

## Site Specific Requests on the Draft York Region Official Plan

ID	Requested by	Address / Location	Municipality	Request	Response
1	Groundswell Urban Planners Inc.	1289 Wellington Street East	Aurora	Appendix 1 has site shown as part of the Highway 404 North employment area, but has removed from Map 1A. Request to revise Appendix 1.	Request Supported – mapping changes recommended
2	Weston Consulting	684 Henderson Drive	Aurora	Request to maintain subject site as part of the Urban Area and remove property from Regional Greenlands System	No change – further determination/flexibility to be addressed in a Local Official Plan
3	Humphries Planning Group Inc.	641 Queensville Sideroad	East Gwillimbury	Request to bring subject site into the Urban Boundary and designate as a Community Area within Map 1A and Designated Greenfield Area within Map 1B.	Addressed in part – mapping changes recommended
4	Ballantry Homes	18565 Bathurst Street	East Gwillimbury	Inquiry / request to include subject site in developable area.	No change – policy or mapping is consistent with Council direction
5	Groundswell Urban Planners Inc.	20946 Woodbine Avenue	East Gwillimbury	Request to redesignate site from Future Urban Area to Urban Area on Map 2.	No change – policy or mapping is consistent with Council direction
6	Dan Stein	16 Mount Albert Road	East Gwillimbury	Request to remove property from Regional Greenlands System and designate as Urban Area in Map 2	No change – further determination/flexibility to be addressed in a Local Official Plan
7	KLM Planning	23126 Woodbine Avenue	Georgina	Request to redesignate subject lands to mixed use. Please note that these lands are not included in the Region's employment land inventory so are not subject to conversion.	No change – policy or mapping is consistent with Council direction
8	Malone Given Parsons Ltd.	11 Pollock Road and 24643 Woodbine Avenue	Georgina	Requests that east side of Woodbine Avenue, between Keswick Business Park and Old Homestead Road for consideration to be redesignated from 'Agricultural Area' to 'Rural Area'	No change – would conflict with Provincial conformity
9	Town of Georgina	Woodbine Ave E/S between North of Maskinonge River to Old Homestead Rd	Georgina	To designate lands as Rural	No change – would conflict with Provincial conformity
10	Town of Georgina	Baseline Road S/S Generally between Warden Ave. and McCowan Rd.	Georgina	To designate lands as Rural	Request Supported – mapping changes recommended
11	Hugh Stewart	139 Prout Road	Georgina	To retain Rural designation	No change – would conflict with Provincial conformity
12	KFA Architects & Planners Inc.	184 Old Homestead Road	Georgina	Request to include site within the settlement area boundary. Site would require to be redesignated site from Agricultural to Community Area in Map 1A.	No change – would conflict with Provincial conformity
13	D.J.K Land Use Planning	26346 Park Road	Georgina	Request to remove subject property from the Regional Greenlands System designation on Map 2. Seems to be a technical error, YRP 2010 did not include or reference the Greenlands System on these lands	No change – Map based on best available information at Regional scale/ROP policies allows for more detailed refinement through local plans and studies
14	Thorstone Consulting	18205 Keele Street	King	My client would like to request that the Region consider redesignating the Spray Lake property from "Agriculture" to "Rural" on Map 8 to the Regional OP.	No change – would conflict with Provincial conformity

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15	MHBC Planning	northeast corner of King-Vaughan Road and Concession 10	King	Request to reconsider the position put forward in Proposed 2051 Forecast and Land Needs Assessment staff report (March 2021). Specific requests include: 1. Allocate additional growth to the Township of King 2. Add an area-specific policy into the ROP for growth to be allocated to King within the settlement area boundary of Nobleton.	No change – policy or mapping is consistent with Council direction
16	Humphries Planning Group Inc.	3501 King Road	King	Request for a site specific provision be incorporated into the Hamlet policies for 3501 King Road / Laskay Hamlet that does not limit development to private services, consent application/minor infilling	No change – would conflict with Provincial conformity
