

York Region Site Specific Employment Area Conversion Assessment Summary

Request#: A1		Town of Aurora	
Address	180 & 182 Centre Crescent		
Site Area	0.73 ha		
Employment Area	Industrial Parkway North		
Applicant	Matt Bagnali, Larkin Plus		
Owner	Luba Czepurnyi		
Nature of Request	A request to re-designate subject lands from employment and light industrial uses to residential use.		
Summary of Assessment	<ul style="list-style-type: none"> - 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. - Conversion to permit non-employment uses recognizes that the surrounding context has changed since the lands were originally designated as employment. - Site is not integral to support employment land employment growth to 2051. 		
Local Municipal Council Position	No position at this time.		
<p>Recommendation: Area not identified as employment in the Regional Official Plan. Designation at the discretion of the Local Municipality.</p>			

Request#: A2

Town of Aurora

Address	377 Magna Drive	<p>The map shows a site at 377 Magna Drive, bounded by Stronach Bopplegard to the west, Wellington Street East to the north, and Magna Drive to the east. A green hatched area indicates the 'Employment Area conversion request supported'. A purple hatched area indicates the 'Existing Employment Area (as of 2017 York Region Employment Area Inventory) Proposed ROP Employment Area'. Other streets shown include Elyric Court, Aurora Meadows Way, and Stronach Bopplegard. A legend at the bottom of the map explains the hatching colors.</p>
Site Area	7.96 ha	
Employment Area	Magna	
Applicant	MGP Malone Given Parsons	
Owner	Stronach Group	
Nature of Request	<p>A request to re-designate lands from Business Park employment use to Mixed Use, Medium – High Density Residential, and Community Commercial uses.</p>	
Summary of Assessment	<ul style="list-style-type: none"> - 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. - Conversion to permit non-employment uses recognizes that the surrounding context has changed since the lands were originally designated as employment. - Site is not integral to support employment land employment growth to 2051. 	
Local Municipal Council Position	<p>No position at this time.</p>	
<p>Recommendation: Area not identified as employment in the Regional Official Plan. Designation at the discretion of the Local Municipality.</p>		

Request#: A3		Town of Aurora
Address	20 & 25 Mavrinac Boulevard	
Site Area	6.90 ha	
Employment Area	Magna	
Applicant	MGP Malone Given Parsons	
Owner	TFP Aurora Development Limited	
Nature of Request	A request to re-designate lands from Business Park employment use to Residential uses.	
Summary of Assessment	<ul style="list-style-type: none"> - 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. - Conversion to permit non-employment uses recognizes that the surrounding context has changed since the lands were originally designated as employment. - Site is not integral to support employment land employment growth to 2051. 	
Local Municipal Council Position	No position at this time.	
<p>Recommendation: Area not identified as employment in the Regional Official Plan. Designation at the discretion of the Local Municipality.</p>		

Request#: A4		Town of Aurora	
Address	1588 St. John's Sideroad		
Site Area	1.05 ha		
Employment Area	Aurora 2C		
Applicant	Humphries Planning		
Owner	2352107 Ontario Inc.		
Nature of Request	<p>A request to permit the development of an education and sports complex on Block 5. This use is not permitted through local municipal Business Park designation.</p>		
Summary of Assessment	<ul style="list-style-type: none"> - 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. - 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. 		
Local Municipal Council Position	No position at this time.		
<p>Recommendation: 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.</p>			

Request#: A5		Town of Aurora	
Address	Southwest Corner of Wellington Street /First Commerce Drive		
Site Area	0.81 ha		
Employment Area	Wellington/404		
Applicant	MHBC Planning		
Owner	1623 Wellington Street Developments Limited		
Nature of Request	A request to re-designate subject lands from Business Park employment use to mixed-use including retail and residential uses for retirement living.		
Summary of Assessment	<p>-Existing site-specific permissions on the site already allow for more flexible employment uses such as retail. Introducing residential uses, such as seniors housing, is not suitable for the surrounding context due to lack of amenities within proximity that support age friendly communities.</p> <p>Site is part of a larger contiguous employment area, and the introduction of non-employment uses, such as residential uses for retirement living, 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 adjacent parcels. Site is in proximity 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.</p>		
Local Municipal Council Position	No position at this time.		
<p>Recommendation: Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.</p>			

Request#: A6		Town of Aurora
Address	Northwest corner of Highway 404 and Wellington Street East	
Site Area	4.35 ha	
Employment Area	Wellington/404	
Applicant	MHBC Planning	
Owner	Whitwell Developments Limited, Calloway REIT (Aurora North) Inc., and SmartREIT (Aurora North II) Inc.	
Nature of Request	A request to re-designate subject lands from Business Park employment use to mixed-use, including residential uses.	
Summary of Assessment	<ul style="list-style-type: none"> - 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. - 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. - 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. 	
Local Municipal Council Position	No position at this time.	
<p>Recommendation: Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.</p>		

Request#: A7		Town of Aurora
Address	240 Edward Street	
Site Area	3.1 ha	
Employment Area	Industrial Parkway South	
Applicant	Michael Smith Planning Consultants; Development Coordinators Ltd.	
Owner	M6 Developments Inc.	
Nature of Request	A request to re-designate subject lands to a designation that permits the proposal for redevelopment of the existing building and two new buildings; a 6-storey, 352 bed long-term care facility and a 6-storey retirement home facility.	
Summary of Assessment	<ul style="list-style-type: none"> - 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. - Permitting non-employment uses could potentially introduce compatibility issues with surrounding employment uses. 	
Local Municipal Council Position	No position at this time.	
<p>Recommendation: Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.</p>		

Request#: A8		Town of Aurora	
Address	181 Centre Crescent		
Site Area	0.19 ha		
Employment Area	Industrial Parkway North		
Applicant	David Tomlinson		
Owner	David Tomlinson		
Nature of Request	A request to re-designate the subject lands from employment to non-employment uses.		
Summary of Assessment	<ul style="list-style-type: none"> - 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. - Conversion to permit non-employment uses recognizes that the surrounding context has changed since the lands were originally designated as employment. - Site is not integral to support employment land employment growth to 2051. 		
Local Municipal Council Position	No position at this time.		
<p>Recommendation: Area not identified as employment in the Regional Official Plan. Designation at the discretion of the Local Municipality.</p>			

