| Request#: A                               | <b>N1</b>  | Town of Aurora   |
|---|--|--|
| Address                                   | 180 & 182 Centre<br>Crescent   | Mark Street  |
| Site Area                                 | 0.73 ha  | Scanton Court  |
| Employment<br>Area                        | Industrial Parkway<br>North  |  |
| Applicant                                 | Matt Bagnali, Larkin<br>Plus   | Wellington Street East   |
| Owner                                     | Luba Czepurnyi   | Employment Area conversion<br>request supported Figure 1 (1) (1) (1) (1) (1) (1) (1) (1) (1) ( |
| Nature of<br>Request                      | A request to re-designate subject lands from employment and light industrial uses to residential use.  |  |
| Summary of<br>Assessment                  | <ul> <li>Conversion to non-employment uses reflects the evolving local urban structure, will likely have minimal impact on adjacent employment uses and results in a more logical employment area boundary.</li> <li>Conversion to permit non-employment uses recognizes that the surrounding context has changed since the lands were originally designated as employment.</li> <li>Site is not integral to support employment land employment growth to 2051.</li> </ul> |  |
| Local<br>Municipal<br>Council<br>Position | No position at this time.  |  |
|   | <b>ation</b> : Area not identified a<br>t the discretion of the Loca   | as employment in the Regional Official Plan.<br>al Municipality.                               |

## York Region Site Specific Employment Area Conversion Assessment Summary

| Request#: A                               | 12   | Town of Aurora   |
|---|--|--|
| Address                                   | 377 Magna Drive  | This Court<br>Indexe   |
| Site Area                                 | 7.96 ha  | onach Boulev   |
| Employment<br>Area                        | Magna  | Mag na Driv  |
| Applicant                                 | MGP Malone Given<br>Parsons  |  |
| Owner                                     | Stronach Group   | Employment Area conversion     request supported     Employment Area     (as of 2017     York Region Employment Area inventory)     Proposed ROP Employment Area |
| Nature of<br>Request                      |  | e lands from Business Park employment use to igh Density Residential, and Community Commercial   |
| Summary of<br>Assessment                  | <ul> <li>Conversion to non-employment uses reflects the evolving local urban structure, will likely have minimal impact on adjacent employment uses and results in a more logical employment area boundary.</li> <li>Conversion to permit non-employment uses recognizes that the surrounding context has changed since the lands were originally designated as employment.</li> <li>Site is not integral to support employment land employment growth to 2051.</li> </ul> |  |
| Local<br>Municipal<br>Council<br>Position | No position at this time.  |  |
|   | ation: Area not identified<br>t the discretion of the Loc  | as employment in the Regional Official Plan.<br>al Municipality.   |

| Request#: A  | \3   | Town of Aurora   |
|--|--|--|
| Address  | 20 & 25 Mavrinac<br>Boulevard  | Noclaus Drive<br>Sane Gressent<br>Ameri<br>Siter Unive<br>Siter U |
| Site Area  | 6.90 ha  |  |
| Employment<br>Area   | Magna  | Wellington Street East   |
| Applicant  | MGP Malone Given<br>Parsons  | fromach Bouleve  |
| Owner  | TFP Aurora<br>Development Limited  | Employment Area conversion     request supported     Proposed ROP Employment Area  |
| Nature of<br>Request   | A request to re-designate Residential uses.  | e lands from Business Park employment use to   |
| Summary of<br>Assessment   | <ul> <li>Conversion to non-employment uses reflects the evolving local urban structure, will likely have minimal impact on adjacent employment uses and results in a more logical employment area boundary.</li> <li>Conversion to permit non-employment uses recognizes that the surrounding context has changed since the lands were originally designated as employment.</li> <li>Site is not integral to support employment land employment growth to 2051.</li> </ul> |  |
| Local<br>Municipal<br>Council<br>Position  | No position at this time.  |  |
| <b>Recommendation:</b> Area not identified as employment in the Regional Official Plan. Designation at the discretion of the Local Municipality. |  |  |

| Request#: A  | 4  | Town of Aurora  |
|--|--|---|
| Address  | 1588 St. John's<br>Sideroad  | Stuffles Crescent<br>TOWN OF NEWMARKET<br>TOWN OF AURORA  |
| Site Area  | 1.05 ha  | Sikura Circle   |
| Employment<br>Area   | Aurora 2C  |   |
| Applicant  | Humphries Planning   | St dohn's Sideroad  |
| Owner  | 2352107 Ontario Inc.   | Employment Area conversion<br>not required Existing Employment Area (as of 2017<br>York Region Employment Area Inventory)<br>Proposed ROP Employment Area |
| Nature of<br>Request   | · · ·  | e development of an education and sports complex on<br>of permitted through local municipal Business Park   |
| Summary of<br>Assessment   | <ul> <li>Site is in proximity to Highway 404, contributing to the Region's and local municipality's economic development potential and supporting goods movement. Converting this site is contrary to Regional and Provincial planning objectives.</li> <li>The proposed use on these lands is considered an employment use elsewhere in the Town of Aurora Official Plan. On this basis, the proposed use could be accommodated through the local planning approval process.</li> </ul> |   |
| Local<br>Municipal<br>Council<br>Position  | No position at this time   | 2.  |
| <b>Recommendation:</b> Conversion is not required as increased flexibility in the permitted uses for this site, including the uses requested, can be accommodated through Regional and Local municipal employment area planning frameworks. Designate as employment in the Regional Official Plan. |  |   |

| Request#: A5   |  | Town of Aurora   |
|--|--|--|
| Address  | Southwest Corner of<br>Wellington Street /First<br>Commerce Drive  | atomue as a constant of the second seco |
| Site Area  | 0.81 ha  | Wellington Street East   |
| Employment<br>Area   | Wellington/404   | Don Hillock Drive  |
| Applicant  | MHBC Planning  |  |
| Owner  | 1623 Wellington Street<br>Developments Limited   | Employment Area conversion request<br>not supported<br>Employment Area (as of 2017<br>York Region Employment Area (as of 2017<br>York Region Employment Area (as of 2017)<br>Proposed ROP Employment Area  |
| Nature of<br>Request   |  | e subject lands from Business Park employment use etail and residential uses for retirement living.  |
| Summary of<br>Assessment   | -Existing site-specific permissions on the site already allow for more flexible<br>employment uses such as retail. Introducing residential uses, such as seniors<br>housing, is not suitable for the surrounding context due to lack of amenities<br>within proximity that support age friendly communities.<br>Site is part of a larger contiguous employment area, and the introduction of<br>non-employment uses, such as residential uses for retirement living, has the<br>potential to destabilize the employment area and/or negatively impact viability<br>of existing or future surrounding employment uses and adding pressure for<br>future conversions on adjacent parcels. Site is in proximity to Highway 404,<br>contributing to the Regional and local municipality's economic development<br>potential and supporting goods movement. Converting this site is contrary to<br>Regional and Provincial planning objectives. |  |
| Local<br>Municipal<br>Council<br>Position  | No position at this time.  |  |
| <b>Recommendation:</b> Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan. |  |  |

| Request#: A  | 46   | Town of Aurora   |
|--|--|--|
| Address  | Northwest corner of<br>Highway 404 and<br>Wellington Street East   | Desjandins Way   |
| Site Area  | 4.35 ha  | and a state of the |
| Employment<br>Area   | Wellington/404   |  |
| Applicant  | MHBC Planning  | Wellington Street East   |
| Owner  | Whitwell Developments<br>Limited, Calloway REIT<br>(Aurora North) Inc., and<br>SmartREIT (Aurora<br>North II) Inc.   | Employment Area conversion request<br>not supported<br>Employment Area conversion request<br>Not supported<br>Existing Employment Area (as of 2017<br>York Region Employment Area<br>Inventory)<br>Proposed ROP Employment Area  |
| Nature of<br>Request   | A request to re-designate to mixed-use, including r  | e subject lands from Business Park employment use esidential uses.   |
| Summary of<br>Assessment   | <ul> <li>Existing site-specific permissions on the site already allow for more flexible employment uses such as retail. The introduction of non-employment uses, such as residential, is not compatible with the surrounding context due to its proximity to a 400 series highway.</li> <li>Site is part of a larger contiguous employment area, and the introduction of non-employment uses has the potential to destabilize the employment area and/or negatively impact viability of existing or future surrounding employment uses and adding pressure for future conversions of adjacent parcels.</li> <li>Site has visibility from and/or is adjacent to, Highway 404, contributing to the Regional and local municipality's economic development potential and supporting goods movement. Converting this site is contrary to Regional and Provincial planning objectives.</li> </ul> |  |
| Local<br>Municipal<br>Council<br>Position  | No position at this time.  |  |
| <b>Recommendation:</b> Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan. |  |  |

| Request#: A                               | 7   | Town of Aurora   |
|---|---|--|
| Address                                   | 240 Edward Street   | Soft Intes 0   |
| Site Area                                 | 3.1 ha  |  |
| Employment<br>Area                        | Industrial Parkway<br>South   | Engelhard Drive  |
| Applicant                                 | Michael Smith Planning<br>Consultants;<br>Development<br>Coordinators Ltd.  | Murray-Drive   |
| Owner                                     | M6 Developments Inc.  | Employment Area conversion request<br>not supported  Employment Area (as of 2017<br>York Region Employment Area (as of 2017<br>Proposed ROP Employment Area    |
| Nature of<br>Request                      | proposal for redevelopm   | e subject lands to a designation that permits the<br>ent of the existing building and two new buildings; a<br>erm care facility and a 6-storey retirement home |
| Summary of<br>Assessment                  | <ul> <li>Site is part of a larger contiguous employment area, and the introduction of non-employment uses has the potential to destabilize the employment area and/or negatively impact viability of existing or future surrounding employment uses and adding pressure for future conversions in adjacent parcels.</li> <li>Permitting non-employment uses could potentially introduce compatibility issues with surrounding employment uses.</li> </ul> |  |
| Local<br>Municipal<br>Council<br>Position | No position at this time.   |  |
|   | ation: Not recommended<br>nt in the Regional Official I   | for conversion to non-employment uses. Designate<br>Plan.  |

| Request#: A                               | \8   | Town of Aurora   |
|---|--|--|
| Address                                   | 181 Centre Crescent  | Mark Street  |
| Site Area                                 | 0.19 ha  | Scanion Court  |
| Employment<br>Area                        | Industrial Parkway<br>North  | Catherine Avenue   |
| Applicant                                 | David Tomlinson  | Centre Street  |
| Owner                                     | David Tomlinson  | Mosley Street  Mosley Street  Employment Area conversion request supported  Existing Employment Area (as of 2017 York Region Employment Area Inventory) Proposed ROP Employment Area |
| Nature of<br>Request                      | A request to re-designa employment uses.   | te the subject lands from employment to non-   |
| Summary of<br>Assessment                  | <ul> <li>Conversion to non-employment uses reflects the evolving local urban structure, will likely have minimal impact on adjacent employment uses and results in a more logical employment area boundary.</li> <li>Conversion to permit non-employment uses recognizes that the surrounding context has changed since the lands were originally designated as employment.</li> <li>Site is not integral to support employment land employment growth to 2051.</li> </ul> |  |
| Local<br>Municipal<br>Council<br>Position | No position at this time.  |  |
|   | ation: Area not identified<br>t the discretion of the Loc  | as employment in the Regional Official Plan.<br>al Municipality.   |

| Request#: 0  | 31  |   | Town of Georgina   |
|--|---|---|--|
| Address  | 2400 Glenwoods<br>Avenue  | Dovedate Drive  |  |
| Site Area  | 4.05 ha   |   | Glenwoods Avenue   |
| Employment<br>Area   | Keswick Business Park   |   |  |
| Applicant  | GSP Group   | Employment Area conversion request<br>rot supported  Existing Employment Area (as of 2017<br>York Region Employment Area Inventory)<br>Proposed BOP Employment Area |  |
| Owner  | Foch Motor Sports<br>International  |   | n request Existing Employment Area (as of 2017<br>York Region Employment Area Inventory)<br>Proposed ROP Employment Area |
| Nature of<br>Request   | A request to re-designate commercial/retail and off   | •   | -use residential,  |
| Summary of<br>Assessment   | <ul> <li>The site is within the Keswick Business Park, which due to the nature, character, and potential for future success of this employment area, should not be considered for conversion during the current MCR.</li> <li>Site is part of a larger contiguous employment area, and the introduction of non-employment uses has the potential to destabilize the employment area and/or negatively impact viability of existing or future surrounding employment uses and adding pressure for future conversions in adjacent parcels.</li> <li>Permitting non-employment uses could potentially introduce compatibility issues with future employment uses.</li> </ul> |   |  |
| Local<br>Municipal<br>Council<br>Position  | Not Supported.  |   |  |
| <b>Recommendation:</b> Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan. |   |   |  |

