

The background of the slide is a photograph of a modern, multi-story building with a curved facade and large windows. Two prominent, cylindrical clock towers stand in the foreground, each with a white clock face. The sky is blue with light clouds.

Planning for Employment and Employment Conversions

Presented to
COMMITTEE OF THE WHOLE

Presented by
Paul Freeman
Chief Planner

October 15, 2020

The logo for York Region, featuring a stylized white starburst or 'Y' shape above the text 'York Region' in a white serif font.

York Region

September 17 Public Meeting on Employment Conversions

- 14 deputations and 24 communications
- All deputations, communications and discussions considered
- Three additional conversions recommended:
M9, M13, RH11

Summary of Conversion Request Recommendations



These 24 conversions are captured in
Recommendation #1

Summary of Conversion Request Recommendations



These 27 conversions are captured in Recommendation #2

Summary of Conversion Request Recommendations



These 19 conversions are captured in Recommendation #3

Regional Assessment based on Council Criteria

- Inter-jurisdictional issues
- Regional infrastructure
- Long term protection of employment areas
- Economic implications
- Goods movement corridors integral to Regional and Provincial economy
- Potential implications on the land budget

Employment Forecast & Land Needs Assessment

- Recommended conversions are not integral to meet Regional employment needs to 2051 and beyond
- Lands recommended to stay employment are important for long-term economic viability to 2051
- Residents accommodated on converted lands will be accounted for in the land needs assessment

Council decision on employment conversions is required to advance Regional forecasting

Employment Conversion Process

- Regional Council decision required for all conversion requests
- Next opportunity for consideration is the next Municipal Comprehensive Review (MCR)
 - 10 years following adoption of a new ROP or **earlier at the direction of Council**

Summary of Recommendations

1. Council **approve** conversion requests that are recommended and supported by Local Municipal Councils (24)
2. Council **not approve** conversion requests that are not recommended and not supported by Local Municipal Councils (27)
3. Council **not approve** conversion requests that are not recommended, but deferred or supported by Local Municipal Councils (4 and 15 respectively)

Employment Conversion Profiles include:

- 15 Supported by Local Council that are Not Recommended for Conversion
- 4 Conversions Local Council deferred for future consideration that are Not Recommended for Conversion

M3 - 2718 & 2730 Elgin Mills Road

Regional Staff Recommendation Do not support

- Hwy 404 goods movement corridor
- Direct access to Elgin Mills Road not permitted
- Non-employment uses may destabilize

Local Municipal Staff Support

- Conditionally supported if access to Elgin Mills Road remains restricted

Local Municipal Council Conditional Support



Employment Area conversion request not supported



Existing Employment Area (as of 2017 York Region Employment Area Inventory)



Proposed ROP Employment Area

M4 - 7386 & 7482 Hwy 7 East, 8600, 8636 & 8662/8724 Reesor Rd.

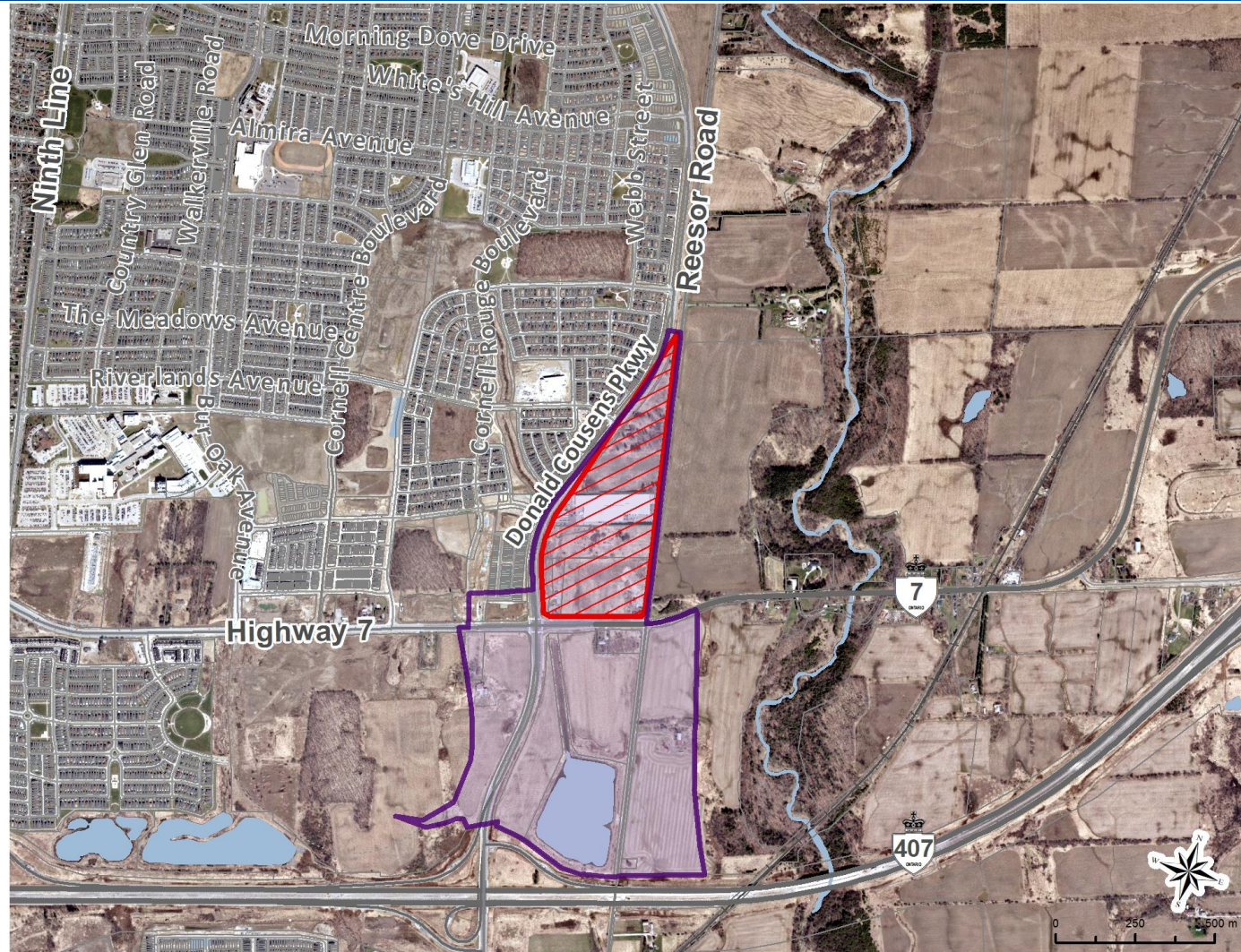
Regional and Local Staff Recommendation

Do not support

- Hwy 407 goods movement corridor
- Large contiguous employment area
- Larger site size should be protected
- Rouge National Urban Park Gateway

Local Municipal Council Deferred

- Postpone and evaluate through secondary plan



Employment Area conversion request not supported



Existing Employment Area (as of 2017 York Region Employment Area Inventory)



Proposed ROP Employment Area

M7 - 7845 Highway 7

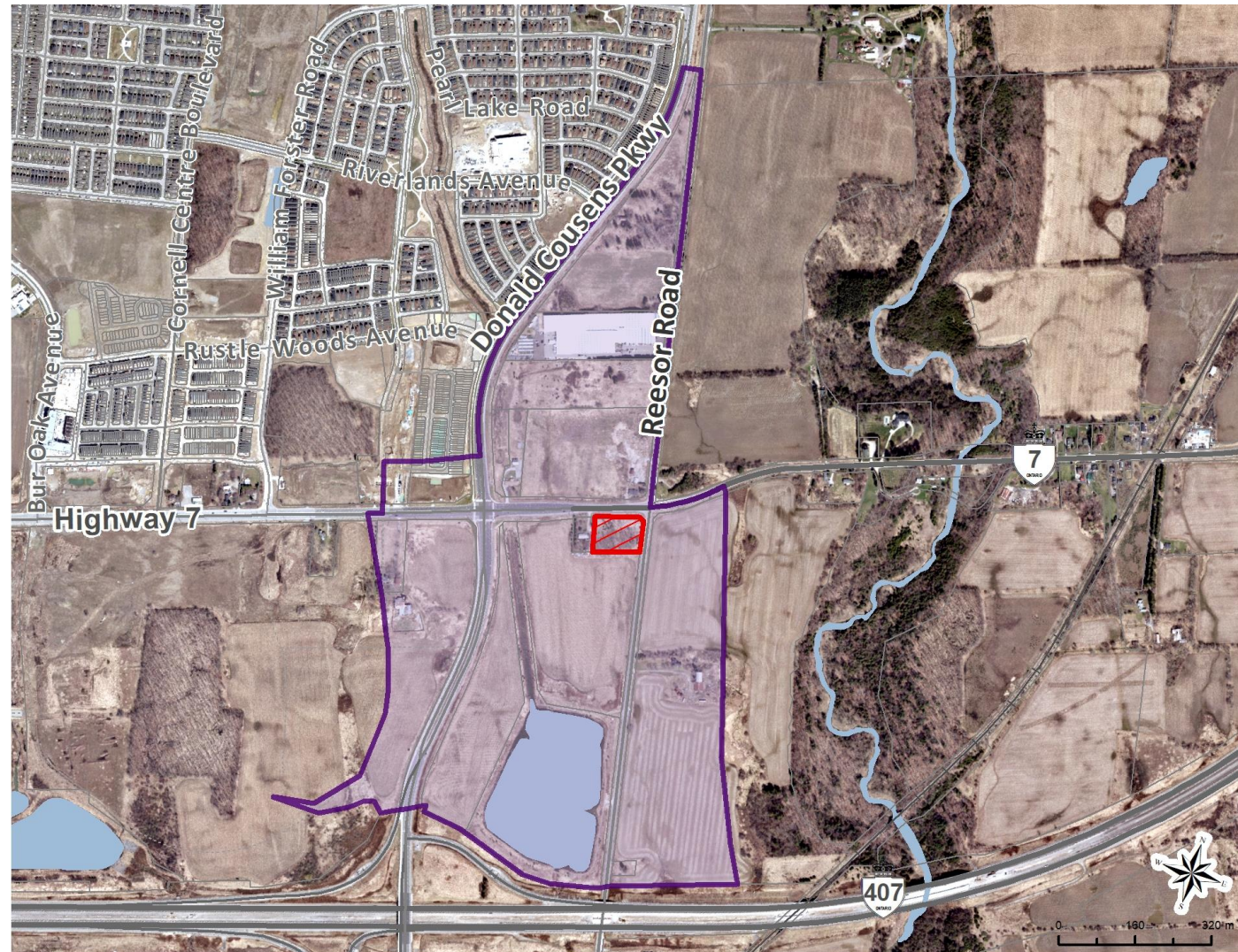
Regional and Local Staff Recommendation

Do not support

- Hwy 407 goods movement corridor
- Large contiguous employment area
- Rouge National Urban Park Gateway

