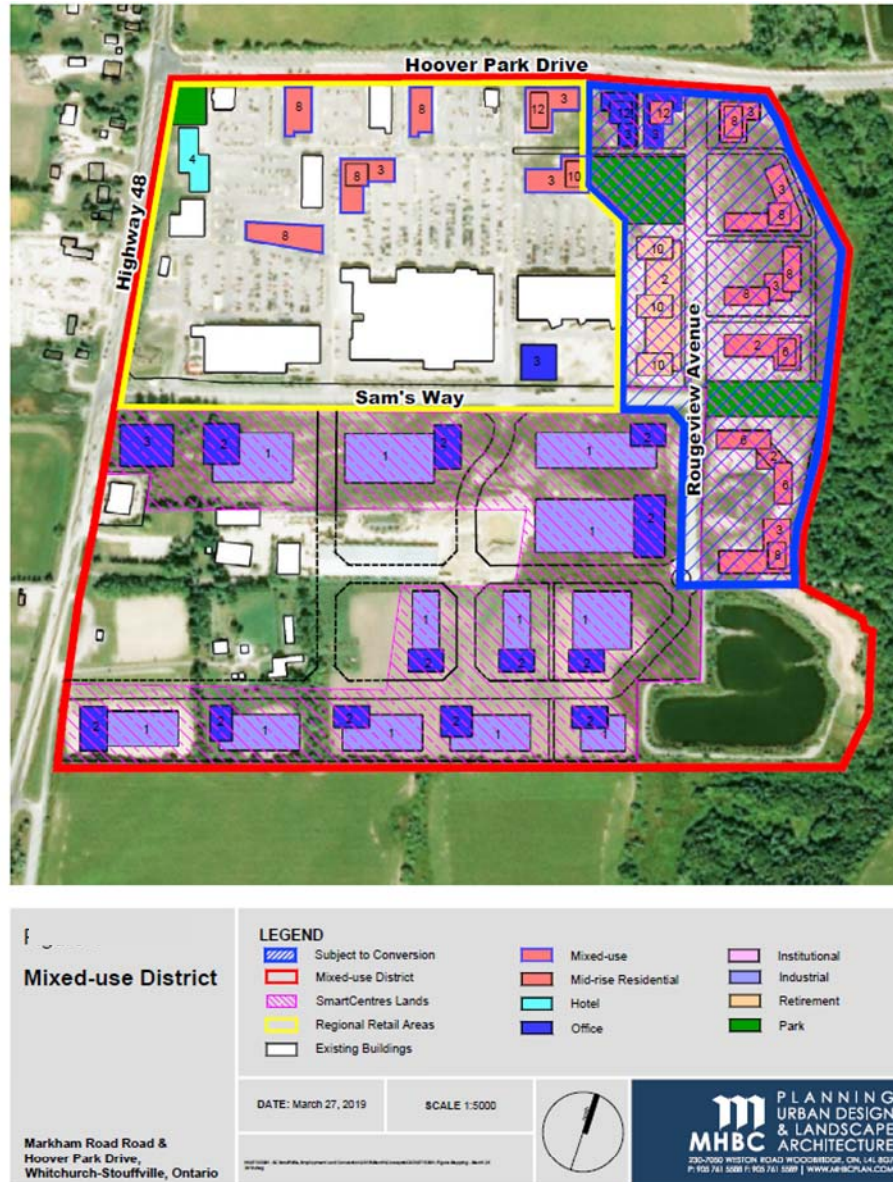
Proposed Development Concept

Figure 2 provides the development concept plan envisioned for the entire SmartCentres lands plus the adjacent employment land parcel that is assumed to remain as a business park and industrial employment land area. For the purpose of this assessment, the SmartCentres lands have been divided between the SC Conversion Site and the existing Regional Retail Area which SmartCentres is requesting be intensified with the infill of mixed-use residential / commercial uses, an office block and a hotel.