| Request#: 0  | 32  | Town of Georgina   |
|--|---|--|
| Address  | PT LTS 3 & 4 CON 4  | Gienwoods Avenue   |
| Site Area  | 19.77 ha  | Glenwoods Avenue   |
| Employment<br>Area   | Keswick   |  |
| Applicant  | Lennard Commercial<br>Realty  | Woodbine Arenue  |
| Owner  | Agnes Mark, Linda<br>Bashford, Katherina<br>Volk, Joe Boehm, Nick<br>Boehm  | Employment Area conversion request<br>rot supported<br>Employment Area (as of 2017<br>York Region Employment Area (as of 20 |
| Nature of<br>Request   | A request to re-designate   | e lands to permit residential and/or retail uses.  |
| Summary of<br>Assessment   | <ul> <li>The site is within the Keswick Business Park, which due to the nature, character, and potential for future success of this employment area, should not be considered for conversion during the current MCR.</li> <li>Site is part of a larger contiguous employment area, and the introduction of non-employment uses has the potential to destabilize the employment area and/or negatively impact viability of existing or future surrounding employment uses and adding pressure for future conversions in adjacent parcels.</li> <li>Permitting non-employment uses could potentially introduce compatibility issues with future employment uses.</li> </ul> |  |
| Local<br>Municipal<br>Council<br>Position  | Not Supported.  |  |
| <b>Recommendation:</b> Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan. |   |  |

| Request#: K1                              |  | Township of King  |
|---|--|---|
| Address                                   | 12805 Highway 27   | King-Road<br>King-Road  |
| Site Area                                 | 17.26 ha   |   |
| Employment<br>Area                        | Nobleton   | And   |
| Applicant                                 | Evans Planning   | Munsie  |
| Owner                                     | Neil, Ross, Scott and<br>Lawrie Boynton  | Employment Area conversion not required Employment Area (as of 2017<br>Proposed ROP Employment Area<br>Proposed ROP Employment Area |
| Nature of<br>Request                      | A request to reconfigure employment area on the subject lands.   |   |
| Summary of<br>Assessment                  | - In consultation with the Township and the Region, the landowner has<br>proposed revising the Nobleton employment area boundary to better support<br>development objectives. The Region is supportive of the Nobleton<br>employment area boundary being revised, as shown above, to create a more<br>logical planning boundary. The proposed revised boundary results in a<br>negligible loss in employment area. |   |
| Local<br>Municipal<br>Council<br>Position | Supportive of the reconfiguration of employment area.  |   |
|   | Recommendation: Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan to reflect the revised employment area boundary.  |   |

| Request#: K  | (2   | Township of King   |
|--|--|--|
| Address  | 2955 King Road   |  |
| Site Area  | 9.95 ha  | King-Road  |
| Employment<br>Area   | King City  |  |
| Applicant  | MGP Malone Given<br>Parsons  | lane-Street  |
| Owner  | King Hill Inc.   | Employment Area conversion<br>request supported  |
| Nature of<br>Request   | A request to re-designate a portion of the lands from prestige employment area to mixed and residential uses.  |  |
| Summary of<br>Assessment   | <ul> <li>Conversion to permit non-employment uses has minimal impact on adjacent employment uses</li> <li>The site's role as employment land is not of Regional significance and is more appropriately designated at the local level</li> <li>Existing water-wastewater infrastructure capacity is limited in King City. Development will be subject to available servicing capacity as determined by the local municipality.</li> <li>Site is not integral to support employment land employment growth to 2051.</li> </ul> |  |
| Local<br>Municipal<br>Council<br>Position  | • • • •  | he request subject to comments and conditions<br>of King December 2, 2019 Committee of the Whole |
| <b>Recommendation:</b> Area of conversion request not identified as employment in the Regional Official Plan. Designation at the discretion of the Local Municipality. |  |  |

| Request#: K                               | (3   | Township of King  |  |
|---|--|---|--|
| Address                                   | 17125 Highway 27   | County of Simcoe  |  |
| Site Area                                 | 12.31 ha   | Ben Boy-Avenue  |  |
| Employment<br>Area                        | Schomberg  | Por Kay Drive   |  |
| Applicant                                 | Daraban Holdings<br>Limited  |   |  |
| Owner                                     | James and Harry<br>Durbano   | Employment Area conversion request<br>rot supported  Existing Employment Area (as of 2017<br>York Region Employment Area Inventory)<br>Proposed ROP Employment Area |  |
| Nature of<br>Request                      | A request to re-designate centre.  | e employment lands to allow a seniors' healthcare   |  |
| Summary of<br>Assessment                  | <ul> <li>Lands are part of a larger contiguous employment area, and the introduction of non-employment uses has the potential to destabilize the employment area and/or negatively impact viability of existing or future surrounding employment uses and adding pressure for future conversions on the adjacent parcels.</li> <li>Site is a large-sized employment area (12.3Ha) and should be protected over the long term to support a diverse range, size, and mix of employment opportunities.</li> </ul>   |   |  |
| Local<br>Municipal<br>Council<br>Position | Not Supported.   |   |  |
|   | ation: Not recommended to the technology of the second sec | for conversion to non-employment uses. Designate<br>Plan.   |  |

| Request#: N  | 12   | City of Markham  |
|--|--|--|
| Address  | 8050 Woodbine<br>Avenue  | Cochrane Drive   |
| Site Area  | 3.30 ha  |  |
| Employment<br>Area   | Rodick   | Highway 407  |
| Applicant  | Gowling WLG<br>(Canada) LLP  | -Omenie<br>Miller Avenue   |
| Owner  | Belfield Investments<br>Inc.   | Shields Court<br>Shields Court<br>Shield |
| Nature of<br>Request   | A request seeking to add a residential use provision while maintaining as-of-<br>right employment uses, in order to redevelop the property into a high-density<br>mixed-use site.  |  |
| Summary of<br>Assessment   | <ul> <li>The introduction of non-employment uses has the potential to destabilize the employment area and prompt additional conversions of surrounding lands which will negatively impact the viability of the employment area.</li> <li>Site has visibility from and/or is adjacent to, Highways 407 and 404, contributing to the Regional and local municipality's economic development potential and supporting goods movement. Converting this site is contrary to Regional and Provincial planning objectives.</li> </ul> |  |
| Local<br>Municipal<br>Council<br>Position  | Not supported however the potential for mixed use should be evaluated through a future planning study within a larger area context.  |  |
| <b>Recommendation:</b> Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan. |  |  |

| Request#: N  | 13  | City of Markham  |
|--|---|--|
| Address  | 2718 & 2730 Elgin Mills<br>Road   | ta Tache Crescent  |
| Site Area  | 1.00 ha   | OF MARKHAM   |
| Employment<br>Area   | Cathedral   |  |
| Applicant  | Sandra Wiles  | Elgin/Mills Road East  |
| Owner  | 1628740 Ontario Inc.  | Employment Area conversion request<br>rot supported  Existing Employment Area (as of 2017<br>York Region Employment Area (as of 2017<br>Proposed ROP Employment Area |
| Nature of Request  | A request to re-designate lands from "Service Employment" use to "Low Rise Residential".  |  |
| Summary of<br>Assessment   | <ul> <li>Site has visibility from and/or is adjacent to, Highway 404, contributing to the Regional and local municipality's economic development potential and supporting goods movement. Converting this site is contrary to Regional and Provincial planning objectives.</li> <li>Analysis to date indicates that direct access to Elgin Mills Road is not permitted, due to the location of the Highway 404 northbound on-ramp system relative to the subject lands. The site can be accessed through lands to the north.</li> <li>The introduction of non-employment uses has the potential to destabilize the employment area and prompt additional conversions of surrounding lands which will negatively impact the viability of the employment area.</li> </ul> |  |
| Local<br>Municipal<br>Council<br>Position  | Request supported subject to York Region confirming that no access to the employment lands along Highway 404 immediately to the west (i.e., Markham Woodmills) is possible from Elgin Mills Rd through the subject lands.   |  |
| <b>Recommendation:</b> Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan. |   |  |

| Request#: N  | 14   |   | City of Markham   |
|--|--|---|---|
| Address  | 7386 & 7482 Hwy 7<br>East, 8600, 8636 &<br>8662/8724 Reesor Rd.  | Sonor de til entre<br>Sonor de til entre<br>Vindutor Aven e<br>Pearl Lace Road  |   |
| Site Area  | 17.90 ha   | Riverlands Avenue   | $\sim$  |
| Employment<br>Area   | Cornell  |   | $\left( \begin{array}{c} \\ \\ \\ \\ \\ \\ \end{array} \right)$ |
| Applicant  | Bousfields Inc.  | Rustle Woods Avenue   | 1623  |
| Owner  | 2432194 & 2536871<br>Ontario Inc. Cornell<br>Rouge Development<br>Corporation and<br>Varlese Brothers<br>Limited   | Highway-<br>Highway-<br>Employment Area conversion request<br>of supported<br>Employment Area conversion request<br>Employment Area conversion request<br>For Region Employment Area (as of 2017<br>York Region Employment Area<br>Proposed ROP Employment Area | York Region Employment Area Inventory)                          |
| Nature of<br>Request   | A request to convert employment land to support mixed-use development<br>comprising medium and high density residential, retail, office commercial and<br>a hotel.   |   |   |
| Summary of<br>Assessment   | <ul> <li>Site is in proximity to Highway 407, contributing to the Regional and local municipality's economic development potential and supporting goods movement. Converting this site is contrary to Regional and Provincial planning objectives.</li> <li>Site is part of a larger contiguous employment area, and the introduction of non-employment uses has the potential to destabilize the employment area and/or negatively impact viability of existing or future surrounding employment uses by adding pressure for future conversions on the adjacent parcels.</li> <li>The site is 17.9 ha and is considered a large-sized employment area site and should be protected over the long term to support a diverse range, size, and mix of employment opportunities.</li> </ul> |   |   |
| Local<br>Municipal<br>Council<br>Position  | Consideration of the req<br>through secondary plan   | uest for conversion be postponed studies.   | d and evaluated   |
| <b>Recommendation:</b> Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan. |  |   |   |

| Request#: N                               | <b>N</b> 5  | City of Markham   |
|---|---|---|
| Address                                   | 77 Anderson Avenue  | Bit-Riad  |
| Site Area                                 | 0.45 ha   | Markham-Riod  |
| Employment<br>Area                        | Mount Joy   |   |
| Applicant                                 | Humphries Planning  | Bur Oak-Avenue  |
| Owner                                     | Meadow Park<br>Investments Inc.   | Employment Area conversion<br>request supported<br>Employment Area (as of 2017<br>York Region Employment Area Inventory<br>Proposed ROP Employment Area |
| Nature of<br>Request                      | A request to re-designate subject lands from Service Employment to Mixed Use High Rise.   |   |
| Summary of<br>Assessment                  | <ul> <li>A non-employment use is appropriate, has minimal impact on adjacent<br/>employment uses, and is compatible with the surrounding context.</li> <li>Site's role as employment land is not of Regional significance and is more<br/>appropriately designated at the local level.</li> <li>Site is not integral to support employment land employment growth to 2051.</li> </ul> |   |
| Local<br>Municipal<br>Council<br>Position | Consideration of the request for conversion be postponed and evaluated through secondary plan studies   |   |
|   | ation: Area not identified<br>t the discretion of the Loc   | as employment in the Regional Official Plan.<br>al Municipality.  |

| Request#: N  | Л6   | City of Markham   |
|--|--|---|
| Address  | Part of Lot 11,<br>Concession 9  | Ruste Woods Avenue  |
| Site Area  | 0.95 ha  | In tame   |
| Employment<br>Area   | Cornell  |   |
| Applicant  | KLM Planning Partners  | Highway 7<br>Highway 7<br>Barbar Conservation<br>Highway 7<br>Highway 7<br>Highwa |
| Owner  | Primont Homes and<br>Cornell Rouge<br>Development Corp.  | Employment Area conversion<br>request supported     Force Area (as of 2017<br>York Region Employment Area (as of 2017<br>York Region Employment Area (as of 2017)<br>Proposed ROP Employment Area   |
| Nature of<br>Request   | A request to re-designate lands from employment use to permit residential<br>use, in addition to retail, office, and employment uses already permitted within<br>the "Business Park Area - Avenue 7 Corridor" designation of the Cornell<br>Secondary Plan (2008).   |   |
| Summary of<br>Assessment   | <ul> <li>Conversion to non-employment uses reflects the evolving local urban structure, will likely have minimal impact on adjacent employment uses and results in a more logical employment area boundary.</li> <li>Site is not integral to support employment land employment growth to 2051.</li> </ul> |   |
| Local<br>Municipal<br>Council<br>Position  | Support Request.   |   |
| <b>Recommendation:</b> Area not identified as employment in the Regional Official Plan. Designation at the discretion of the Local Municipality. |  |   |

