

July 22, 2020

MGP File: 19-2797

Regional Municipality of York
17250 Yonge Street
Newmarket, ON L3Y 6Z1

via email: regionalclerk@york.ca

**Attention: Regional Clerk
Mayor and Members of Council**

**RE: Amendment 1 to the Growth Plan
2955 King Road, King City, Township of King
King Hill Inc. Employment Land Conversion Request**

We are writing on behalf of our client to express our general support for the proposal of the Minister of Municipal Affairs and Housing respecting Amendment 1 to the Growth Plan for the Greater Golden Horseshoe (A Place to Grow) and the Proposed Land Needs Assessment Methodology for the Greater Golden Horseshoe. We also support an amendment to the Planning Act to allow Landowner Appeals on Municipal Comprehensive Reviews and Conversions.

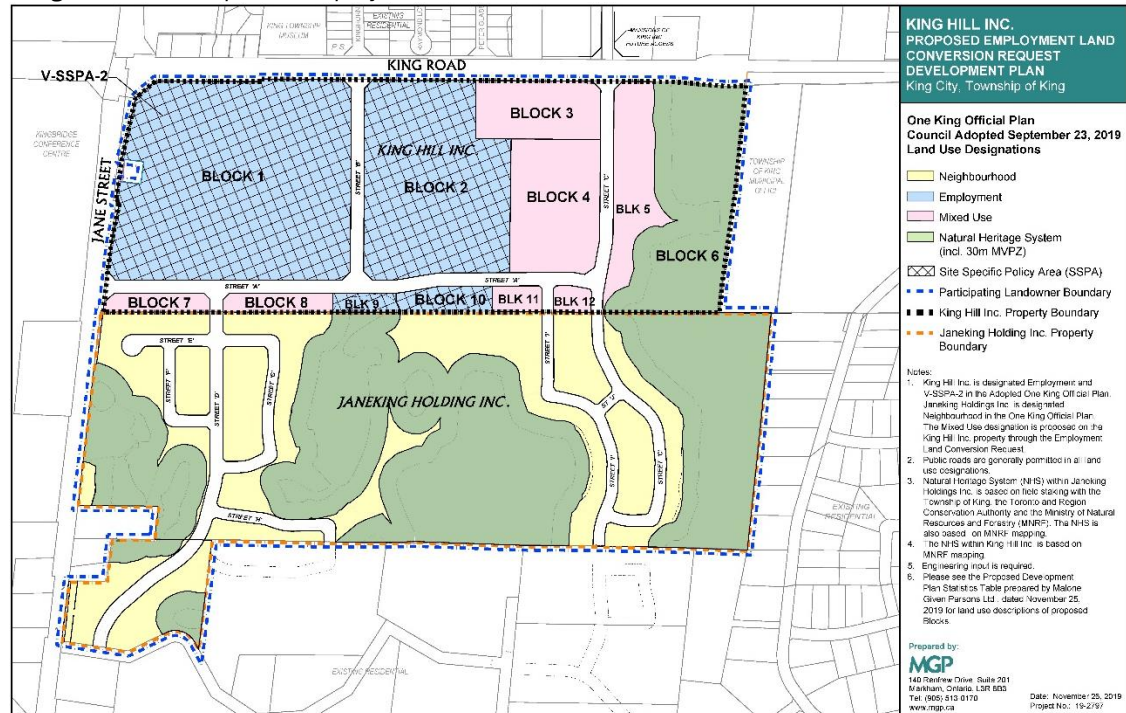
In 2019, King Hill Inc. submitted an employment land conversion request to the Region of York for the property noted above in King City on the basis that the planned jobs for the lands can be accommodated in a smaller area. The property was designated as employment by the Township over 20 years ago and remains vacant. The lands proposed to be converted will be used for a mix of commercial and residential uses.

Consultation took place with Township of King Planning staff regarding the proposed employment land conversion. The conversion request was subsequently revised. Township staff prepared a report dated December 2, 2019 for Township Committee of the Whole where subject to comments and conditions in the report, Planning staff are generally supportive of the revised employment conversion request to convert approximately 9.95 hectares of employment lands to non-employment uses.

The proposed conversion meets The Growth Plan and York Regional Employment Area conversion criteria. The proposed conversion will achieve more jobs than will be achieved using the Region of York's 30 jobs per net hectare estimate for King City. The conversion is supported by existing infrastructure, improves the viability of the employment area, and improves access and compatibility with the surrounding existing and proposed residential community. The conversion of the subject site will facilitate a comprehensive and integrated approach to

planning and developing the lands within the southeast quadrant of Jane Street and King Road and will provide the Township with a gateway into the Community of King City.

King Hill Lands Proposed Employment Conversion



Source: Township Staff Report to the Committee of Whole, December 2, 2019

The conversion request has general support of the Township of King as demonstrated in the attached report. We continue to request that the conversion of the King Hill lands be considered as part of the Region's ongoing Municipal Comprehensive Review (MCR) and that the Region permit the employment land conversion.

Yours very truly,

Malone Given Parsons Ltd.

Don Given, MCIP, RPP

cc: Bruce Macgregor, Chief Administrative Officer, Region of York
Paul Freeman, Chief Planner, Planning and Economic Development
Sandra Malcic, Director, Long Range Planning, Region of York
Paul Bottomley, Manager, Policy, Research and Forecasting, Region of York
Stephen Naylor, Director of Planning, Township of King
Nick Cortellucci, Frank Filippo and Thomas Kilpatrick, King Hill Inc.

Att/1



THE CORPORATION OF THE TOWNSHIP OF KING
REPORT TO COMMITTEE OF THE WHOLE

Monday, December 2, 2019

Planning Department Report P-2019-44

**RE: Employment Area Conversion Requests - Update
York Region Municipal Comprehensive Review (MCR)
Policy Planning File # PP-2018-05**

1. RECOMMENDATIONS:

The Planning Department respectfully submits the following recommendations:

- a) THAT Council endorses Planning Staff's comments outlined in this Report on the three (3) employment area conversion requests received by York Region concerning lands in King Township;
- b) THAT Township Planning staff submit the comments contained herein, and any additional comments, arising from the December 2, 2019 Committee of the Whole meeting, to York Region Planning Staff;
- c) THAT correspondence submitted to the Township in relation to the Employment Area Conversion Requests be received.

2. PURPOSE:

The purpose of this Report is to (i) provide information and an update to Council on three (3) employment area conversion requests that have been submitted to York Region for consideration through their Municipal Comprehensive Review (MCR) process, (ii) present Planning Staff comments on the conversion requests, and (iii) seek Council's input on the requests. Comments are to be submitted to the Region for their consideration.

3. BACKGROUND

On June 24, 2019, Planning Staff reported to Council on the two (2) employment conversion requests in King (one in both King City and Nobleton) that were received by York Region through the Municipal Comprehensive Review (MCR) process ([Planning Report # P-2019-20](#)). The report highlighted:

- the importance of King's employment areas for the long-term economic vitality of the Township, building complete communities, and to achieving employment growth forecast;
- that York Region will be mapping employment areas, updating the employment policy framework and forecast, and establishing employment area density targets in the Regional Official Plan (ROP), as required by the Growth Plan;
- background information on the provincial policy framework regarding employment areas; and
- the changing nature of employment within York Region and beyond, as highlighted in York Region's report titled "[Planning for Employment Background Report](#)".

PLANNING REPORT P-2019-44**PAGE 2**

Since Planning Staff reported to Council June 2019, York Region received an additional (third) site-specific employment conversion request for lands in Schomberg. This Report summarizes and provides Staff comments on the following three site-specific employment conversion requests:

1. 2955 King Road, King City, King Hill Inc.
2. 12805 Highway 27, Nobleton, Boyntons
3. 17125 Highway 27, Schomberg, Daraban Holdings Ltd. (*new*)

York Region is assessing requests throughout the Region for employment area conversions in phases. In the first phase, York Region Staff assessed the requests based on employment area conversion criteria that was endorsed by Regional Council in March 2019. Individual letters were sent to each landowner informing them of Regional Staff's preliminary Phase 1 recommendation based on this criteria evaluation. For all three (3) employment conversion requests in King Township, the Region's preliminary recommendations identified that the lands are not recommended for conversion to non-employment uses, based on a strict application of the Region's criteria (Appendix A).

In September 2019, Regional staff coordinated meetings with two of the landowners (Boynton and King Hill Inc.) and Township Planning Staff to discuss their initial evaluation and explain Phase 2 of the process. York Region Staff coordinated a later meeting date for the conversion request in Schomberg; however, the meeting was canceled due to a lack of confirmation and communication by the landowner.

