

Summary of York Region Staff Employment Area Conversion Recommendations

Staff Report ID	Submitted By	On behalf of	Address	Municipality	Staff Recommendation	Local Municipal Council Position
A1	Matt Bagnali, Larkin Plus	Luba Czepurnyi	180 & 182 Centre Crescent	Aurora	Area not identified as employment in the Regional Official Plan. Designation at the discretion of the Local Municipality.	Unknown
A2	Malone Given Parsons	Stronach Group	377 Magna Drive	Aurora	Area not identified as employment in the Regional Official Plan. Designation at the discretion of the Local Municipality.	Unknown
A3	Malone Given Parsons	TFP Aurora Development Limited	20 & 25 Mavrincac Boulevard	Aurora	Area not identified as employment in the Regional Official Plan. Designation at the discretion of the Local Municipality.	Unknown
A4	Humphries Planning	2352107 Ontario Inc.	1588 St. John's Sideroad	Aurora	Conversion Not Required. Designate as employment in the Regional Official Plan	Unknown
A5	MHBC Planning	1623 Wellington Street Developments Limited	Southwest Corner of Wellington Street and First Commerce Drive	Aurora	Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.	Unknown
A6	MHBC Planning	Whitwell Developments Limited, Calloway REIT (Aurora North) Inc., and SmartREIT (Aurora North II) Inc.	Northwest corner of Highway 404 and Wellington Street East	Aurora	Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.	Unknown
A7	Michael Smith Planning Consultants; Development Coordinators Ltd.	M6 Developments Inc.	240 Edward Street	Aurora	Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.	Unknown
A8	David Tomlinson	David Tomlinson	181 Centre Crescent	Aurora	Area not identified as employment in the Regional Official Plan. Designation at the discretion of the Local Municipality.	Unknown
G1	GSP Group	Foch Motor Sports International	2400 Glenwoods Avenue	Georgina	Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.	Not Supported
G2	Lennard Commercial Realty	Agnes Mark, Linda Bashford, Katherina Volk, Joe Boehm, Nick Boehm	PT LTS 3 & 4 CON 4	Georgina	Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.	Not Supported
K1	Evans Planning	Neil, Ross, Scott and Lawrie Boynton	12805 Highway 27	King	Conversion Not Required. Designate revised boundary as employment in the Regional Official Plan.	Supported
K2	Malone Given Parsons	King Hill Inc.	2955 King Road	King	Area not identified as employment in the Regional Official Plan. Designation at the discretion of the Local Municipality.	Supported

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K3	Daraban Holdings Limited	James and Harry Durbano	17125 Highway 27	King	Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.	Not Supported
M2	Gowling WLG (Canada) LLP	Belfield Investments Inc.	8050 Woodbine Avenue	Markham	Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.	Not Supported
M3	Sandra Wiles	1628740 Ontario Inc. and 1628741 Ontario Inc.	2718 & 2730 Elgin Mills Road	Markham	Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.	Conditional Support
M4	Bousfields Inc.	2432194 & 2536871 Ontario Inc. Cornell Rouge Development Corporation and Varlese Brothers Limited	7386 & 7482 Highway 7 East 8600 & 8636 Reesor Road 8662/8724 Reesor Road	Markham	Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.	Deferred
M5	Humphries Planning	Meadow Park Investments Inc.	77 Anderson Avenue	Markham	Area not identified as employment in the Regional Official Plan. Designation at the discretion of the Local Municipality.	Deferred
M6	KLM Planning Partners	Primont Homes and Cornell Rouge Development Corp.	Part of Lot 11, Concession 9	Markham	Area not identified as employment in the Regional Official Plan. Designation at the discretion of the Local Municipality.	Supported
M7	Planning and Development Services	Norfinch Construction	7845 Highway 7	Markham	Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.	Deferred
M8	MHBC Planning	Markham Woodmills Developments Inc.	Northeast Corner of Elgin Mills and Highway 404	Markham	Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.	Not Supported
M9	Malone Given Parsons	Condor Properties Ltd.	2920 16th Avenue	Markham	Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.	Supported
M10	Malone Given Parsons	Wu's Landmark Group Inc. and First Elgin Mills Developments Inc.	10900 Warden Avenue & 3450 Elgin Mills Road	Markham	Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.	Deferred