Local Municipal Council Deferred

- Postpone and evaluate through secondary plan



Employment Area conversion request not supported



Existing Employment Area (as of 2017 York Region Employment Area Inventory)



Proposed ROP Employment Area

M10 - 10900 Warden Avenue & 3450 Elgin Mills Road

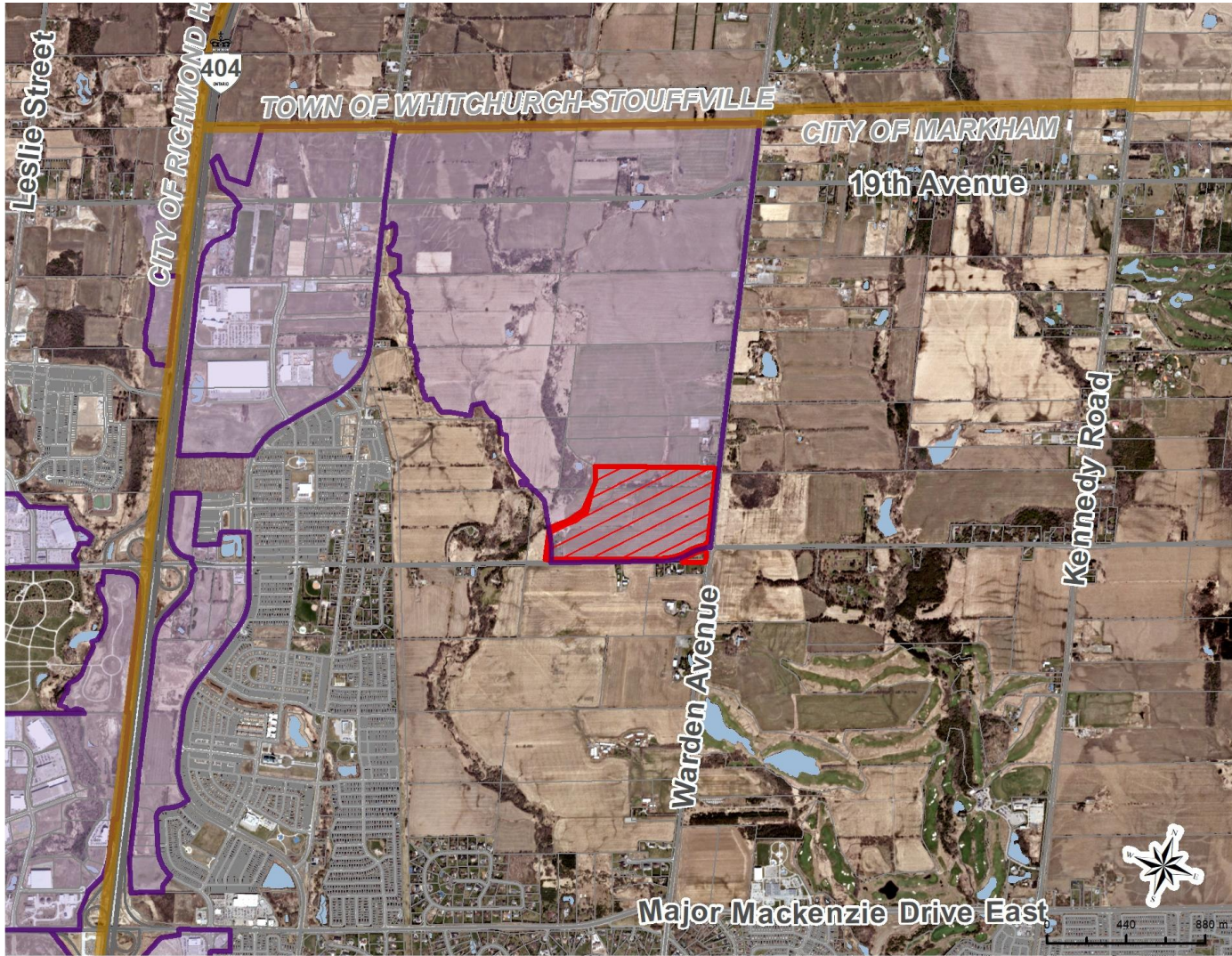
Regional and Local Staff Recommendation

Do not support

- Part of ROPA 3 future employment area
- Last future employment area in proximity to Hwy 404
- Larger site size should be protected
- Part of employment area in Markham OP (subject to appeal)

Local Municipal Council Deferred

- Postpone and evaluate through secondary plan



Employment Area conversion request not supported



Existing Employment Area (as of 2017 York Region Employment Area Inventory)



Proposed ROP Employment Area

M11 - South side of Highway 7 and Leslie Street

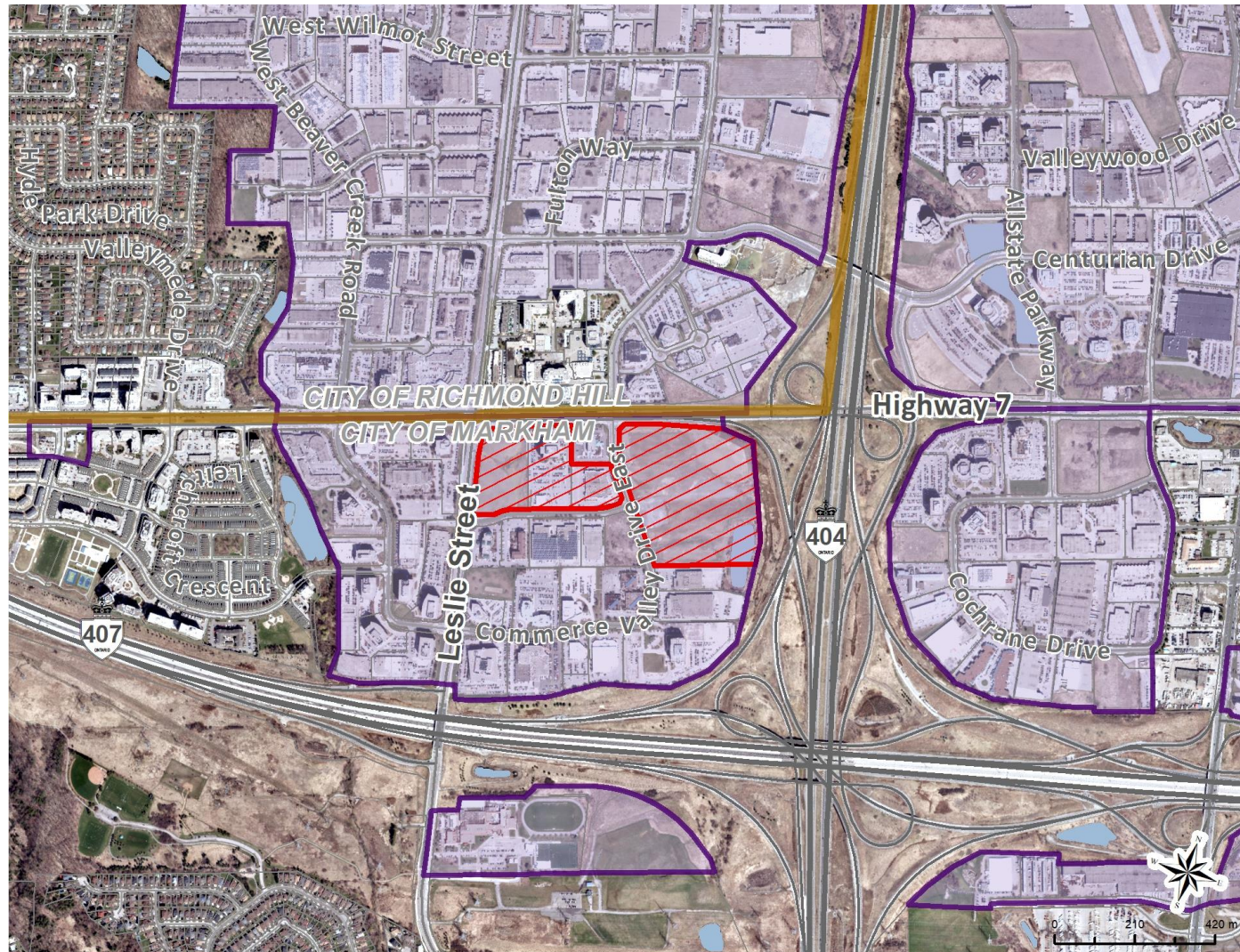
Regional and Local Staff Recommendation

Do not support

- Hwy 404/407 goods movement corridor
- Larger site size should be protected
- Large contiguous employment area
- Additional uses permitted excluding residential
- Non-employment uses may destabilize

Local Municipal Council Deferred

- Postpone to allow for submission of development concept plan



Employment Area conversion request not supported



Existing Employment Area (as of 2017 York Region Employment Area Inventory)