| Request#: N  | 17  |   | City of Markham  |
|--|---|---|--|
| Address  | 7845 Highway 7  | Mikayla Lane                                | *  |
| Site Area  | 0.75 ha   | Mikay                                       | <b>v</b><br>(7)  |
| Employment<br>Area   | Cornell   | Highway 7                                   |  |
| Applicant  | Planning and<br>Development Services  | <sup>Bonald</sup> Cousens Parkway           |  |
| Owner  | Norfinch Construction   | Employment Area Conversion Request          | Existing Employment Area (as of 2017<br>York Region Employment Area Inventory)<br>Proposed ROP Employment Area |
| Nature of<br>Request   | A request to re-designate lands from Business Park Employment to Mixed-<br>Use Mid Rise.  |   |  |
| Summary of<br>Assessment   | <ul> <li>Site is in proximity to Highway 407, contributing to the Regional and local municipality's economic development potential and supporting goods movement. Converting this site is contrary to Regional and Provincial planning objectives.</li> <li>Site is part of a larger contiguous employment area, and the introduction of non-employment uses has the potential to destabilize the employment area and/or negatively impact viability of existing or future surrounding employment uses and adding pressure for future conversions on the adjacent parcels.</li> </ul> |   |  |
| Local<br>Municipal<br>Council<br>Position  | Consideration of the required through secondary planes  | uest for conversion be postpone<br>studies. | d and evaluated  |
| <b>Recommendation:</b> Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan. |   |   |  |

| Request#: N                               | 18   | City of Markham   |
|---|--|---|
| Address                                   | Northeast Corner of<br>Elgin Mills/ Highway<br>404   | La Tache Crescent   |
| Site Area                                 | 1.67 ha  | Voodbine Augusta  |
| Employment<br>Area                        | Cathedral  |   |
| Applicant                                 | MHBC Planning  | Elgin-Mills-Road East   |
| Owner                                     | Markham Woodmills<br>Developments Inc.   | Employment Area conversion request<br>mot supported  Existing Employment Area (as of 2017<br>York Region Employment Area Inventory)<br>Proposed ROP Employment Area |
| Nature of<br>Request                      | A request to re-designate lands from employment uses to mid-rise residential for seniors housing and small scale office uses.  |   |
| Summary of<br>Assessment                  | <ul> <li>Site has visibility from and/or is adjacent to Highway 404, contributing to the Regional and local municipality's economic development potential and supporting goods movement. Converting this site is contrary to Regional and Provincial planning objectives.</li> <li>The introduction of non-employment uses has the potential to destabilize the remaining employment area and prompt additional conversions of surrounding lands which will negatively impact the viability of the employment area.</li> </ul> |   |
| Local<br>Municipal<br>Council<br>Position | Request not supported, however staff be directed to work with the landowner to identify a broader range of potential non-residential uses for the subject lands.   |   |
|   | ation: Not recommended<br>nt in the Regional Official I  | for conversion to non-employment uses. Designate<br>Plan.   |

| Request#: M                               | 19  | City of Markham  |  |
|---|---|--|--|
| Address                                   | 2920 16th Avenue  | The second secon |  |
| Site Area                                 | 5.93 ha   |  |  |
| Employment<br>Area                        | Cachet  | de richer de la contraction de |  |
| Applicant                                 | MGP Malone Given<br>Parsons   | 16th-Avenue<br>Ancis De  |  |
| Owner                                     | Condor Properties Ltd.  | Employment Area conversion<br>request supported  |  |
| Nature of<br>Request                      | A request to re-designate   | e lands from employment to mixed-use.  |  |
| Summary of<br>Assessment                  | urban structure and the   | n to a non-employment uses is reflective of the evolving local<br>ure and the natural heritage feature to the west of the conversion<br>is a logical boundary for the employment area  |  |
| Local<br>Municipal<br>Council<br>Position | agreement with the City<br>Zoning By-law amendme<br>affordable purpose-built  | ect to the respective landowners entering into an<br>of Markham for submissions of Official Plan and<br>ent applications contemplating the provision of<br>rental and seniors housing as well as retention of<br>to ultimate consideration of the conversion requests  |  |
|   | <b>Recommendation:</b> Area not identified as employment in the Regional Official Plan. Designation at the discretion of the Local Municipality |  |  |

| Request#: N                               | /10  | City of Markham   |
|---|--|---|
| Address                                   | 10900 Warden Avenue<br>& 3450 Elgin Mills<br>Road  |   |
| Site Area                                 | 29.16 ha   |   |
| Employment<br>Area                        | ROPA 3   |   |
| Applicant                                 | MGP Malone Given<br>Parsons  | Elgin=Mills=Road=East   |
| Owner                                     | Wu's Landmark Group<br>Inc. and First Elgin Mills<br>Developments Inc.   | Employment Area conversion request<br>not supported  Employment Area (as of 2017<br>York Region Employment Area (as of 2017<br>Proposed ROP Employment Area   |
| Nature of<br>Request                      | A request to re-designate  | e lands from employment to mixed-use.   |
| Summary of<br>Assessment                  | nature, character, and po<br>should not be considered  | DPA 3 future employment area, which due to the<br>otential for future success of this employment area,<br>I for conversion during the current MCR.<br>oyment area in adopted Markham Official Plan, |
| Local<br>Municipal<br>Council<br>Position | Consideration of the request through secondary plan | lest for conversion be postponed and evaluated studies.   |
|   | ation: Not recommended f<br>nt in the Regional Official F  | or conversion to non-employment uses. Designate<br>Plan.  |

| Request#: N                               | <b>/</b> 11   | City of Markham   |
|---|---|---|
| Address                                   | South side of Highway<br>7 and Leslie Street  |   |
| Site Area                                 | 18.50 ha  | CITY OF RICHMOND, HILL  |
| Employment<br>Area                        | Commerce Valley/<br>Leitchcroft   |   |
| Applicant                                 | Bousfields Inc.   |   |
| Owner                                     | Wemat   | Commerce Valley Drive £37<br>Employment Area Conversion Request<br>Employment Area Conversion Request<br>Existing Employment Area (as of 2017<br>York Region Employment Area<br>ROP Employment Area |
| Nature of<br>Request                      | A request to re-designate lands from employment to mixed-use.   |   |
|   | - Site has visibility from and/or is adjacent to, Highways 404 and 407, contributing to the Regional and local municipality's economic development potential and supporting goods movement. Converting this site is contrary to Regional and Provincial planning objectives.                              |   |
| Summary of<br>Assessment                  |   | is considered a large-sized employment area site<br>over the long-term to support a diverse range, size,<br>opportunities.  |
|   | <ul> <li>Site is part of a larger contiguous employment area, and the i<br/>non-employment uses has the potential to destabilize the empl<br/>and/or negatively impact viability of existing or future surroundi<br/>employment uses adding pressure for future conversions on th<br/>parcels.</li> </ul> |   |
| Local<br>Municipal<br>Council<br>Position |   | poned to allow for the submission of an appropriate ncept plan prior to ultimate consideration of the ork Region Council.   |
|   | ation: Not recommended<br>nt in the Regional Official I   | for conversion to non-employment uses. Designate<br>Plan.   |

| Request#: N  | /12  | City of Markham   |
|--|--|-------------------|
| Address  | 108-110, 112-118 and<br>111-113 Doncaster<br>Avenue  |                   |
| Site Area  | 0.95 ha  |                   |
| Employment<br>Area   | Thornhill  | Doneaster Avenue  |
| Applicant  | W.E. Oughtred & Associates Inc.  | Meadowview-Avenue |
| Owner  | Unknown  | Crandview Avenue  |
| Nature of<br>Request   | A request to re-designate lands from employment to medium density residential uses such as townhomes or stacked townhomes.   |                   |
| Summary of<br>Assessment   | - The introduction of non-employment uses has the potential to destabilize the<br>employment area and prompt additional conversions of surrounding lands<br>which will negatively impact the viability of the employment area. |                   |
| Local<br>Municipal<br>Council<br>Position  | Request not supported.   |                   |
| <b>Recommendation:</b> Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan. |  |                   |

| Request#: N                               | <b>/</b> 13   | City of Markham  |  |
|---|---|--|--|
| Address                                   | 136 Markland Street   | Pecress Road   |  |
| Site Area                                 | 1.10 ha   |  |  |
| Employment<br>Area                        | Cachet  | Calvert<br>Processor   |  |
| Applicant                                 | Bousfields Inc.   | 16th-Avenue  |  |
| Owner                                     | King Square Ltd.  | A04<br>Employment Area conversion<br>request supported<br>Employment Area (as of 2017<br>York Region Employment Area inventory<br>Proposed ROP Employment Area |  |
| Nature of<br>Request                      | A request to re-designat residential uses.  | ate lands from employment to mixed-use including   |  |
| Summary of<br>Assessment                  | <ul> <li>A conversion to a non-employment uses is reflective of the evolving local<br/>urban structure and the natural heritage feature to the west of the<br/>conversion site serves as a logical boundary for the employment area</li> </ul>  |  |  |
| Local<br>Municipal<br>Council<br>Position | Request supported subject to the respective landowners entering into an agreement with the City of Markham for submissions of Official Plan and Zoning By-law amendment applications contemplating the provision of affordable purpose-built rental and seniors housing as well as retention of employment uses, prior to ultimate consideration of the conversion requests by York Region Council. |  |  |
|   | ation: Area not identified a time discretion of the Loca  | as employment in the Regional Official Plan.<br>al Municipality.   |  |

| Request#: N   | 11   | Town of Newmarket   |
|---|--|---|
| Address   | 301 & 395 Mulock Drive,<br>421 Cane Parkway, 450<br>& 505 Kent Drive, 460<br>Oak Street, 489 & 510<br>Penrose Street, 559, 569,<br>589, 590 & 611 Steven<br>Court, 16630, 16650 &<br>16700 Bayview Avenue  |   |
| Site Area   | 18.30 ha   | Mulock-Drive  |
| Employment<br>Area  | Mulock Southeast and<br>Mulock North   |   |
| Applicant   | Town of Newmarket  |   |
| Owner   | Town of Newmarket  | Constraint Area conversion request supported Existing Employment Area (as of 2017 York Region Employment Area Inventory) Proposed ROP Employment Area |
| Nature of<br>Request  |  | has initiated the Mulock GO Station Area Secondary<br>erting existing employment areas to allow for mixed-<br>residential uses.                       |
| Summary of<br>Assessment  | <ul> <li>Conversion to non-employment uses reflects the changing nature of employment / evolving planned urban structure.</li> <li>Conversion to non-employment uses supports the local municipal planning objectives of the evolving urban structure</li> <li>Site is not integral to support employment land employment growth to 2051.</li> </ul> |   |
| Local<br>Municipal<br>Council<br>Position   | Support request.   |   |
| <b>Recommendation</b> : Area not identified as employment in the Regional Official Plan. Designation at the discretion of the Local Municipality. |  |   |