Phase 2 of the evaluation process is in progress and includes a broader analysis of the employment lands, their context within the regional and local structure, implications of the land budget and infrastructure, and the changing nature of job delivery. The Region has advised that some site-specific conversion requests that were not initially supported in the first phase may be viewed differently as a result of broader discussions and objectives regarding employment area designations. The Region has identified that a comprehensive analysis of the potential servicing implications of the conversions will also form part of the Phase 2 analysis.

Consideration of materials submitted in support of the site-specific conversion requests is continuing into Phase 2. Regional Staff are also continuing to consider local municipal Staff input and/or local municipal Council recommendations. Upon completion of Phase 2, the results of the Regional Staff assessment will be presented to Regional Council with recommendations, anticipated to be in the first quarter of 2020.

The Region has asked local municipalities to provide feedback on the requests through Phase 2 of the process before the end of 2019. This report outlines Township Planning Staff's comments on the conversion requests and does not recommend any definitive actions, as the Region will ultimately make a decision on the conversion requests. The updated MCR workplan identifies that Regional Staff will be reporting to Regional Council on Planning for Growth (including draft forecast and land needs, and employment conversion recommendations) in the first quarter of 2020. A final report on Planning for Employment (final recommendations) is expected in the second quarter of 2020. The Region is anticipating releasing a draft Official Plan by the fourth quarter of 2020.

4. DISCUSSION & COMMENTS:

For the first time because of recent changes to Provincial policy, York Region is required to designate employment areas in the Regional Official Plan. Previously, only local municipal Official Plans delineated employment areas. The Growth Plan, in accordance with the PPS,

contains policies restricting the conversion of employment areas only through a Municipal Comprehensive Review (MCR).

4.1 Regional Context

Through the MCR, the Region is updating the population and employment forecasts from 2031 to 2041, and distributing the York Region forecast of 1.79 million people and 900,000 jobs to nine local municipalities, including King Township. A Regional land needs assessment will determine the amount of urban lands necessary to accommodate the growth across the Region. Conversion of employment lands to residential can impact the land needs assessment and can impact the timing, and/or need of future infrastructure projects. The Region has raised concerns that converting a significant amount of land originally not contemplated to accommodate population could potentially result in an oversupply of greenfield lands resulting in a conformity conflict with the Growth Plan.

The Region has received 58 employment conversion requests as of September 2019, which are illustrated in Appendix B, to this Report. The Region requests any additional requests for employment conversions be submitted no later than November 29, 2019 and has advised that any requests received after this date will be referred to the next MCR.

In May 2019, Regional Staff presented a report to Regional Council titled *"Planning for Employment Background Report"*. The Report and attachments provide an overview of recent and anticipated employment trends and key findings in York Region, and from a global jurisdictional scan on planning for employment. Key findings highlighted in the report identify that the globalization of markets, automation, and the 'digital economy' are key drivers reshaping the economy in the Greater Golden Horseshoe. The shift towards automation is resulting in less demand for lower skill and routine-based work, and fostering growth in high skilled and knowledge-intensive industries (such as business services, professional, scientific and technological services, finance, and insurance). Office space is also being re-defined as a result of computer and digital technologies, including the need for a decreasing amount of floor space per worker.

Locational preferences and the nature of work are also having an impact. Locational preference factors include employee preferences of the millennial workforce, transit connections, and access to a range of amenities. The Region's Report also notes that there has been an increase in self-employment and the number of people working at home or with no fixed workplace address, and in contract or part-time capacity. Increasing office uses and intensification of floor space/worker are resulting in higher density employment areas across the Region. The Region's Report notes, based on a global scan and emerging trends, that increasing flexibility of uses along corridors, and improving the built form, are two common approaches to increasing the attractiveness of employment areas. The Report concludes that planning for future employment growth through the employment forecast and policy update, and through the protection of employment areas, will continue to be important in accommodating demands. Increasing flexibility in strategic locations and improving the built form of employment areas will also be an important policy consideration.

While there are general trends in the changing nature of employment, Regional Staff has recognized that within the Regional context there are still a number of economic sectors, with varying needs, including manufacturing and warehousing. Some sectors are not always compatible with residential or other non-employment uses due to noise, odours, emissions, or heavy truck traffic. The Region is seeking to maintain a variety of types of employment lands to continue to support existing uses and allow new uses to establish which may have some locational criteria, while limiting impacts on sensitive lands uses (residential and institutional).

Regional Staff recognizes that in certain locations, there is a greater desire for more amenities in or adjacent to employment areas, and the potential for mixed-use designations. As such, Regional Staff are taking a comprehensive look at the requests in the context of local municipal and regional objectives to determine the appropriate extent of the employment area designations and associated policy provisions (i.e. permitted uses).

The Region's criteria for evaluating employment area conversion requests (Appendix A) in Phase 2 can be organized into five core principles:

- **Supply:** Maintaining an adequate and diverse supply of vacant employment parcels of various sizes and characteristics is vital to meeting Regional and long-term employment area needs, including protecting lands beyond the 2041 planning horizon
- **Viability:** refers to the ability of an employment area to operate successfully and sustain success over the long-term
- **Access:** Protection of sites within the vicinity of major highways, rail yards and airports is important for goods-movement purposes and desirable from an economic development perspective
- **Infrastructure:** Ensuring existing or planned infrastructure such as sewage, water, energy and transportation, as well as public service facilities, are in place
- **Region-wide interests:** Ensuring Regional and local planning objectives are not compromised and considered across regional boundaries (if applicable)

The Region will ultimately make recommendations on the conversion requests as part of the lands needs assessment, and will map employment lands in the Regional Official Plan accordingly, along with developing an employment policy framework and density targets. The Province is the approval authority for the Regional Official Plan.

4.2 Local Context

King Township's employment areas are an important component of the long-term economic vitality of the Township, building complete communities, and to achieving the employment growth forecast. The Township has designated employment lands in each of the Villages of King City, Nobleton and Schomberg. Protecting employment lands within each of the Township's Villages will contribute towards creating a competitive economic environment, complete communities, and the Township's economic sustainability through a diversification in the tax base. Maintaining a healthy supply of employment lands is integral to attracting businesses and employees to the Township.

York Region's MCR process offers the Township an opportunity to evaluate all employment lands within the Township, including the location and configuration thereof. It also offers the opportunity for the Township to participate in the Region's development of employment policy framework, which will ultimately outline density targets for employment lands and provide direction to local municipalities on the range and types of permitted employment uses and corresponding policies.

As part of the Township's recent Official Plan Review, Watson & Associates Economists Ltd. prepared a background report title [Township of King Population, Housing and Employment Forecast Update 2016 to 2031](#), (Watson Report) dated August 28, 2019. The Watson Report provides valuable information regarding the historical and future employment growth in the Township.

The Watson Report identifies that a portion of the employment growth in King Township is linked to population growth. This portion of the employment growth is referred to as 'population-

related employment' and occurs in sectors such as retail, personal service, and institutional employment uses which provide services to existing residents. Industrial and office commercial employment is not as closely linked to population growth as population-related employment uses. The industrial and commercial office employment tends to be more influenced by broader market conditions (i.e. economic competitiveness, transportation access, distance to employment markets and available labour force), as well as local site characteristics, such as servicing capacity, highway access and exposure, site size/configuration, physical conditions and site location. The Watson Report notes that industrial employment is not anticipated to increase in direct proportion to population growth, and is based on the following key economic indicators:

- macro-economic and regional employment trends;
- historical industrial employment growth and absorption rates within King Township;
- anticipated regional and local economic drivers of industrial and office commercial employment growth; and
- quality of available serviced and serviceable industrial land supply.

The Watson Report identifies that roughly two-thirds of the total Township-wide employment increase identified between 2016 and 2031 is anticipated to occur within the population-related sectors including commercial, institutional, work at home and no-fixed-place-of-work. The remaining one-third of employment growth is forecast to be accommodated in the industrial sector (on employment lands). The agricultural employment sector is anticipated to experience minimal employment growth over the forecast period. Based on this information, Planning Staff understands there is a real demand for the Township's employment lands to accommodate employment growth to the planning horizon of 2031.

The Region, through the MCR is updating the population and employment forecast to 2041, which is likely increase the Township's forecasted employment growth, along with population growth. As such, it is important to keep in mind, that not only do the Township's designated employment lands need to accommodate employment growth to 2031, they will also need to support the anticipated employment growth to 2041 and beyond. In the event that the Township's forecasted employment growth cannot be accommodated on designated employment lands, additional designated employment lands may be necessary to accommodate the growth. The need for additional employment lands will be evaluated through the Township's next official plan review to the planning horizon to 2041 in conformity with the Region's new official plan. The density (number of jobs per hectare) of development on the employment lands, as well as the types of employment envisioned, will be important components determining future employment land needs. A review of the Township's employment policy framework will also occur in the Township's next official plan review to address future employment growth at the local level.