17	Malone Given Parsons	Blk 45, 46 and Part of 49 (south side of Highway 7, at South Park Road and Saddlecreek Drive)	Markham	A request that the conversion of the subject lands to a non-employment use are not subject to the land budgeting/assessment portion of the Region's MCR.	No change – further determination/flexibility to be addressed in a Local Official Plan
18	Sandra Wiles	2718 & 2730 Elgin Mills Road East	Markham	The Region adopted a resolution to remove the employment designation from these lands. Request to revise the map removing the designation from the subject sites.	Request Supported – mapping changes recommended
19	Macaulay Shiomi Howson Ltd.	Lots 23 & 24, Concession 6 (bounded by Kennedy Road and McCowan Road, between Major Mackenzie Drive and Elgin Mills Road)	Markham	Draft ROP mapping modifications / request related to environmental features on subject lands (SGRA, Woodlands, Seepage & Springs, Greenlands System)	No change – Map based on best available information at Regional scale/ROP policies allows for more detailed refinement through local plans and studies
20	Evans Planning	28 Main Street Unionville	Markham	Request that any new policies with respect to affordable housing are not applicable in consideration of the proposed development on the subject property.	Acknowledged
21	Evans Planning	9999 Markham Road	Markham	Request for site to be included within the Mount Joy GO Station MTSA delineation (MTSA 19).	No change – policy or mapping is consistent with Council direction
22	Malone Given Parsons Ltd.	2833 16th Avenue	Markham	Request to add a symbol to Map 1A identifying the site specific policy for Buttonville Airport Lands, and meeting request to discuss the site specific policy for Buttonville Airport	No change - adequately addressed with existing content
23	Malone Given Parsons Ltd.	7015, 7200 & 7290 Leslie Street	Markham	Request to revise the boundaries of the Regional Greenlands System to reflect the boundaries the previous extent of the Greenlands System (2010 YROP) for the subject properties at 7200, 7290 and 7015 Leslie Street.	No change – Map based on best available information at Regional scale/ROP policies allows for more detailed refinement through local plans and studies
24	Malone Given Parsons Ltd.	4638 Major Mackenzie Drive	Markham	Request to modify boundaries of the Regional Greenlands System on Map 2, and Woodland feature on Map 5 for subject site, deleting small proposed area as to reflect the approved Draft Plan of Subdivision.	No change – Map based on best available information at Regional scale/ROP policies allows for more detailed refinement through local plans and studies
25	RJ Forhan and Associates Inc.	3975 Elgin Mills Road East	Markham	Request to remove Woodlands identified on Map 5 from 3975 Elgin Mills Drive East	No change – Map based on best available information at Regional scale/ROP policies allows for more detailed refinement through local plans and studies
26	Malone Given Parsons Ltd.	11207 Kennedy Road (Markham) & 400 Beacon Hall Drive (Aurora)	Markham	Meeting request to discuss changes proposed to the Greenlands System, in particular for the Upper Unionville Golf Club & Beacon Hall Golf Club	Addressed in part – mapping changes recommended
27	Malone Given Parsons Ltd.	55 Eagle Street	Newmarket	Request to alter the Regional Greenlands System and Woodland area as determined through numerous planning applications for the site, and to include the entire portion of 55 Eagle Street within MTSA 29.	No change - adequately addressed with existing content

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28	Bousfields Inc.	SE corner of Bloomington and Yonge Street	Richmond Hill	Request to allow for higher density along Yonge Street, also requesting that the section of Yonge Street between Industrial Road in Aurora and 19th Ave in Richmond Hill be included as a Regional Corridor.	No change – further determination/flexibility to be addressed in a Local Official Plan
29	Malone Given Parsons Ltd.	SW corner of Bloomington Road and Highway 404	Richmond Hill	To retain Rural designation (equestrian use)	No change – would conflict with Provincial conformity