| Request#: N                               | 12  | Town of Newmarket  |  |
|---|---|--|--|
| Address                                   | 520, 521, 550 and 630<br>Newpark Boulevard  | Mulock Court<br>Mulock Court<br>Possivity<br>Mulock Court<br>Possivity<br>Possivity<br>Possivity<br>Possivity<br>Possivity<br>Possivity<br>Possivity<br>Possivity<br>Possivity<br>Possivity<br>Possivity<br>Possivity<br>Possivity<br>Possivity<br>Possivity<br>Possivity<br>Possivity<br>Possivity<br>Possivity<br>Possivity<br>Possivity<br>Possivity<br>Possivity<br>Possivity<br>Possivity<br>Possivity<br>Possivity<br>Possivity<br>Possivity<br>Possivity<br>Possivity<br>Possivity<br>Possivity<br>Possivity<br>Possivity<br>Possivity<br>Possivity<br>Possivity<br>Possivity<br>Possivity<br>Possivity<br>Possivity<br>Possivity<br>Possivity<br>Possivity<br>Possivity<br>Possivity<br>Possivity<br>Possivity<br>Possivity<br>Possivity<br>Possivity<br>Possivity<br>Possivity<br>Possivity<br>Possivity<br>Possivity<br>Possivity<br>Possivity<br>Possivity<br>Possivity<br>Possivity<br>Possivity<br>Possivity<br>Possivity<br>Possivity<br>Possivity<br>Possivity<br>Possivity<br>Possivity<br>Possivity<br>Possivity<br>Possivity<br>Possivity<br>Possivity<br>Possivity<br>Possivity<br>Possivity<br>Possivity<br>Possivity<br>Possivity<br>Possivity<br>Possivity<br>Possivity<br>Possivity<br>Possivity<br>Possivity<br>Possivity<br>Possivity<br>Possivity<br>Possivity<br>Possivity<br>Possivity<br>Possivity<br>Possivity<br>Possivity<br>Possivity<br>Possivity<br>Possivity<br>Possivity<br>Possivity<br>Possivity<br>Possivity<br>Possivity<br>Possivity<br>Possivity<br>Possivity<br>Possivity<br>Possivity<br>Possivity<br>Possivity<br>Possivity<br>Possivity<br>Possivity<br>Possivity<br>Possivity<br>Possivity<br>Possivity<br>Possivity<br>Possivity<br>Possivity<br>Possivity<br>Possivity<br>Possivity<br>Possivity<br>Possivity<br>Possivity<br>Possivity<br>Possivity<br>Possivity<br>Possivi |  |
| Site Area                                 | 17.97 ha  |  |  |
| Employment<br>Area                        | Bayview South   | Anter Lauman   |  |
| Applicant                                 | Weston Consulting   |  |  |
| Owner                                     | 521 and 630 Newpark<br>GP Ltd.  | Employment Area conversion<br>request supported  |  |
| Nature of<br>Request                      |   | e a portion of the lands from "Business Park - Mixed<br>Use Residential/ Retail/ Office', "Mixed-Use Retail/<br>ging Residential".   |  |
| Summary of<br>Assessment                  | <ul> <li>Conversion to permit non-employment uses recognizes that the surrounding context has changed since the lands were originally designated as employment</li> <li>Site is not integral to support employment land employment growth to 2051.</li> </ul> |  |  |
| Local<br>Municipal<br>Council<br>Position | Support request.  |  |  |
|   | ation: Area not identified<br>t the discretion of the Loc   | as employment in the Regional Official Plan.<br>al Municipality.   |  |

| Request#: N                               | 13  | Town of Newmarket   |  |
|---|---|---|--|
| Address                                   | 507 Mulock Drive  | cone y a Munay  |  |
| Site Area                                 | 0.70 ha   | Bondi Avenue  |  |
| Employment<br>Area                        | Mulock North  | Drive Drive   |  |
| Applicant                                 | Weston Consulting   | Mulock-Drive  |  |
| Owner                                     | Ganni Kinno<br>Developments Inc.  | Employment Area conversion<br>request supported                       |  |
| Nature of<br>Request                      | A request to re-designation including residential, ret  | ate the lands from employment to a mix of uses etail and office uses. |  |
| Summary of<br>Assessment                  | <ul> <li>Conversion to non-employment uses reflects the changing nature of employment / evolving planned urban structure.</li> <li>Conversion to non-employment uses supports the local municipal planning objectives of the evolving urban structure proposed</li> <li>Site is not integral to support employment land employment growth to 2051.</li> </ul> |   |  |
| Local<br>Municipal<br>Council<br>Position | No position at this time.   |   |  |
|   | ation: Area not identified<br>t the discretion of the Loc   | as employment in the Regional Official Plan.<br>al Municipality.      |  |

| Request#: RH1                             |   | City of Richmond Hill   |  |
|---|---|---|--|
| Address                                   | 1577 Major Mackenzie<br>Drive East  | ceminic Drive   |  |
| Site Area                                 | 17.60 ha  |   |  |
| Employment<br>Area                        | Headford  | Major Mackenzie Drive East  |  |
| Applicant                                 | Dorsky + Yue<br>International,<br>UrbanMetrics  |   |  |
| Owner                                     | Rice Commercial<br>Group, 'Mackenzie<br>Commons'  | King       Staples Avenue       Staples Avenue         Image: Staples Avenue       Staples Avenue       Existing Employment Area (as of 2017 York Region Employment Area Inventory)         Proposed ROP Employment Area       Proposed ROP Employment Area |  |
| Nature of<br>Request                      |   | e employment lands to mixed-use to facilitate the sity residential and commercial uses on site.   |  |
|   | <ul> <li>Site is adjacent to Highway 404, contributing to the Regional and local municipality's economic development potential and supporting goods movement. Converting this site is contrary to Regional and Provincial planning objectives.</li> <li>The site is 17.6 ha and is considered a large-sized employment area site and should be protected over the long-term to support a diverse range, size, and mix of employment opportunities.</li> </ul> |   |  |
| Summary of<br>Assessment                  | non-employment uses ha<br>and/or negatively impact  | ontiguous employment area, and the introduction of<br>as the potential to destabilize the employment area<br>viability of existing and future surrounding<br>g pressure for future conversions of the adjacent  |  |
|   | - Existing site-specific permissions on the site already allow for more flexible employment uses such as major retail and commercial uses.  |   |  |
|   | - The introduction of non-employment uses, such as residential, is compatible with the surrounding context due to its proximity to a 4 highway.   |   |  |
| Local<br>Municipal<br>Council<br>Position | Support request.  |   |  |
|   | ation: Not recommended at in the Regional Official F  | for conversion to non-employment uses. Designate<br>Plan.   |  |

| Request#: R  | RH2  |   | City of Richmond Hill  |
|--|--|---|--|
| Address  | 1521 19th Avenue   |   |  |
| Site Area  | 0.13 ha  |   |  |
| Employment<br>Area   | North Leslie   | Lessie Street                                   | 19th Avenue  |
| Applicant  | Humphries Planning<br>Group Inc.   |   |  |
| Owner  | Cedartrail<br>Developments Inc.  | Employment Area conversion<br>request supported | Existing Employment Area (as of 2017<br>York Region Employment Area Inventory)<br>Proposed ROP Employment Area |
| Nature of<br>Request   | A request to re-designate  | e lands from employment to                      | o residential use.   |
| Summary of<br>Assessment   | <ul> <li>Conversion to permit non-employment uses recognizes that the surrounding context has changed since the lands were originally designated as employment.</li> <li>Site is not integral to support employment land employment growth to 2051.</li> </ul> |   |  |
| Local<br>Municipal<br>Council<br>Position  | Support request.   |   |  |
| <b>Recommendation:</b> Area not identified as employment in the Regional Official Plan. Designation at the discretion of the Local Municipality. |  |   |  |

| Request#: R  | RH3  | City of Richmond Hill   |
|--|--|---|
| Address  | 1585 19th Avenue   |   |
| Site Area  | 0.37 ha  |   |
| Employment<br>Area   | North Leslie   | 19th Avenue   |
| Applicant  | Humphries Planning<br>Group Inc.   |   |
| Owner  | Congio Enterprises Inc.  | Employment Area conversion request supported<br>Employment Area conversion request supported<br>Employment Area (as of 2017<br>York Region Employment Area Inventory)<br>Proposed ROP Employment Area |
| Nature of<br>Request   | A request to re-designate  | e lands from employment to residential use.   |
| Summary of<br>Assessment   | <ul> <li>Conversion to permit non-employment uses recognizes that the surrounding context has changed since the lands were originally designated as employment.</li> <li>Site is not integral to support employment land employment growth to 2051.</li> </ul> |   |
| Local<br>Municipal<br>Council<br>Position  | Support request.   |   |
| <b>Recommendation:</b> Area not identified as employment in the Regional Official Plan. Designation at the discretion of the Local Municipality. |  |   |

| Request#: R  | RH4   | City of Richmond Hill  |
|--|---|--|
| Address  | 93 Edward Avenue &<br>500 Elgin Mills Road<br>East  | Court Court  |
| Site Area  | 2.68 ha   |  |
| Employment<br>Area   | Newkirk   |  |
| Applicant  | Humphries Planning<br>Group Inc.  | Statistics Cells Road<br>Cells Road<br>Statistics Cells Road<br>Statistics |
| Owner  | Toronto Montessori<br>Schools, 1355314<br>Ontario Inc.  | Constraint of the second   |
| Nature of<br>Request   |   | ate subject lands to permit the expansion of the facility with outdoor recreation area/sports field  |
| Summary of<br>Assessment   | <ul> <li>Site is part of a larger contiguous employment area, and the introduction of non-employment uses has the potential to destabilize the employment area and/or negatively impact viability of existing or future surrounding employment uses adding pressure for future conversions of the adjacent parcels.</li> <li>Site should be maintained as employment however further discussions are required to explore opportunities to accommodate the proposed request</li> </ul> |  |
| Local<br>Municipal<br>Council<br>Position  | Conversion request not supported however the proposed use expansion is supported and recommends staff to work with the applicant to facilitate the applicant's request through the best available means.  |  |
| <b>Recommendation:</b> Conversion is not required as increased flexibility in the permitted uses for these sites, including the uses requested, can be accommodated through Regional and Local municipal employment area planning frameworks. Designate as employment in the Regional Official Plan. |   |  |

| Request#: RH5  |  | City of Richmond Hill   |  |
|--|--|---|--|
| Address  | Blocks 2 and 3,<br>65M4080   | Casulo Graydon cre <sup>84</sup>  |  |
| Site Area  | 2.50 ha  | Headford Avenue Orlando Avenue  |  |
| Employment<br>Area   | Headford   |   |  |
| Applicant  | Groundswell Urban<br>Planners Inc.   |   |  |
| Owner  | Orlando Corporation  | Employment Area conversion<br>not required Existing Employment Area (as of 2017<br>York Region Employment Area Inventory)<br>Proposed ROP Employment Area |  |
| Nature of<br>Request   | A request to re-designate employment lands to permit automotive centres/dealerships on site.   |   |  |
|  | - Site is part of a larger contiguous employment area, and the introduction of<br>non-employment uses has the potential to destabilize the employment area<br>and/or negatively impact viability of existing or future surrounding<br>employment uses by putting pressure for future conversions in the adjacent<br>parcels. |   |  |
| Summary of<br>Assessment   | - Site is in proximity to highway 404, contributing to the Region's and local municipality's economic development potential and supporting goods movement. Converting this site is contrary to Regional and Provincial planning objectives.  |   |  |
|  | - Site should be maintained as employment but lands may offer the pote<br>for more permissive employment uses to be assessed through the<br>development of the Region's employment policy framework.   |   |  |
| Local<br>Municipal<br>Council<br>Position  | Conversion request not supported however the proposed use is supported<br>and recommends staff to work with the applicant to facilitate the applicant's<br>request through the best available means.   |   |  |
| <b>Recommendation:</b> Conversion is not required as increased flexibility in the permitted uses for these sites, including the uses requested, can be accommodated through Regional and Local municipal employment area planning frameworks. Designate as employment in the Regional Official Plan. |  |   |  |

| Request#: R  | RH6  |  | City of Richmond Hill |
|--|--|--|-----------------------|
| Address  | 10481 Yonge Street & 10537 Yonge Street  | Oxford street  |                       |
| Site Area  | 7.07 ha  | Trayborn Drive   |                       |
| Employment<br>Area   | Newkirk  | - Rongesst   |                       |
| Applicant  | Evans Planning Inc.  | Hunt Avenue<br>Benson Avenue<br>Benson Avenue<br>Employment Area conversion<br>request supported |                       |
| Owner  | 1835942 Ontario Inc.   |  |                       |
| Nature of<br>Request   | A request to re-designa density residential uses   | te lands from employment to  | o mixed-use or high-  |
| Summary of<br>Assessment   | <ul> <li>Conversion to non-employment uses reflects the evolving local urban structure, will likely have minimal impact on adjacent employment uses and results in a more logical employment area boundary.</li> <li>Conversion to permit non-employment uses recognizes that the surrounding context has changed since the lands were originally designated as employment.</li> <li>Site is not integral to support employment land employment growth to 2051.</li> </ul> |  |                       |
| Local<br>Municipal<br>Council<br>Position  | Support request.   |  |                       |
| <b>Recommendation:</b> Area not identified as employment in the Regional Official Plan. Designation at the discretion of the Local Municipality. |  |  |                       |