Proposed ROP Employment Area

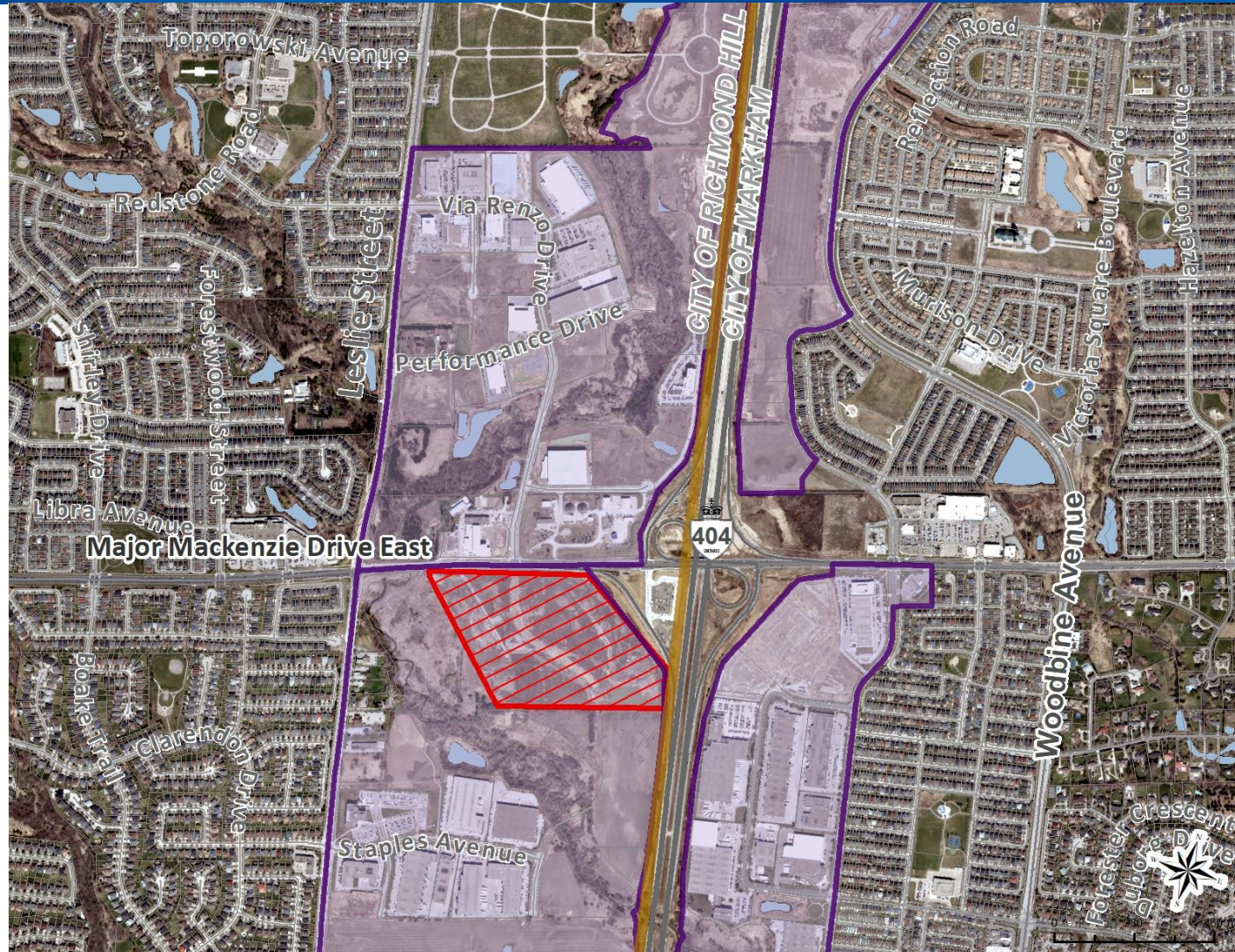
RH1 - 1577 Major Mackenzie Drive East

Regional and Local Staff Recommendation

Do not support

- Hwy 404 goods movement corridor
- Larger site size should be protected
- Large contiguous employment area
- Site has existing flexible permissions (major retail/commercial)
- Introduction of residential uses incompatible

Local Municipal Council Support



Employment Area conversion request not supported



Existing Employment Area (as of 2017 York Region Employment Area Inventory)
Proposed ROP Employment Area

RH10 - 100 & 115 – 140 York Boulevard

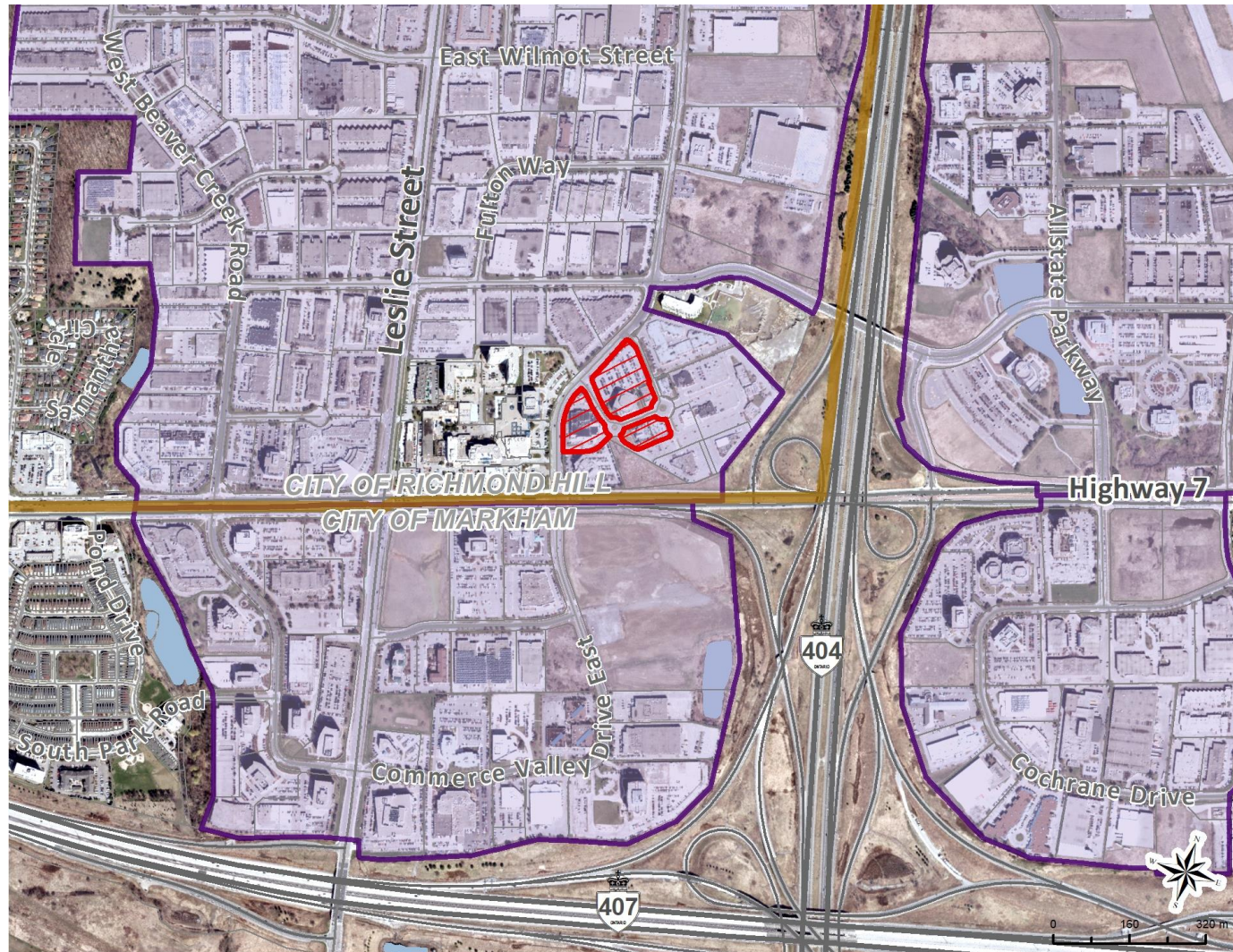
Regional Staff Recommendation Do not support

- Large contiguous employment area
- Hwy 404/407 goods movement corridor
- Existing flexible employment permissions

Local Municipal Staff Support

- Compatible with existing residential
- Mixed use would allow for complete community

Local Municipal Council Support



Employment Area conversion request not supported



Existing Employment Area (as of 2017 York Region Employment Area Inventory)
Proposed ROP Employment Area

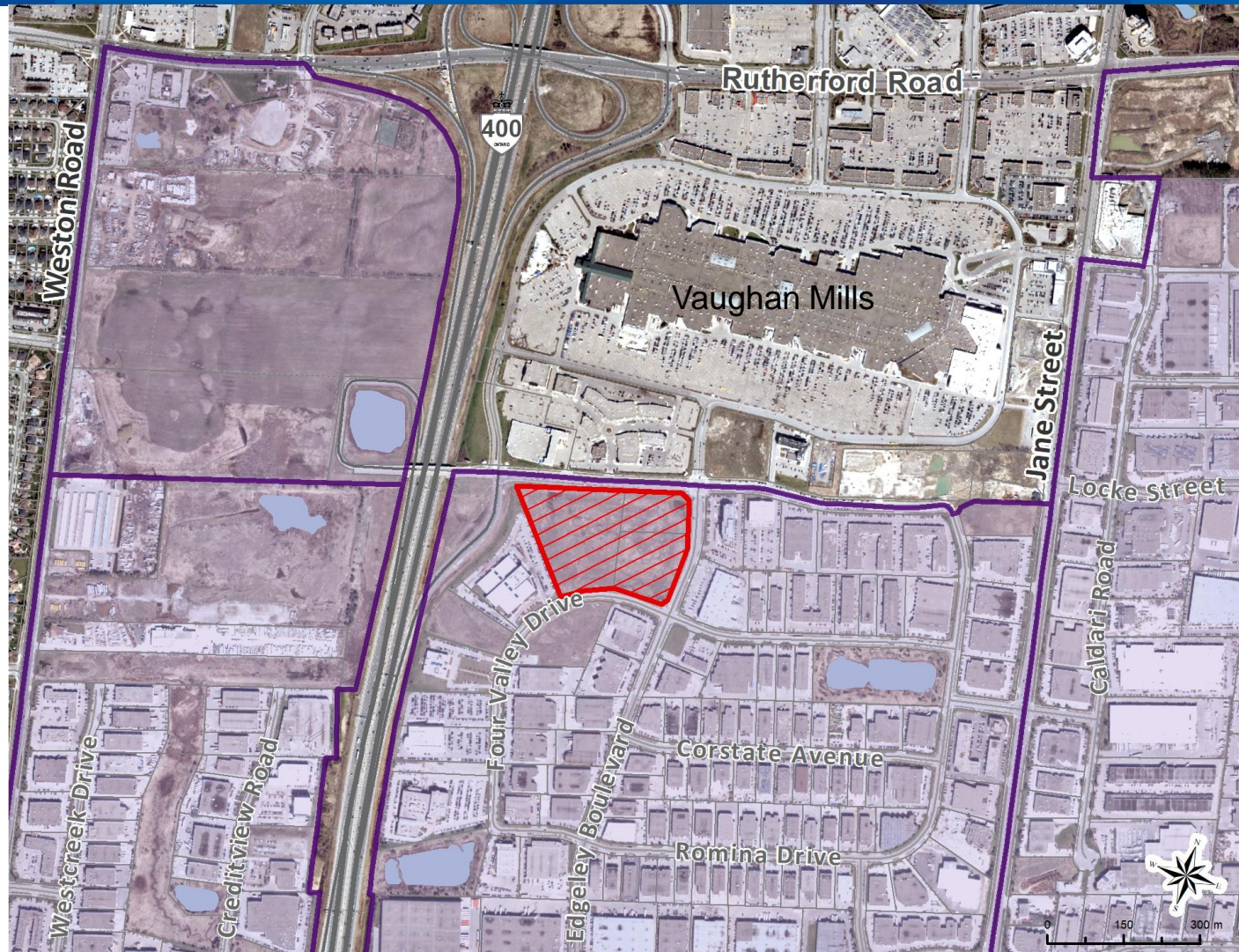
V3 - 233 Four Valley Drive & 1040-1080 Edgeley Boulevard