¹ The remaining 17.7 ha / 43.7 acres of employment land fronting along Highway 48, located to the south of the Regional Retail Area and adjacent to the SC Conversion Site is not under the management of SmartCentres. Therefore, for the purpose of designing this concept plan for the larger southwest quadrant of the Stouffville employment area, the office and industrial uses shown in the concept plan are intended solely for illustrative purposes reflecting the types of uses that are considered to be consistent with the business park and industrial land use designations currently permitted for the employment area. These uses are subject to change under the direction of the registered property owners and are intended for context purposes only in this assessment.



Figure 2



We would also note that the office and industrial uses illustrated on the remaining employment land parcel located adjacent to the SmartCentres lands has been designed to accommodate what is anticipated to be higher employment generating activities associated with the development of the larger mixed-use district envisioned by SmartCentres for the southeast quadrant of the Stouffville employment area.



Assessment Scenarios

This assessment will evaluate two development scenarios, a baseline condition scenario (“Base Case”) for the SC Conversion Site assuming the Regional Retail Area would remain as it currently exists and the proposed intensified mixed-use district plan (“Proposed Development”) scenario covering the entire SmartCentres lands. These scenarios are intended to provide a comparison of the economic benefits that would be anticipated from each development.

Figure 3 below summarizes the development specifications for each assessment scenario in terms of Residential / Non-Residential space distribution, unit count and Gross Floor Area (GFA) of each category of space for each scenario under consideration for the SmartCentres lands.

Figure 3

| Development Scenarios | Base Case Scenario | | | Proposed Development Scenario | | | | | |
|----------------------------------|---------------------------|---------|---------------------|-------------------------------|---------|----------------------|----------------------|---------|---------------------|
| | (SC Conversion Site Only) | | | SC Conversion Site | | | Regional Retail Area | | |
| | Units / GFA | Share | Pop'n / Jobs | Units / GFA | Share | Pop'n / Jobs | Units / GFA | Share | Pop'n / Jobs |
| | Units / Ft2 | Percent | Persons | Units / Ft2 | Percent | Persons | Units / Ft2 | Percent | Persons |
| SmartCentre Lands | | | | | | | | | |
| Residential | | | | | | | | | |
| Apartments | - | 0.0 | - | 568 | 56.5 | 1,011 | 466 | 100.0 | 829 |
| Retirement** | - | 0.0 | - | 437 | 43.5 | 459 | - | 0.0 | - |
| Sub-Total | - | 0.0 | - | 1,005 | 100.0 | 1,470 | 466 | 100.0 | 829 |
| Non-Residential | | | | | | | | | |
| Office | - | 0.0 | - | 263,985 | 100.0 | 1,056 | 179,004 | 69.8 | 716 |
| Retail | - | 0.0 | - | - | 0.0 | - | - | 0.0 | - |
| Industrial* | 667,577 | 100.0 | 439 | - | 0.0 | - | - | 0.0 | - |
| Hotel | - | 0.0 | - | - | 0.0 | - | 77,500 | 30.2 | 150 |
| Sub-Total | 667,577 | 100.0 | 439 | 263,985 | 100.0 | 1,056 | 256,504 | 100.0 | 866 |
| Land Area (Ha) | 11.0 | | P + J / Ha. 40 | 11.0 | | P + J / Ha. 230.2 | 19.5 | | P + J / Ha. 86.9 |
| Retained Employment Lands | | | | | | | | | |
| Industrial/Business Park* | 854,008 | 100.0 | 708 | 797,067 | 100.0 | 1,689 | | | |
| Land Area (Ha) | 17.7 | | P + J / Ha. 40.0 | 17.7 | | P + J / Ha. 95.5 | | | |
| Total Persons/Jobs | | | | | | | | | |
| | 1,146 | | | 4,215 | | | 1,695 | | |
| Land Area (Ha) | 28.7 | | P + J / Ha. 40.0 | 28.7 | | P + J / Ha. 147.1 | 19.5 | | P + J / Ha. 86.9 |

*Industrial/Business Park employment for base scenario uses target of 40 jobs/ha

**Retirement includes residents and jobs

Source: Altus Group Economic Consulting

The Base Case scenario reflects an estimated mix of business park and industrial space according to the existing land use permissions defined for the SC Conversion Site. This scenario assumes an employment target of approximately 40 jobs per ha. Under this scenario no additional infill intensification has been evaluated on the Regional Retail Area.



