

Summary of Public and Local Municipal Consultation on Proposed Employment Area Mapping and Site Specific Conversion Requests

Summary of Consultation with Local Municipalities and Landowners

Table 1
York Region Planning for Employment Workshops with Local Municipal Staff

Date	Meeting
October 17, 2018	Local Municipal Working Group Meeting - Conversion Criteria Workshop
May 31, 2019 November 6, 2019	Local Municipal Working Group Meeting – Employment Area Designation Workshops

Table 2
**Employment Area Conversion Landowner Meetings with Local Municipal
Planning Staff**

Date	Meeting
July 29, 2019 September 16, 2019	City of Markham Employment Area Conversion Landowner Meetings
August 8 and 9, 2019 November 4, 2019 January 15, 2020	City of Vaughan Employment Area Conversion Landowner Meetings
August 27, 2019	Town of Whitchurch-Stouffville Employment Area Conversion Landowner Meetings
September 5, 2019 November 1, 2019 January 22, 2020	City of Richmond Hill Employment Area Conversion Landowner Meetings
September 9, 2019	Town of Aurora Employment Area Conversion Landowner Meetings
September, 10 2019 January 22, 2020	Town of Newmarket Employment Area Conversion Landowner Meetings

Date	Meeting
September 13, 2019 November 1, 2019	Township of King Employment Area Conversion Landowner Meetings
September 23, 2019	Town of East Gwillimbury Employment Area Conversion Landowner Meetings
September 25, 2019	Town of Georgina Employment Area Conversion Landowner Meetings

Table 3
One on One Meetings with Local Municipal Planning Staff regarding Employment Area Boundaries and Site Specific Conversion Requests

Date	Meeting
November 13, 2019	1 on 1 Meeting with City of Richmond Hill
November 19, 2019	1 on 1 Meeting with Township of King
November 19, 2019	1 on 1 Meeting with City of Markham
November 20, 2019	1 on 1 Meeting with Town of Newmarket
November 22, 2019	1 on 1 Meeting with Town of Aurora
November 22, 2019	1 on 1 Meeting with Town of Whitchurch-Stouffville
November 25, 2019	1 on 1 Meeting with Town of Georgina
November 26, 2019	1 on 1 Meeting with Town of East Gwillimbury
November 13, 2019 November 29, 2019 December 13, 2019	1 on 1 Meeting with City of Vaughan

Summary of Planning For Employment Interactive Webinar

Table 4 and 5
Summary of Interactive Webinar Polling Questions

Poll Question: Which attribute of an employment area is most important to you?	
Options	Number of Responses
On transit	7
Protected from incompatible land uses (e.g. residential)	6
Proximity to highway or rail	8
Grand Total	21

Poll Question: Of the following sectors, which do you feel are the least compatible with residential?	
Options	Number of Responses
Manufacturing	22
Professional, Scientific and Technical Services	2
Wholesale	1
Grand Total	25

Summary of Planning For Employment Public Information Centre

Table 6
Summary of Interactive Map Commenter by Type and Comment Categories

Commenter Type	Are you supportive of staff's recommendation for the conversion? Why or why not?	General Comments or Questions	Should any further changes be made to the proposed employment areas?	Number of Respondents
Consultant	13	2	5	20
Other		1		1
Property Owner		1		1
Resident	5	1	1	7
Grand Total	18	5	6	29

Summary of comments provided in Table 8

Table 7
Summary of Responses of Public Information Centre Survey Question

How important is it to have these amenities close to where you work?				
	Important	Neutral	Not Important	Number of Respondents
Child care	6	3	4	13
Transit	10	3		13
Restaurants	12	2		14
Parks/Open Space	13	1		14
Sports & Entertainment	4	5	5	14
Shops & Personal Services	9	5		14
Places of Worship	1	1	12	14