The need for, and development of, employment lands for industrial and office commercial uses are influenced by many factors, some of which are beyond the Township's control; however, there may be opportunities to positively impact the development of the Township's employment lands through the Region's current review of employment conversions and the employment policy framework at the Regional level. Further analysis on these opportunities is outlined below by community area.

King Township's Economic Development Strategy (EDS) Update (2018) establishes key priorities and goals to reflect the aspirations of the community, as well as the changing economic environment. One of the key priorities of the Strategy is to promote higher density employment uses on employment lands. The EDS notes that in order to accommodate future employment demands, King Township will need to attract higher density and higher order employment uses, such as office-commercial (rather than warehousing) uses, alternative

employment commercial uses (long-term care facilities), co-working spaces, or flexible office spaces for professional service firms. Another key priority of the EDS is to continue to improve the quality of place, vibrancy and aesthetic appeal of the Township to attract residents and businesses. The EDS sets a goal for investment readiness and outlines an action item to conduct a development feasibility study on Greenbelt protected lands at the Highway 400 interchanges to *"determine the amount of potential net developable land that is available, with respect to the principles of the Greenbelt Plan and the Oak Ridges Moraine Conservation Plan"*. Planning staff note that regard for provincial policy, including policies for settlement area boundary expansions, would need to inform any future considerations of employment lands adjacent to Highway 400.

The employment lands in King City, Nobleton and Schomberg share some characteristics: they all occupy key locations and serve as significant gateways into the respective communities. However, each of these employment areas also have unique site characteristics, shaped in part by surrounding land uses, proximity to highways, servicing, and the historical planning policy framework. Below, Planning Staff outline each employment area by community, review the details on the employment conversion requests, and provide staff's comments on each area.

4.3 King City

Currently the designated employment land inventory in King City consists of one property, currently owned by King Hill Employment Inc. (Schedule 1). The lands occupy a significant location, approximately one kilometer east of Highway 400, and serve as a significant gateway to the Village of King City.

The lands are located at the southeast corner of King Road and Jane Street in King City and measures approximately 42 hectares. The lands are legally described as Part Lot 5, Concession 4, Township of King, and municipally known as 2955 King Road. The lands are currently used for agricultural purposes. The eastern and central portions of the lands include environmentally sensitive areas and/or related buffers. The property has approximately 1025 metres of frontage on King Road and approximately 335 metres of frontage on the east side of Jane Street, straddling a small cemetery.

The in-effect King City Community Plan currently designates the lands as Prestige Employment Area and Environmental Protection Area, as per an Official Plan Amendment that was approved by the Ontario Municipal Board on August 11, 2014. The Environmental Protection Area designation applies to the environmentally sensitive areas on the lands (approximately 5 hectares associated with woodlands and wetland features). The OMB decision on these lands permits 2.0 hectares of the lands to support ancillary commercial uses, subject to specific policies. The approved designation also directs the location of institutional uses to the easterly portion of site, once again subject to specific policies.

In the recently adopted Official Plan, Our King (September 23, 2019), the lands are located in the Employment designation and identified as Village Site Specific Policy Area 2 (V-SSPA-2). V-SSPA-2 carries forward the OMB decision dated August 11, 2014 noted above. The lands are also located in the Natural Heritage System designation.

The adjacent lands to the south (Janeking Holdings Inc.) are under ownership of a related corporation to the King Hill Inc. and are the subject of a current Official Plan Amendment (OPA) Application which seeks to increase the permitted residential density on the lands from 5 units per hectare (uph) to 7uph average to allow for townhouses and semi-detached units.

On May 1, 2019 the Township received a copy of a submission prepared by Malone Given Parsons (MGP), on behalf of King Hill Inc. requesting an employment area conversion for the property located at 2955 King Road, to be evaluated through the Region's MCR process. Since the initial submission, Planning Staff have met with the landowners agent to discuss the proposal, seek additional information, and provide comments on the initial request.

In November 2019, MGP provided revised concepts and supplementary information (Appendix C) that described the number of jobs that the revised employment configuration could support, and the number of persons the lands requested to be converted could support. The information provided in Appendix C is based on various assumptions, and may be subject to change through the development review process.

The revised concept plan, dated November 26, 2019, prepared by MGP illustrates:

- two employment blocks with 21.5 hectares located at corner of King Road and Jane Street;
- a 2.34 ha block, adjacent to the natural heritage feature for mixed use that may support a long term care facility, retirement living, and/or mixed use residential uses;
- a 2.18 ha mixed use block with frontage along King Road for 2 four-storey mixed use buildings with ground floor commercial;
- a 3.56 ha mixed use block for back-to-back townhouses and traditional townhouses;
- a mixture of townhouse units on lands south of Street A (totaling 1.87 ha), along with an environmental buffer block (0.36 ha) and park block (0.69 ha) .

Table 1 below compares the land uses currently permitted by the King City Community Plan to the current November 2019 concept plan, and the May 2019 concept plan, and the number of hectares devoted for each. The same number of hectares identified for roads and natural heritage protection indicated in the November 2019 concept plan are used for comparison purposes in the permitted by the current Official Plan.

Table 1:

Land Uses	Permitted by the OP (ha)	Proposed November 2019 Concept (ha)	Previous May 2019 Concept
Employment	30.14	21.5	13.6
Ancillary Commercial	2.00	0	0
Mixed Use (Residential)	0	9.95	7.1
Future Development (low density residential)	0	0	10.61
Park	0	0.69	0.93
Natural Heritage & Vistas	6.39	6.39	6.54
Roads	3.93	3.93	3.68
Total	42.46	42.46	42.46

In comparing the initial May 2019 conversion request with the revised November 2019 concept plan, the number of hectares requested to be converted to non-employment has decreased by 7.76 hectares, and the number of hectares devoted to employment uses increased by 7.9 hectares. Planning Staff do not consider the areas associated with the roads, park, and natural heritage system as part of the conversion request.

Planning staff have the following comments on the revised concept plan, submitted by MGP, dated November 26, 2019:

- Planning staff are generally supportive of the location of Street A to avoid a Provincially Significant Wetland (PSW) located mainly on the adjacent lands to the south and provide for the corresponding environmental buffer (Block 9) (0.36 hectares) on the subject lands;
- Planning staff do not consider Block 9 to form part of the employment conversion request as the lands are located in the Natural Heritage System in the Council Adopted Our King, Township of King Official Plan;
- The location of Street A creates relatively small, remnant blocks on the south side of the road, adjacent to the residentially designated lands to the south. Planning staff have no objections to the conversion of these blocks (totaling 1.87 hectares) to other, non-employment type uses; however, the ultimate form, type and number of residential units for any future development of these blocks will be the subject to a future development application review process;
- Planning staff are generally supportive of creating a more compatible north-south connection of neighbourhood uses along Street C with the conversion of Blocks 3, 4 and 5 to mixed-use if a variety of housing types (being a combination of apartments, long term care/retirement living apartments, back-to-back towns, and traditional townhouses) are provided. Providing a variety of housing types will diversify the Township's overall housing stock, provide a mixture of housing options in close proximity of the employment lands, and contribute towards building a complete community. It is anticipated that local municipal OP policies will be developed (either through a future Official Plan update or an Official Plan Amendment Application) to require a mix of housing types/forms on the converted lands. The ultimate form and number of residential units on the converted lands will be subject to further review and *Planning Act* applications and the availability of servicing allocation.
- Planning Staff's support for conversion of employment lands to non-employment uses, as outlined herein, is contingent on the Township achieving King City's proportionate share employment growth to 2041 on the remaining employment lands. Planning Staff understand that this may be possible given the changing nature of job delivery, the decreasing amount of floor space required per employee, and having higher order employment uses on the lands (i.e. office, technology, research). The updated materials submitted by the proponent identify that the reduced employment lands could support 1640 employment area jobs, averaging approximately 76.3 jobs per gross hectare. To this end, Planning Staff anticipates incorporating site specific policies through the next OP update or applicant driven OP Amendment Application process, to ensure employment uses are appropriate to achieve higher density employment uses, and limit, or exclude or lower density employment uses such as warehousing.
- A high standard of design will be required for the development of the employment lands as a gateway to the community.
- The development of the employment area lands must, in Staff's opinion, proceed prior to the development of any of the converted lands; this phasing would be achieved through policy and holding provisions;
- A partial conversion may allow the landowner to capitalize on the investment in infrastructure and provide additional amenities in close proximity to the employment uses.
- The conversion of 9.95 hectares of employment lands for future residential development will be subject to confirmation of available servicing capacity, or policies that recognize that the development of the lands may require additional servicing infrastructure (local and regional). Holding provisions may be necessary to address the timing and/or feasibility of infrastructure.