The Proposed Development scenario reflects the mixed-use district concept plan illustrated in Figure 2 covering the entire SmartCentres lands. This scenario reflects a broader range of land uses for the SC Conversion Site including residential, retirement housing, and mixed-use residential/commercial uses. This scenario also reflects the infill of other non-retail land uses on the existing shopping centre site (the Regional Retail Area) including a major office, hotel and mixed-use residential/commercial components. For comparison purposes, the economic benefits of this scenario calculated in this assessment have been subdivided between the SC Conversion Site and the existing Regional Retail Area portions of the SmartCentres lands to also demonstrate the impacts of this land conversion as well as the additional benefits of infill intensification and diversification of uses within SmartCentres' existing shopping centre site.

For comparison purposes, at the bottom of Figure 3, the development potential anticipated for the remaining employment land parcel located adjacent to the SmartCentres lands is also provided aligning with each development scenario evaluated for the SmartCentres lands. These scenarios contrast the differences between the Base Case scenario as characterized by the development of lower employment generating industrialized space targeted under the existing employment area policies versus higher employment occupancy and more capital intensive commercial uses associated with the development of the mixed-use district envisioned by SmartCentres Proposed Development.

ONE-TIME ECONOMIC BENEFITS

Development Charges

The development of the SmartCentres lands, under each development scenario, would generate development charge (DCs) revenues that can be used by the Town and Region to fund growth-related capital projects, such as roads, water works, sewers, libraries, recreation facilities, etc. The development of the SmartCentres lands would also generate Education Development Charges (EDCs) which would provide revenue for local school boards to acquire land for prospective school sites.



Figure 4 Estimated Development Charge Revenues (2019 Rates) SmartCentre Lands

| | Town of Whitchurch- Stouffville | Region of York | York District School Board | York Catholic District School Board | Total |
|--------------------------------------|---------------------------------------|-------------------|-------------------------------|---|-------------------|
| <i>Dollars per Unit</i> | | | | | |
| Residential | | | | | |
| Apartment 2 or more bedrooms | 14,061 | 34,584 | 5,416 | 991 | 55,052 |
| Apartment less than 2 bedrooms | 9,637 | 34,584 | 5,416 | 991 | 50,628 |
| <i>Dollars per Square Foot</i> | | | | | |
| Non-Residential | | | | | |
| Office/Commercial | 6.18 | 21.77 | 0.90 | 0.17 | 29.02 |
| Industrial | 6.18 | 21.77 | 0.90 | 0.17 | 29.02 |
| Hotel | 6.18 | 10.29 | 0.90 | 0.17 | 17.54 |
| Retail | 6.18 | 52.43 | 0.90 | 0.17 | 59.68 |
| DC/EDC Revenues | | | | | |
| | Town of Whitchurch- Stouffville | Region of York | Public School Board | Catholic School Board | Total |
| <i>Dollars</i> | | | | | |
| Base Case Scenario | | | | | |
| Residential | - | - | - | - | - |
| Non-Residential | 4,125,626 | 14,533,153 | 600,819 | 113,488 | 19,373,087 |
| Total | 4,125,626 | 14,533,153 | 600,819 | 113,488 | 19,373,087 |
| Proposed Development Scenario | | | | | |
| SC Conversion Site | | | | | |
| Residential | 11,844,886 | 34,791,504 | 5,448,496 | 996,946 | 53,081,832 |
| Non-Residential | 1,631,425 | 5,746,946 | 237,586 | 44,877 | 7,660,834 |
| Sub-Total | 13,476,311 | 40,538,450 | 5,686,082 | 1,041,823 | 60,742,666 |
| Regional Retail Area | | | | | |
| Residential | 6,251,594 | 16,116,144 | 2,523,856 | 461,806 | 25,353,400 |
| Non-Residential | 1,585,193 | 3,919,385 | 230,853 | 43,606 | 5,779,037 |
| Sub-Total | 7,836,787 | 20,035,529 | 2,754,709 | 505,412 | 31,132,437 |