Regional and Local Staff Recommendation

Do not support

- Large contiguous employment area
- Hwy 400 goods movement corridor
- Area is deficient in community amenities
- Non-employment uses may destabilize and disrupt adjacent secondary plan boundary

Local Municipal Council Support



Employment Area conversion request not supported



Existing Employment Area (as of 2017 York Region Employment Area Inventory)



Proposed ROP Employment Area

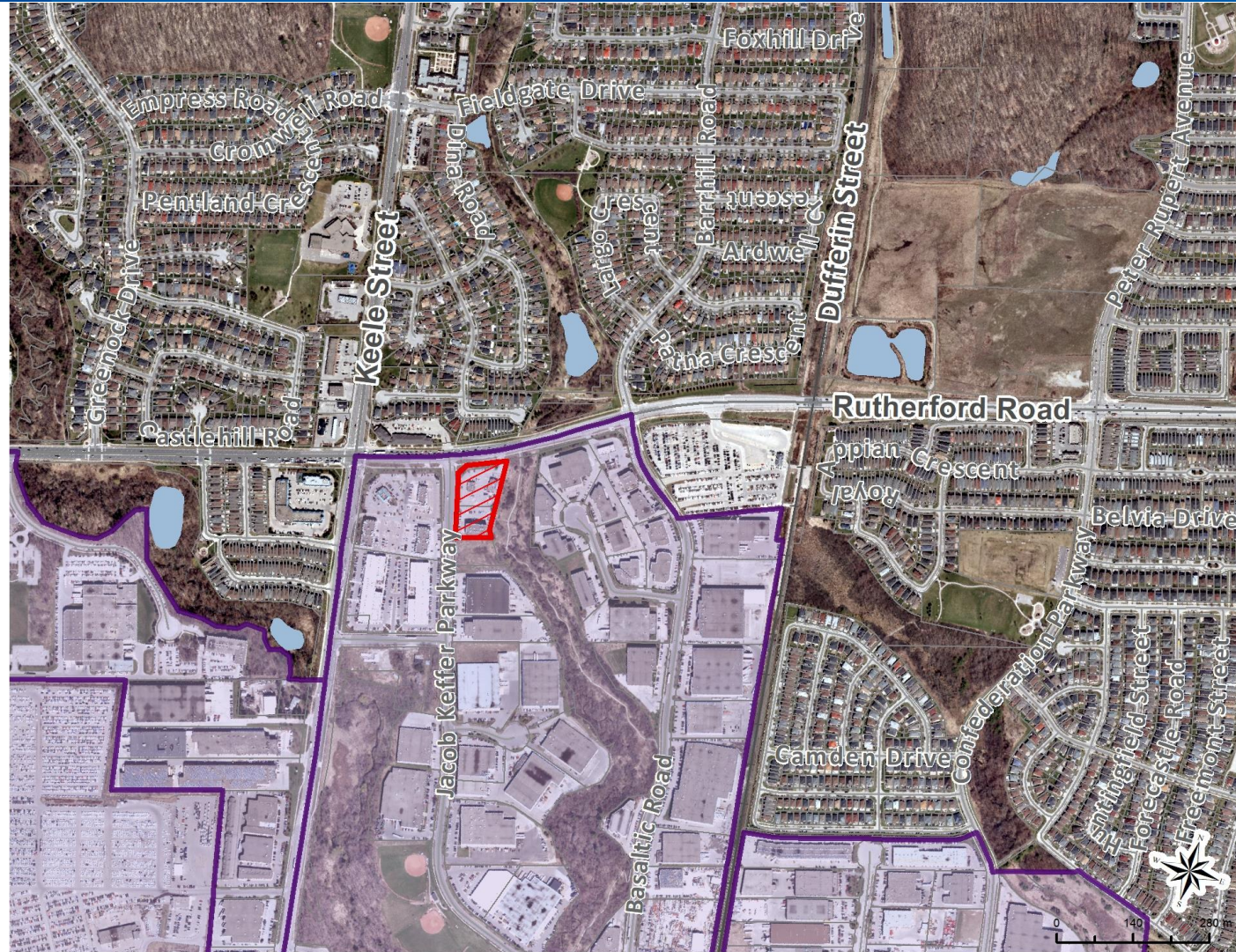
V4 - 11, 27 and 37 Jacob Keefer Parkway

Regional and Local Staff Recommendation

Do not support

- Large contiguous employment area
- Premature to introduce non-employment uses without comprehensive study
- Potential for more permissive employment uses
- Potential for mobility hub study in future MCR

Local Municipal Council Support



Employment Area conversion request not supported



Existing Employment Area (as of 2017 York Region Employment Area Inventory)



Proposed ROP Employment Area

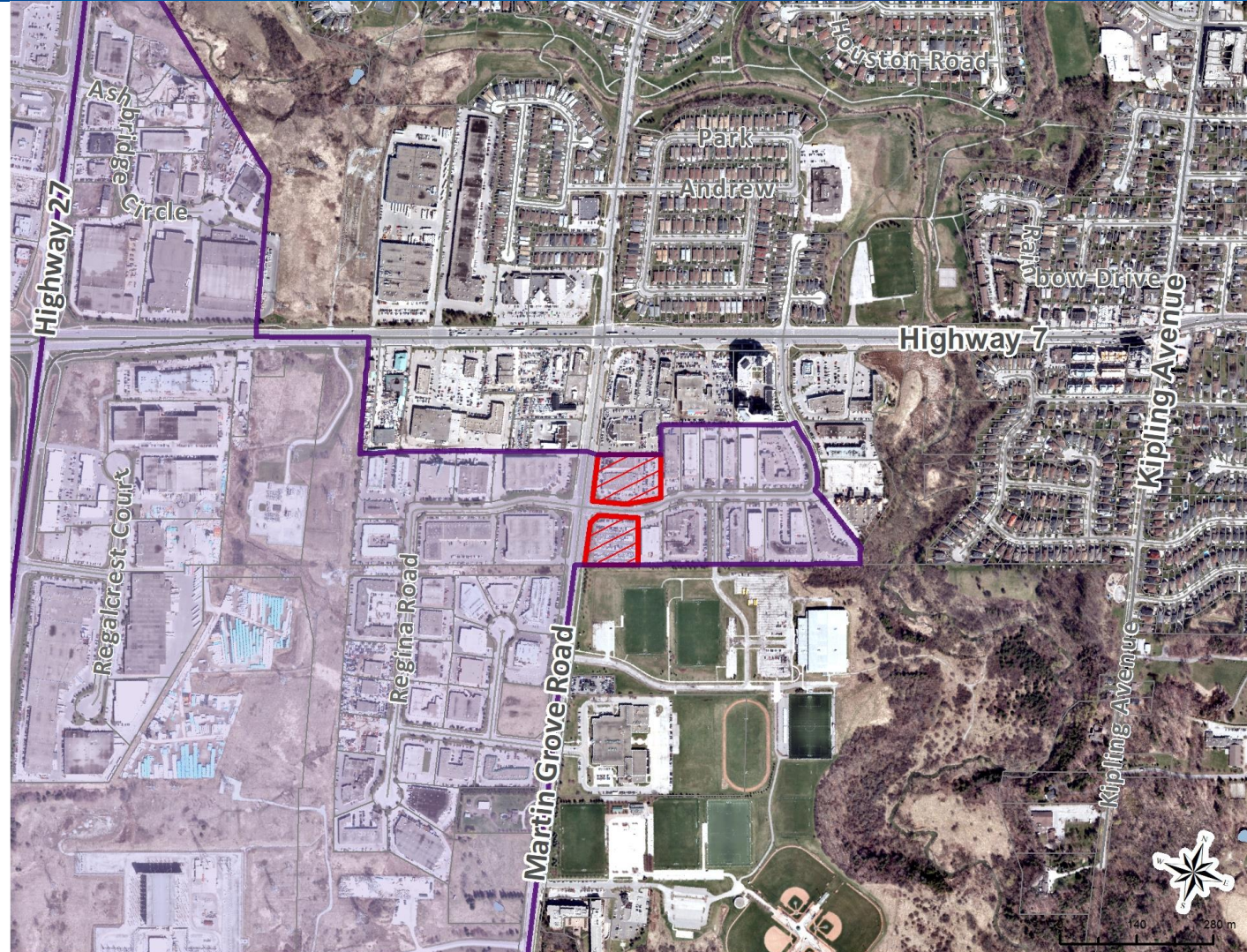
V5 - 7625 Martin Grove Road & 211 Woodstream Boulevard