| Request#: RH7  |  | City of Richmond Hill  |
|--|--|--|
| Address  | West of Hwy 404,<br>south of Major<br>Mackenzie Drive  | Giardina<br>Giardina<br>Cressen  |
| Site Area  | 9.42 ha  |  |
| Employment<br>Area   | Headford   |  |
| Applicant  | Bousfields Inc.  | Staples Avenue of the second s |
| Owner  | Baif Developments Ltd.   | Crando Avenue     Or lando Avenue     Employment Area conversion request     Consupported     Consultation     Consultatio     Consultation     Consultation     Consultation     Consultati      |
| Nature of<br>Request   | A request to re-designate employment lands to mixed-use to facilitate the development of high-density residential and commercial uses including office, retail/service commercial and hotels |  |
|  | non-employment uses has the potential to destabilize the employment area   |  |
| Summary of<br>Assessment   |  |  |
|  | - The introduction of non-employment uses, such as residential, is not compatible with the surrounding context due to its proximity to a 400 series highway.                                 |  |
| Local<br>Municipal<br>Council<br>Position  | Not supported.   |  |
| <b>Recommendation:</b> Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan. |  |  |

| Request#: R                               | RH8   | City of Richmond Hill   |  |
|---|---|---|--|
| Address                                   | 1751 19th Ave   |   |  |
| Site Area                                 | 4.00 ha   | 19th-Avenue   |  |
| Employment<br>Area                        | North Leslie  | TPF-OF-RICHMOON   |  |
| Applicant                                 | Evans Planning  |   |  |
| Owner                                     | Upper City Corporation  | Employment Area Conversion Request Existing Employment Area (as of 2017<br>York Region Employment Area Inventory)<br>Proposed ROP Employment Area |  |
| Nature of<br>Request                      | A request to re-designate employment lands to non-employment uses.  |   |  |
| Summary of<br>Assessment                  | - Site has visibility from and/or is adjacent to, Highway 404, contributing to the<br>Regional and local municipality's economic development potential.<br>Converting this site is contrary to Regional and Provincial planning objectives. |   |  |
| Local<br>Municipal<br>Council<br>Position | Not supported.  |   |  |
|   | <b>Recommendation:</b> Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.  |   |  |

| Request#: F                               | RH9   | City of Richmond Hill   |
|---|---|---|
| Address                                   | 9893 Leslie Street  | Major-Mackenzie Drive East  |
| Site Area                                 | 0.48 ha   |   |
| Employment<br>Area                        | Headford  |   |
| Applicant                                 | Urban Growth Inc.   | Gessandra Crescent  |
| Owner                                     | Carefirst Seniors and<br>Community Services<br>Association  | Employment Area conversion<br>request supported     Employment Area (as of 2017<br>York Region Employment Area Inventory)<br>Proposed ROP Employment Area |
| Nature of<br>Request                      | integrated care facilities  | e employment lands to a campus of care including<br>such as a primary care family practice centre,<br>n centre, office space, and 96 bed long-term care   |
| Summary of<br>Assessment                  | <ul> <li>A non-employment use is appropriate, has minimal impact on adjacent<br/>employment uses, and is compatible with the surrounding context.</li> <li>Conversion provides an appropriate transition between the employment<br/>area and the adjacent non-employment uses.</li> </ul> |   |
| Local<br>Municipal<br>Council<br>Position | Support request.  |   |
|   | Regional Council on Febru   | as employment in the Regional Official Plan. Request<br>lary 27, 2020. Designation at the discretion of the   |

| Request#: F                               | RH10   | City of Richmond Hill   |
|---|--|---|
| Address                                   | 100 & 115 – 140 York<br>Boulevard  | East Pearce Street  |
| Site Area                                 | 2.66 ha  | Teslie Street   |
| Employment<br>Area                        | Beaver Creek   |   |
| Applicant                                 | Urban Strategies Inc.  | CILV-OF-RICHMOND_HILL Highway 7   |
| Owner                                     | Crestpoint Real Estate<br>(YYC) Inc.   | Employment Area conversion request<br>rot supported<br>Employment Area conversion request<br>Proposed ROP Employment Area Inventory)<br>Proposed ROP Employment Area  |
| Nature of Request                         | A request to re-designate residential.   | e employment lands to mixed-use including   |
| Summary of<br>Assessment                  | <ul> <li>additional residential, ha<br/>and/or negatively impact<br/>employment uses by put<br/>parcels.</li> <li>Site is in proximity to Hi<br/>and local municipality's e<br/>goods movement. Conve<br/>planning objectives.</li> <li>There are existing resid<br/>Richmond Hill Official pla<br/>hotels, convention centre</li> </ul> | ontiguous employment area, and the introduction of<br>s the potential to destabilize the employment area<br>viability of existing or future surrounding<br>ting pressure for future conversions in the adjacent<br>ghways 407 and 404, contributing to the Regional<br>economic development potential and supporting<br>erting this site is contrary to Regional and Provincial<br>dential uses immediately north. Policies in the City of<br>an permit a mix of employment uses including office,<br>es, automotive services, community facilities such as<br>ic facilities and daycares integrated into office<br>an squares. |
| Local<br>Municipal<br>Council<br>Position | Support request.   |   |
|   | ation: Not recommended<br>nt in the Regional Official I  | for conversion to non-employment uses. Designate<br>Plan.   |

| Request#: F                               | RH11   | City of Richmond Hill   |
|---|--|---|
| Address                                   | Northeast Corner of<br>Highway 7 and Leslie<br>Street  | West Pearce Street  |
| Site Area                                 | 7.59 ha  |   |
| Employment<br>Area                        | East Beaver Creek  | CITY OF RICHMOND HILL<br>CITY OF RICHMOND HILL<br>CITY OF MARKHAM   |
| Applicant                                 | MGP Malone Given<br>Parsons  | Minthorn Boule Vard   |
| Owner                                     | Parkway Hotels and<br>Convention Centre Inc.   | Employment Area conversion request supported Proposed ROP Employment Area (as of 2017)<br>Proposed ROP Employment Area  |
| Nature of<br>Request                      | employment uses to reco  | e the subject lands from employment to non-<br>ognize the current non-employment permissions in<br>'s Official Plan and the existing mixed use function of  |
| Summary of<br>Assessment                  | City of Richmond Hill's C<br>apartment uses where th<br>integrated vertically withi<br>- Permitting the conversion<br>permissions and will provision<br>complex while minimizing | lential developments within the lands and an existing<br>official Plan policy permits additional residential<br>ere are existing hotel uses provided they are<br>in a hotel building.<br>Son of these lands acknowledges existing residential<br><i>v</i> ide opportunity for a more complete mixed use<br>g impact on the remaining employment lands and<br>ime highway 404 employment frontage. |
| Local<br>Municipal<br>Council<br>Position | Support request.   |   |
|   | <b>ation:</b> Area not identified a to the Loca  | is employment in the Regional Official Plan.<br>I Municipality.   |

## City of Richmond Hill Request#: RH10 / RH11 North of Highway 7, Address West of Highway 404 Site Area 32 ha Employment Beaver Creek Area Applicant City of Richmond Hill Highway Owner Various landowners Employment Area conversio Existing Employment Area (as of 2017 York Region Employment Area Inventory request supported Employment Area conversion request Proposed ROP Employment Area To convert the lands bounded by Leslie Street to the west, East Pearce Nature of Street and Norman Bethune Avenue to the north, Highway 404 to the east Request and Highway 7 to the south to a mixed-use designation - Site is in proximity to Highways 407 and 404, contributing to the Region's and local municipality's economic development potential and supporting goods movement. Converting the lands adjacent to the 404 is contrary to Regional and Provincial planning objectives. - There are existing residential uses within the north-east and south-west portion of the site. An existing City of Richmond Hill Official Plan policy permits residential apartment uses on the south-west portion of the site (also Summarv of Assessment the location of conversion request RH11) where there are existing hotel uses provided they are integrated vertically within a hotel building. - Site is part of a larger contiguous employment area, and the addition of nonemployment uses beyond the lands identified as RH11 has the potential to destabilize the employment area and/or negatively impact viability of existing or future surrounding employment uses adding pressure for future conversions of the adjacent parcels. Local Support request. Municipal Council Position Recommendation: A portion of the lands are recommended for conversion to nonemployment uses. Designate remainder as employment in the Regional Official Plan.

| Request#: V  | /1  | City of Vaughan   |
|--|---|---|
| Address  | 1950 and 1970<br>Highway 7  |   |
| Site Area  | 2.13 ha   |   |
| Employment<br>Area   | Keele   |   |
| Applicant  | Brookvalley Project<br>Management Inc.  | Hillside Avenue   |
| Owner  | Various landholdings in<br>Concord GO Center<br>Secondary Plan area   | Employment Area conversion<br>request supported<br>Conversion<br>Proposed ROP Employment Area<br>Conversion<br>Proposed ROP Employment Area |
| Nature of<br>Request   | A request to re-designate<br>"to "Mixed-Use Commerc   | e lands from "Employment Commercial Mixed-Use<br>cial/Residential".   |
| Summary of<br>Assessment   | - Conversion to non-employment uses supports the local municipal planning objectives of the evolving urban structure proposed in the Concord GO Secondary Plan. |   |
| Local<br>Municipal<br>Council<br>Position  | Support request.  |   |
| <b>Recommendation:</b> Area not identified as employment in the Regional Official Plan. Designation at the discretion of the Local Municipality. |   |   |

| Request#: V  | /3   | City of Vaughan   |
|--|--|---|
| Address  | 233 Four Valley Drive &<br>1040-1080 Edgeley<br>Boulevard, Vaughan   | Rutherford-Road   |
| Site Area  | 5.9 ha   | Vaughan Mills   |
| Employment<br>Area   | Vaughan 400 North  | Bass Pro Mills Drive  |
| Applicant  | Weston Consulting  | Corstate Avenue   |
| Owner  | Unknown  | Employment Area conversion request<br>not supported Employment Area (as of 2017<br>York Region Employment Area Inventory)<br>Proposed ROP Employment Area |
| Nature of Request  | A request to re-designate development on site  | e employment land to support mixed-use  |
| Summary of<br>Assessment   | <ul> <li>Lands are part of a larger contiguous employment area, and the introduction of non-employment uses has the potential to negatively impact viability of existing or future surrounding employment uses in the employment area adding pressure for future conversions of the adjacent parcels.</li> <li>Site has visibility from, and is adjacent to the Highway 400 goods movement corridor contributing to its economic development potential and supporting goods movement. Converting this site would set precedent for the conversion of other sites located along the 400 highway and is contrary to Regional and Provincial planning objectives.</li> <li>There are sufficient designated lands to support non-employment uses adjacent to the site in the Vaughan Mills Secondary Plan area.</li> </ul> |   |
| Local<br>Municipal<br>Council<br>Position  | Support request.   |   |
| <b>Recommendation:</b> Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan. |  |   |

| Request#: V                               | /4  | City of Vaughan   |
|---|---|---|
| Address                                   | 11, 27 and 37 Jacob<br>Keefer Parkway   | le Street   |
| Site Area                                 | 1.01 ha   |   |
| Employment<br>Area                        | Tutor West  | Rutherford Road   |
| Applicant                                 | Humphries Planning<br>Group Inc.  | Alberta Drive   |
| Owner                                     | Robvit Developments<br>Inc.   | Contract Gate   |
| Nature of<br>Request                      |   | dential and/or commercial mixed use on the subject<br>ed as "Employment Commercial Mixed-use" in the<br>Plan. |
| Summary of<br>Assessment                  | <ul> <li>Site is part of a larger contiguous employment area, and the introduction of non-employment uses has the potential to destabilize the employment area and/or negatively impact viability of existing or future surrounding employment uses adding pressure for future conversions of the adjacent parcels.</li> <li>Site should be maintained as employment but lands may offer the potential</li> </ul> |   |
|   | for more permissive emp   | bloyment uses to be assessed through the ion's employment policy framework.                                   |
| Local<br>Municipal<br>Council<br>Position | Support request.  |   |
|   | ation: Not recommended nt in the Regional Official  | for conversion to non-employment uses. Designate<br>Plan.   |