**Table 8
Summary of Interactive Map Comments**

Conversion ID/Location	Municipality	Commenter	Nature of Comment
M4	Markham	Resident	Employers will not want to build here because it is too far from freeways. Businesses will not want to rely on the 407ETR for transmission of goods and services.
Buttonville Airport	Markham	Consultant	Proposed mapping of the Buttonville Airport to designate as Employment is inconsistent with the existing site specific policy in the Region of York OP which includes mixed uses. This area is suitable for future employment. There are many residential areas already and employment areas support jobs for those buying homes. It is nice to have a job near your home. This is a convenient location between Toronto and Richmond Hill for transportation.
Woodbine Avenue and Highway 7	Markham	Other	
N2	Newmarket	Consultant	Supportive of conversion request.
RH1	Richmond Hill	Resident	It is important to protect and increase employment lands with population and employment growth expected to continue. The City should provide an adequate future supply of employment lands.
RH1	Richmond Hill	Resident	Should be kept as employment land as there is enough commercial and residential.
RH10	Richmond Hill	Consultant	Supportive of conversion request.
RH11	Richmond Hill	Consultant	Supportive of conversion request.
V3	Vaughan	Resident	Attempts to diversify the area surrounding Vaughan Mills should be encouraged. Vaughan Mills shouldn't always be surrounded by employment lands.
V3	Vaughan	Consultant	Supportive of conversion request.

Conversion ID/Location	Municipality	Commenter	Nature of Comment
V5	Vaughan	Consultant	Supportive of conversion request.
V6, V9, V10	Vaughan	Weston Downs Ratepayers Association	3 sites adjacent to 400 series highway, walking distance to Regional roads for easy travel in private/public transit, increased population at Vaughan Metropolitan Centre may support these employment lands, all are in larger contiguous employment area. Employment areas in Vaughan will help avoid long commutes to other areas for work. Taking away employment lands will result in job loss for future generations. Vaughan needs prestige employment lands for higher paying jobs than retail. Developers want to capitalize on profits at the expense of future employment.
V7	Vaughan	Resident	Weston Road looks good.
V10	Vaughan	Consultant	Supportive of partial conversion request.
V11	Vaughan	Consultant	The development of the property offers the potential for more permissive uses and is a local matter.
V13	Vaughan	Consultant	Supportive of conversion request.
V15	Vaughan	Consultant	Supportive of conversion request.
V19	Vaughan	Consultant	Supportive of conversion request.
V21	Vaughan	Consultant	Supportive of conversion request as Doughton Rd. is a natural boundary between employment and residential.
V24	Vaughan	Resident	Supportive of conversion request.
V30	Vaughan	Consultant	Supportive of conversion request.

Conversion ID/Location	Municipality	Commenter	Nature of Comment
Highway 407 and Keele St.	Vaughan	Property Owner	Inquired about the types of employment being proposed and environmental impacts from noise and pollution.
Keele St. and Highway 7	Vaughan	Resident	Supports development in this transit-rich corridor between Vaughan Metropolitan Centre and Thornhill.

An additional 6 comments were noted regarding conversions received after November 29, 2019. These conversions were not evaluated and are not part of this report.

Summary of Planning For Employment Mail Out

Table 9
Summary of Comments from Employment Conversions
Adjacent Property Owner Mail Out

Municipality	Number of Inquiries	Nature of Inquiries
Aurora	7	<ul style="list-style-type: none"> • Further explanation of employment conversion process • Inquiries as to how to include their own property in the conversion assessment process • Explanation of what land uses are being proposed by the conversion request • Do not support residential on A3 due to property value impacts
Georgina	2	<ul style="list-style-type: none"> • Clarification on location of property • Supportive of residential on G1 • Inquiries as to how to include their own property in the conversion assessment process
King	3	<ul style="list-style-type: none"> • Explanation of what land uses are being proposed by the conversion request • Supportive of residential consistent with surrounding neighbourhood
Markham	1	<ul style="list-style-type: none"> • How to provide further comments
Newmarket	8	<ul style="list-style-type: none"> • Further explanation of employment areas and the employment conversion process • Inquiries as to how to include their own property in the conversion assessment process • Explanation of what land uses are being proposed by the conversion request • Inquiries on the Mulock GO Station Secondary Plan • Support for N1 conversion request

Municipality	Number of Inquiries	Nature of Inquiries
Richmond Hill	3	<ul style="list-style-type: none"> • Explanation of what land uses are being proposed by the conversion request • Inquiry how employment conversion may impact their property
Vaughan	16	<ul style="list-style-type: none"> • Four inquiries were concerned about traffic gridlock near V10 • How to provide further comments • Inquiry how employment conversion may impact their property • Explanation of what land uses are being proposed by the conversion request • Inquiries as to how to include their own property in the conversion assessment process • Further explanation of employment areas and the employment conversion process • Adjacent employers requested what is being proposed by the conversion request
Unknown	3	<ul style="list-style-type: none"> • Not supportive of employment conversion • Further explanation of employment areas and the employment conversion process