Subject to the comments and conditions outlined above, Planning Staff are generally supportive of the revised employment conversion request to convert 9.95 hectare of employment land to non-employment uses. Should the conversion request be supported by the Region, the development of future employment uses will need to meet the employment densities envisioned, achieve a high standard of design, and proceed prior to the development of any converted lands. Any lands that may be converted for residential purposes will be required to provide additional housing forms/types that assist the Township in achieving the goals of having a more diversified housing stock and building a complete community.

4.4 Nobleton

The designated employment lands in Village of Nobleton consist of approximately 20.5 hectares of a property that is located on the east side of Highway 27, south of King Road (Schedule 2). The overall property is legally described as Part Lot 4, Concession 9 and measures approximately 57 hectares in size. The property currently supports an active sod farm. A tributary of the East Humber River traverses the north-west corner of the site.

The site located at the southern border of the Nobleton Urban Area Boundary. The GTA West Preliminary Route Study Corridor is located just south of the lands, and as such, there is the possibility that these lands may be within close proximity of a future 400 series highway.

The in-effect Nobleton Community Plan designates the lands Residential, Natural Heritage, Business Area, and Deferred Residential. Approximately 20.5ha of the property is designated "Business Area" for employment. The Council Adopted Our King, Township of King Official Plan (September 23, 2019) designates the same portion of the property as Employment Area and the remainder as Neighbourhood and Natural Heritage System (Schedule 2).

The initial conversion request submitted by Evans Planning, on behalf Neil, Ross, Scott, and Lawrie Boynton, requested to convert all of the lands designated for employment uses to a designation that would allow residential development to occur. Staff were not supportive of the initial request, as maintaining employment lands within the Village of Nobleton will assist the Township in building complete communities and diversifying the tax base, which will support the Township's economic sustainability.

Since the initial request, the landowners and Evans Planning have met with Planning Staff to discuss the proposed conversion request. On November 13, 2019, Evans Planning submitted a revised concept plan (Appendix D) seeking a partial conversion, and providing a reconfiguration of the proposed employment land conversion.

As previously mentioned, the Region's MCR process presents an opportunity for the Township to examine the current configuration of Employment lands and opportunities and challenges with those current configurations.

The current configuration of the Boynton employment lands presents challenges for the:

- compatibility between the existing residential with the designated employment lands;
- integration of a new road network for employment and residential uses, with the existing residential road network to the north; and
- connectivity of the future residential development on these lands, especially the lands located to the north of the natural heritage system (north-west corner of the property).

The November 2019 revised concept plan (Appendix D) prepared by Evans Planning illustrates:

- a reconfiguration of employment lands along the southern boundary of the site, which extends the employment designation slightly further east than the current configuration;

- two employment designations:
 - a 'prestige employment' or 'flexible employment' designation, to provide a transition to the surrounding residential lands, and
 - an 'employment' designation along the southern border of the site for more traditional employment type uses;
- a 10m buffer surrounding the employment area to provide a transition between the employment lands and residential lands;
- a roadway that crosses the natural heritage feature to connect the residential lands;
- a road layout that is designed to discourage the employment traffic from using the roads in the residential area
- Approximately 17.26 hectares of employment lands, whereas the current Official Plan designation line represents 20.5 hectares (for a net conversion of 3.24 hectares).

Table 2 below compares the land uses identified in the Our King Official Plan, to the proposed uses if the conversion was permitted, and the number of hectares devoted for each.

Table 2:

Land uses	Existing (ha)	Proposed November 2019 (ha)
Employment	20.5	17.26
Neighbourhood	36.74	34.30
Natural Heritage System	5.68	5.68
Total	57.24	57.24

Planning staff have the following comments on the revised conversion request concept plan, submitted by Evans, dated November 13, 2019:

- Planning staff are generally supportive of the reconfiguration of the employment lands along the southern border of the property, extending the employment lands to the east. This reconfiguration may assist in reducing land use conflicts with the existing residential lands to the north;
- Planning staff are generally supportive of the concept of applying a more flexible employment designation to lands adjacent to the residentially designated lands to provide transition and assist in minimizing land use conflicts;
- Planning staff are generally supportive of the concept of connecting the residential neighbourhoods on the east and west side of the natural heritage feature;
- Opportunities to locate parkland more centrally to the site and site the parkland to assist with buffering should be explored through future development application review processes and will need be addressed in related Official Plan policies.
- The layout of the road network may be subject to additional comments through a future development application review process and will need be addressed in related Official Plan policies.
- A high standard of design will be required for the development of the employment lands
- The conversion of 3.24 hectares of employment lands for future residential development will be subject to confirmation of available servicing capacity, or policies that recognize that the development of the lands may require additional servicing infrastructure (local and regional). Holding provisions may be necessary to address the timing and/or feasibility of infrastructure.

Overall, Planning staff is generally supportive of the reconfiguration of the employment lands and recognize that the net loss of 3.24 hectares of employment lands is relatively minor.

4.5 Schomberg

The designated employment lands in Village of Schomberg consist of approximately 68.5 hectares (gross) of land located at the south-east corner of Highway 9 and Highway 27 (Schedule 3). The subject lands described as Part Lot 33, Concession 8 and municipally known as 17125 Highway 27. A portion of the lands are located within the Village of Schomberg Community Plan. The portion of the lands within the Village (approximately 12.65ha) are designated for employment uses.

The landowner has made a submission to York Region through the MCR seeking the conversion of these employment lands (Appendix E). It is unclear based on the submission, the extent of the conversion request, but it is assumed that the owner is seeking a conversion of all of their lands currently designated for employment uses. It is Planning staff's understanding that the owner would like to establish residential uses on the lands for seniors living, retirement living, and long-term care.

Planning Staff do not support the conversion of the employment lands located at 17125 Highway 27. The lands form part of a larger employment area that currently supports traditional employment uses. Introduction of sensitive land uses in this area may prevent the establishment or expansion of traditional employment uses due to various factors including noise, odours, emissions, or heavy truck traffic.

It is Planning Staff understanding that through the MCR process and the development of an employment policy framework, there may be emerging policy to allow for a more flexible employment uses in strategic areas, such as along arterial roads. Planning Staff are supportive of exploring the opportunity to apply more flexible employment uses along the Highway 27 employment land corridor within Schomberg, including the subject lands. It is Planning Staff's understanding that the flexible employment designation being considered by the Region of York would include a variety of employment, commercial and institutional uses (excluding residential). Traditional employment uses should be protected on the remaining employment areas in Schomberg.

Next Steps

Subject to Council's endorsement of the comments contained in this Report, Planning Staff will submit comments to the Region and will continue to actively participate in the Region's MCR process, including any further discussions on the conversion requests and the overall employment policy framework. It is anticipated that the Region will release the Planning for Growth Direction Report in the first quarter of 2020, which will further inform the Region's employment strategy. Staff will provide updates to Council as additional details become available. Upon the completion on the Region's MCR, the Township will need to conduct a local official plan review to conform to the Region's new Official Plan, which will include implementation of an employment policy framework at the local level.

5. INTEGRATED SUSTAINABILITY PLAN LINKAGE:

This report aligns with King's Integrated Community Sustainability Plan's Economic and Financial pillars, and in particular the goals to:

- have a strong local economy, where existing and new businesses prosper and the commercial and retail needs of King Township residents are met locally.
- have a clear vision and strategy for driving economic growth built on community collaboration and engagement, where we will proactively attract and strategically plan for new businesses that are compatible with the communities values and priorities.
- be financially stable and resilient, with sufficient tax base to support our needs.

6. FINANCIAL IMPLICATIONS:

At this time it isn't possible to quantify the breadth of financial implications associated with the conversion of employment lands to non-employment uses. However, factors that should be considered when evaluating the relative merits of such include: fiscal as well as capacity related impacts associated with incremental servicing (water and wastewater) requirements as population thresholds increase under a non-employment use criteria; increased service level demands on recreational infrastructure; and the long-term impacts of not realizing potential property taxation revenues should the current uses not be developed as employment uses in a timely fashion. All of which may directly impact the financial sustainability of the Township. Should the Region permit the conversion requests, local planning applications or a municipally initiated official plan review would need to occur to implement the changes in Township's planning documents. Matters related to the financial implications will be examined in further detail through the local decision making process.

7. CONCLUSION:

The purpose of this Report is to (i) provide information to the Committee on three employment area conversion requests that have been submitted to the Region of York for consideration through the Municipal Comprehensive Review process, (ii) present Planning Staff comments on the updated conversion requests, and (iii) seek Council's comments. Comments will be submitted to York Region planning Staff. Township planning Staff will continue to monitor and review information on this matter as the MCR progresses, and will report back as necessary. It is respectfully recommended that Council endorse the comments outlined in this Report.

