



Office of the Chief Planner
Corporate Services Department

MEMORANDUM

To: Regional Chair Emmerson and Members of Regional Council

From: Paul Freeman
Chief Planner

Date: September 10, 2020

Re: Planning for Employment and Employment Conversions

This special meeting provides additional opportunity for Council to hear public deputations on employment area conversion requests

On July 30th, 2020 Regional Council resolved to host a special meeting of Council on September 17th, 2020 in advance of the October 2020 Council meeting where Council will consider a comprehensive analysis and final staff recommendations on employment area conversion requests and employment area mapping. Due to the high volume of conversion requests, this non-statutory special meeting of Council is intended to provide the public and landowners an additional opportunity to participate in the planning for employment process by expressing their opinions to Regional Council. Submissions made to Council at the special meeting, along with Regional staff analysis presented through the report in October, will inform Committee of the Whole recommendations to Regional Council on site-specific employment area conversion requests and employment area mapping at the October Committee of the Whole meeting.

A comprehensive employment planning process was undertaken with stakeholders and the public to review site-specific requests for employment area conversion and employment area mapping

A total of 70 requests for site-specific conversion received by the November 29, 2019 deadline were assessed by staff through the Municipal Comprehensive Review (MCR) (See Table 1). This deadline was established to provide time to assess and engage stakeholders on each employment area conversion request to make an informed recommendation to Council, and to meet the timelines of this MCR.

Table 1
Total Number of Conversion Requests

Municipality	Number of Conversion Requests Received	Number of Conversion Requests supported by Regional Staff
Aurora	8	4
East Gwillimbury	0	0
Georgina	2	0
King	3	1
Markham	12	2
Newmarket	3	3
Richmond Hill	11	4
Vaughan	29	5
Whitchurch-Stouffville	2	2
Total	70	21

The assessment of the 70 conversion requests considered in this MCR was informed by:

- Regional and Provincial conversion criteria and policies
- Background studies on planning for employment
- Input from local municipal staff and local municipal council
- 1:1 meetings with employment conversion landowners between May 2019 and January 2020
- Feedback received through adjacent business mail out in November 2019 and a virtual Public Information Centre in June 2020

A complete summary of the employment planning process for the MCR and Regional conversion criteria can be found in the [October 2019](#) and [March 2020](#) Council reports. Attachments 1 and 2 to this memo provide the location and a summary of York Region staff

recommendations for each site-specific conversion request, and proposed employment area mapping.

Submissions received through this special meeting will inform Council together with staff recommendations provided to Committee of the Whole in October

Regional staff will provide Council with a fulsome report on the employment area conversion requests and proposed employment area mapping at the October 8, 2020 Committee of the Whole meeting. That report will outline the comprehensive employment planning process, provide a summary of feedback received through the Public Information Centre hosted in June 2020 and present planning rationale for staff's recommendations on each site-specific conversion request as well as employment areas proposed for designation in the Regional Official Plan (ROP).

With consideration of submissions made through this meeting along with analysis and recommendations presented by staff in the report next month, Council will be requested to make decisions on employment areas proposed for designation in the ROP and the 70 site-specific conversion requests. A determination on each site-specific conversion request and employment area mapping is a key input necessary to undertake the land budget exercise, based on the Provincial Land Needs Assessment Methodology. In addition to confirming lands available to deliver employment area jobs to 2051, the population that can be accommodated on converted sites potentially reduces community land needs elsewhere.

Paul Freeman, MCIP, RPP
Chief Planner

Bruce Macgregor
Chief Administrative Officer

Attachments (2)
#11518203