| Request#: V                               | /5   | City of Vaughan   |
|---|--|---|
| Address                                   | 7625 Martin Grove<br>Road & 211<br>Woodstream Boulevard  | Andrew Park   |
| Site Area                                 | 1.84 ha  |   |
| Employment<br>Area                        | West Woodbridge  | Regins Roady woost on Boulevard                           |
| Applicant                                 | KLM Planning Partners<br>Inc.  |   |
| Owner                                     | 716051 Ontario Limited<br>& 1214420 Ontario<br>Limited   | Employment Area conversion request                        |
| Nature of<br>Request                      | A request to re-designate  | e lands from employment to mid-rise mixed-use.            |
| Summary of<br>Assessment                  | <ul> <li>Site is part of a larger contiguous employment area, and the introduction of non-employment uses has the potential to destabilize the employment area and/or negatively impact viability of existing or future surrounding employment uses adding pressure for future conversions of the adjacent parcels.</li> <li>Site should be maintained as employment but lands may offer the potential for more permissive employment uses to be assessed through the development of the Region's employment policy framework</li> </ul> |   |
| Local<br>Municipal<br>Council<br>Position | Support request.   |   |
|   | ation: Not recommended<br>nt in the Regional Official I  | for conversion to non-employment uses. Designate<br>Plan. |

| Request#: V                               | /6  | City of Vaughan   |
|---|---|---|
| Address                                   | 661 & 681 Chrislea<br>Road  | Weet Drive Creditview R <sup>0</sup>                      |
| Site Area                                 | 1.63 ha   |   |
| Employment<br>Area                        | Weston 400  | Langstaff Road  |
| Applicant                                 | Weston Consulting   | Employment Area Conversion Request                        |
| Owner                                     | Battcorp Holdings<br>(Vaughan) Ltd.<br>(Battista)   |   |
| Nature of<br>Request                      | A request to re-designat<br>uses.   | e the subject lands from employment to residential        |
| Summary of<br>Assessment                  | <ul> <li>Lands are part of a larger contiguous employment area, and the introduction of non-employment uses has the potential to negatively impact viability of existing or future surrounding employment uses in the employment area adding pressure for future conversions of the adjacent parcels.</li> <li>Site has visibility from, and is adjacent to the Highway 400 goods movement corridor contributing to its economic development potential and supporting goods movement. Converting this site would set precedent for the conversion of other sites located along the 400 series highway and is contrary to Regional and Provincial planning objectives.</li> <li>The introduction of non-employment uses, such as residential, is not compatible with the surrounding context due to its proximity to Hwy 400.</li> </ul> |   |
| Local<br>Municipal<br>Council<br>Position | Not supported.  |   |
|   | ation: Not recommended nt in the Regional Official  | for conversion to non-employment uses. Designate<br>Plan. |

| Request#: V                         | 7  | City of Vaughan  |
|-------------------------------------|--|--|
| Address                             | Block 34W and 35, Lots<br>26 through 35,<br>Concession 5 and Lot 1<br>King Concession 5  | TOWNSHIP OF KING   |
| Site Area                           | 292.3 ha* based on June 1 <sup>st</sup> , 2020 submission  |  |
| Employment<br>Area                  | Highway 400 North<br>(ROPA 52)   |  |
| Applicant                           | Humphries Planning<br>Group  | Kirby Road   |
| Owner                               | Vaughan 400 North<br>Landowners Group Inc.   | Employment Area conversion request<br>not supported<br>GTA West Corridor Preferred Route |
| Nature of<br>Request                | A request to re-designate the subject lands from employment to residential uses.   |  |
| Summary of<br>Assessment            | <ul> <li>The site is part of the Vaughan's 400 North Employment Area (also known as ROPA 52) which has not had sufficient time to develop as an employment area.</li> <li>The site is considered a large-sized employment area site and should be protected over the long term to support a diverse range, size, and mix of employment opportunities.</li> <li>The strategic location and size of these lands offers excellent exposure and access to the existing Highway 400 goods movement corridor as well as the future GTA West Corridor.</li> <li>The large site provides the Region with a major competitive advantage for industries with specific-locational requirements, including distribution and warehousing, transportation/logistics. Additionally, the new Mackenzie Vaughan "smart hospital" will be a catalyst for attracting future R&amp;D business investments. Preserving employment lands in proximity to the hospital is vital for prospective employers to supported innovation and economic clustering.</li> <li>Conversion would result in the removal of 78% of the Highway 400 North – North West and North East employment lands from an economic development perspective.</li> <li>The introduction of non-employment uses, such as residential, is not compatible with the surrounding context due to its proximity to existing and future 400 series highways as well as the heavy industrial uses in proximity to the site. Permitting the conversion of these lands does not contribute to achieving Provincial and Regional planning objectives around the development of healthy, complete communities</li> <li>The conversion would constrain the remaining employment lands with potential land use conflicts and access issues.</li> </ul> |  |
| Local Municipal<br>Council Position | Support request.   |  |
| Recommenda                          | tion: Not recommended for  | conversion to non-employment uses. Designate as  |

**Recommendation:** Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.

| Request#: V                               | /8   | City of Vaughan  |  |
|---|--|--|--|
| Address                                   | 8083 Jane Street   | Pennsylvania A venue<br>Macintosii Boulevard   |  |
| Site Area                                 | 1.76 ha  |  |  |
| Employment<br>Area                        | Vaughan 400  |  |  |
| Applicant                                 | DLA Piper  | Portage Parkway  |  |
| Owner                                     | Unknown  | Employment Area conversion request<br>not supported Existing Employment Area (as of 2017<br>York Region Employment Area (not further and the |  |
| Nature of<br>Request                      | A request to re-designate mixed-use.   | gnate lands from Prestige and General Employment to  |  |
| Summary of<br>Assessment                  | - Entire perimeter of the site is surrounded by lands designated for<br>employment uses. The introduction of a non-employment use would<br>destabilize and/or impact the existing and/or future viability of the employment<br>area. |  |  |
| Local<br>Municipal<br>Council<br>Position | Not supported.   |  |  |
|   | ation: Not recommended<br>nt in the Regional Official I  | for conversion to non-employment uses. Designate<br>Plan.  |  |

| Request#: V   | /9   | City of Vaughan  |
|---|--|--|
| Address   | 8821 Weston Road   |  |
| Site Area   | 3.66 ha  |  |
| Employment<br>Area  | Weston 400 North   |  |
| Applicant   | Weston Consulting  | Greenpark Bollevard  |
| Owner   | Designscape<br>Enterprises Ltd.  | Existing Employment Area (as of 2017<br>Proposed ROP Employment Area |
| Nature of<br>Request  | A request to re-designate<br>Employment Commercia  | e subject lands from Prestige Employment to<br>I – Mixed use.        |
| Summary of<br>Assessment  | <ul> <li>Lands are part of a larger contiguous employment area, and the introduction of non-employment uses has the potential to negatively impact viability of existing or future surrounding employment uses in the employment area adding pressure for future conversions of the adjacent parcels.</li> <li>Site has visibility from, and is adjacent to the Highway 400 goods movement corridor contributing to its economic development potential and supporting goods movement. Converting this site would set precedent for the conversion of other sites located along the 400 series highway and is contrary to Regional and Provincial planning objectives.</li> </ul> |  |
| Local<br>Municipal<br>Council<br>Position   | Not supported.   |  |
| <b>Recommendation:</b> Conversion is not required as the proposed use on these lands is considered an employment use elsewhere in the City of Vaughan Official Plan. On this basis, proposed use could be accommodated with a local designation change. Designate as employment in the Regional Official Plan |  |  |

| Request#: V10 City of Vaughan  |  |  |
|--|--|--|
| Address  | Part of Lot 14 and 15,<br>Concession 5   | Rutherford Road  |
| Site Area  | 25 ha  | Village Green Drive  |
| Employment<br>Area   | Vaughan Mills Centre   | St Algebra   |
| Applicant  | Miele Developments   |  |
| Owner  | Vaughan Mills Mixed<br>Use Centre<br>Landowners Group  | Contt Crescen<br>Employment Area conversion request<br>not supported<br>Existing Employment Area (as of 2017<br>York Region Employment Area Inventory)<br>Proposed ROP Employment Area |
| Nature of<br>Request   | A request to re-designate mixed-use.   | e the subject lands from employment to residential/  |
| Summary of<br>Assessment   | <ul> <li>Lands are part of a larger contiguous employment area, and the introduction of non-employment uses has the potential to negatively impact viability of existing or future surrounding employment uses in the employment area adding pressure for future conversions of the adjacent parcels.</li> <li>Site has visibility from and is adjacent to the Highway 400 goods movement corridor contributing to its economic development potential and supporting goods movement. Converting this site would set precedent for the conversion of other sites located along 400 series highways and is contrary to Regional and Provincial planning objectives.</li> <li>The site is 39 ha and is considered a large-sized employment area site and should be protected over the long term to support a diverse range, size, and mix of employment opportunities.</li> </ul> |  |
| Local<br>Municipal<br>Council<br>Position  | Not supported.   |  |
| <b>Recommendation:</b> Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan. |  |  |

| Request#: \   | /11  | City of Vaughan  |
|---|--|--|
| Address   | 6241 Rutherford Road   | Planet and the state of the sta |
| Site Area   | 8.18 ha  |  |
| Employment<br>Area  | West Vaughan –<br>Huntington East  |  |
| Applicant   | Weston Consulting  |  |
| Owner   | Di Poce Management<br>Limited  | Employment Area conversion<br>not required Existing Employment Area (as of 2017<br>York Region Employment Area (as of 2017  |
| Nature of<br>Request  |  | bloyment lands from the current Prestige to commercial/recreational mixed land use.  |
| Summary of<br>Assessment  | <ul> <li>Entire perimeter of the site is surrounded by lands designated for<br/>employment uses. The introduction of a non-employment use would<br/>destabilize and/or impact the existing and/or future viability of the employment<br/>area</li> <li>Site is part of a larger contiguous employment area, and the introduction of<br/>non-employment uses has the potential to destabilize the employment area<br/>and/or negatively impact viability of existing or future surrounding<br/>employment uses adding pressure for future conversions of the adjacent<br/>parcels.</li> </ul> |  |
| Local<br>Municipal<br>Council<br>Position   | Support request.   |  |
| <b>Recommendation:</b> Conversion is not required as increased flexibility in the permitted uses for these sites, including the uses requested, can be accommodated through Regional and Local municipal employment area planning frameworks. Designate as employment in the Regional Official Plan |  |  |

| Request#: V  | /12  | City of Vaughan   |
|--|--|---|
| Address  | 2739 Highway 7   | Barnes Court<br>McEleary Court  |
| Site Area  | 0.34 ha  | Highway-7   |
| Employment<br>Area   | Jane South   |   |
| Applicant  | Humphries Planning   | Killaloe Roso   |
| Owner  | 2276771 Ontario Inc.   | Employment Area conversion request<br>Tork Region Employment Area (as of 2017<br>York Region Employment Area inventory)<br>Proposed ROP Employment Area |
| Nature of<br>Request   | A request to convert em  | ployment lands to residential uses.   |
| Summary of<br>Assessment   | <ul> <li>The site is in close proximity to the CN MacMillan yard located to the east<br/>and is surrounded by traditional employment uses. Permitting non-<br/>employment uses would create compatibility issues with surrounding<br/>employment uses. Sites in this area should be retained as employment as<br/>they require separation from sensitive uses including residential sensitive to<br/>noise and/or odour.</li> <li>There are sufficient designated lands to support non-employment uses in<br/>close proximity to the subject site.</li> <li>Site should be maintained as employment but lands may offer the potential<br/>for more permissive employment uses to be assessed through the<br/>development of the Region's employment policy framework.</li> </ul> |   |
| Local<br>Municipal<br>Council<br>Position  | Not supported.   |   |
| <b>Recommendation:</b> Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan. |  |   |

| Request#: V  | /13  | City of Vaughan  |
|--|--|--|
| Address  | 2267 Highway 7 &<br>7700 Keele Street  | Administration Road of Open  |
| Site Area  | 5.50 ha  | Highway 7  |
| Employment<br>Area   | Keele  | Rockview Gardens   |
| Applicant  | KLM Planning   | Doncy Crescent   |
| Owner  | Seven Keele Ltd/ 7700<br>Keele St. Ltd   | Employment Area conversion request<br>to supported Employment Area conversion request Employment Area conversion request Employment Area Inventory) Proposed ROP Employment Area Employment Area Inventory) Proposed ROP Employment Area Employment Area Inventory Employment A |
| Nature of<br>Request   | A request to re-designate  | e the subject lands to residential/ mixed-use.   |
| Summary of<br>Assessment   | <ul> <li>The site is in close proximity to the CN MacMillan yard and is surrounded by traditional employment uses to the north, south and west. Permitting non-employment uses would introduce compatibility issues with surrounding employment uses. Site should be retained as employment and not permit sensitive uses including residential due to noise, activity and/or odour from abutting industrial uses and CN MacMillan yard.</li> <li>There are sufficient designated lands to support non-employment uses in close proximity to the subject site.</li> <li>Site should be maintained as employment but lands may offer the potential for more permissive employment uses to be assessed through the development of the Region's employment policy framework.</li> </ul> |  |
| Local<br>Municipal<br>Council<br>Position  | Support request.   |  |
| <b>Recommendation:</b> Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan. |  |  |