8. ATTACHMENTS:

Schedule 1 – Schedule D1 of Our King, Official Plan (Council adopted)
 Schedule 2 – Schedule D2 of Our King, Official Plan (Council adopted)
 Schedule 3 – Schedule D3 of Our King, Official Plan (Council adopted)

Appendix 'A' – York Region Employment Area Conversion Criteria
 Appendix 'B' – Mapped Employment Areas Conversions in York Region
 Appendix 'C' – Updated Employment Area Conversion Request Materials for 2955 King Road
 Appendix 'D' – Updated Employment Area Conversion Request Materials for 12805 Highway 27
 Appendix 'E' – Cover Page of Submission Materials for 17125 Highway 27 (*note: full submission is available upon request*)

Prepared By:


Kristen Harrison, MCIP, RPP
 Policy Planner

Reviewed and Submitted By:


Stephen Naylor, MCIP, RPP
 Director of Planning & Development

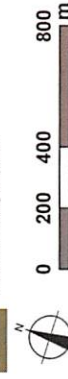
**SCHEDULE 'D1'
VILLAGE OF KING CITY
LAND USE DESIGNATIONS**

**TOWNSHIP OF KING
OFFICIAL PLAN**

- Township of King Boundary
- Village Boundary
- Built Boundary
- Site Specific Policy Area (SSPA)
- King City GO Station

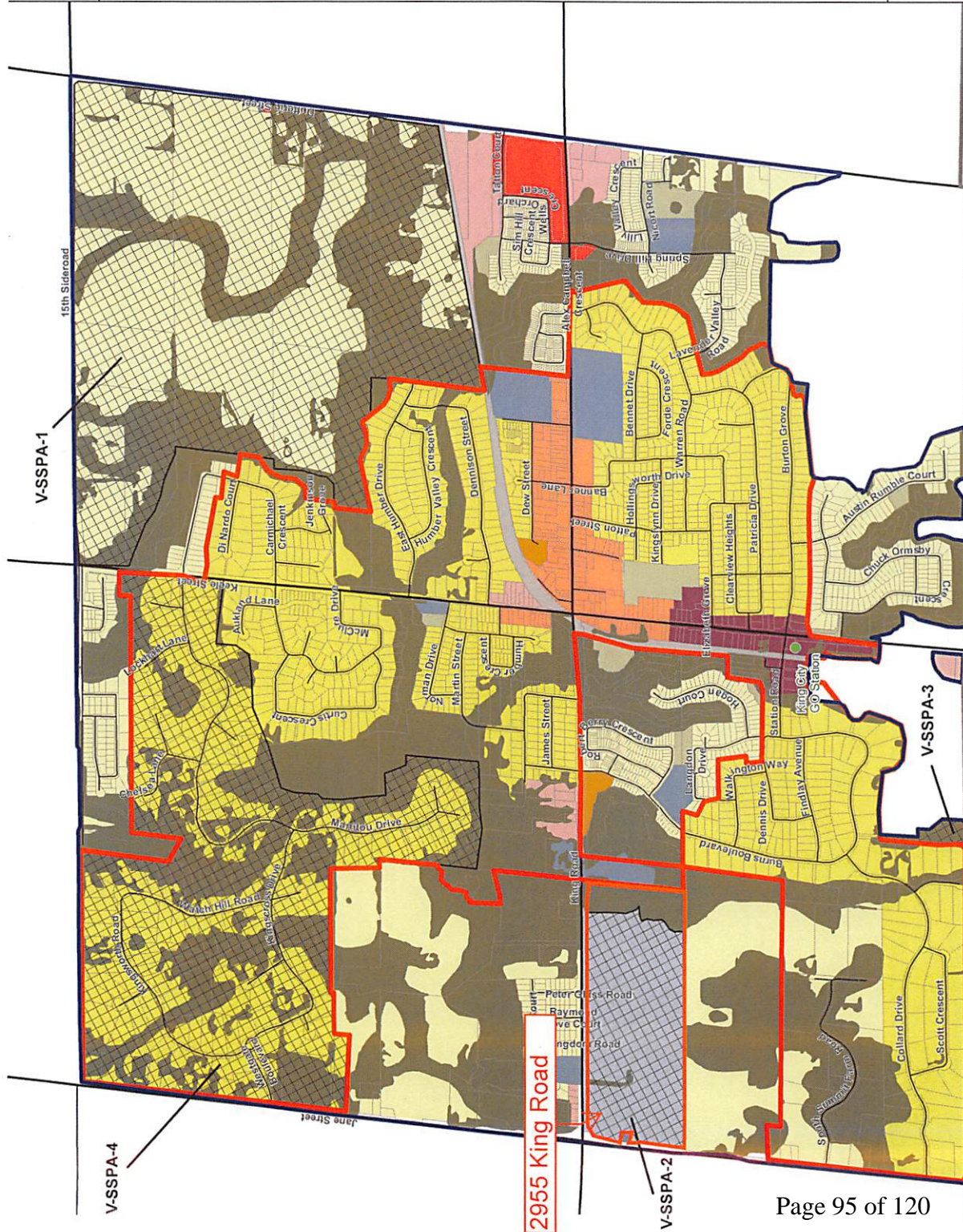
Land Use Designations

- Village Core
- Established Neighbourhood
- Neighbourhood
- Medium Density Residential
- Mixed Use
- Commercial
- Employment
- Transit Station Area
- Institutional
- Parks and Open Space
- Utility
- Natural Heritage System



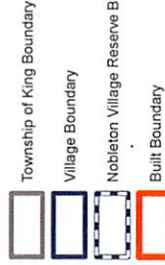
Prepared by:
WSP
Source:
Base Data: Metrolinx, York Region & Township of King
Projection: UTM NAD83 Zone 17
This map is illustrative only. Do not rely on it as being a
guarantee of any specific use or as a basis for any
decision in any way for the use of, or reliance upon, this
map. The map is for informational purposes only.
Approved by Council - September 23, 2019

**Schedule 1 to
P-2019-44**

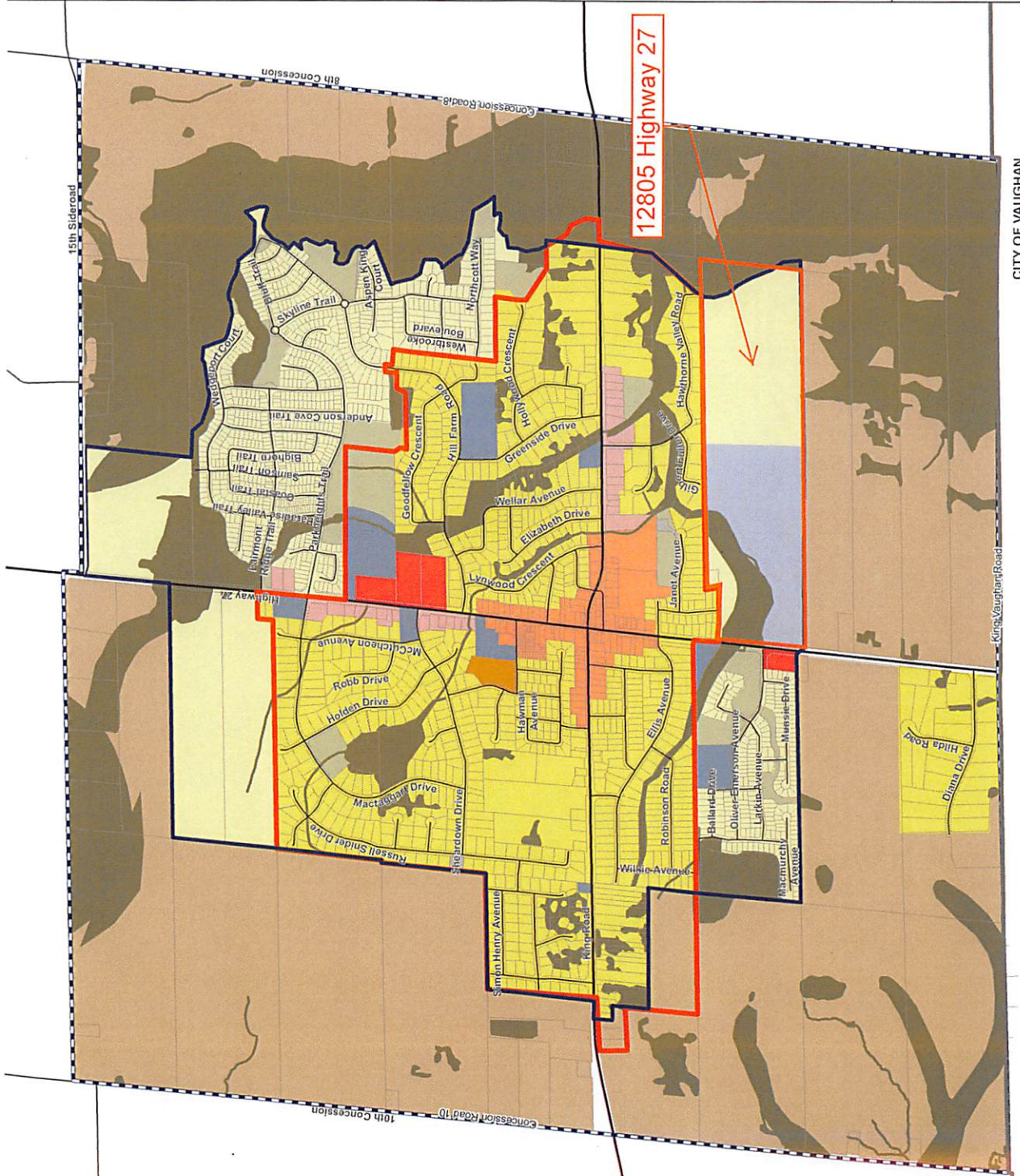
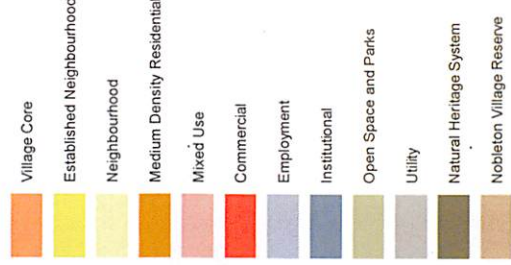