Source: Altus Group Economic Consulting

Based on the Town's DC rate schedule, the Base Case scenario would generate approximately \$19.4 million in DC and EDC revenues, including roughly \$4.1 million for the Town, \$14.5 million for the Region and \$714,000 for the school boards.

By comparison, the mixed-use district concept defined under the Proposed Development scenario, would generate nearly five times higher DC and EDC revenues, estimated to total approximately \$91.8 million. Specifically, DC and EDC revenues generated from the SC Conversion Site of the Proposed Development would generate approximately \$60.7 million in DC and EDC revenues, including roughly \$13.5 million for the Town, \$40.5 million for the Region and \$6.7 million for the school boards. DC and EDC revenues generated from the infill opportunities derived from intensification of the Regional Retail Area of the Proposed Development would generate an additional \$31.1 million in DC and EDC revenues, including approximately \$7.8 million for the Town, \$20.0 million for the Region and \$3.3 million for the school boards.



Building Permit Fees

The estimated building permit revenues to be generated from each development scenario are summarized in Figure 5. These revenues contribute a source of funding for the day-to-day operation of the Town's building department. Based on the current 2019 fee rates, the development of the Base Case scenario would generate approximately \$741,000 in building permit revenues for the Town. By comparison, the development of the SC Conversion Site under the Proposed Development scenario would generate significantly more than the Base Case totalling approximately \$2.6 million. Also infill opportunities derived from intensification of the Regional Retail Area portion would also generate an additional \$1.2 million of fee revenue.

Figure 5

| Estimated Building Permit Revenues (2019 Rates) SmartCentre Lands | | | | | | | |
|---|--------------------|---------------------|-------------------------------|---------------------|----------------------|---------------------|------------------|
| Building Permit Rates \$ per Square Feet | Base Case Scenario | | Proposed Development Scenario | | | | |
| | | | SC Conversion Site | | Regional Retail Area | | |
| | GFA Square Feet | Revenues Dollars | GFA Square Feet | Revenues Dollars | GFA Square Feet | Revenues Dollars | |
| Residential Occupancies (Apartment & Retirement Home) | 1.82 | - | - | 1,234,135 | 2,246,126 | 679,041 | 1,235,854 |
| Office Occupancies | 1.22 | - | - | 263,985 | 322,061 | 179,004 | - |
| Retail Occupancies | 1.22 | - | - | - | - | - | - |
| Industrial Occupancies | 1.11 | 667,577 | 741,011 | - | - | - | - |
| Hotel Occupancies | 1.22 | - | - | - | - | 77,500 | - |
| Total | | | 741,011 | | 2,568,187 | | 1,235,854 |

Source: Altus Group Economic Consulting based on Town of Whitchurch-Stouffville By-law No. 2018-164-FI

ON-GOING ECONOMIC BENEFITS

Permanent Employment and Associated Income

Figure 6 compares the degree of permanent employment that will be generated from businesses occupying space developed from each development scenario. Under the Base Case scenario, the existing land use permissions are planned to achieve an employment target of approximately 439 jobs assuming a target ratio of 40 jobs per hectare. By comparison, the mixed-use district development concept proposed by SmartCentres in the Proposed Development scenario is estimated to generate more permanent employment totalling approximately 1,944 permanent jobs upon buildout. This amounts to approximately 1,500 more jobs generated than under the Base Case scenario.