| Request#: V   | /14   | City of Vaughan   |
|---|---|---|
| Address   | 156 Chrislea Road &<br>15 Jevlan Drive  |   |
| Site Area   | 1.49 ha   |   |
| Employment<br>Area  | Weston 400  | Fieldstone Drive  |
| Applicant   | Land Solutions Ontario  | Mee tour Road   |
| Owner   | FDF<br>Investments/Playcor<br>Holdings  | Nort hview Boulevard  |
| Nature of Request   | A request to allow greate<br>and service commercial   | er flexibility in the permitted uses including more retail type uses.   |
|   | of non-employment uses<br>and/or negatively impact  | er contiguous employment area, and the introduction<br>has the potential to disconnect the employment area<br>viability of existing or future surrounding<br>ting pressure for future conversions in the adjacent |
| Summary of<br>Assessment  | - Lands should be retained as employment as they provide an appropriate<br>transition between the employment area and the adjacent non-employment<br>uses and may offer the potential for more permissive employment uses to be<br>assessed through the development of the Region's employment policy<br>framework. |   |
|   | development potential ar  | ghway 400, contributing to its economic<br>nd supporting goods movement. Converting this site<br>nd Provincial planning objectives.   |
| Local<br>Municipal<br>Council<br>Position   | Not supported.  |   |
| <b>Recommendation:</b> Conversion is not required as increased flexibility in the permitted uses for these sites, including the uses requested, can be accommodated through Regional and Local municipal employment area planning frameworks. Designate as employment in the Regional Official Plan |   |   |

| Request#: V  | 15  | City of Vaughan  |
|--|---|--|
| Address  | 201 Millway Avenue  |  |
| Site Area  | 1.92 ha   |  |
| Employment<br>Area   | Vaughan 400   | D CERE D C C   |
| Applicant  | John Zipay and Associates   | Apple Mill Road  |
| Owner  | York Region<br>Condominium<br>Corporation 945   | Apple MilF Road<br>New Park-Place<br>Employment Area conversion request<br>not supported<br>Existing Employment Area (as of 2017<br>York Region Employment Area Inventory)<br>Proposed ROP Employment Area   |
| Nature of Request  | A request to re-designate designation.  | a lands from Prestige Employment to a mixed-use  |
| Summary of<br>Assessment   | <ul> <li>non-employment uses, su<br/>employment area and/or<br/>surrounding employment<br/>the adjacent parcels</li> <li>Portage Parkway current<br/>the employment area</li> <li>There are sufficient des<br/>adjacent to the site in the</li> <li>Lands should be retained<br/>transition between the enuses and may offer the point</li> </ul> | ontiguous employment area, and the introduction of<br>uch as residential, has the potential to destabilize the<br>negatively impact viability of existing or future<br>uses by putting pressure for future conversions in<br>atly serves as a logical boundary between VMC and<br>ignated lands to support non-employment uses<br>VMC Secondary Plan area<br>ed as employment as they provide an appropriate<br>apployment area and the adjacent non-employment<br>otential for more permissive employment uses to be<br>velopment of the Region's employment policy |
| Local<br>Municipal<br>Council<br>Position  | Support request.  |  |
| <b>Recommendation:</b> Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan. |   |  |

| Request#: V   | /16   | City of Vaughan   |
|---|---|---|
| Address   | 163 & 175 Bowes Road  | Bradwick Drive  |
| Site Area   | 5.91 ha   | Riveemede Road  |
| Employment<br>Area  | Keele   | Reele Street  |
| Applicant   | Weston Consulting   |   |
| Owner   | Unknown   | Highway<br>Hillside Avenue<br>Employment Area conversion<br>request supported<br>Employment Area conversion request<br>not supported<br>Employment Area conversion request<br>not supported<br>Employment Area conversion request<br>North State St |
| Nature of<br>Request  | A request to re-designate   | e lands from employment to a mixed-use.   |
| Summary of<br>Assessment  | <ul> <li>Lands south of Oster Lane are within Deferral Area A of the Concord GO<br/>Centre Secondary Plan. Conversion of these lands to non-employment uses<br/>supports the local municipal planning objectives of the evolving urban<br/>structure proposed through the Concord GO Secondary Plan. Lands south of<br/>Oster Lane to be designated at the discretion of the Local Municipality.</li> <li>The lands north of Oster Lane to be designated as employment in the<br/>Regional Official Plan. These lands are part of a larger contiguous<br/>employment area and non-employment uses would destabilize and/or<br/>adversely affect the overall viability of existing and/or future employment uses<br/>in the employment area</li> </ul> |   |
| Local<br>Municipal<br>Council<br>Position   | Support request for entire  | e conversion area.  |
| <b>Recommendation:</b> A portion of the lands are recommended for conversion to non-<br>employment uses. Designate remainder as employment in the Regional Official Plan. |   |   |

| Request#: V  | /17  | City of Vaughan  |
|--|--|--|
| Address  | 4600 Steeles Ave West  |  |
| Site Area  | 3.00 ha  |  |
| Employment<br>Area   | Steeles West   |  |
| Applicant  | MHBC Planning  | Steeles Avenue West  |
| Owner  | Ricbru Investments Inc.  | Employment Area conversion<br>request supported<br>Employment Area conversion<br>Proposed ROP Employment Area<br>Existing Employment Area (as of 2017<br>York Region Employment Area<br>Proposed ROP Employment Area |
| Nature of<br>Request   | A request to re-designate facilitate mixed use deve  | e "Employment Commercial Mixed Use" lands to<br>lopment on site.   |
| Summary of<br>Assessment   | - Conversion to non-employment uses is reflective of the evolving local urban<br>structure, will likely have minimal impact on adjacent employment uses and<br>results in a more logical employment area boundary. |  |
| Local<br>Municipal<br>Council<br>Position  | Support request.   |  |
| <b>Recommendation:</b> Area not identified as employment in the Regional Official Plan. Designation at the discretion of the Local Municipality. |  |  |

| Request#: V                               | /18   | City of Vaughan  |
|---|---|--|
| Address                                   | 7777 Keele St and<br>2160-2180 Highway 7  | Oster Lane   |
| Site Area                                 | 6.20 ha   | Administration Road  |
| Employment<br>Area                        | Keele   | La la Site La                |
| Applicant                                 | MHBC Planning   | Highway 7  |
| Owner                                     | Steele Valley<br>Developments Limited<br>and Bonneville Homes<br>Limited.   | Employment Area conversion request<br>not supported              |
| Nature of Request                         | A request to re-designate facilitate mixed use deve   | e "Employment Commercial Mixed Use" lands to<br>lopment on site. |
| Summary of<br>Assessment                  | <ul> <li>The site is in close proximity to the CN MacMillan yard and is surrounded by traditional employment uses, apart from longstanding residential area to the south. Permitting additional non-employment uses could introduce compatibility issues with surrounding employment uses. Sites in this area should be retained as employment as they require separation from sensitive uses including residential that are sensitive to noise, activity and/or odour.</li> <li>There are sufficient designated lands to support non-employment uses in close proximity to the subject site.</li> <li>Site should be maintained as employment but lands may offer the potential for more permissive employment uses to be assessed through the development of the Region's employment policy framework.</li> </ul> |  |
| Local<br>Municipal<br>Council<br>Position | Support request.  |  |
|   | ation: Not recommended<br>nt in the Regional Official I   | for conversion to non-employment uses. Designate<br>Plan.        |

| Request#: V   | /19  | City of Vaughan  |
|---|--|--|
| Address   | 31 Jevlan Drive and<br>172 Chrislea Road   |  |
| Site Area   | 1.03 ha  |  |
| Employment<br>Area  | Weston 400   | Fieldstone Drive   |
| Applicant   | Weston Consulting  | Weston-Road  |
| Owner   | Luana Colalillo  | Employment Area conversion<br>not required CONTRACT Area (as of 2017<br>York Region Employment Area Inventory)<br>Proposed ROP Employment Area                                     |
| Nature of<br>Request  | A request to broaden lan development opportunitie  | d permission to allow for a greater range of es on the subject lands.  |
| Summary of<br>Assessment  | <ul> <li>Lands are part of a larger contiguous employment area, and the introduction of non-employment uses has the potential to disconnect the employment area and/or negatively impact viability of existing or future surrounding employment uses by putting pressure for future conversions in the adjacent parcels.</li> <li>Lands should be retained as employment as they provide an appropriate transition between the employment area and the adjacent non-employment uses and may offer the potential for more permissive employment uses to be</li> </ul> |  |
|   | framework.<br>- Site is in proximity to Hi<br>development potential ar   | velopment of the Region's employment policy<br>ghway 400, contributing to its economic<br>ad supporting goods movement. Converting this site<br>ad Provincial planning objectives. |
| Local<br>Municipal<br>Council<br>Position   | Not supported.   |  |
| <b>Recommendation:</b> Conversion is not required as increased flexibility in the permitted uses for these sites, including the uses requested, can be accommodated through Regional and Local municipal employment area planning frameworks. Designate as employment in the Regional Official Plan |  |  |

| Request#: V  | /20  | City of Vaughan  |
|--|--|--|
| Address  | 7171 Jane Street   | Highway-407  |
| Site Area  | 9.93 ha  |  |
| Employment<br>Area   | Beechwood  | aue Street   |
| Applicant  | Stellarbridge<br>Management Inc.   |  |
| Owner  | Stellarbridge, ARG<br>Group of Companies   | CITY OF TORONO  Employment Area conversion request  Employment Area conversion request  Proposed ROP Employment Area |
| Nature of<br>Request   | •  | designated from their current employment se designation permitting higher density residential                        |
| Summary of<br>Assessment   | <ul> <li>The site is 9.93ha and is considered a large-sized employment area site and should be protected over the long term to support a diverse range, size, and mix of employment opportunities.</li> <li>Site is in proximity to Highway 407, contributing to the Region's and local municipality's economic development potential and supporting goods movement. Converting this site is contrary to Regional and Provincial planning objectives.</li> <li>The introduction of non-employment uses, such as residential, is not compatible with the surrounding context</li> </ul> |  |
| Local<br>Municipal<br>Council<br>Position  | Not supported.   |  |
| <b>Recommendation:</b> Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan. |  |  |

| Request#: V                               | /21  | City of Vaughan  |
|---|--|--|
| Address                                   | 140 Doughton Road  | Highway-7  |
| Site Area                                 | 0.31 ha  |  |
| Employment<br>Area                        | Jane South   |  |
| Applicant                                 | Weston Consulting  |  |
| Owner                                     | Omer Investments Inc.  | Employment Area conversion<br>request supported<br>Existing Employment Area (as of 2017<br>York Region Employment Area inventory)<br>Proposed ROP Employment Area<br>ite from the General Employment designation to the<br>tion within the Vaughan Metropolitan Centre |
| Nature of<br>Request                      | •  |  |
| Summary of<br>Assessment                  | structure, will likely have  | loyment uses is reflective of the evolving local urban<br>minimal impact on adjacent employment uses and<br>employment area boundary.  |
| Local<br>Municipal<br>Council<br>Position | Support request.   |  |
|   | <b>ation</b> : Area not identified a<br>t the discretion of the Loca | as employment in the Regional Official Plan.<br>Il Municipality.   |

| Request#: V  | /22  | City of Vaughan  |
|--|--|--|
| Address  | 2067 & 2077<br>Rutherford Road, 696<br>Westburne Drive   | Ardwell Cress<br>Ardwell Cress<br>Ardwel |
| Site Area  | 1.04 ha  | Rutherford Road  |
| Employment<br>Area   | Tudor West   | Appian Cress of the second sec   |
| Applicant  | KLM Planning Partners<br>Inc.  |  |
| Owner  | Arcovit Holdings Inc.  | Gantner Gate   |
| Nature of<br>Request   | Allow for the re-designated density residential devel  | ion of subject lands to allow for a mixed use high<br>opment.  |
| Summary of<br>Assessment   | <ul> <li>Site is part of a larger contiguous employment area, and the introduction of non-employment uses has the potential to destabilize the employment area and/or negatively impact viability of existing or future surrounding employment uses adding pressure for future conversions of the adjacent parcels.</li> <li>The introduction of non-employment uses, such as residential, is not compatible with the surrounding context</li> </ul> |  |
| Local<br>Municipal<br>Council<br>Position  | Support request.   |  |
| <b>Recommendation:</b> Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan. |  |  |