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M11	Bousfields Inc.	Wemat	South side of Highway 7 and Leslie Street	Markham	Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.	Deferred
M12	W.E. Oughtred & Associates Inc.		108-110, 112-118 and 111-113 Doncaster Avenue	Markham	Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.	Not Supported
M13	Bousfields Inc.	King Square Ltd.	136 Markland Street	Markham	Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.	Supported
N1	Town of Newmarket	Town of Newmarket	301 & 395 Mulock Drive, 421 Cane Parkway, 450 & 505 Kent Drive, 460 Oak Street, 489 & 510 Penrose Street, 559, 569, 589, 590 & 611 Steven Court, 16630, 16650 & 16700 Bayview Avenue	Newmarket	Area not identified as employment in the Regional Official Plan. Designation at the discretion of the Local Municipality.	Supported
N2	Weston Consulting	521 and 630 Newpark GP Ltd.	520, 521, 550 and 630 Newpark Boulevard	Newmarket	Area not identified as employment in the Regional Official Plan. Designation at the discretion of the Local Municipality.	Supported
N3	Weston Consulting	Ganni Kinno Developments Inc	507 Mulock Drive	Newmarket	Area not identified as employment in the Regional Official Plan. Designation at the discretion of the Local Municipality.	Unknown
RH1	Dorsky + Yue International, UrbanMetrics	Rice Commercial Group, 'Mackenzie Commons'	1577 Major Mackenzie Drive East	Richmond Hill	Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.	Supported
RH2	Humphries Planning Group Inc.	Cedartrail Developments Inc.	1521 19th Avenue	Richmond Hill	Area not identified as employment in the Regional Official Plan. Designation at the discretion of the Local Municipality.	Supported
RH3	Humphries Planning Group Inc.	Congio Enterprises Inc.	1585 19th Avenue	Richmond Hill	Area not identified as employment in the Regional Official Plan. Designation at the discretion of the Local Municipality.	Supported
RH4	Humphries Planning Group Inc.	Toronto Montessori Schools, 1355314 Ontario Inc.	93 Edward Avenue & 500 Elgin Mills Road East	Richmond Hill	Conversion Not Required. Designate as employment in the Regional Official Plan	Not Supported

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RH5	Groundswell Urban Planners Inc.	Orlando Corporation	Blocks 2 and 3, 65M4080	Richmond Hill	Conversion Not Required. Designate as employment in the Regional Official Plan	Not Supported
RH6	Evans Planning Inc.	1835942 Ontario Inc.	10481 Yonge Street & 10537 Yonge Street	Richmond Hill	Area not identified as employment in the Regional Official Plan. Designation at the discretion of the Local Municipality.	Supported
RH7	Bousfields Inc.	Baif Developments Ltd	West of Highway 404, south of Major Mackenzie Drive	Richmond Hill	Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.	Not Supported
RH8	Evans Planning	Upper City Corporation	1751 19th Ave	Richmond Hill	Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.	Not Supported
RH9	Urban Growth Inc.	Carefirst Seniors and Community Services Association	9893 Leslie Street	Richmond Hill	Area not identified as employment in the Regional Official Plan. Designation at the discretion of the Local Municipality.	Supported
RH10	Urban Strategies Inc.	Crestpoint Real Estate (YYC) Inc.	100 & 115 – 140 York Boulevard	Richmond Hill	Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.	Supported
RH11	Malone Given Parsons	Parkway Hotels and Convention Centre Inc.	Northeast Corner of Highway 7 and Leslie Street	Richmond Hill	Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.	Supported
V1	Brookvalley Project Management Inc.	Various landholdings in Concord GO Center Secondary Plan area	45, 65, 85, 115 Bowes Road and 1950 and 1970 Highway 7	Vaughan	Area not identified as employment in the Regional Official Plan. Designation at the discretion of the Local Municipality.	Supported
V3	Weston Consulting	Not Identified	233 Four Valley Drive & 1040-1080 Edgeley Boulevard	Vaughan	Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.	Supported
V4	Humphries Planning Group Inc.	Robvit Developments Inc.	11, 27 and 37 Jacob Keefer Parkway	Vaughan	Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.	Supported
V5	KLM Planning Partners Inc.	716051 Ontario Limited & 1214420 Ontario Limited	7625 Martin Grove Road & 211 Woodstream Boulevard	Vaughan	Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.	Supported
V6	Weston Consulting	Battcorp Holdings (Vaughan) Ltd. (Battista)	661 & 681 Chrislea Road	Vaughan	Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.	Not Supported

Note: Conversion V2 withdrawn.