Figure 6

Estimated Permanent Employment SmartCentre Lands

| Land Use | Base Scenario | Proposed Development Scenario | |
|------------|---------------|-------------------------------|----------------------|
| | | SC Conversion Site | Regional Retail Area |
| | | <i>Jobs</i> | |
| Office | - | 1,056 | 716 |
| Retail | - | - | - |
| Industrial | 439 | - | - |
| Retirement | - | 22 | - |
| Hotel | - | - | 150 |
| Total | 439 | 1,078 | 866 |

Source: Altus Group Economic Consulting based on employment density assumption in 2013 Town of Whitchurch-Stouffville Development Charges Background Study, and JLL Flexible Office Space Report

In addition to the increase in permanent employment that is forecast to occur as a result of businesses occupying space under the Proposed Development scenario of the SmartCentres lands, it is also expected that the development of future employment uses on the remaining employment lands located adjacent to the SC Conversion Site will also generate an increase in permanent employment density. This increased job generation is anticipated to result from higher yielding employment uses associated with the creation of the larger mixed-use district proposed by SmartCentres for the southeast quadrant of the Stouffville employment area. Under a Base Case scenario, the development of these remaining employment lands with business park and industrial uses are estimated to generate approximately 708 permanent jobs at a density of 40 jobs / ha. However, based on the higher job-yielding employment uses envisioned in the SmartCentres concept plan aligned with the Proposed Development scenario, it is estimated that these lands have the potential to generate upwards of 1,689 permanent jobs, thereby realizing a significantly higher employment density than the current 40 jobs / ha employment target assumed for this employment area.

Estimated employment income generated from each development scenario for the SmartCentres lands is summarized in Figure 7. Based on the types of employment anticipated to be generated from each scenario, the average wage for jobs associated with the employment component of the Proposed Development scenario are estimated to be greater.

Annual employment income generated from the Base Case scenario is estimated to be approximately \$22.3 million. By comparison, the 1,078 permanent jobs generated from businesses occupying space developed on the SC Conversion Site under the Proposed Development scenario is estimated to generate new annual income of approximately \$76.7 million. In addition, permanent employment generated from businesses occupying space developed through the infill opportunities on the Regional Retail Area is estimated to generate an additional new source of annual income of \$61.6 million. Overall, businesses occupying space developed under the Proposed Development of



the SmartCentres lands will generate upwards of \$138.4 million of new employment income annually in the economy.

Figure 7 Estimated Income of Permanent Employees, SmartCentre Lands

| Base Scenario | Average Weekly Earnings (2017) <i>Dollars</i> | Base Scenario | | Proposed Development Scenario | | | |
|-------------------------|--|--------------------|-------------------------|-------------------------------|-------------------------|----------------------|-------------------------|
| | | Job Estimate (FTE) | Estimated Annual Income | SC Conversion Site | | Regional Retail Area | |
| | | <i>Jobs</i> | <i>Dollars</i> | Job Estimate (FTE) | Estimated Annual Income | Job Estimate (FTE) | Estimated Annual Income |
| | | | | <i>Jobs</i> | <i>Dollars</i> | <i>Jobs</i> | <i>Dollars</i> |
| Office ¹ | 1,369 | - | - | 1,056 | 75,161,920 | 716 | 50,966,064 |
| Retail ² | 552 | - | - | - | - | - | - |
| Industrial ³ | 980 | 439 | 22,363,758 | - | - | - | - |
| Retirement ⁴ | 651 | - | - | 22 | 1,555,287 | - | - |
| Hotel ⁵ | 562 | - | - | - | - | 150 | 10,677,030 |
| Total | | 439 | 22,363,758 | 1,078 | 76,717,207 | 866 | 61,643,094 |

Source: Altus Group Economic Consulting based on CANSIM Table 281-0027: Average weekly earnings for salaried employees, including overtime for 2017