Request#: G1		Town of Georgina	
Address	2400 Glenwoods Avenue		
Site Area	4.05 ha		
Employment Area	Keswick Business Park		
Applicant	GSP Group		
Owner	Foch Motor Sports International		
Nature of Request	A request to re-designate lands to permit mixed-use residential, commercial/retail and office uses.		
Summary of Assessment	<p>- 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.</p> <p>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.</p> <p>- Permitting non-employment uses could potentially introduce compatibility issues with future employment uses.</p>		
Local Municipal Council Position	Not Supported.		
<p>Recommendation: Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.</p>			

Request#: G2		Town of Georgina	
Address	PT LTS 3 & 4 CON 4		
Site Area	19.77 ha		
Employment Area	Keswick		
Applicant	Lennard Commercial Realty		
Owner	Agnes Mark, Linda Bashford, Katherina Volk, Joe Boehm, Nick Boehm		
Nature of Request	A request to re-designate lands to permit residential and/or retail uses.		
Summary of Assessment	<p>- 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.</p> <p>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.</p> <p>- Permitting non-employment uses could potentially introduce compatibility issues with future employment uses.</p>		
Local Municipal Council Position	Not Supported.		
<p>Recommendation: Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.</p>			

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

Request#: K2		Township of King
Address	2955 King Road	
Site Area	9.95 ha	
Employment Area	King City	
Applicant	MGP Malone Given Parsons	
Owner	King Hill Inc.	
Nature of Request	A request to re-designate a portion of the lands from prestige employment area to mixed and residential uses.	
Summary of Assessment	<ul style="list-style-type: none"> - Conversion to permit non-employment uses has minimal impact on adjacent employment uses - The site's role as employment land is not of Regional significance and is more appropriately designated at the local level - Existing water-wastewater infrastructure capacity is limited in King City. Development will be subject to available servicing capacity as determined by the local municipality. - Site is not integral to support employment land employment growth to 2051. 	
Local Municipal Council Position	Generally supportive of the request subject to comments and conditions outlined in the Township of King December 2, 2019 Committee of the Whole report.	
<p>Recommendation: Area of conversion request not identified as employment in the Regional Official Plan. Designation at the discretion of the Local Municipality.</p>		

Request#: K3		Township of King
Address	17125 Highway 27	
Site Area	12.31 ha	
Employment Area	Schomberg	
Applicant	Daraban Holdings Limited	
Owner	James and Harry Durbano	
Nature of Request	A request to re-designate employment lands to allow a seniors' healthcare centre.	
Summary of Assessment	<ul style="list-style-type: none"> - 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. - 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. 	
Local Municipal Council Position	Not Supported.	
<p>Recommendation: Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.</p>		

Request#: M2		City of Markham	
Address	8050 Woodbine Avenue		
Site Area	3.30 ha		
Employment Area	Rodick		
Applicant	Gowling WLG (Canada) LLP		
Owner	Belfield Investments Inc.		
Nature of Request	A request seeking to add a residential use provision while maintaining as-of-right employment uses, in order to redevelop the property into a high-density mixed-use site.		
Summary of Assessment	<ul style="list-style-type: none"> - 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. - 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. 		
Local Municipal Council Position	Not supported however the potential for mixed use should be evaluated through a future planning study within a larger area context.		
<p>Recommendation: Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.</p>			

Request#: M3		City of Markham	
Address	2718 & 2730 Elgin Mills Road		
Site Area	1.00 ha		
Employment Area	Cathedral		
Applicant	Sandra Wiles		
Owner	1628740 Ontario Inc.		
Nature of Request	A request to re-designate lands from “Service Employment” use to “Low Rise Residential”.		
Summary of Assessment	<ul style="list-style-type: none"> - 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. - 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. - 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. 		
Local Municipal Council 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.		
<p>Recommendation: Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.</p>			

Request#: M4		City of Markham
Address	7386 & 7482 Hwy 7 East, 8600, 8636 & 8662/8724 Reesor Rd.	
Site Area	17.90 ha	
Employment Area	Cornell	
Applicant	Bousfields Inc.	
Owner	2432194 & 2536871 Ontario Inc. Cornell Rouge Development Corporation and Varlese Brothers Limited	
Nature of Request	A request to convert employment land to support mixed-use development comprising medium and high density residential, retail, office commercial and a hotel.	
Summary of Assessment	<p>- 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.</p> <p>-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.</p> <p>- 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.</p>	
Local Municipal Council Position	Consideration of the request for conversion be postponed and evaluated through secondary plan studies.	
<p>Recommendation: Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.</p>		

Request#: M5		City of Markham	
Address	77 Anderson Avenue		
Site Area	0.45 ha		
Employment Area	Mount Joy		
Applicant	Humphries Planning		
Owner	Meadow Park Investments Inc.		
Nature of Request	A request to re-designate subject lands from Service Employment to Mixed Use High Rise.		
Summary of Assessment	<ul style="list-style-type: none"> - A non-employment use is appropriate, has minimal impact on adjacent employment uses, and is compatible with the surrounding context. - Site's role as employment land is not of Regional significance and is more appropriately designated at the local level. - Site is not integral to support employment land employment growth to 2051. 		
Local Municipal Council Position	Consideration of the request for conversion be postponed and evaluated through secondary plan studies		
<p>Recommendation: Area not identified as employment in the Regional Official Plan. Designation at the discretion of the Local Municipality.</p>			

Request#: M6		City of Markham	
Address	Part of Lot 11, Concession 9		
Site Area	0.95 ha		
Employment Area	Cornell		
Applicant	KLM Planning Partners		
Owner	Primont Homes and Cornell Rouge Development Corp.		
Nature of Request	A request to re-designate lands from employment use to permit residential use, in addition to retail, office, and employment uses already permitted within the "Business Park Area - Avenue 7 Corridor" designation of the Cornell Secondary Plan (2008).		
Summary of Assessment	<ul style="list-style-type: none"> - 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. - Site is not integral to support employment land employment growth to 2051. 		
Local Municipal Council Position	Support Request.		
<p>Recommendation: Area not identified as employment in the Regional Official Plan. Designation at the discretion of the Local Municipality.</p>			