Regional and Local Staff Recommendation

Do not support

- Large contiguous employment area
- Potential for more permissive employment uses
- Introduction of incompatible land uses

Local Municipal Council Support



Employment Area conversion request not supported



Existing Employment Area (as of 2017 York Region Employment Area Inventory)



Proposed ROP Employment Area

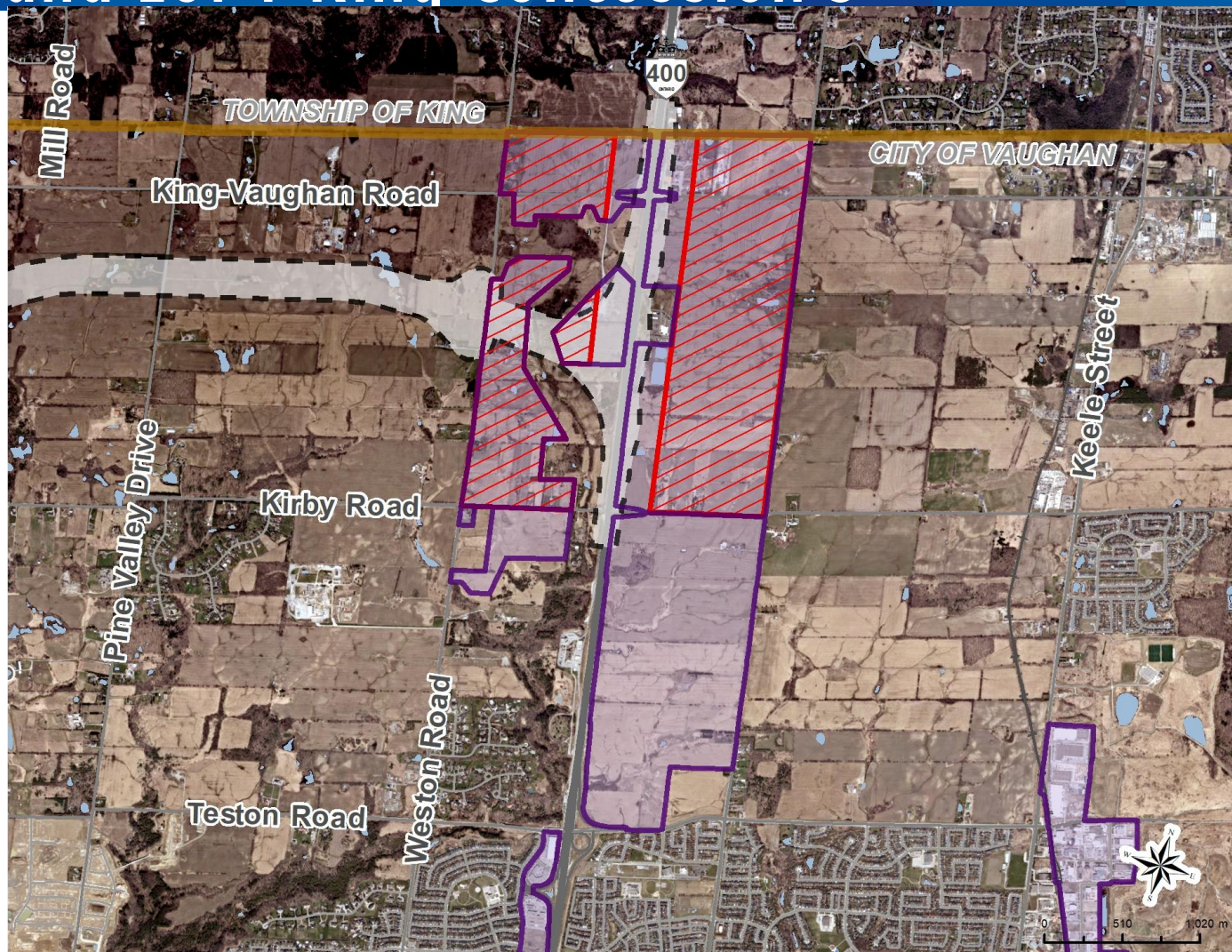
V7 - Block 34W and 35, Lots 26 through 35, Concession 5 and Lot 1 King Concession 5

Regional and Local Staff Recommendation

Do not support

- Part of ROPA 52 future employment area
- Larger site size should be protected
- Prime location for distribution, warehousing, and R&D for new Vaughan hospital
- Hwy 400 goods movement corridor
- Proximity to future GTA West Corridor highway
- Remaining lands unsuitable for employment due to land use configuration

Local Municipal Council Support



Employment Area conversion request not supported



GTA West Corridor Preferred Route



Existing Employment Area (as of 2017 York Region Employment Area Inventory)



Proposed ROP Employment Area

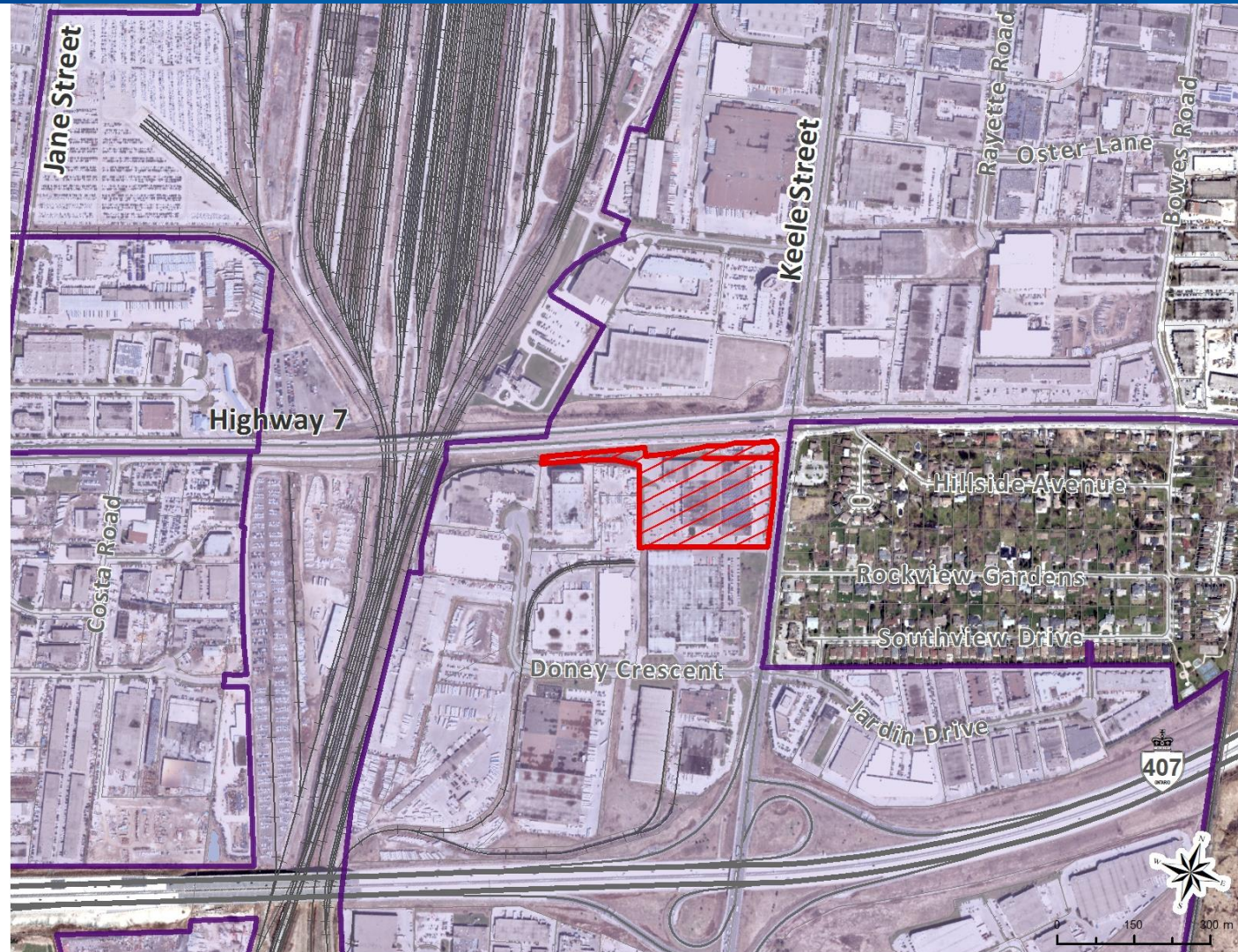
V13 - 2267 Highway 7 & 7700 Keele Street

Regional and Local Staff Recommendation

Do not support

- Proximity to railyard
- Introduction of residential uses incompatible
- Non-employment designated land nearby
- Permissive employment uses may be accommodated by planning framework
- Precedent for further conversion requests
- Area is deficient in community amenities
- Hwy 7 forms logical boundary

Local Municipal Council Support



Employment Area conversion request not supported



Existing Employment Area (as of 2017 York Region Employment Area Inventory)