**SCHEDULE 'D2'
VILLAGE OF NOBLETON
LAND USE DESIGNATIONS**

**TOWNSHIP OF KING
OFFICIAL PLAN**



Land Use Designations








CITY OF VAUGHAN












SCHEDULE 'D3'
VILLAGE OF SCHOMBERG
LAND USE DESIGNATIONS

TOWN OF BRADFORD
WEST GWILLIMBURY

TOWNSHIP OF KING
OFFICIAL PLAN

-  Township of King Boundary
-  Village Boundary
-  Built Boundary
-  Special Policy Area (refer to Section 4.8.2)
-  Schomberg Water Resource Recovery Facility

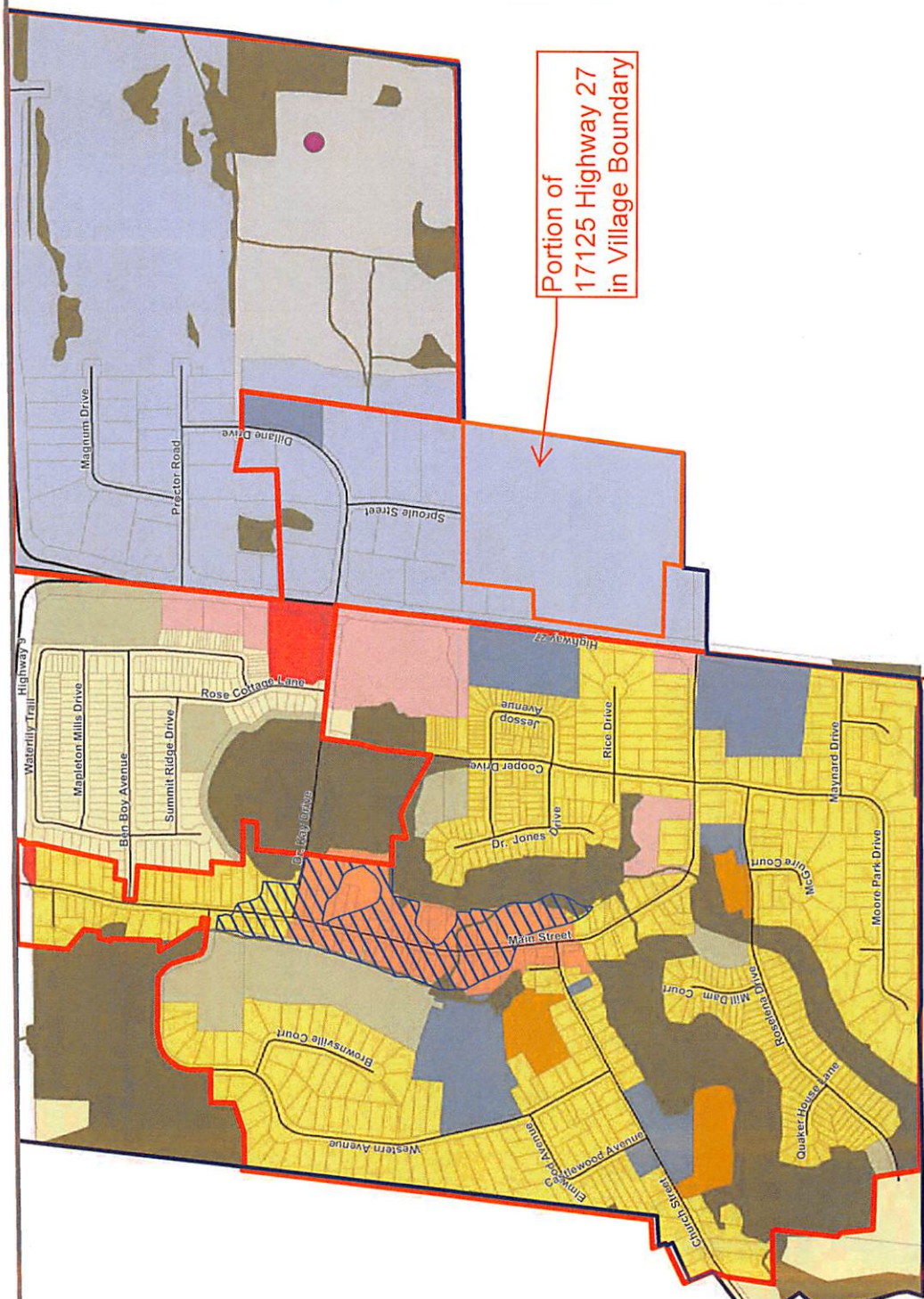
Land Use Designations

-  Village Core
-  Established Neighbourhood
-  Neighbourhood
-  Medium Density Residential
-  Mixed Use
-  Commercial
-  Employment
-  Institutional
-  Parks and Open Space
-  Utility
-  Natural Heritage System



Produced by
WSP
Base Data: 2016
Projection: UTM NAD83 Zone 17
This map is illustrative only. Do not rely on it as being a
precise statement of the Township of King's official
policy or as a representation of the Township of King's
map in any way for the use of, or reliance upon, this
map or any information on this map.
Approved by Council - September 23, 2016

Portion of
17125 Highway 27
in Village Boundary



Proposed Employment Area Conversion Criteria

Employment Area conversion requests will be assessed using criteria. The provincial Growth Plan employment area conversion criteria have been incorporated into the Region's proposed criteria as listed below. Table 1 provides more detailed information of each criteria and their importance in being considered when evaluating a conversion request.

The conversion of lands within employment areas to non-employment uses may be permitted only through a Municipal Comprehensive Review where it is demonstrated that:

Growth Plan Criteria

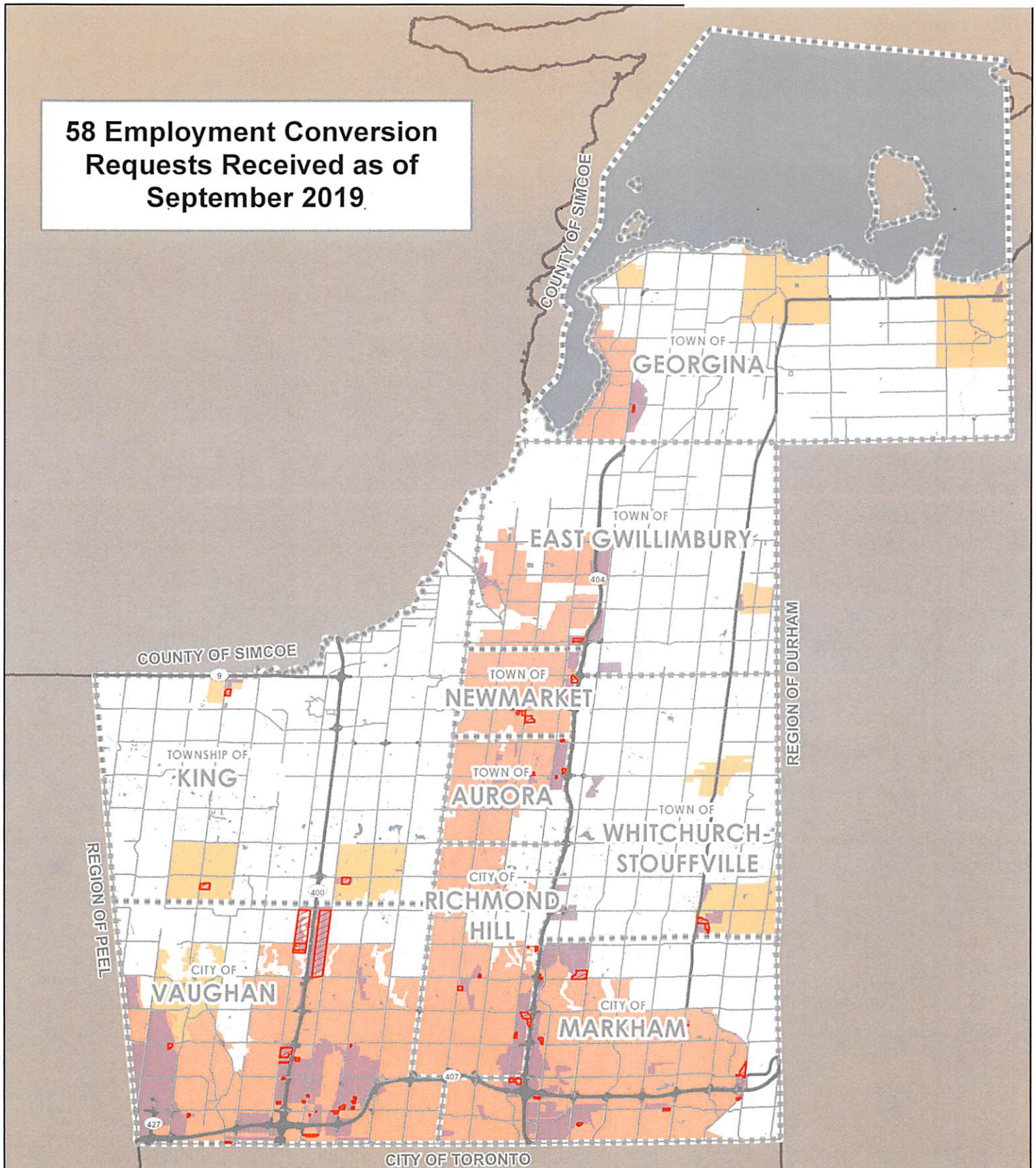
1. The lands are not required over the horizon of the Growth Plan for the employment purposes for which they are designated (Growth Plan 2.2.5.9 b).
2. The Region and local municipality will maintain sufficient employment lands to accommodate forecasted employment growth, including sufficient employment land employment growth, to the horizon of the Growth Plan (modified Growth Plan 2.2.5.9.c).
3. Non-employment uses would not adversely affect the overall viability of the employment area or the achievement of the minimum intensification and density targets and other policies in the Growth Plan (modified Growth Plan 2.2.5.9 d).
4. There are existing or planned infrastructure and public service facilities to accommodate the non-employment uses (e.g. sewage, water, energy, transportation) (modified Growth Plan 2.2.5.9 e).
5. There is a need for the conversion (Growth Plan 2.2.5.9 a).

York Region Criteria

6. The following employment areas will not be considered for conversion as they have not yet had the opportunity to develop due to servicing constraints or have recently been brought into the urban boundary to accommodate employment land employment growth to 2031: Keswick Business Park, Queensville, Highway 404 (ROPA 1), ROPA 3, and Highway 400 North (ROPA 52).
7. The conversion will not be considered if the entire perimeter of the site is surrounded by lands designated for employment uses.

8. Conversion of the site would not compromise the Region's and/or local municipality's supply of large sized employment area sites (i.e. 10 ha or greater) which allow for a range uses including but not limited to land extensive uses such as manufacturing, warehousing, distribution and logistics.
9. The conversion will not destabilize or adversely affect current or future viability and/or identity of the employment area with regards to:
 - a) Hindering the operation or expansion of existing or future businesses
 - b) Maintaining lands abutting or in proximity to the conversion site for employment purposes over the long term
 - c) Attracting a broad range of employment opportunities and maintaining clusters of business and economic activities
 - d) Providing appropriate buffering of employment uses from non-employment uses.
10. The conversion to a non-employment use is compatible with the surrounding uses such as existing employment uses, residential or other sensitive land uses and will mitigate existing and/or potential land use conflicts.
11. The site offers limited development potential for employment land uses due to factors including size, configuration, access and physical conditions.
12. The proposed site is not adjacent to 400-series highways, or is not located in proximity to existing or planned highways and interchanges, intermodal facilities, airports and does not have access to rail corridors
13. The proposed conversion to a non-employment use does not compromise any other planning policy objectives of the Region or local municipality.
14. Cross-jurisdictional issues have been addressed.

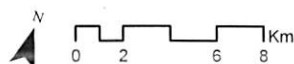
58 Employment Conversion Requests Received as of September 2019



Produced by:
The Regional Municipality of York
Planning and Economic
Development, Corporate Services
September 2019

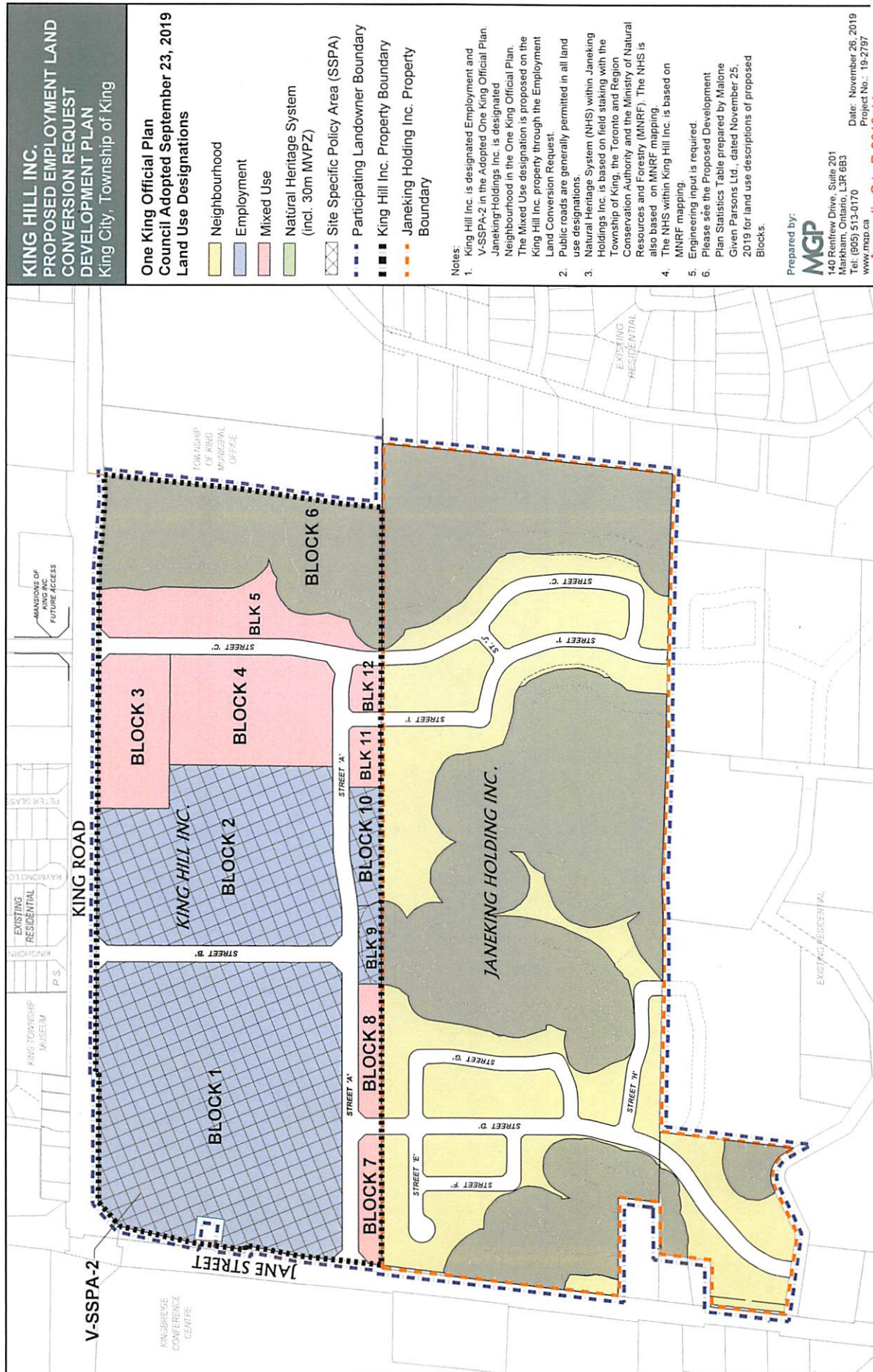
Data © Queen's Printer for Ontario
2003-2019

Proposed Employment Area Conversion Requests (Received as of September 2019)