Request#: M7		City of Markham	
Address	7845 Highway 7		
Site Area	0.75 ha		
Employment Area	Cornell		
Applicant	Planning and Development Services		
Owner	Norfinch Construction		
Nature of Request	A request to re-designate lands from Business Park Employment to Mixed-Use Mid Rise.		
Summary of Assessment	<ul style="list-style-type: none"> - 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. - 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. 		
Local Municipal Council Position	Consideration of the request for conversion be postponed and evaluated through secondary plan studies.		
<p>Recommendation: Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.</p>			

Request#: M8		City of Markham
Address	Northeast Corner of Elgin Mills/ Highway 404	
Site Area	1.67 ha	
Employment Area	Cathedral	
Applicant	MHBC Planning	
Owner	Markham Woodmills Developments Inc.	
Nature of Request	A request to re-designate lands from employment uses to mid-rise residential for seniors housing and small scale office uses.	
Summary of Assessment	<ul style="list-style-type: none"> - 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. - 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. 	
Local Municipal Council 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.	
<p>Recommendation: Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.</p>		

Request#: M9		City of Markham	
Address	2920 16th Avenue		
Site Area	5.93 ha		
Employment Area	Cachet		
Applicant	MGP Malone Given Parsons		
Owner	Condor Properties Ltd.		
Nature of Request	A request to re-designate lands from employment to mixed-use.		
Summary of Assessment	A conversion to a non-employment uses is reflective of the evolving local urban structure and the natural heritage feature to the west of the conversion site serves as a logical boundary for the employment area		
Local Municipal Council 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.		
Recommendation: Area not identified as employment in the Regional Official Plan. Designation at the discretion of the Local Municipality			

Request#: M10		City of Markham
Address	10900 Warden Avenue & 3450 Elgin Mills Road	
Site Area	29.16 ha	
Employment Area	ROPA 3	
Applicant	MGP Malone Given Parsons	
Owner	Wu's Landmark Group Inc. and First Elgin Mills Developments Inc.	
Nature of Request	A request to re-designate lands from employment to mixed-use.	
Summary of Assessment	<ul style="list-style-type: none"> - The site is within the ROPA 3 future employment area, 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. - Lands are part of employment area in adopted Markham Official Plan, subject to appeal. 	
Local Municipal Council Position	Consideration of the request for conversion be postponed and evaluated through secondary plan studies.	
<p>Recommendation: Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.</p>		

Request#: M11		City of Markham
Address	South side of Highway 7 and Leslie Street	
Site Area	18.50 ha	
Employment Area	Commerce Valley/ Leitchcroft	
Applicant	Bousfields Inc.	
Owner	Wemat	
Nature of Request	A request to re-designate lands from employment to mixed-use.	
Summary of Assessment	<ul style="list-style-type: none"> - 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. - The site is 18.5 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. - 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 on the adjacent parcels. 	
Local Municipal Council Position	Conversion request postponed to allow for the submission of an appropriate revised development concept plan prior to ultimate consideration of the conversion request by York Region Council.	
<p>Recommendation: Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.</p>		

Request#: M12		City of Markham
Address	108-110, 112-118 and 111-113 Doncaster Avenue	
Site Area	0.95 ha	
Employment Area	Thornhill	
Applicant	W.E. Oughtred & Associates Inc.	
Owner	Unknown	
Nature of Request	A request to re-designate lands from employment to medium density residential uses such as townhomes or stacked townhomes.	
Summary of Assessment	- 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.	
Local Municipal Council Position	Request not supported.	
<p>Recommendation: Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.</p>		

Request#: M13		City of Markham	
Address	136 Markland Street		
Site Area	1.10 ha		
Employment Area	Cachet		
Applicant	Bousfields Inc.		
Owner	King Square Ltd.		
Nature of Request	A request to re-designate lands from employment to mixed-use including residential uses.		
Summary of Assessment	<ul style="list-style-type: none"> - A conversion to a non-employment uses is reflective of the evolving local urban structure and the natural heritage feature to the west of the conversion site serves as a logical boundary for the employment area 		
Local Municipal Council 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.		
<p>Recommendation: Area not identified as employment in the Regional Official Plan. Designation at the discretion of the Local Municipality.</p>			

Request#: N1		Town of Newmarket
Address	301 & 395 Mulock Drive, 421 Cane Parkway, 450 & 505 Kent Drive, 460 Oak Street, 489 & 510 Penrose Street, 559, 569, 589, 590 & 611 Steven Court, 16630, 16650 & 16700 Bayview Avenue	
Site Area	18.30 ha	
Employment Area	Mulock Southeast and Mulock North	
Applicant	Town of Newmarket	
Owner	Town of Newmarket	
Nature of Request	The Town of Newmarket has initiated the Mulock GO Station Area Secondary Plan, with plans for converting existing employment areas to allow for mixed-uses, including retail and residential uses.	
Summary of Assessment	<ul style="list-style-type: none"> - Conversion to non-employment uses reflects the changing nature of employment / evolving planned urban structure. - Conversion to non-employment uses supports the local municipal planning objectives of the evolving urban structure - Site is not integral to support employment land employment growth to 2051. 	
Local Municipal Council Position	Support request.	
<p>Recommendation: Area not identified as employment in the Regional Official Plan. Designation at the discretion of the Local Municipality.</p>		

Request#: N2		Town of Newmarket	
Address	520, 521, 550 and 630 Newpark Boulevard		
Site Area	17.97 ha		
Employment Area	Bayview South		
Applicant	Weston Consulting		
Owner	521 and 630 Newpark GP Ltd.		
Nature of Request	A request to re-designate a portion of the lands from "Business Park - Mixed Employment" to "Mixed-Use Residential/ Retail/ Office", "Mixed-Use Retail/ Residential", and "Emerging Residential".		
Summary of Assessment	<ul style="list-style-type: none"> - Conversion to permit non-employment uses recognizes that the surrounding context has changed since the lands were originally designated as employment - Site is not integral to support employment land employment growth to 2051. 		
Local Municipal Council Position	Support request.		
<p>Recommendation: Area not identified as employment in the Regional Official Plan. Designation at the discretion of the Local Municipality.</p>			