1 Based on workers in the financial sector

2 Based on workers in the retail trade sector

3 Based on workers in the transportation and warehousing sector

4 Based on workers in the nursing and residential care facilities sector

5 Based on workers in the accommodation services sector

An increase in personal income tax revenue is another economic benefit that will result from new permanent jobs created under each development scenario. Under the Base Case scenario, the volume of annual income tax revenue generated from new employment on the SmartCentres lands is estimated to generate approximately \$3.4 million in annual federal income tax and \$1.4 million in annual provincial income tax revenues. By comparison, the development of the SC Conversion Site under the Proposed Development scenario would generate new income tax revenue of approximately \$11.0 million in annual federal income tax and \$4.5 million in annual provincial income tax revenues. In addition, infill opportunities on the Regional Retail Area would generate an additional \$7.8 million in annual federal income tax and \$3.2 million in annual provincial income tax. Overall the income tax revenue generated from new permanent jobs associated with the Proposed Development of the SmartCentres lands will generate upwards of \$18.8 million in annual federal income tax revenue and \$7.7 million in annual provincial income tax revenue, an increase of tax revenues over the Base Case scenario.

Estimated Assessment Value and Annual Property Tax Revenues at Full Build-Out

Development of the SmartCentres lands will also result in an increase of the Town's assessment base and will generate additional ongoing property tax revenues for the Town, the Region of York and the school boards.

For each development scenario, assumptions relating to assessment values were developed to estimate annual property tax revenues. For residential uses, assessment estimates are based on the average price of actively marketed high-rise and low-rise developments in York Region, using data generated by Altus Data Solutions and adjusted to account for the time-lag between sales



prices and assessment values. For non-residential uses, the assessment value benchmarks of comparable office, retail and industrial properties in Whitchurch-Stouffville, Newmarket, Aurora and Markham were reviewed.

Figure 8 provides a summary of the assessment value that will be generated under each development scenario. Based on the approach outlined above to estimating assessment values, the Base Case scenario would generate approximately \$80.1 million in new assessment value, made up exclusively of non-residential assessment. By comparison, the Proposed Development scenario would generate approximately \$821 million in assessment value, over 10 times the amount of assessment increase that would be generated from the Base Case. Specifically, development of the SC Conversion Site under the Proposed Development scenario would generate approximately \$481.0 million in assessment value. The infill intensification associated with the development of the Regional Retail Area would generate an additional \$340.5 million in assessment value. Each part of the Proposed Development scenario will yield a greater degree of assessment base in comparison to the Base Case scenario.



Figure 8 Property Tax Assessment at Build-Out SmartCentre Lands

| | Base Case Scenario | Proposed Development Scenario | |
|------------------------------|-----------------------------|-------------------------------|----------------------|
| | | SC Conversion Site | Regional Retail Area |
| Residential Units | | | |
| | | <i>Units</i> | |
| Apartments | - | 568 | 466 |
| Retirement Home | - | 437 | - |
| Total Residential | - | 1,005 | 466 |
| Non-Residential GFA | | | |
| | | <i>Square Feet</i> | |
| Office | - | 263,985 | 179,004 |
| Retail | - | - | - |
| Industrial | 667,577 | - | - |
| Total Non-Residential | 667,577 | 263,985 | 179,004 |
| Non-Residential Units | | | |
| | | <i>Units</i> | |
| Hotel | - | - | 100 |
| Assessment Value | | | |
| | Assessment Value Assumption | | |
| | | <i>Dollars</i> | |
| Residential | | | |
| | <i>\$/ Unit</i> | | |
| Apartments | 640,000 | 363,520,000 | 298,240,000 |
| Retirement | 160,000 | 69,920,000 | - |
| Residential Sub-Total | - | 433,440,000 | 298,240,000 |
| Non-Residential | | | |
| | <i>\$/ Square Foot</i> | | |
| Office | 180 | 47,517,237 | 32,220,658 |
| Retail | 250 | - | - |
| Industrial | 120 | - | - |
| | <i>\$/ Unit</i> | | |
| Hotel | 100,000 | - | 10,000,000 |
| Non-Residential Sub-Total | - | 47,517,237 | 42,220,658 |
| Total | 80,109,249 | 480,957,237 | 340,460,658 |

