



BOUSFIELDS INC.

Project No. 2094

September 11, 2020

The Council of the Regional Municipality of York
York Region Administrative Centre
17250 Yonge Street
Newmarket, Ontario, L3Y 6Z1

Attention: Council members of the Regional Municipality of York

Re: *Request for Employment Conversion*
275 Wellington Street East, Town of Aurora

We are the planning consultants for Dream Unlimited, the owners of 275 Wellington Street East ("The Subject Site") in the Town of Aurora. The subject site currently contains a 2-storey printing facility operated by Transcontinental Printing. We are submitting this letter on behalf of our client to request an employment conversion on 275 Wellington Street East to permit a mix of uses including residential.

As you are aware, York Region is currently undertaking a Municipal Comprehensive Review ("MCR") which will likely result in the adoption of a new Official Plan. Pursuant to the Growth Plan and the Provincial Policy Statement, upper-tier municipalities are now required to identify lands required to accommodate employment to 2041 and beyond. Lands may only be converted from employment lands to non-employment lands through upper-tier MCR's. Non-employment lands include any designation that permits a non-employment use(s) (this includes mixed-use).

As you may know, 275 Wellington Street East is located in a Built-Up Area as identified in the Growth Plan (2019) mapping. The site is not located within a *Provincially Significant Employment Zone*, *Provincially Significant Employment Zones* were recently identified in the Growth Plan 2019 (A Place to Grow). At the regional level, 275 Wellington Street East is located within an *Urban Area* as per Schedule A, Regional Structure of the York Region Official Plan. The site is not included as a Strategic Employment Area as part of the York Region Official Plan. At the local level, 275 Wellington Street East is designated *Aurora Promenade* and *Existing Employment- General Industrial* as per Schedule A, Land Use Map of the Town of Aurora Official Plan, and is zoned E1, Service Employment and E2, General Employment by Zoning By-law No. 6000-17, as amended.

The subject site is an atypical employment site for a variety of reasons. First, the portion of the site that fronts on to Wellington Street East is designated *Aurora Promenade* which

permits dwelling units in all building types, commercial uses, tourist accommodations, small-scale institutional uses. The properties surrounding the subject site are designated *Aurora Promenade, Existing Commercial, Existing Major Institutional and Existing Employment – Light Industrial/ Service*. Wellington Street East is classified as a Boulevard by the Town of Aurora Official Plan. Second, the subject site is within 400 metres of the Aurora GO Station and is within a *Major Transit Station Area* as described the in the Growth Plan 2019. Third, the site is across the street from St. Maximilian Kolbe Catholic High School, the locational proximity of a sensitive land uses such as a high school would limit the type of employment development that could occur on site.

The employment conversion request is being made to achieve the objectives of the *Aurora Promenade* designation that already exists on the site through an employment conversion that would allow the viable redevelopment of the subject site. Intensification in this area of the Town of Aurora is supportive of numerous Provincial, Regional and Town planning objectives. An employment conversion on this site is an obvious opportunity to support the optimization of land use and infrastructure in keeping with local, regional and provincial policies.

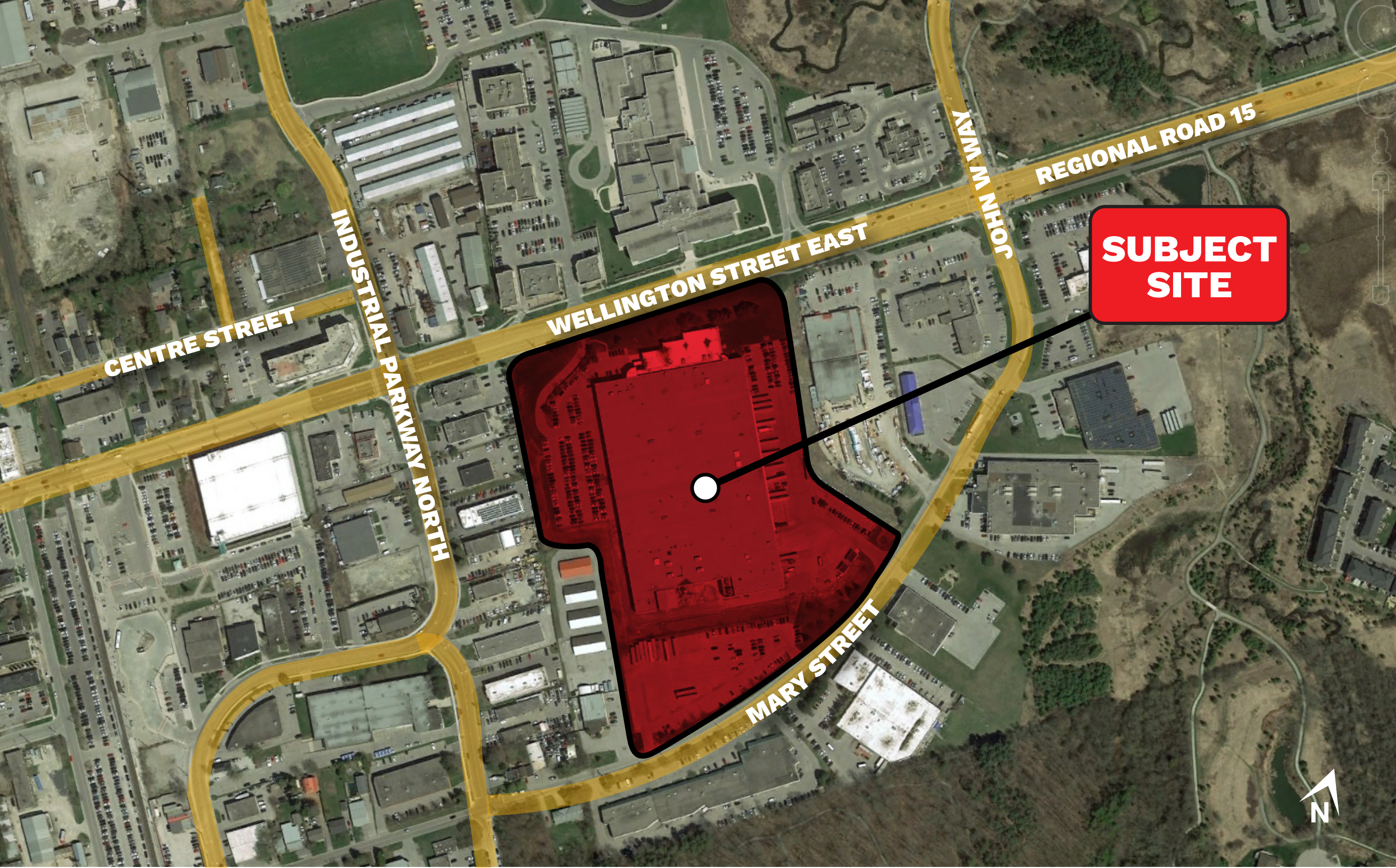
Considering the location of the site on Wellington Street East and the proximity to the Aurora GO Station, the subject lands are currently underutilized. The conversion request would facilitate an opportunity for mixed-use development to optimize the locational proximity to the Aurora GO Station and achieve the intensification goals of York Region. For the foregoing reasons, we would like the opportunity for regional council and staff to consider an employment conversion on the subject site.

We trust that the foregoing is satisfactory for your purposes, however, if you have any questions, please do not hesitate to contact the undersigned or Tyler Hughes from our office. Thank you again for considering us in this regard.

Yours very truly,



Michael Bissett, MCIP, RPP
Bousfields Inc.



**SUBJECT
SITE**