Request#: N3		Town of Newmarket	
Address	507 Mulock Drive		
Site Area	0.70 ha		
Employment Area	Mulock North		
Applicant	Weston Consulting		
Owner	Ganni Kinno Developments Inc.		
Nature of Request	A request to re-designate the lands from employment to a mix of uses including residential, retail and office uses.		
Summary of Assessment	<ul style="list-style-type: none"> - Conversion to non-employment uses reflects the changing nature of employment / evolving planned urban structure. - Conversion to non-employment uses supports the local municipal planning objectives of the evolving urban structure proposed - Site is not integral to support employment land employment growth to 2051. 		
Local Municipal Council Position	No position at this time.		
<p>Recommendation: Area not identified as employment in the Regional Official Plan. Designation at the discretion of the Local Municipality.</p>			

Request#: RH1		City of Richmond Hill	
Address	1577 Major Mackenzie Drive East		
Site Area	17.60 ha		
Employment Area	Headford		
Applicant	Dorsky + Yue International, UrbanMetrics		
Owner	Rice Commercial Group, 'Mackenzie Commons'		
Nature of Request	A request to re-designate employment lands to mixed-use to facilitate the development of high-density residential and commercial uses on site.		
Summary of Assessment	<ul style="list-style-type: none"> - 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. - 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. - 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 and future surrounding employment uses adding pressure for future conversions of the adjacent parcels. - 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 not compatible with the surrounding context due to its proximity to a 400 series highway. 		
Local Municipal Council Position	Support request.		
<p>Recommendation: Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.</p>			

Request#: RH2		City of Richmond Hill	
Address	1521 19th Avenue		
Site Area	0.13 ha		
Employment Area	North Leslie		
Applicant	Humphries Planning Group Inc.		
Owner	Cedartrail Developments Inc.		
Nature of Request	A request to re-designate lands from employment to residential use.		
Summary of Assessment	<ul style="list-style-type: none"> - Conversion to permit non-employment uses recognizes that the surrounding context has changed since the lands were originally designated as employment. - Site is not integral to support employment land employment growth to 2051. 		
Local Municipal Council Position	Support request.		
<p>Recommendation: Area not identified as employment in the Regional Official Plan. Designation at the discretion of the Local Municipality.</p>			

Request#: RH3		City of Richmond Hill
Address	1585 19th Avenue	
Site Area	0.37 ha	
Employment Area	North Leslie	
Applicant	Humphries Planning Group Inc.	
Owner	Congio Enterprises Inc.	
Nature of Request	A request to re-designate lands from employment to residential use.	
Summary of Assessment	<ul style="list-style-type: none"> - Conversion to permit non-employment uses recognizes that the surrounding context has changed since the lands were originally designated as employment. - Site is not integral to support employment land employment growth to 2051. 	
Local Municipal Council Position	Support request.	
<p>Recommendation: Area not identified as employment in the Regional Official Plan. Designation at the discretion of the Local Municipality.</p>		

Request#: RH4		City of Richmond Hill	
Address	93 Edward Avenue & 500 Elgin Mills Road East		
Site Area	2.68 ha		
Employment Area	Newkirk		
Applicant	Humphries Planning Group Inc.		
Owner	Toronto Montessori Schools, 1355314 Ontario Inc.		
Nature of Request	A request to re-designate subject lands to permit the expansion of the existing private school facility with outdoor recreation area/sports field		
Summary of Assessment	<p>- 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.</p> <p>- Site should be maintained as employment however further discussions are required to explore opportunities to accommodate the proposed request</p>		
Local Municipal Council 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.		
<p>Recommendation: 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.</p>			

Request#: RH5		City of Richmond Hill	
Address	Blocks 2 and 3, 65M4080		
Site Area	2.50 ha		
Employment Area	Headford		
Applicant	Groundswell Urban Planners Inc.		
Owner	Orlando Corporation		
Nature of Request	A request to re-designate employment lands to permit automotive centres/dealerships on site.		
Summary of Assessment	<ul style="list-style-type: none"> - 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. - 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 potential for more permissive employment uses to be assessed through the development of the Region's employment policy framework. 		
Local Municipal Council Position	Conversion request not supported however the proposed use is supported and recommends staff to work with the applicant to facilitate the applicant's request through the best available means.		
<p>Recommendation: 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.</p>			

Address	10481 Yonge Street & 10537 Yonge Street	
Site Area	7.07 ha	
Employment Area	Newkirk	
Applicant	Evans Planning Inc.	
Owner	1835942 Ontario Inc.	
Nature of Request	A request to re-designate lands from employment to mixed-use or high-density residential uses.	
Summary of Assessment	<ul style="list-style-type: none"> - 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. - Conversion to permit non-employment uses recognizes that the surrounding context has changed since the lands were originally designated as employment. - Site is not integral to support employment land employment growth to 2051. 	
Local Municipal Council Position	Support request.	
<p>Recommendation: Area not identified as employment in the Regional Official Plan. Designation at the discretion of the Local Municipality.</p>		

Request#: RH7		City of Richmond Hill	
Address	West of Hwy 404, south of Major Mackenzie Drive		
Site Area	9.42 ha		
Employment Area	Headford		
Applicant	Bousfields Inc.		
Owner	Baif Developments Ltd.		
Nature of 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		
Summary of Assessment	<ul style="list-style-type: none"> - 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. - 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 conversion conversions on adjacent parcels. - 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 Municipal Council Position	Not supported.		
<p>Recommendation: Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.</p>			

Request#: RH8

City of Richmond Hill

Address	1751 19th Ave	
Site Area	4.00 ha	
Employment Area	North Leslie	
Applicant	Evans Planning	
Owner	Upper City Corporation	
Nature of Request	A request to re-designate employment lands to non-employment uses.	
Summary of Assessment	- Site has visibility from and/or is adjacent to, Highway 404, contributing to the Regional and local municipality's economic development potential. Converting this site is contrary to Regional and Provincial planning objectives.	
Local Municipal Council Position	Not supported.	
Recommendation: Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.		