30	Brookvalley Project Management Inc.	9144, 9174 & 9184 Yonge Street	Richmond Hill	Request for the boundary of MTSA 40 - 16th-Carrville BRT Station be expanded to include 9144, 9174 & 9184 Yonge Street.	No change – policy or mapping is consistent with Council direction
31	MPLAN Inc.	Northeast Richmond Hill	Richmond Hill	Request for the Region to review and analyze the prime agricultural viability of lands in northeast Richmond Hill and consider redesignating lands from Countryside to Settlement Area.	No change – would conflict with Provincial conformity
32	Siqi Liu	10111 Leslie Street	Richmond Hill	Request to redesignate site from Employment Area to Community Area	No change – policy or mapping is consistent with Council direction
33	General Wool Stock Limited	125-147 Centre Street East	Richmond Hill	Request to include 125-147 Centre Street East within MTSA 51 boundary	No change – policy or mapping is consistent with Council direction
34	Goodmans LLP	1577-1621 Major Mackenzie Drive East	Richmond Hill	Request to redesignate subject site from Employment Area to Community Area	No change – policy or mapping is consistent with Council direction
35	MHBC Planning	10351, 10431 and 10445, 10475 Keele Street	Vaughan	Request to include the "employment triangle" in the Region's employment land inventory and maintain current employment designation.	No change – policy or mapping is consistent with Council direction
36	Weston Consulting	9770 Highway 27	Vaughan	Consideration be given to recognize existing commercial use of property and applying a site-specific designation to the developable area portion of the site. Property is located within the Regional Greenlands System boundary.	No change - adequately addressed with existing content
37	Humphries Planning Group Inc.	12001 Albion-Vaughan Road	Vaughan	Supportive of lands included into the urban boundary. Subject site should be brought into the urban area as community area rather than employment.	No change – policy or mapping is consistent with Council direction
38	Franca Zeppa	10356 Huntington Road	Vaughan	Requests lands to be redesignated from Agricultural to Rural	No change – policy or mapping is consistent with Council direction
39	Humphries Planning Group Inc.	10436-10450 & 10600 Huntington Road	Vaughan	Request to remove lands from Employment Area designation.	No change – policy or mapping is consistent with Council direction
40	Weston Consulting	11720 Highway 27	Vaughan	Request to include the subject property within the Urban Area boundary (Map 1). The current property is shown as Greenbelt in Map 2 and Agricultural in Map 1A.	Addressed in part – mapping changes recommended
41	Weston Consulting	7733 Keele Street	Vaughan	Meeting request to clarify the need for an employment land conversion given the proposed Community Area designation.	No change – further determination/flexibility to be addressed in a Local Official Plan
42	Humphries Planning Group Inc.	Blocks 34 & 35 (east and west of Highway 400 between King Vaughan Road and Kirby Road)	Vaughan	Request to redesignate portion of Block 35 from Community Area to Employment Area.	Request Supported – mapping changes recommended
43	Weston Consulting	6910 Roe Road	Vaughan	Request to redesignate site from Employment Area to Community Area	No change – policy or mapping is consistent with Council direction
44	Malone Given Parsons Ltd.	Block 41 (south of Kirby, north of Teston Road, west of Weston Road, east of Pine Valley Drive)	Vaughan	Request to include a new policy in the ROP to recognize that Block 41 was approved to proceed on a density of 50 people and jobs per hectare, as part of Regional Council's approval of Amendment No. 50 to the City of Vaughan Official Plan, being the Block 41 Secondary Plan	No change - adequately addressed with existing content
45	Malone Given Parsons Ltd.	Portage Lands (northside of Portage Parkway between Applewood Crescent and Millway Avenue)	Vaughan	Request to include the entirety of the Portage Lands within MTSA 55 or MTSA 68	Request Supported – mapping changes recommended

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46	City of Vaughan	55 Sovereign Court	Vaughan	Redesignate 55 Sovereign Court from Employment Area to Community Area - approved by Vaughan COW	No change – policy or mapping is consistent with Council direction