Proposed ROP Employment Area

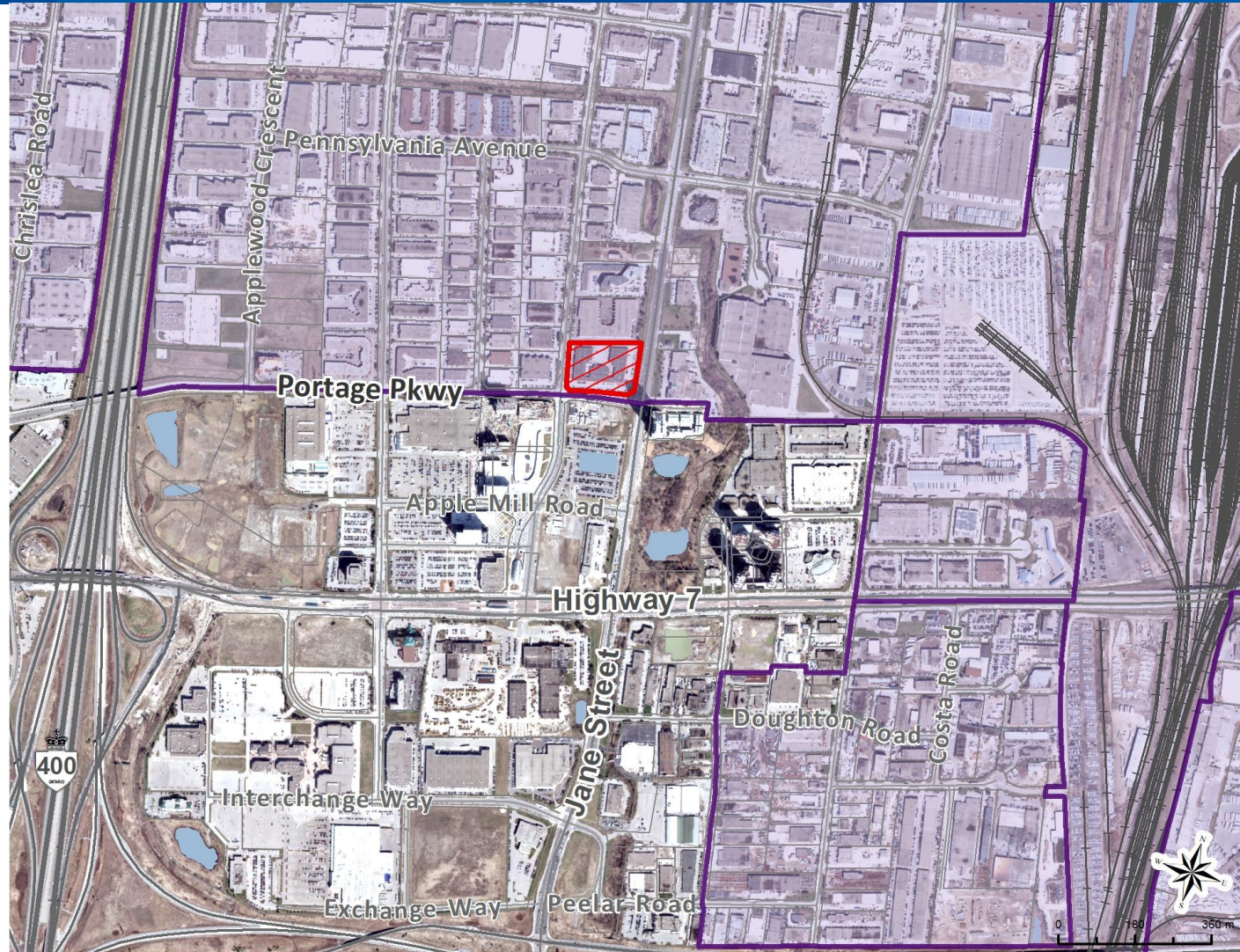
V15 - 201 Millway Avenue

Regional and Local Staff Recommendation

Do not support

- Large contiguous employment area
- Portage Parkway is logical boundary
- Transition area between employment area
- Permissive employment uses may be accommodated by planning framework
- Precedent for further conversion requests
- VMC Secondary plan has sufficient designated lands for non-employment use

Local Municipal Council Support



Employment Area conversion request not supported



Existing Employment Area (as of 2017 York Region Employment Area Inventory)



Proposed ROP Employment Area

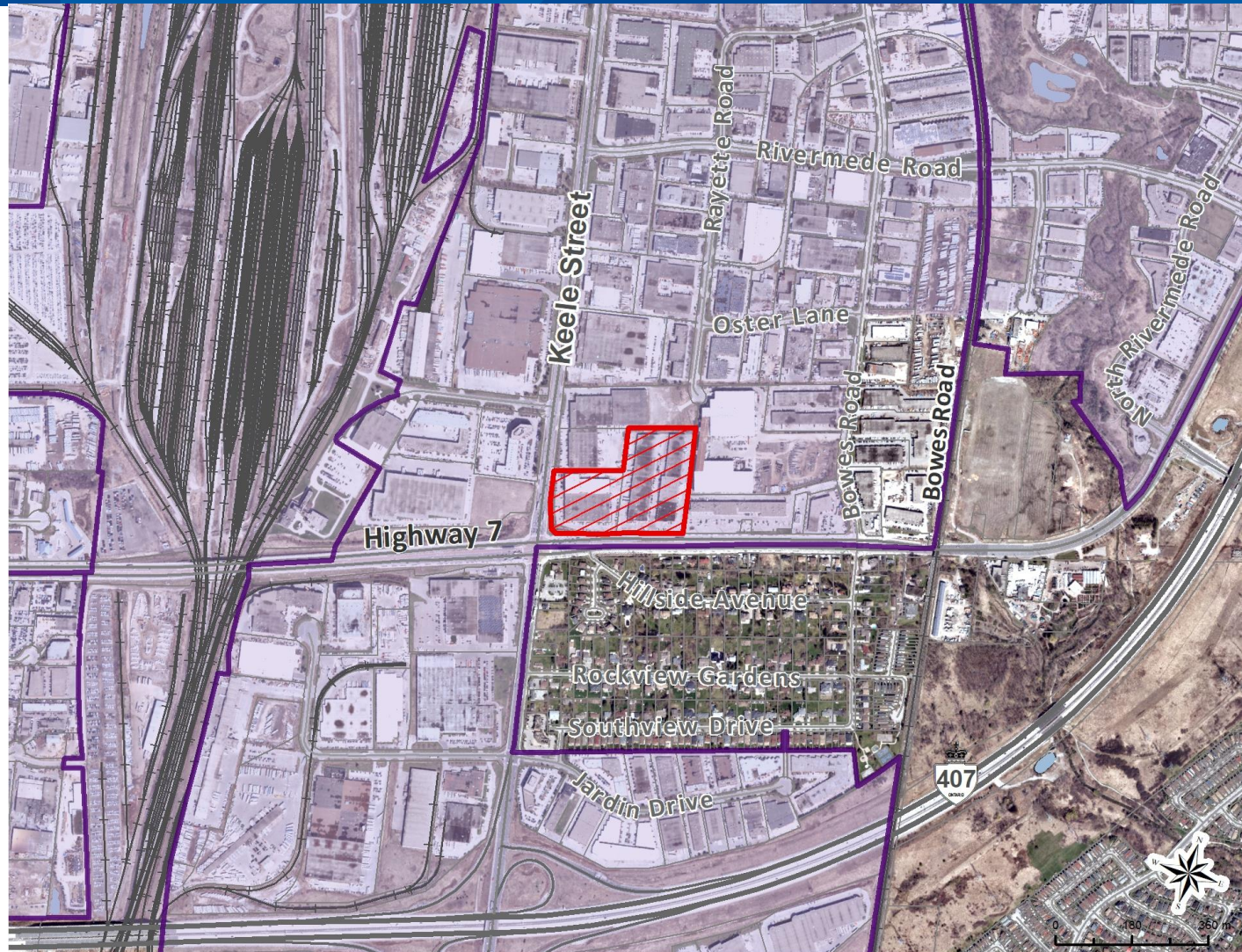
V18 - 7777 Keele St and 2160-2180 Highway 7

Regional and Local Staff Recommendation

Do not support

- Proximity to railyard
- Non-employment designated land nearby
- Permissive employment uses may be accommodated by planning framework
- Precedent for further conversion requests
- Introduction of residential uses incompatible
- Hwy 7 forms logical boundary

Local Municipal Council Support



Employment Area conversion request not supported



Existing Employment Area (as of 2017 York Region Employment Area Inventory)
Proposed ROP Employment Area

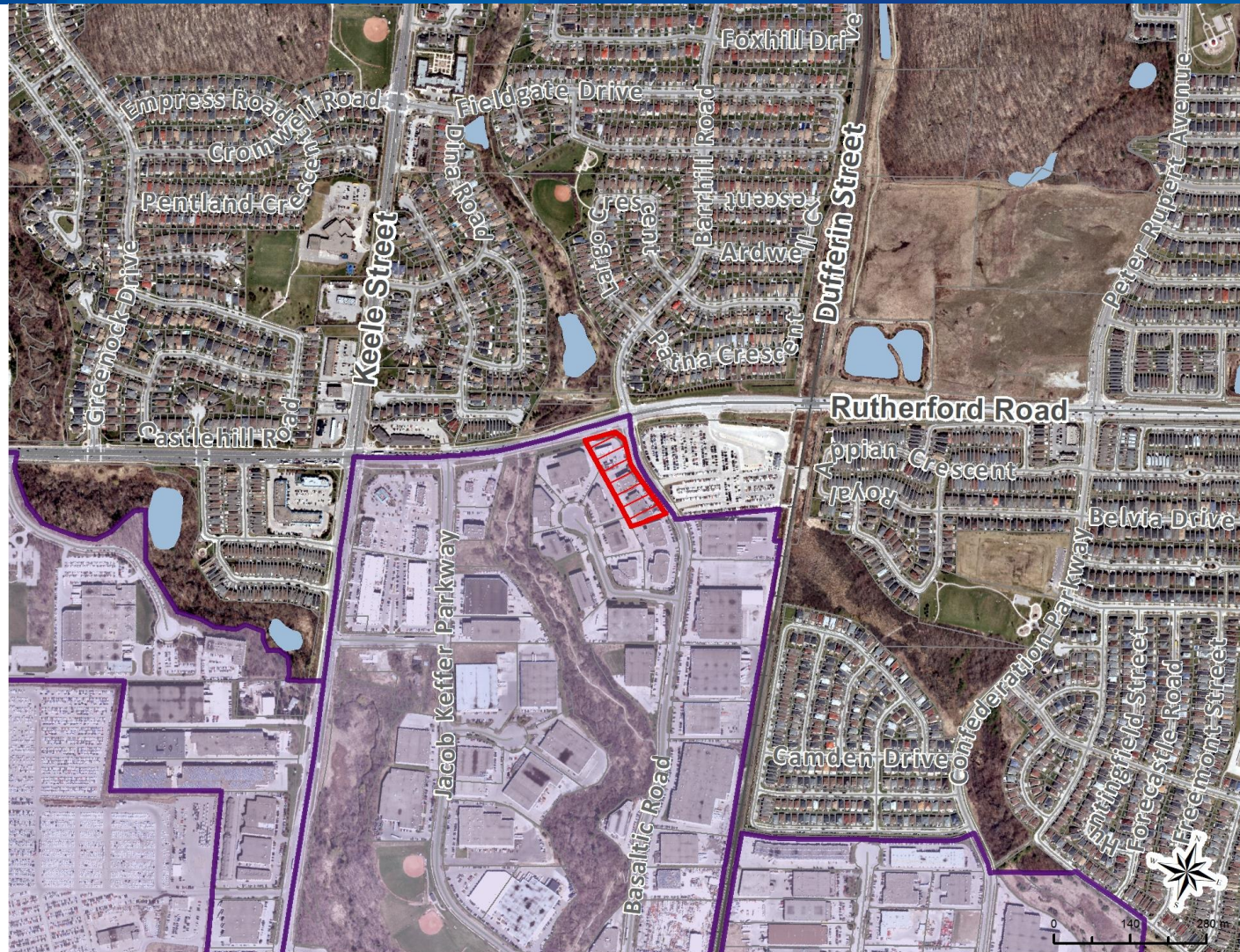
V22 - 2067 & 2077 Rutherford Road, 696 Westburne Drive