Address	9893 Leslie Street	
Site Area	0.48 ha	
Employment Area	Headford	
Applicant	Urban Growth Inc.	
Owner	Carefirst Seniors and Community Services Association	
Nature of Request	<p>A request to re-designate employment lands to a campus of care including integrated care facilities such as a primary care family practice centre, pharmacy, elderly person centre, office space, and 96 bed long-term care centre.</p>	
Summary of Assessment	<ul style="list-style-type: none"> - A non-employment use is appropriate, has minimal impact on adjacent employment uses, and is compatible with the surrounding context. - Conversion provides an appropriate transition between the employment area and the adjacent non-employment uses. 	
Local Municipal Council Position	<p>Support request.</p>	
<p>Recommendation: Area not identified as employment in the Regional Official Plan. Request approved by Regional Council on February 27, 2020. Designation at the discretion of the Local Municipality.</p>		

Request#: RH10		City of Richmond Hill
Address	100 & 115 – 140 York Boulevard	
Site Area	2.66 ha	
Employment Area	Beaver Creek	
Applicant	Urban Strategies Inc.	
Owner	Crestpoint Real Estate (YYC) Inc.	
Nature of Request	A request to re-designate employment lands to mixed-use including residential.	
Summary of Assessment	<p>-Site is part of a larger contiguous employment area, and the introduction of additional residential, 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.</p> <p>-Site is in proximity 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.</p> <p>- There are existing residential uses immediately north. Policies in the City of Richmond Hill Official plan permit a mix of employment uses including office, hotels, convention centres, automotive services, community facilities such as government offices, public facilities and daycares integrated into office buildings, parks and urban squares.</p>	
Local Municipal Council Position	Support request.	
<p>Recommendation: Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.</p>		

Address	Northeast Corner of Highway 7 and Leslie Street	
Site Area	7.59 ha	
Employment Area	East Beaver Creek	
Applicant	MGP Malone Given Parsons	
Owner	Parkway Hotels and Convention Centre Inc.	
Nature of Request	<p>A request to re-designate the subject lands from employment to non-employment uses to recognize the current non-employment permissions in the City of Richmond Hill's Official Plan and the existing mixed use function of the lands.</p>	
Summary of Assessment	<ul style="list-style-type: none"> - There are existing residential developments within the lands and an existing City of Richmond Hill's Official Plan policy permits additional residential apartment uses where there are existing hotel uses provided they are integrated vertically within a hotel building. - Permitting the conversion of these lands acknowledges existing residential permissions and will provide opportunity for a more complete mixed use complex while minimizing impact on the remaining employment lands and without compromising prime highway 404 employment frontage. 	
Local Municipal Council Position	<p>Support request.</p>	

Recommendation: Area not identified as employment in the Regional Official Plan. Designation at the discretion of the Local Municipality.

Request#: RH10 / RH11		City of Richmond Hill
Address	North of Highway 7, West of Highway 404	
Site Area	32 ha	
Employment Area	Beaver Creek	
Applicant	City of Richmond Hill	
Owner	Various landowners	
Nature of Request	To convert the lands bounded by Leslie Street to the west, East Pearce Street and Norman Bethune Avenue to the north, Highway 404 to the east and Highway 7 to the south to a mixed-use designation	
Summary of Assessment	<p>- 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.</p> <p>- 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 the location of conversion request RH11) where there are existing hotel uses provided they are integrated vertically within a hotel building.</p> <p>- Site is part of a larger contiguous employment area, and the addition of non-employment 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.</p>	
Local Municipal Council Position	Support request.	
<p>Recommendation: A portion of the lands are recommended for conversion to non-employment uses. Designate remainder as employment in the Regional Official Plan.</p>		

Request#: V1		City of Vaughan	
Address	1950 and 1970 Highway 7		
Site Area	2.13 ha		
Employment Area	Keele		
Applicant	Brookvalley Project Management Inc.		
Owner	Various landholdings in Concord GO Center Secondary Plan area		
Nature of Request	A request to re-designate lands from "Employment Commercial Mixed-Use" to "Mixed-Use Commercial/Residential".		
Summary of 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 Municipal Council Position	Support request.		
<p>Recommendation: Area not identified as employment in the Regional Official Plan. Designation at the discretion of the Local Municipality.</p>			

Request#: V3		City of Vaughan
Address	233 Four Valley Drive & 1040-1080 Edgeley Boulevard, Vaughan	
Site Area	5.9 ha	
Employment Area	Vaughan 400 North	
Applicant	Weston Consulting	
Owner	Unknown	
Nature of Request	A request to re-designate employment land to support mixed-use development on site	
Summary of Assessment	<p>- 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.</p> <p>- 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.</p> <p>- There are sufficient designated lands to support non-employment uses adjacent to the site in the Vaughan Mills Secondary Plan area.</p>	
Local Municipal Council Position	Support request.	
<p>Recommendation: Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.</p>		

Request#: V4		City of Vaughan
Address	11, 27 and 37 Jacob Keefer Parkway	
Site Area	1.01 ha	
Employment Area	Tutor West	
Applicant	Humphries Planning Group Inc.	
Owner	Robvit Developments Inc.	
Nature of Request	A request to permit residential and/or commercial mixed use on the subject lands currently designated as “Employment Commercial Mixed-use” in the 2010 Vaughan Official Plan.	
Summary of Assessment	<ul style="list-style-type: none"> - 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. - 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. 	
Local Municipal Council Position	Support request.	
<p>Recommendation: Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.</p>		

Request#: V5		City of Vaughan
Address	7625 Martin Grove Road & 211 Woodstream Boulevard	
Site Area	1.84 ha	
Employment Area	West Woodbridge	
Applicant	KLM Planning Partners Inc.	
Owner	716051 Ontario Limited & 1214420 Ontario Limited	
Nature of Request	A request to re-designate lands from employment to mid-rise mixed-use.	
Summary of Assessment	<p>- 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.</p> <p>- 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</p>	
Local Municipal Council Position	Support request.	
<p>Recommendation: Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.</p>		

Request#: V6		City of Vaughan	
Address	661 & 681 Chrislea Road		
Site Area	1.63 ha		
Employment Area	Weston 400		
Applicant	Weston Consulting		
Owner	Battcorp Holdings (Vaughan) Ltd. (Battista)		
Nature of Request	A request to re-designate the subject lands from employment to residential uses.		
Summary of Assessment	<ul style="list-style-type: none"> - 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. - 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. - The introduction of non-employment uses, such as residential, is not compatible with the surrounding context due to its proximity to Hwy 400. 		
Local Municipal Council Position	Not supported.		
<p>Recommendation: Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.</p>			