Legend

- | | |
|------------------------------------|--------------------|
| Employment Area | Highway |
| Employment Area Conversion Request | Road |
| Towns and Villages | Railway |
| Urban Area | Municipal Boundary |
| Lake/River | Regional Boundary |



King Hill Inc. Proposed Employment Land Conversion Request Development Plan: Statistics¹

2955 King Road, King City, Township of King

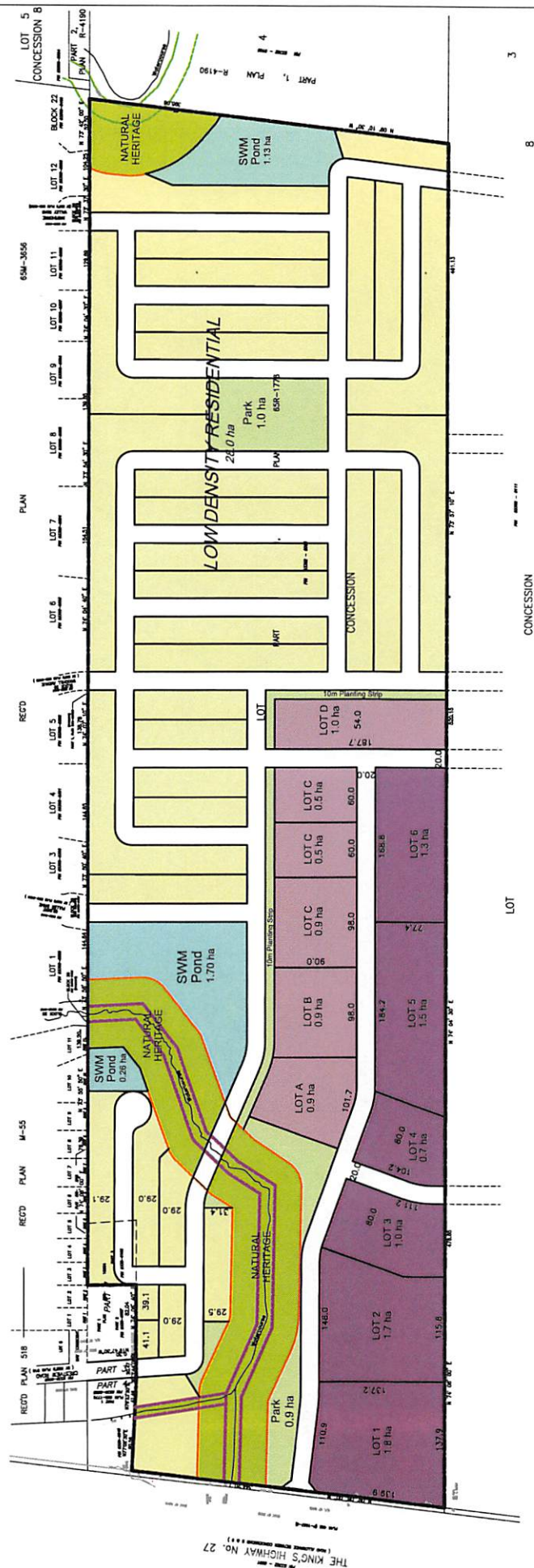
Blocks ²	Land Use	Land Use Description	Area (ha)	Units	Population ¹²	Jobs ¹³
1 ³	Employment / Site Specific Policy Area (V-SSPA-2) (designation in King Adopted OP)	- 1 storey Office building(s) - Surface Parking / Parking Structure - Stormwater Management Pond	13.56	-	-	1,090
2 ³	Employment / Site Specific Policy Area (V-SSPA-2) (designation in King Adopted OP)	- 1 storey Office building(s) - Surface Parking / Parking Structure - Stormwater Management Pond	7.94	-	-	550
3 ^{4,5}	Mixed Use (proposed designation from King Adopted OP)	- 2 four storey Mixed Use buildings - Ground floor Commercial uses (3716 m ² split between buildings) - Commercial uses are as-of-right as per existing Employment Designation - Ground floor indoor amenity area (1,289 m ² split between buildings) - 3 storeys of residential apartments - Underground parking and surface parking	2.18	250	490	90
4 ^{6,7}	Mixed Use (proposed designation from King Adopted OP)	- Back-to-back Townhouses and - Street Townhouses	3.56	160	430	-
5 ^{8,9,10}	Mixed Use (proposed designation from King Adopted OP)	- 2 four storey buildings - Institutional Long-Term Care and Selective Continuing Care - Retirement Home - Surface parking	2.34	320	320	130
6	Natural Heritage System (designation in King Adopted OP)	- Natural Heritage System - 30m Minimum Vegetation Protection Zone - Proposed future connection to Township City Hall	6.03	-	-	-
7 ^{7,11}	Mixed Use (proposed designation from King Adopted OP)	- Townhouses	0.58	20	50	-
8 ^{7,11}	Mixed Use (proposed designation from King Adopted OP)	- Townhouses	0.61	20	50	-
9	Employment / Site Specific Policy Area (V-SSPA-2) (designation in King Adopted OP)	- 30.0m MVPZ and Vista	0.36	-	-	-
10	Employment / Site Specific Policy Area (V-SSPA-2) (designation in King Adopted OP)	- Public Park	0.69	-	-	-
11 ^{7,11}	Mixed Use (proposed designation from King Adopted OP)	- Townhouses	0.38	10	30	-
12 ^{7,11}	Mixed Use (proposed designation from King Adopted OP)	- Townhouses	0.30	10	20	-
Roads	Employment / Site Specific Policy Area (V-SSPA-2) (designation in King Adopted OP)	- Internal Roads	3.93	-	-	-
Subtotals	Long-Term Care and Selective Continuing Care		-	320	320	-
	Residential		-	470	1,040	-
	Employment Area Jobs		-	-	-	1,640
	Population-related Jobs		-	-	-	220
TOTAL			42.46	790	1,360	1,860

Notes:

- All statistics presented are preliminary, approximate and subject to change. Units, jobs and population numbers are rounded to the nearest 10th.
- See development plan prepared by Malone Given Parsons Ltd., dated November 26th, 2019.
- Office space at 25.5 m² (275 sq. ft) per employee (York Region 2018 DC Background Study and Bylaw Amendment, Table 2.7, Clause 13 in Report No. 9 CoW).
- Assumes an average apartment size of 70m² (approx. 750 sq. ft).
- Apartments at 1.91 persons per unit (PPU) (York Region 2018 DC Background Study and Bylaw Amendment, Table 2.3, Clause 13 in Report No. 9 CoW).
- Assuming a density of 45 units per hectare (uph).
- Townhouse residential units at 2.7ppu based on Council approved King City East - North development plans.
- Average long term/institutional unit size of 33.5 m² (360 sq. ft) based on Mon Sheong Whitchurch Stouffville Project (Long-Term Care and Selective Continuing Care buildings).
- Assumes a PPU of 1.0.
- 83.6 m² (900 sq. ft) per employee (York Region 2018 DC Background Study and Bylaw Amendment, Table 2.7, Clause 13 in Report No. 9 CoW).
- Assumes density of 30 uph.
- Population undercount has not been included in Population total.
- Work-at-home jobs have not been included in Jobs total.

Prepared By:

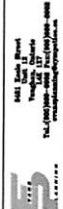

 November 25th, 2019



Boynton
PART OF LOT 4
CONCESSION 8
TOWNSHIP OF KING
REGIONAL MUNICIPALITY OF YORK

Scale

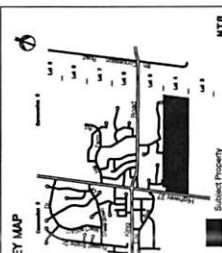
0 400 800 1200 1600 μm



Residential	34.30 ha
Prestige Employment	7.30 ha
Employment	9.96 ha
Natural Heritage	5.68 ha
Total Area	57.24 ha

LEGEND

- Meander Belt Width
Meander Belt Width Final
Redside Dace Habitat
Toe of Slope
8m Toe Erosion Allowance



Subject Property	MTR

DARABAN HOLDINGS LIMITED

DHL

39 PINNACLE ROAD, WILLOWDALE, ON. M2L-2V6 CANADA

Phone: (416) 441-3351

(Est. in 1910. 100 Years in Business)

Fax: (416) 441 3644

June 10, 2019

Sandra Milcic, Director of Planning

Kriston Harrison “ ”

Further information on DEMENTIA for

‘Accara’ Retirement Home!

Planning for York Region. Is this Still Active?

Kind Regards,

James & Harry Durbano

Appendix E to P-2019-44

Email: abano32@gmail.com

www.cherryhillhomes.ca

Retirement • Residential • Industrial • Commercial • Institutional • Management • Leaseback's