Source: Altus Group Economic Consulting



Reoccurring property tax revenue generated from each development scenario is summarized in Figure 9. Based on the 2018 property tax rates, the increase in assessment base derived from the Base Case scenario would generate annual property tax revenue of approximately \$1.6 million, including \$318,000 of tax revenue for the Town of Whitchurch-Stouffville, \$421,000 for York Region and \$873,000 for education purposes.

By comparison, the development of the SC Conversion Site under the Proposed Development scenario would generate greater annual property tax revenue of \$4.2 million, including \$1.3 million for the Town of Whitchurch-Stouffville, \$1.7 million for York Region and \$1.2 million for education purposes. In addition, infill development in the Regional Retail Area of the Proposed Development scenario would generate additional annual property tax revenue of \$3.1 million, including \$928,000 for the Town of Whitchurch-Stouffville, \$1.2 million for York Region and \$915,000 for education purposes.

Figure 9

| Property Tax Revenue at Build-Out SmartCentre Lands | | | | |
|--|-------------------------|------------------|------------------|------------------|
| Tax Class | 2018 Property Tax Rates | | | |
| | City | Region | Education | Total |
| | Percent | | | |
| Residential | 0.2649% | 0.3506% | 0.1700% | 0.7855% |
| Commercial | 0.3264% | 0.4321% | 0.9665% | 1.7250% |
| Industrial | 0.3966% | 0.5250% | 1.0900% | 2.0116% |
| Property Tax Revenues | | | | |
| Base Case Scenario | City | Region | Education | Total |
| | 2019 Dollars | | | |
| Residential | - | - | - | - |
| Commercial | - | - | - | - |
| Industrial | 317,740 | 420,543 | 873,191 | 1,611,474 |
| Total | 317,740 | 420,543 | 873,191 | 1,611,474 |
| Proposed Development Scenario | | | | |
| SC Conversion Site | | | | |
| Residential | 1,148,178 | 1,519,667 | 736,848 | 3,404,693 |
| Commercial | 155,113 | 205,299 | 459,245 | 819,657 |
| Industrial | - | - | - | - |
| Subtotal | 1,303,291 | 1,724,966 | 1,196,093 | 4,224,350 |
| Regional Retail Area | | | | |
| Residential | 790,035 | 1,045,647 | 507,008 | 2,342,690 |
| Commercial | 137,823 | 182,415 | 408,054 | 728,292 |
| Industrial | - | - | - | - |
| Subtotal | 927,858 | 1,228,063 | 915,062 | 3,070,983 |
| Source: Altus Group Economic Consulting | | | | |



CONSTRUCTION RELATED BENEFITS

Using an economic input output model, construction-related activity associated with each development scenario of the SmartCentres lands would generate a variety of one-time short-term economic benefits in the economy, in terms of economic output, direct employment in the construction industry, as well as derivative benefits for businesses that provide services and materials to the construction industry.

Construction Employment and Associated Income

Figure 10 compares the degree of construction-related employment that will be generated from the build out of each development scenario. Under the Base Case scenario, the overall employment benefits are estimated to result in 1,582 person-years of employment associated with the development of the SmartCentres lands with employment uses as currently permitted. This employment represents 1,063 person-years of direct employment in the construction industry and 520 person-years of indirect benefits for businesses and services that provide materials and services to the construction industry.

By comparison, development of the SC Conversion Site under the Proposed Development scenario would generate a greater overall employment benefit of 2,418 person-years, including 1,604 person-years of direct employment in the construction industry and 814 person-years of indirect benefits. In addition, the infill intensification of the Regional Retail Area under the Proposed Development scenario would generate an overall employment benefit of 1,496 person-years, including 988 person-years of direct employment in the construction industry and 508 person-years of indirect benefits.