Request#: V7		City of Vaughan	
Address	Block 34W and 35, Lots 26 through 35, Concession 5 and Lot 1 King Concession 5		
Site Area	292.3 ha* based on June 1 st , 2020 submission		
Employment Area	Highway 400 North (ROPA 52)		
Applicant	Humphries Planning Group		
Owner	Vaughan 400 North Landowners Group Inc.		
Nature of Request	A request to re-designate the subject lands from employment to residential uses.		
Summary of Assessment	<ul style="list-style-type: none"> - 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. - 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. - 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. - 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&D business investments. Preserving employment lands in proximity to the hospital is vital for prospective employers to supported innovation and economic clustering. -Conversion would result in the removal of 78% of the Highway 400 North – North West and North East employment areas. This has the potential to negatively impact the viability and attractiveness of the remaining employment lands from an economic development perspective. -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 -The conversion would constrain the remaining employment lands with potential land use conflicts and access issues. 		
Local Municipal Council Position	Support request.		
<p>Recommendation: Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.</p>			

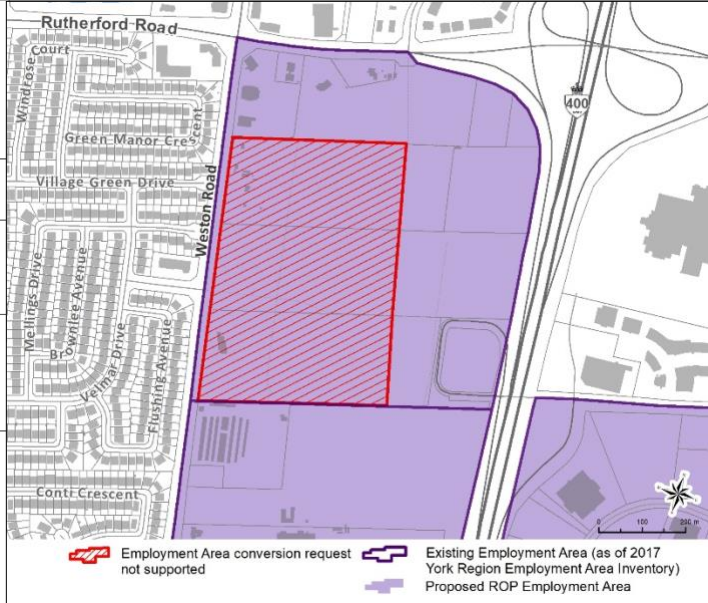
Request#: V8

City of Vaughan

<p>Address</p>	<p>8083 Jane Street</p>	
<p>Site Area</p>	<p>1.76 ha</p>	
<p>Employment Area</p>	<p>Vaughan 400</p>	
<p>Applicant</p>	<p>DLA Piper</p>	
<p>Owner</p>	<p>Unknown</p>	
<p>Nature of Request</p>	<p>A request to re-designate lands from Prestige and General Employment to mixed-use.</p>	
<p>Summary of Assessment</p>	<p>- Entire perimeter of the site is surrounded by lands designated for employment uses. The introduction of a non-employment use would destabilize and/or impact the existing and/or future viability of the employment area.</p>	
<p>Local Municipal Council Position</p>	<p>Not supported.</p>	
<p>Recommendation: Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.</p>		

<p>Address</p>	<p>8821 Weston Road</p>	
<p>Site Area</p>	<p>3.66 ha</p>	
<p>Employment Area</p>	<p>Weston 400 North</p>	
<p>Applicant</p>	<p>Weston Consulting</p>	
<p>Owner</p>	<p>Designscape Enterprises Ltd.</p>	
<p>Nature of Request</p>	<p>A request to re-designate subject lands from Prestige Employment to Employment Commercial – Mixed use.</p>	
<p>Summary of Assessment</p>	<p>- 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.</p> <p>- 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.</p>	
<p>Local Municipal Council Position</p>	<p>Not supported.</p>	
<p>Recommendation: 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</p>		

Request#: V10 City of Vaughan	
Address	Part of Lot 14 and 15, Concession 5
Site Area	25 ha
Employment Area	Vaughan Mills Centre
Applicant	Miele Developments
Owner	Vaughan Mills Mixed Use Centre Landowners Group
Nature of Request	A request to re-designate the subject lands from employment to residential/mixed-use.
Summary of Assessment	<ul style="list-style-type: none"> - 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. - 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. - 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.
Local Municipal Council Position	Not supported.
Recommendation: Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.	



Request#: V11

City of Vaughan

<p>Address</p>	<p>6241 Rutherford Road</p>	
<p>Site Area</p>	<p>8.18 ha</p>	
<p>Employment Area</p>	<p>West Vaughan – Huntington East</p>	
<p>Applicant</p>	<p>Weston Consulting</p>	
<p>Owner</p>	<p>Di Poce Management Limited</p>	
<p>Nature of Request</p>	<p>A request to convert employment lands from the current Prestige Employment designation to commercial/recreational mixed land use.</p>	
<p>Summary of Assessment</p>	<ul style="list-style-type: none"> - Entire perimeter of the site is surrounded by lands designated for employment uses. The introduction of a non-employment use would destabilize and/or impact the existing and/or future viability of the employment area - 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. 	
<p>Local Municipal Council Position</p>	<p>Support request.</p>	
<p>Recommendation: 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</p>		

<p>Address</p>	<p>2739 Highway 7</p>	
<p>Site Area</p>	<p>0.34 ha</p>	
<p>Employment Area</p>	<p>Jane South</p>	
<p>Applicant</p>	<p>Humphries Planning</p>	
<p>Owner</p>	<p>2276771 Ontario Inc.</p>	
<p>Nature of Request</p>	<p>A request to convert employment lands to residential uses.</p>	
<p>Summary of Assessment</p>	<ul style="list-style-type: none"> - The site is in close proximity to the CN MacMillan yard located to the east and is surrounded by traditional employment uses. Permitting non-employment uses would create compatibility issues with surrounding employment uses. Sites in this area should be retained as employment as they require separation from sensitive uses including residential sensitive to noise and/or odour. - There are sufficient designated lands to support non-employment uses in close proximity to the subject site. - 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. 	
<p>Local Municipal Council Position</p>	<p>Not supported.</p>	
<p>Recommendation: Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.</p>		

<p>Address</p>	<p>2267 Highway 7 & 7700 Keele Street</p>	
<p>Site Area</p>	<p>5.50 ha</p>	
<p>Employment Area</p>	<p>Keele</p>	
<p>Applicant</p>	<p>KLM Planning</p>	
<p>Owner</p>	<p>Seven Keele Ltd/ 7700 Keele St. Ltd</p>	
<p>Nature of Request</p>	<p>A request to re-designate the subject lands to residential/ mixed-use.</p>	
<p>Summary of Assessment</p>	<ul style="list-style-type: none"> - 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. - There are sufficient designated lands to support non-employment uses in close proximity to the subject site. - 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. 	
<p>Local Municipal Council Position</p>	<p>Support request.</p>	
<p>Recommendation: Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.</p>		

Address	156 Chrislea Road & 15 Jevlan Drive	
Site Area	1.49 ha	
Employment Area	Weston 400	
Applicant	Land Solutions Ontario	
Owner	FDF Investments/Playcor Holdings	

Nature of Request
 A request to allow greater flexibility in the permitted uses including more retail and service commercial type uses.