| Request#: V  | /23   | City of Vaughan   |
|--|---|---|
| Address  | 2780 Highway 7  |   |
| Site Area  | 0.75 ha   |   |
| Employment<br>Area   | Vaughan 400   | Barnes Court  |
| Applicant  | Evans Planning Inc.   | Highway 7   |
| Owner  | 2780 Highway 7<br>Investments   | Employment Area conversion request     Convertification request     Conversion request     Conversion request |
| Nature of<br>Request   | A request to allow for the permit residential uses.   | ne conversion of the lands from employment to also  |
| Summary of<br>Assessment   | <ul> <li>The site is in close proximity to the CN MacMillan yard and is surrounded by traditional employment uses. Permitting non-employment uses would introduce compatibility issues with surrounding employment uses. Sites in this area should be retained as employment as they require separation from sensitive uses including residential that are sensitive to noise, activity and/or odour</li> <li>There are sufficient designated lands to support non-employment uses in close proximity to the subject site.</li> </ul> |   |
|  | for more permissive en  | ined as employment but lands may offer the potential ployment uses to be assessed through the gion's employment policy framework.   |
| Local<br>Municipal<br>Council<br>Position  | Not supported.  |   |
| <b>Recommendation:</b> Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan. |   |   |

| Request#: V                               | /24  | City of Vaughan  |
|---|--|--|
| Address                                   | 705 Applewood Cres,<br>200/225/207 Edgeley<br>Blvd, 10/11/27/38<br>Buttermill Ave, 190/212<br>Millway Ave  |  |
| Site Area                                 | 7.54 ha  |  |
| Employment<br>Area                        | Vaughan 400  |  |
| Applicant                                 | Malone Given Parsons<br>Ltd.   | Apple Mill Road<br>New Park-Place  |
| Owner                                     | Portage Landowners<br>Group  | Employment Area conversion request<br>The supported matrix and the support of the |
| Nature of<br>Request                      | •  | employment lands to non-employment uses to a transitional area from the Vaughan Metropolitan   |
| Summary of<br>Assessment                  | <ul> <li>Site is part of a larger contiguous employment area, and the introduction of non-employment uses has the potential to destabilize the employment area and/or negatively impact viability of existing or future surrounding employment uses by putting pressure for future conversions in the adjacent parcels.</li> <li>The conversion would impact a currently logical employment boundary.</li> <li>There are sufficient designated lands to support non-employment uses adjacent to the site in the VMC Secondary Plan area- Lands should be retained as employment as they provide an appropriate transition between the employment area and the adjacent non-employment uses and may offer the potential for more permissive employment policy framework.</li> </ul> |  |
| Local<br>Municipal<br>Council<br>Position | Support request.   |  |
|   | ation: Not recommended nt in the Regional Official   | for conversion to non-employment uses. Designate<br>Plan.  |

| Request#: V  | /25  | City of Vaughan   |
|--|--|---|
| Address  | Part of Lots 4 and 5,<br>Concession 9  | N CH D N |
| Site Area  | 7.32 ha  | Highway-7   |
| Employment<br>Area   | Highway 427 West   | Region of Peel  |
| Applicant  | KLM Planning Partners<br>Inc.  | and the second se   |
| Owner  | 1406979 Ontario Inc.<br>(affiliate of the ZZEN<br>Group)   | Employment Area Conversion Request     Existing Employment Area (as of 2017     York Region Employment Area Inventory)     Proposed ROP Employment Area   |
| Nature of<br>Request   | Lands are currently designated Employment Commercial Mixed Use.<br>Proposing to retain some employment area, and convert remainder to high<br>density residential including eleven 35-storey residential towers.   |   |
| Summary of<br>Assessment   | <ul> <li>Site has visibility from and/or is adjacent to Highway 427, contributing to the Region's and local municipality's economic development potential and supporting goods movement. Converting this site is contrary to Regional and Provincial planning objectives.</li> <li>Site is part of a larger contiguous employment area, and the introduction of non-employment uses has the potential to destabilize the employment area and/or negatively impact viability of existing or future surrounding employment uses adding pressure for future conversions of the adjacent parcels.</li> <li>The introduction of non-employment uses, such as residential, is not compatible with the surrounding context due to its proximity to a 400 series highway and lack of public service facilities.</li> </ul> |   |
| Local<br>Municipal<br>Council<br>Position  | Support request.   |   |
| <b>Recommendation:</b> Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan. |  |   |

| Request#: V  | /26  | City of Vaughan   |
|--|--|---|
| Address  | 2104 Highway 7   |   |
| Site Area  | 2.4 ha   |   |
| Employment<br>Area   | Keele  |   |
| Applicant  | Weston Consulting  | Highway 7   |
| Owner  | York Region<br>Condominium<br>Corporation 549<br>("YRCC 549")  | Hillside Avenue         Hillside Avenue         Employment Area conversion request not supported         Proposed ROP Employment Area |
| Nature of Request  | A request to re-designate  | e the subject lands to a mixed-use.   |
| Summary of<br>Assessment   | <ul> <li>The site is in close proximity to the CN MacMillan yard and is surrounded by traditional employment uses. Permitting non-employment uses could potentially introduce compatibility issues with surrounding employment uses. Sites in this area should be retained as employment as they require separation from sensitive uses including residential that are sensitive to noise, activity and/or odour.</li> <li>There are sufficient designated lands to support non-employment uses in close proximity to the subject site.</li> <li>Site should be maintained as employment but lands may offer the potential for more permissive employment uses to be assessed through the</li> </ul> |   |
| Local<br>Municipal<br>Council<br>Position  | Support request.   | on's employment policy framework.   |
| <b>Recommendation:</b> Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan. |  |   |

| Request#: V  | /27  | City of Vaughan   |
|--|--|---|
| Address  | 80, 82 & 220 Doney<br>Crescent                           | Administration Road   |
| Site Area  | 4.16 ha  |   |
| Employment<br>Area   | Keele  | Highway 7   |
| Applicant  | Brookvalley Project<br>Management Inc.,<br>Frank Filippo | Bockview.Gardens<br>Doney Crescent<br>Southview.Drive   |
| Owner  | Doney 80 Corp and<br>Doney Hill Holdings Inc             | Employment Area conversion request<br>not supported Employment Area (as of 2017<br>York Region Employment Area (nventory)<br>Proposed ROP Employment Area |
| Nature of Request  | A request to re-designate<br>considered along with co    | the subject lands to residential/mixed use. To be nversion request V13.   |
|  | employment uses. The in                                  | site is surrounded by lands designated for<br>troduction of a non-employment use would<br>the existing and/or future viability of the employment          |
| Summary of<br>Assessment - The site is in close proximity to the CN MacMillan yard and is surraditional employment uses. Permitting non-employment uses of<br>potentially introduce compatibility issues with surrounding employ<br>Sites in this area should be retained as employment as they requise<br>separation from sensitive uses including residential that are sense<br>activity and/or odour. |  | ses. Permitting non-employment uses could<br>patibility issues with surrounding employment uses.<br>be retained as employment as they require             |
|  | - There are sufficient des<br>close proximity to the sub | ignated lands to support non-employment uses in<br>pject site.  |
| Local<br>Municipal<br>Council<br>Position  | Not supported.   |   |
| <b>Recommendation:</b> Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.   |  |   |

| Request#: V  | /28  | City of Vaughan  |
|--|--|--|
| Address  | 130 Doughton Road  | Highway-7  |
| Site Area  | 0.82 ha  |  |
| Employment<br>Area   | Jane South   |  |
| Applicant  | KLM Planning Partners<br>Inc.  | Doughton Road  |
| Owner  | 130 Doughton Road<br>Investments Inc.  | Employment Area conversion<br>request supported                        |
| Nature of<br>Request   | To re-designate from err permit residential and m  | ployment uses to a 'Station Precinct' designation to ajor retail uses. |
| Summary of<br>Assessment   | - Conversion to non-employment uses is reflective of the evolving local urban<br>structure, will likely have minimal impact on adjacent employment uses and<br>results in a more logical employment area boundary. |  |
| Local<br>Municipal<br>Council<br>Position  | Support request.   |  |
| <b>Recommendation</b> : Area not identified as employment in the Regional Official Plan.<br>Designation at the discretion of the Local Municipality. |  |  |

| Request#: V  | /29  | City of Vaughan   |
|--|--|---|
| Address  | 7250 Keele Street  | Highway.402   |
| Site Area  | 8.54 ha  |   |
| Employment<br>Area   | Keele  |   |
| Applicant  | Weston Consulting  | Keele Style   |
| Owner  | York Region Standard<br>Condominium<br>Corporation No. 1311  | CITY OF VAUGHAN         CITY OF TORONTO         Image: City of toron to the second seco |
| Nature of<br>Request   | A request to permit grea   | ter retail permission on the property.  |
| Summary of<br>Assessment   | <ul> <li>Site is part of a larger contiguous employment area, and the introduction of non-employment uses has the potential to destabilize the employment area and/or negatively impact viability of existing or future surrounding employment uses adding pressure for future conversions of the adjacent parcels.</li> <li>Site is in proximity to Highway 407, contributing to the Region's and local municipality's economic development potential and supporting goods movement. Converting this site is contrary to Regional and Provincial planning objectives.</li> <li>Site should be maintained as employment however further discussions are required to explore opportunities to accommodate the proposed request</li> </ul> |   |
| Local<br>Municipal<br>Council<br>Position  | Not supported.   |   |
| <b>Recommendation:</b> Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan. |  |   |

| Request#: V  | /30   | City of Vaughan  |
|--|---|--|
| Address  | 20 Roysun Road  | Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highway-7<br>Highwa |
| Site Area  | 0.8 ha  | Woodstream Boulevard   |
| Employment<br>Area   | West Woodbridge   |  |
| Applicant  | Weston Consulting   | Roysun Road  |
| Owner  | Co-Mart Holdings<br>Limited   | Employment Area conversion request<br>not supported<br>Existing Employment Area (as of 2017<br>York Region Employment Area (as of 2017<br>York Region Employment Area (as of 2017  |
| Nature of<br>Request   | Proposes intensification of the site with a broader range and mix of uses including office, commercial and residential uses.  |  |
| Summary of<br>Assessment   | <ul> <li>Site is part of a larger contiguous employment area, and the introduction of non-employment uses has the potential to destabilize the employment area and/or negatively impact viability of existing or future surrounding employment uses by putting pressure for future conversions in the adjacent parcels.</li> <li>Site should be maintained as employment but lands may offer the potential for more permissive employment uses to be assessed through the development of the Region's employment policy framework.</li> </ul> |  |
| Local<br>Municipal<br>Council<br>Position  | Support request.  |  |
| <b>Recommendation:</b> Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan. |   |  |

| Request#: W  | VS1   | Town of Whitchurch-Stouffville                               |
|--|---|--|
| Address  | 12049 Highway 48  |  |
| Site Area  | 18.20 ha  |  |
| Employment<br>Area   | Stouffville South   |  |
| Applicant  | Corebridge<br>Development Corp  | Hoover Park Drive  |
| Owner  | Zhawd Corporation   | Employment Area conversion<br>request supported              |
| Nature of<br>Request   | A request to re-designate<br>and commercial develop   | e the subject lands to allow for mixed use residential ment. |
| Summary of<br>Assessment   | - Site's role as employment land is not of Regional significance and is more appropriately designated at the local level.   |  |
| Local<br>Municipal<br>Council<br>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 |  |
| <b>Recommendation:</b> Area not identified as employment in the Regional Official Plan. Designation at the discretion of the Local Municipality. |   |  |

| Request#: V  | VS2  | Town of Whitchurch-Stouffville   |
|--|--|--|
| Address  | 300 Rougeview<br>Avenue  | Hoover Park Drive  |
| Site Area  | 11.0 ha  |  |
| Employment<br>Area   | Stouffville South  | Sam's Way  |
| Applicant  | MHBC Planning  | Contraction of the second seco |
| Owner  | SmartCenters   | CITY OF MARKHAM            |
| Nature of<br>Request   | •  | nixed-use district and innovation hub which office, industrial, retail, residential and park space.  |
| Summary of<br>Assessment   | - Site's role as employment land is not of Regional significance and is more appropriately designated at the local level.  |  |
| Local<br>Municipal<br>Council<br>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. |  |
| <b>Recommendation:</b> Area not identified as employment in the Regional Official Plan. Designation at the discretion of the Local Municipality. |  |  |