47	Cosmopolitan Associates Inc.	7451 Highway 50, Vaughan; 12492 Woodbine Avenue, Whitchurch-Stouffville; 6278 19th Avenue, Markham	Vaughan, Whitchurch-Stouffville, Markham	We request the opportunity for a discussion with staff to present our comments, concerns and questions on the draft YROP. Potential redesignation requests	No change – policy or mapping is consistent with Council direction
48	Harper Dell & Associates	2052 Vivian Side Road, 16648 Pleasantville Curve	Whitchurch-Stouffville	The 404 Corridor Future Employment Designations contemplate our client's 89 acres on their Vivian Side Rd. property, but has left out their 67 acres of their Pleasantville Curve property.	No change – would conflict with Provincial conformity
49	Bahram Farzam	13136 Tenth Line	Whitchurch-Stouffville	Request to include property in settlement area boundary.	No change – would conflict with Provincial conformity
50	Macaulay Shiomi Howson Ltd.	4721 Stouffville Road	Whitchurch-Stouffville	Request to redesignate subject lands from Agricultural to Rural on Map 1A.	No change – would conflict with Provincial conformity
51	Thorstone Consulting	11737 & 11775 McCowan Road	Whitchurch-Stouffville	Request to re-instate the Community Area designation for the Willogrove Farm. Current mapping has the subject site located within the Future Urban Area on Map 1B	Request Supported – mapping changes recommended
52	Osler, Hoskin & Harcourt LLP	11715, 11726 & 11865 Kennedy Road and 11691 & 11865 Warden Avenue	Whitchurch-Stouffville	Request for subject properties to be brought into the Urban Area.	No change – would conflict with Provincial conformity
53	Township of King (Ontario Land Tribunal)	4670 18th Sideroad	King	Ontario Land Tribunal decision regarding the specified lands in King will require a change to the Pottageville Hamlet Boundary (SW corner) in draft ROP Maps 1A, 1C and 2.	Request Supported – mapping changes recommended
54	RJ Forhan and Associates Inc.	3450 Elgin Mills Road East	Markham	Request to change designation from Employment Area to Community Area, and to realign the Regional Greenlands System on the site as per comments.	No change – policy or mapping is consistent with Council direction
55	RJ Forhan and Associates Inc.	4044 Elgin Mills Road East	Markham	Request to redesignate west side of the property from Employment Area to Community Area, and to realign the Regional Greenlands System on the site per comments.	No change – policy or mapping is consistent with Council direction
56	Infrastructure Ontario	8000 Warden Avenue	Markham	Request to maintain proposed employment area designation on the subject site. Infrastructure Ontario does not agree with the City of Markham's request to amend the Markham Centre employment area mapping removing these lands from the proposed employment area as this area is a Provincially Significant Employment Zone and the change in designation will hinder the developability of the site for future employment uses.	Acknowledged
57	City of Vaughan	Parts of Lots 4 and 5, Concession 9 (SE corner of Highway 50 and Highway 7)	Vaughan	Redesignate lands identified from Employment Area to Community Area - approved by Vaughan COW	No change – policy or mapping is consistent with Council direction
58	Armland Group	11455 Weston Road	Vaughan	Request to redesignate 11455 Weston Road from Employment Area to Community Area.	No change – policy or mapping is consistent with Council direction
59	KLM Planning Partners Inc.	10951 Kipling Avenue	Vaughan	Request to redesignate site from Agricultural Area to Rural Area.	No change – would conflict with Provincial conformity
60	Weston Consulting	7533 Islington Avenue & 150 Bruce Street	Vaughan	Request to remove Regional Greenlands System and Woodlands overlay from subject sites.	No change – Map based on best available information at Regional scale/ROP policies allows for more detailed refinement through local plans and studies
61	Dentons Canada LLP	11861 & 12045 McCowan Road	Whitchurch-Stouffville	Request to redesignate subject sites to Urban Area on Map 1 as they are subject to an MZO.	Request Supported – mapping changes recommended