Summary of Assessment

- 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.
- 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 assessed through the development of the Region's employment policy framework.
- Site is in proximity to Highway 400, contributing to its economic development potential and supporting goods movement. Converting this site is contrary to Regional and Provincial planning objectives.

Local Municipal Council Position
 Not supported.

Recommendation: 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#: V15		City of Vaughan
Address	201 Millway Avenue	
Site Area	1.92 ha	
Employment Area	Vaughan 400	
Applicant	John Zipay and Associates	
Owner	York Region Condominium Corporation 945	
Nature of Request	A request to re-designate lands from Prestige Employment to a mixed-use designation.	
Summary of Assessment	<ul style="list-style-type: none"> - Site is part of a larger contiguous employment area, and the introduction of non-employment uses, such as residential, 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 - Portage Parkway currently serves as a logical boundary between VMC and the employment area - 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 uses to be assessed through the development of the Region's employment policy framework. 	
Local Municipal Council Position	Support request.	
<p>Recommendation: Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.</p>		


Request#: V16

City of Vaughan

Address	163 & 175 Bowes Road	
Site Area	5.91 ha	
Employment Area	Keele	
Applicant	Weston Consulting	
Owner	Unknown	
Nature of Request	A request to re-designate lands from employment to a mixed-use.	
Summary of Assessment	<p>- Lands south of Oster Lane are within Deferral Area A of the Concord GO Centre Secondary Plan. Conversion of these lands to non-employment uses supports the local municipal planning objectives of the evolving urban structure proposed through the Concord GO Secondary Plan. Lands south of Oster Lane to be designated at the discretion of the Local Municipality.</p> <p>- The lands north of Oster Lane to be designated as employment in the Regional Official Plan. These lands are part of a larger contiguous employment area and non-employment uses would destabilize and/or adversely affect the overall viability of existing and/or future employment uses in the employment area</p>	
Local Municipal Council Position	Support request for entire conversion area.	
<p>Recommendation: A portion of the lands are recommended for conversion to non-employment uses. Designate remainder as employment in the Regional Official Plan.</p>		

Request#: V17

City of Vaughan

Address	4600 Steeles Ave West	
Site Area	3.00 ha	
Employment Area	Steeles West	
Applicant	MHBC Planning	
Owner	Ricbru Investments Inc.	
Nature of Request	A request to re-designate "Employment Commercial Mixed Use" lands to facilitate mixed use development on site.	
Summary of Assessment	- Conversion to non-employment uses is reflective of the evolving local urban structure, will likely have minimal impact on adjacent employment uses and results in a more logical employment area boundary.	
Local Municipal Council Position	Support request.	
Recommendation: Area not identified as employment in the Regional Official Plan. Designation at the discretion of the Local Municipality.		

Request#: V18

City of Vaughan

Address	7777 Keele St and 2160-2180 Highway 7	
Site Area	6.20 ha	
Employment Area	Keele	
Applicant	MHBC Planning	
Owner	Steele Valley Developments Limited and Bonneville Homes Limited.	
Nature of Request	A request to re-designate "Employment Commercial Mixed Use" lands to facilitate mixed use development on site.	
Summary of Assessment	<ul style="list-style-type: none"> - 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. - There are sufficient designated lands to support non-employment uses in close proximity to the subject site. - 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. 	
Local Municipal Council Position	Support request.	
<p>Recommendation: Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.</p>		

Address	31 Jevlan Drive and 172 Chrislea Road	
Site Area	1.03 ha	
Employment Area	Weston 400	
Applicant	Weston Consulting	
Owner	Luana Colalillo	

Nature of Request
 A request to broaden land permission to allow for a greater range of development opportunities on the subject lands.

Summary of Assessment

- 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.
- 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 assessed through the development of the Region's employment policy framework.
- Site is in proximity to Highway 400, contributing to its economic development potential and supporting goods movement. Converting this site is contrary to Regional and Provincial planning objectives.

Local Municipal Council Position
 Not supported.

Recommendation: 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#: V20		City of Vaughan
Address	7171 Jane Street	
Site Area	9.93 ha	
Employment Area	Beechwood	
Applicant	Stellarbridge Management Inc.	
Owner	Stellarbridge, ARG Group of Companies	
Nature of Request	Request that lands be re-designated from their current employment designation to a mixed-use designation permitting higher density residential and commercial uses.	
Summary of Assessment	<ul style="list-style-type: none"> - 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. - 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. - The introduction of non-employment uses, such as residential, is not compatible with the surrounding context 	
Local Municipal Council Position	Not supported.	
<p>Recommendation: Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.</p>		

Request#: V21

City of Vaughan

Address	140 Doughton Road	<p>Maplecreek Road Highway 7 Doughton Road Greffrystone Road Freshway Drive</p> <p> Employment Area conversion request supported Existing Employment Area (as of 2017 York Region Employment Area Inventory) Proposed ROP Employment Area </p>
Site Area	0.31 ha	
Employment Area	Jane South	
Applicant	Weston Consulting	
Owner	Omer Investments Inc.	
Nature of Request	Request to convert the site from the General Employment designation to the Station Precinct designation within the Vaughan Metropolitan Centre Secondary Plan boundary Review.	
Summary of Assessment	- Conversion to non-employment uses is reflective of the evolving local urban structure, will likely have minimal impact on adjacent employment uses and results in a more logical employment area boundary.	
Local Municipal Council Position	Support request.	
<p>Recommendation: Area not identified as employment in the Regional Official Plan. Designation at the discretion of the Local Municipality.</p>		