Regional and Local Staff Recommendation

Do not support

- Large contiguous employment area
- Introduction of residential uses incompatible
- Potential for mobility hub study in future MCR

Local Municipal Council Support



Employment Area conversion request not supported



Existing Employment Area (as of 2017 York Region Employment Area Inventory)



Proposed ROP Employment Area

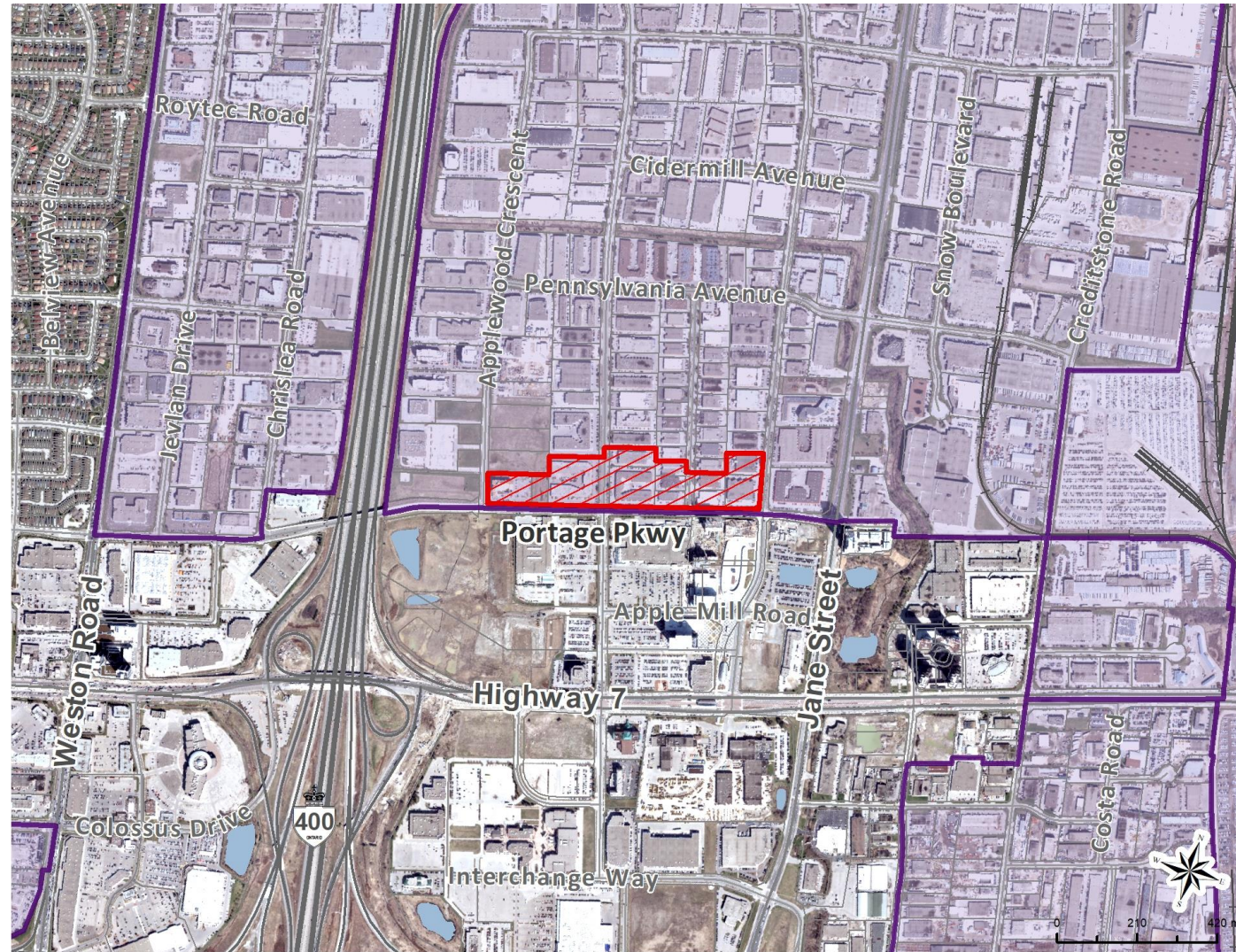
V24 - 705 Applewood Cres, 200/225/207 Edgeley Blvd, 10/11/27/38 Buttermilk Ave, 190/212 Millway Ave

Regional and Local Staff Recommendation

Do not support

- Large contiguous employment area
- Portage Parkway is logical boundary
- Precedent for further conversion requests
- Transition area between employment area and Vaughan Metropolitan Centre
- Permissive employment uses may be accommodated by planning framework
- VMC Secondary plan has sufficient designated lands for non-employment use

Local Municipal Council Support



Employment Area conversion request not supported



Existing Employment Area (as of 2017 York Region Employment Area Inventory)



Proposed ROP Employment Area

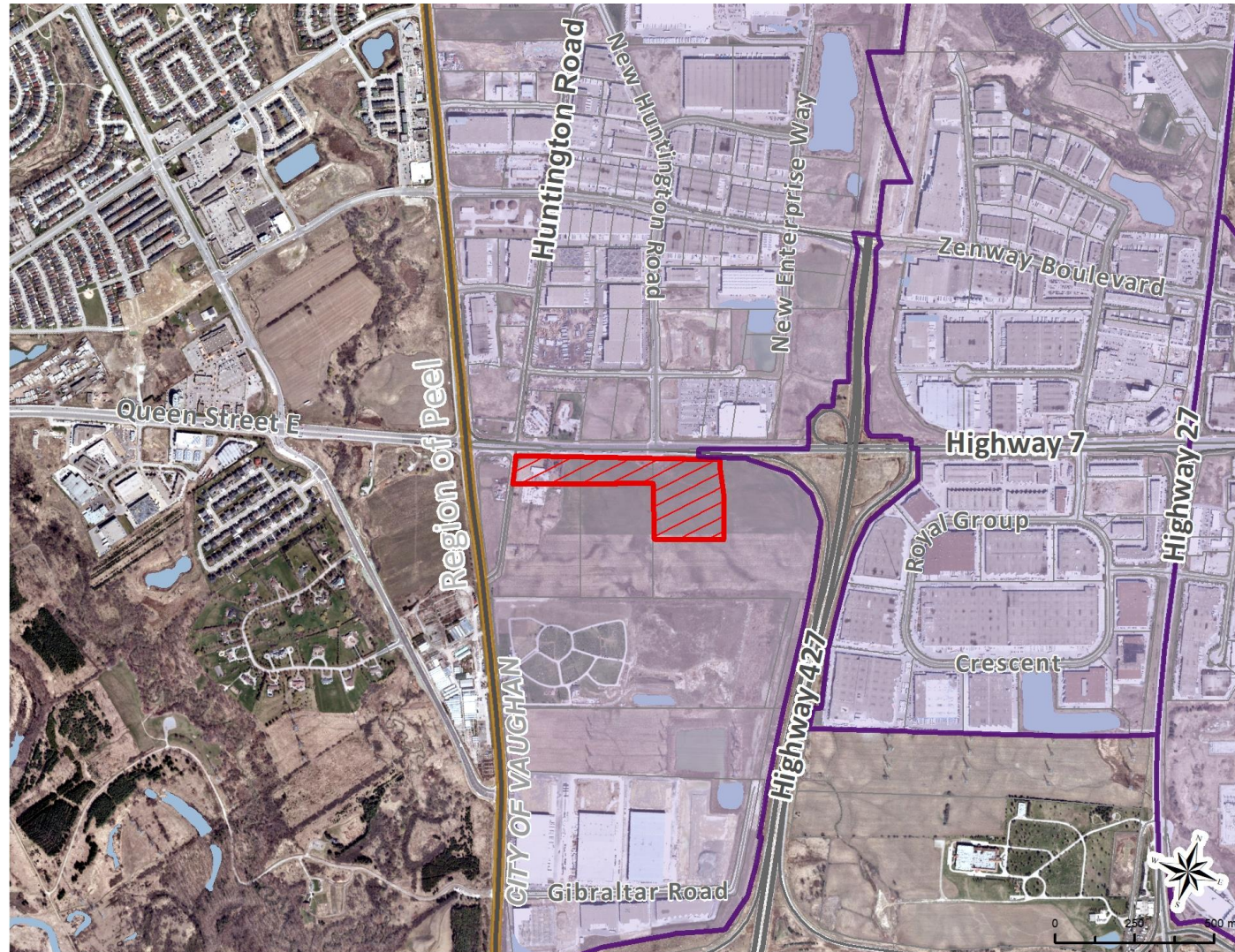
V25 - Part of Lots 4 and 5, Concession 9

Regional and Local Staff Recommendation

Do not support

- Hwy 427 goods movement corridor
- Large contiguous employment area
- Introduction of residential uses incompatible
- Area is deficient in community amenities
- Site is one of few remaining vacant employment areas