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V7	Humphries Planning Group	Vaughan 400 North Landowners Group Inc.	Block 34W and 35, Lots 26 through 35, Concession 5 and Lot 1 King Concession 5	Vaughan	Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.	Supported
V8	DLA Piper	Chris Barnett	8083 Jane Street	Vaughan	Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.	Not Supported
V9	Weston Consulting	Designscape Enterprises Ltd.	8821 Weston Road	Vaughan	Conversion Not Required. Designate as employment in the Regional Official Plan	Not Supported
V10	Miele Developments	Vaughan Mills Mixed Use Centre Landowners Group	Part of Lot 14 and 15, Concession 5	Vaughan	Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.	Not Supported
V11	Weston Consulting	Di Poce Management Limited	6241 Rutherford Road	Vaughan	Conversion Not Required. Designate as employment in the Regional Official Plan	Supported
V12	Humphries Planning	2276771 Ontario Inc.	2739 Highway 7	Vaughan	Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.	Not Supported
V13	KLM Planning	Seven Keele Ltd/7700 Keele St Ltd	2267 Highway 7 & 7700 Keele Street	Vaughan	Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.	Supported
V14	Land Solutions Ontario	FDF Investments/Playcor Holdings	156 Chrislea Road & 15 Jevlan Drive	Vaughan	Conversion Not Required. Designate as employment in the Regional Official Plan	Not Supported
V15	John Zipay and Associates	York Region Condominium Corporation 945	201 Millway Avenue	Vaughan	Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.	Supported
V16	Weston Consulting	Not Identified	163 & 175 Bowes Road	Vaughan	A portion of the area recommended for conversion to non-employment uses. Designate remainder as employment in the Regional Official Plan.	Supported
V17	MHBC Planning	Ricbru Investments Inc.	4600 Steeles Avenue West	Vaughan	Area not identified as employment in the Regional Official Plan. Designation at the discretion of the Local Municipality.	Supported
V18	MHBC Planning	Steele Valley Developments Limited and Bonneville Homes Limited	7777 Keele Street and 2160-2180 Highway 7	Vaughan	Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.	Supported
V19	Weston Consulting	Luana Colalillo	31 Jevlan Drive and 172 Chrislea Road	Vaughan	Conversion Not Required. Designate as employment in the Regional Official Plan	Not Supported

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V20	Stellarbridge Management Inc.	Stellarbridge, ARG Group of Companies	7171 Jane Street	Vaughan	Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.	Not Supported
V21	Weston Consulting	Omer Investments Inc.	140 Doughton Road	Vaughan	Area not identified as employment in the Regional Official Plan. Designation at the discretion of the Local Municipality.	Supported
V22	KLM Planning Partners Inc.	Arcovit Holdings Inc.	2067, 2077 Rutherford Road, 696 Westburne Drive	Vaughan	Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.	Supported
V23	Evans Planning Inc.	2780 Highway 7 Investments	2780 Highway 7	Vaughan	Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.	Not Supported
V24	Malone Given Parsons Ltd.	Portage Landowners Group	705 Applewood Crescent, 200/225/207 Edgeley Boulevard, 10/11/27/38 Buttermill Avenue, 190/212 Millway Avenue	Vaughan	Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.	Supported
V25	KLM Planning Partners Inc.	1406979 Ontario Inc. (affiliate of the ZZEN Group)	Part of Lots 4 and 5, Concession 9	Vaughan	Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.	Supported
V26	Weston Consulting	York Region Condominium Corporation 549 ("YRCC 549")	2104 Highway 7	Vaughan	Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.	Supported
V27	Brookvalley Project Management Inc., Frank Filippo	Doney 80 Corp and Doney Hill Holdings Inc	80, 82 & 220 Doney Crescent	Vaughan	Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.	Not Supported
V28	KLM Planning Partners Inc.	130 Doughton Road Investments Inc.	130 Doughton Road	Vaughan	Area not identified as employment in the Regional Official Plan. Designation at the discretion of the Local Municipality.	Supported
V29	Weston Consulting	York Region Standard Condominium Corporation No. 1311	7250 Keele Street	Vaughan	Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.	Not Supported
V30	Weston Consulting	Co-Mart Holdings Limited	20 Roysun Road	Vaughan	Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.	Supported

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WS1	Corebridge Development Corp	Zhawd Corporation	12049 Highway 48	Whitchurch-Stouffville	Area not identified as employment in the Regional Official Plan. Designation at the discretion of the Local Municipality.	Supported
WS2	MHBC Planning	SmartCenters	300 Rougeview Avenue	Whitchurch-Stouffville	Area not identified as employment in the Regional Official Plan. Designation at the discretion of the Local Municipality.	Supported