Request#: V22		City of Vaughan	
Address	2067 & 2077 Rutherford Road, 696 Westburne Drive		
Site Area	1.04 ha		
Employment Area	Tudor West		
Applicant	KLM Planning Partners Inc.		
Owner	Arcovit Holdings Inc.		
Nature of Request	Allow for the re-designation of subject lands to allow for a mixed use high density residential development.		
Summary of Assessment	<ul style="list-style-type: none"> - 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. - The introduction of non-employment uses, such as residential, is not compatible with the surrounding context 		
Local Municipal Council Position	Support request.		
<p>Recommendation: Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.</p>			

Request#: V23		City of Vaughan
Address	2780 Highway 7	
Site Area	0.75 ha	
Employment Area	Vaughan 400	
Applicant	Evans Planning Inc.	
Owner	2780 Highway 7 Investments	
Nature of Request	A request to allow for the conversion of the lands from employment to also permit residential uses.	
Summary of Assessment	<ul style="list-style-type: none"> - 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 - There are sufficient designated lands to support non-employment uses in close proximity to the subject site. - 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. 	
Local Municipal Council Position	Not supported.	
<p>Recommendation: Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.</p>		

Request#: V24

City of Vaughan

Address	705 Applewood Cres, 200/225/207 Edgeley Blvd, 10/11/27/38 Buttermilk Ave, 190/212 Millway Ave	
Site Area	7.54 ha	
Employment Area	Vaughan 400	
Applicant	Malone Given Parsons Ltd.	
Owner	Portage Landowners Group	

Nature of Request
A request to convert the employment lands to non-employment uses to recognize its location as a transitional area from the Vaughan Metropolitan Centre (VMC).

Summary of Assessment

- 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.
- The conversion would impact a currently logical employment boundary.
- 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 uses to be assessed through the development of the Region's employment policy framework.

Local Municipal Council Position
Support request.

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

Request#: V25		City of Vaughan	
Address	Part of Lots 4 and 5, Concession 9		
Site Area	7.32 ha		
Employment Area	Highway 427 West		
Applicant	KLM Planning Partners Inc.		
Owner	1406979 Ontario Inc. (affiliate of the ZZEN Group)		
Nature of Request	Lands are currently designated Employment Commercial Mixed Use. Proposing to retain some employment area, and convert remainder to high density residential including eleven 35-storey residential towers.		
Summary of Assessment	<ul style="list-style-type: none"> - 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. - 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. - 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. 		
Local Municipal Council Position	Support request.		
<p>Recommendation: Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.</p>			

Request#: V26		City of Vaughan
Address	2104 Highway 7	
Site Area	2.4 ha	
Employment Area	Keele	
Applicant	Weston Consulting	
Owner	York Region Condominium Corporation 549 ("YRCC 549")	
Nature of Request	A request to re-designate the subject lands to a mixed-use.	
Summary of Assessment	<ul style="list-style-type: none"> - 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. - There are sufficient designated lands to support non-employment uses in close proximity to the subject site. - 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. 	
Local Municipal Council Position	Support request.	
<p>Recommendation: Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.</p>		

Request#: V27		City of Vaughan
Address	80, 82 & 220 Doney Crescent	
Site Area	4.16 ha	
Employment Area	Keele	
Applicant	Brookvalley Project Management Inc., Frank Filippo	
Owner	Doney 80 Corp and Doney Hill Holdings Inc	
Nature of Request	A request to re-designate the subject lands to residential/mixed use. To be considered along with conversion request V13.	
Summary of Assessment	<ul style="list-style-type: none"> - Entire perimeter of the site is surrounded by lands designated for employment uses. The introduction of a non-employment use would destabilize and/or impact the existing and/or future viability of the employment area. - 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. - There are sufficient designated lands to support non-employment uses in close proximity to the subject site. 	
Local Municipal Council Position	Not supported.	
<p>Recommendation: Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.</p>		

Request#: V28

City of Vaughan

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

Request#: V29		City of Vaughan	
Address	7250 Keele Street		
Site Area	8.54 ha		
Employment Area	Keele		
Applicant	Weston Consulting		
Owner	York Region Standard Condominium Corporation No. 1311		
Nature of Request	A request to permit greater retail permission on the property.		
Summary of Assessment	<ul style="list-style-type: none"> - 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. - 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. - Site should be maintained as employment however further discussions are required to explore opportunities to accommodate the proposed request 		
Local Municipal Council Position	Not supported.		
<p>Recommendation: Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.</p>			

Request#: V30

City of Vaughan

<p>Address</p>	<p>20 Roysun Road</p>	
<p>Site Area</p>	<p>0.8 ha</p>	
<p>Employment Area</p>	<p>West Woodbridge</p>	
<p>Applicant</p>	<p>Weston Consulting</p>	
<p>Owner</p>	<p>Co-Mart Holdings Limited</p>	
<p>Nature of Request</p>	<p>Proposes intensification of the site with a broader range and mix of uses including office, commercial and residential uses.</p>	
<p>Summary of Assessment</p>	<ul style="list-style-type: none"> - 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. - 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. 	
<p>Local Municipal Council Position</p>	<p>Support request.</p>	
<p>Recommendation: Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.</p>		

Request#: WS1		Town of Whitchurch-Stouffville	
Address	12049 Highway 48		
Site Area	18.20 ha		
Employment Area	Stouffville South		
Applicant	Corebridge Development Corp		
Owner	Zhawd Corporation		
Nature of Request	A request to re-designate the subject lands to allow for mixed use residential and commercial development.		
Summary of Assessment	- Site's role as employment land is not of Regional significance and is more appropriately designated at the local level.		
Local Municipal Council 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		
<p>Recommendation: Area not identified as employment in the Regional Official Plan. Designation at the discretion of the Local Municipality.</p>			

Request#: WS2		Town of Whitchurch-Stouffville	
Address	300 Rougeview Avenue		
Site Area	11.0 ha		
Employment Area	Stouffville South		
Applicant	MHBC Planning		
Owner	SmartCenters		
Nature of Request	<p>Proposal to allow for a mixed-use district and innovation hub which accommodates a mix of office, industrial, retail, residential and park space.</p>		
Summary of Assessment	<p>- Site's role as employment land is not of Regional significance and is more appropriately designated at the local level.</p>		
Local Municipal Council Position	<p>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.</p>		
<p>Recommendation: Area not identified as employment in the Regional Official Plan. Designation at the discretion of the Local Municipality.</p>			