Figure 10

Construction-Related Employment SmartCentre Lands

| Construction-Related Employment | Base Case Scenario | Proposed Development Scenario | |
|---------------------------------|--------------------|-----------------------------------|----------------------|
| | | SC Conversion Site | Regional Retail Area |
| | | <i>Person-Years of Employment</i> | |
| Direct | 1,063 | 1,604 | 988 |
| Indirect | 520 | 814 | 508 |
| Total | 1,582 | 2,418 | 1,496 |

Source: Altus Group Economic Consulting

A comparison of estimated employment income generated from each development scenario is summarized in Figure 11. Based on the construction-related employment anticipated to be generated from each scenario, employment income generated from the Base Scenario is estimated to generate one-time income of approximately \$99.4 million over the construction period. By comparison, one-time income associated with construction-related employment generated through the development of the SC Conversion Site under the Proposed Development scenario would



generate greater annual income of \$152.0 million. Also one-time income associated with construction-related employment relating to the infill intensification opportunities on the Regional Retail Area would generate an additional income of \$94.1 million over the construction period.

In the Base Case Scenario, federal and provincial income tax generated from the increase in income earned by employees in the construction industry would generate \$13.6 million in federal income tax and \$5.5 million in provincial income tax over the construction period. By comparison, the development of the SC Conversion Site under the Proposed Development scenario would generate approximately \$20.8 million in federal income tax and \$8.5 million in provincial income tax revenues from income earned by employees in the construction industry. The construction of the infill opportunities on the Regional Retail Area would also generate an additional \$12.9 million in federal income tax and \$5.2 million in provincial income tax from construction industry employees.

Figure 11

Estimated Income of Construction-Related Employment SmartCentre

| | Base Case Scenario | Proposed Development Scenario | |
|--|--------------------|-------------------------------|----------------------|
| | | SC Conversion Site | Regional Retail Area |
| Income Associated with Construction-Related Employment | 99.4 | 152.0 | 94.1 |
| <i>Dollars (000,000s)</i> | | | |
| Income Tax Associated with Construction-Related Employment | | | |
| <i>Dollars (000,000s)</i> | | | |
| Federal Income Tax | 13.6 | 20.8 | 12.9 |
| Provincial Income Tax | 5.5 | 8.5 | 5.2 |
| Total | 19.2 | 29.3 | 18.1 |

Source: Altus Group Economic Consulting based on CANSIM Table 281-0027: Average weekly earnings for salaried employees, including overtime for 2017

Other Construction Related Economic Impacts

A comparison of other construction related economic benefits for each scenario are summarized in Figure 12. The development of the SmartCentres lands with employment uses as currently permitted under the Base Case scenario would generate \$294 million in gross output and contribute \$150 million to gross domestic product (“GDP”). By comparison, the construction of the mixed-use district concept defined for the SC Conversion Site of the SmartCentres lands would generate over \$480 million in gross output and contribute \$236 million to GDP. In addition, the infill intensification use proposed on the Regional Retail Area of the development would also generate an additional \$303 million in gross output and contribute \$147 million to GDP.



Figure 12 Construction-Related Economic Impact

| | Base Case Scenario | Proposed Development Scenario | |
|---------------------------|-----------------------|-------------------------------|-------------------------|
| | | SC Conversion Site | Regional Retail Area |
| <hr/> | | | |
| <i>Dollars (000,000s)</i> | | | |
| Impacts on Output and GDP | | | |
| Gross Output | 294 | 480 | 303 |
| GDP | 150 | 236 | 147 |

Source: Altus Group Economic Consulting

Comparing each of the economic outputs and fiscal benefits derived from each of these development scenarios, SmartCentres mixed-use district Proposed Development would yield a variety of increased economic benefits throughout the economy in comparison with the economic outputs associated with the current employment land use permission presently assigned to the SmartCentres lands.