Local Municipal Council Support



Employment Area conversion request not supported



Existing Employment Area (as of 2017 York Region Employment Area Inventory)



Proposed ROP Employment Area

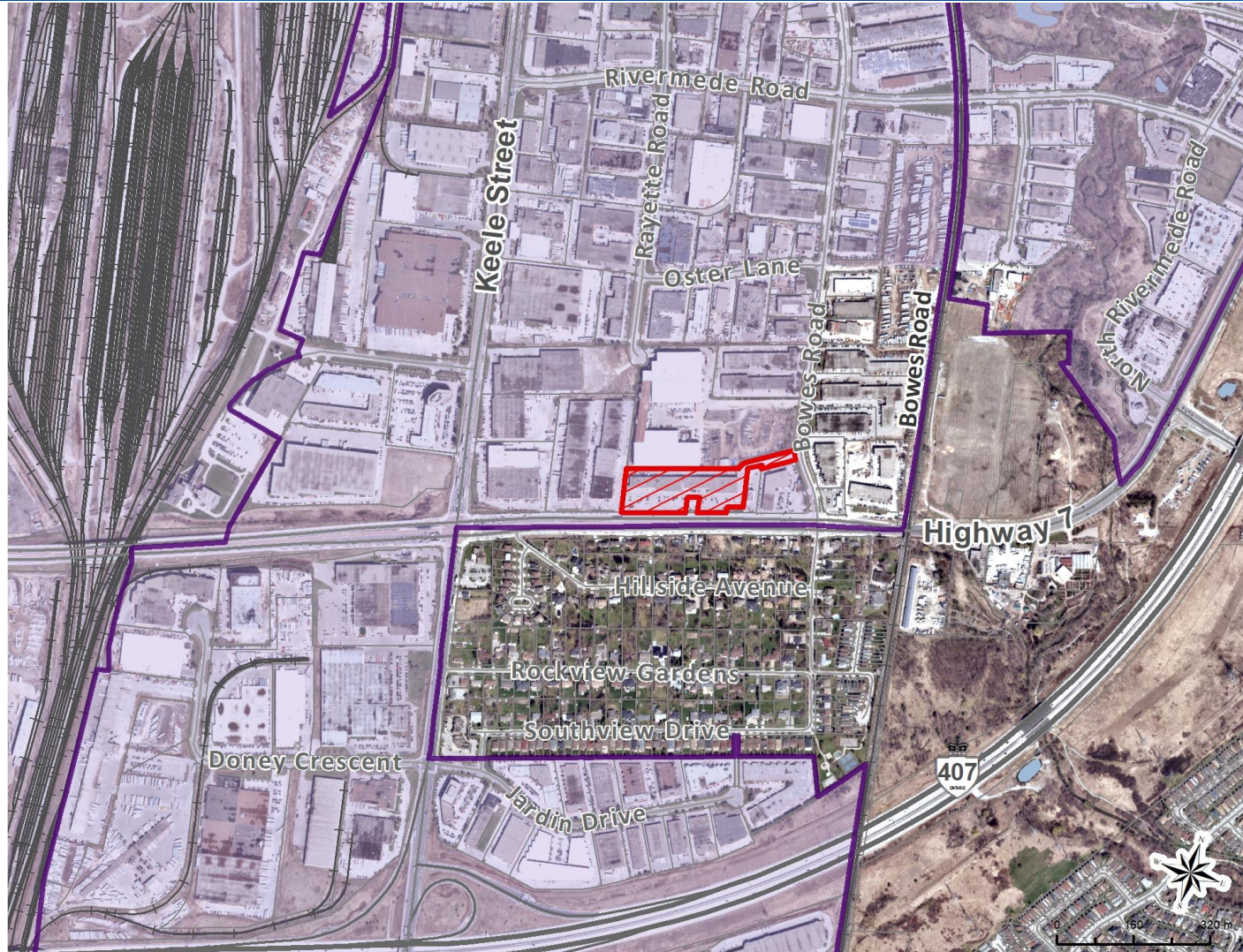
V26 - 2104 Highway 7

Regional and Local Staff Recommendation

Do not support

- Proximity to railyard
- Non-employment designated land nearby
- Permissive employment uses may be accommodated by planning framework
- Precedent for further conversion requests
- Introduction of residential uses incompatible
- Hwy 7 forms logical boundary

Local Municipal Council Support



Employment Area conversion request not supported



Existing Employment Area (as of 2017 York Region Employment Area Inventory)



Proposed ROP Employment Area

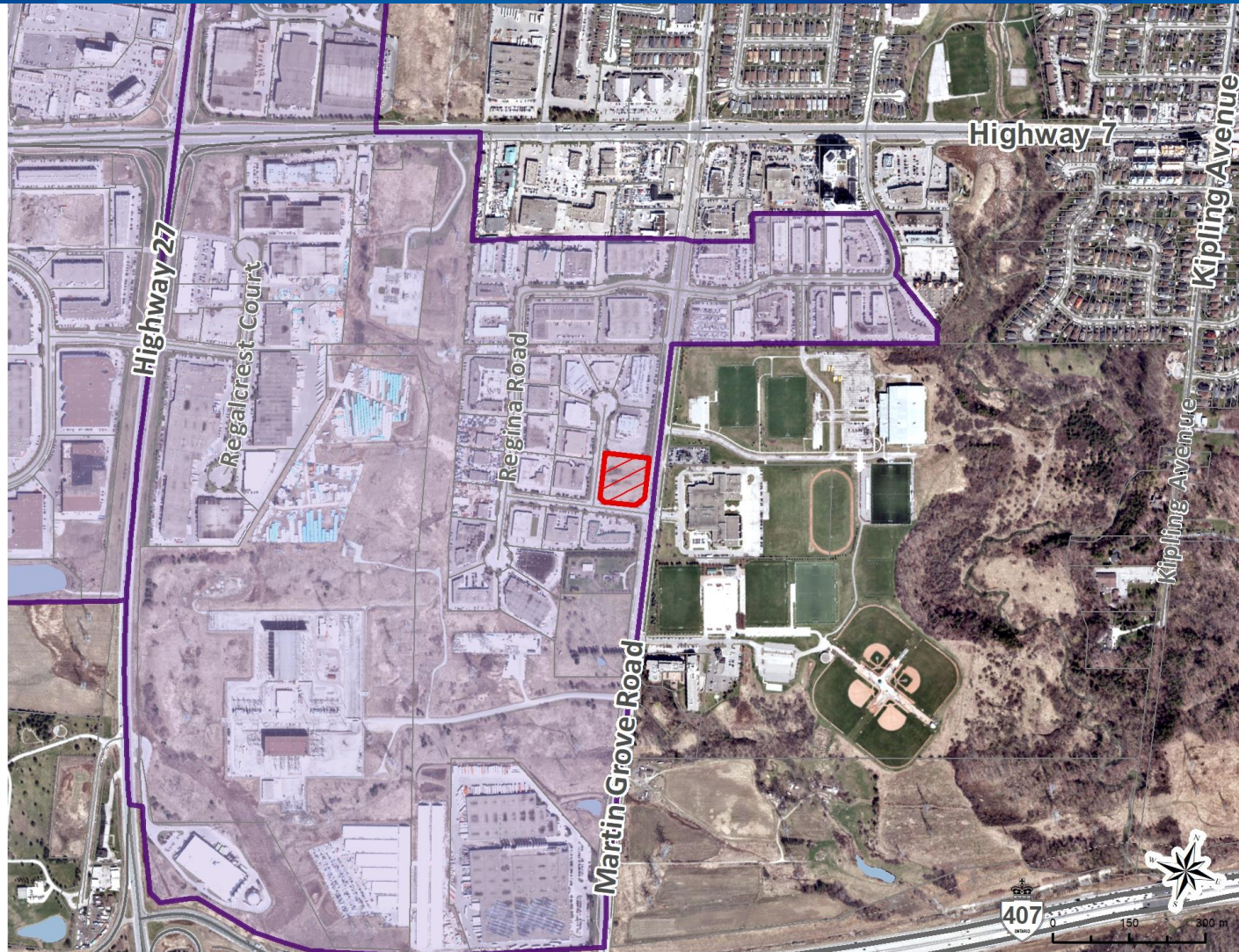
V30 - 20 Roysun Road

Regional and Local Staff Recommendation

Do not support

- Large contiguous employment area
- Non-employment uses may destabilize
- Precedent for further conversion requests
- Introduction of residential uses incompatible

Local Municipal Council Support



Employment Area conversion request not supported



Existing Employment Area (as of 2017 York Region Employment Area Inventory)



Proposed ROP Employment Area

Recommendations

Recommendation #1

1. Council **approve** the following site-specific employment area conversion requests, which Local Municipal Councils either support or don't object to, as outlined in Attachments 4 and 5:

- a) A1, A2, A3, A8
- b) K2
- c) M5, M6, M9, M13
- d) N1, N2, N3
- e) RH2, RH3, RH6, RH9, RH11
- f) V1, V16, V17, V21, V28
- g) WS1, WS2

Recommendation #2

2. Council **not approve** the following site-specific employment area conversion requests that are either not required to accommodate the proposed use and/or are not supported by Local Municipal Councils as outlined in Attachments 4 and 5:
 - a) A4, A5, A6, A7
 - b) G1, G2
 - c) K1, K3
 - d) M2, M8, M12
 - e) RH4, RH5, RH7, RH8
 - f) V6, V8, V9, V10, V11, V12, V14, V19, V20, V23, V27, V29

Recommendation #3

3. Council **not approve** the following site-specific employment area conversion requests that have been supported, or deferred for later consideration by Local Municipal Councils as outlined in Attachments 4 and 5:
 - a) M3, M4, M7, M10, M11
 - b) RH1, RH10
 - c) V3, V4, V5, V7, V13, V15, V18, V22, V24, V25, V26, V30

Summary of Recommendations

1. Council **approve** conversion requests that are recommended and supported by Local Municipal Councils (24)
2. Council **not approve** conversion requests that are not recommended and not supported by Local Municipal Councils (27)
3. Council **not approve** conversion requests that are not recommended, but deferred or supported by Local Municipal Councils (4 and 15 respectively)

THANK YOU

