

## MEMORANDUM

To: Members of Committee of the Whole

From: Paul Freeman, MCIP, RPP  
Chief Planner

Date: October 9, 2019

Re: Revised Attachment 2 - Employment Area Conversion Process Update Report

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Attachment 2 of the Employment Area Conversion Process report provides a list of landowner submissions requesting re-designation to a non-employment use that were received as of September 2019. The table includes Regional staff's preliminary Phase 1 recommendation, as indicated in the individual landowner letters as well as the local municipal Council position (where available).

An update to Attachment 2 of the Employment Area Conversion Process Update report has been made as attached to reflect updated local municipal Council positions for Markham and Richmond Hill.

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Paul Freeman, MCIP, RPP  
Chief Planner

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Bruce Macgregor  
Chief Administrative Officer

Attachments (1)  
eDOCS #10190781

## Proposed Employment Area Conversion Requests by Municipality

The following is a list of land owner submissions requesting re-designation of lands to a non-employment use received as of September 2019. Requests received by May 1<sup>st</sup>, 2019 were assessed using the Region's Council endorsed criteria. Regional staff's preliminary phase 1 recommendation, as indicated in the individual landowner letters, is summarized below. Phase one discussions are still underway and further consideration of these requests will continue into phase two.

<b>ID</b>	<b>Address</b>	<b>Nature of Request</b>	<b>Total Area (ha)*</b>	<b>Preliminary Phase One Recommendations (Landowner Letters)</b>	<b>Local Municipal Council Position</b>
A1	180 & 182 Centre Crescent, Aurora	A request to re-designate subject lands from employment and light industrial uses to residential use.	0.7	Conversion Not Supported Through Phase One.	No position at this time
A2	377 Magna Drive, Aurora	A request to re-designate lands from Business Park employment use to Mixed Use, Medium – High Density Residential, and Community Commercial uses.	8.0	Conversion supported through Phase One	No position at this time
A3	20 & 25 Mavrinac Boulevard, Aurora	A request to re-designate lands from Business Park employment use to Residential uses	6.9	Conversion supported through Phase One	No position at this time
A4	1588 St. John's Sideroad, Aurora	A request to permit the development of an education and sports complex on Block 5.	1.1	Employment area conversion not required	No position at this time

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A5	Southwest Corner of Wellington/First Commerce, Aurora	A request to re-designate subject lands from Business Park employment use to mixed-use including retail and residential uses.	0.8	Conversion Not Supported Through Phase One.	No position at this time
A6	Northwest corner of Highway 404 and Wellington Street East, Aurora	A request to re-designate subject lands from Business Park employment use to mixed-use.	4.4	Conversion Not Supported Through Phase One.	No position at this time
EG1	1656 Green Lane East, East Gwillimbury	A request to re-designate lands to permit retail uses, including major retail uses.	11.3	Conversion Not Supported Through Phase One.	No position at this time
G1	2400 Glenwoods Avenue, Georgina	A request to re-designate lands to permit mixed-use residential, commercial/retail and office uses.	4.0	Conversion Not Supported Through Phase One.	No position at this time
K1	12805 Highway 27, King	A request to convert the western portion of the lands that are designated employment to residential uses.	8.3	Conversion Not Supported Through Phase One.	The request does not satisfy all of the conversion criteria however staff would like the opportunity to review the types of flexible employment uses that the Region may be considering prior to considering the conversion of these lands.

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K2	2955 King Road, King	A request to re-designate a portion of the lands from Prestige Employment Area to mixed and residential uses.	21.5	Conversion Not Supported Through Phase One.	The request does not satisfy all of the conversion criteria however staff would like the opportunity to consider this partial conversion request further with the landowners and the Region.
K3	17125 Highway 27, King	Requesting the land be considered for a seniors healthcare centre	12.3	Under Review. Submitted After May 1st 2019 Deadline	No position at this time
M1	5821, 5845, 5865, 5875, 5933 14th Ave, Markham	A request to re-designate a portion of the subject lands from employment to residential use.	4.8	Withdrawn	n/a
M2	8050 Woodbine Avenue, Markham	A request seeking a site-specific policy, which will add a residential use provision while maintaining our as-of-right employment uses, in order to achieve the redevelopment of the Property into a high density mixed-use site appropriate of an urban Major Transportation Station Area ("MTSA").	3.3	Conversion Not Supported Through Phase One.	Deferred to City of Markham Development Services Sub-committee for further review.
M3	2718 & 2730 Elgin Mills Road, Markham	A request to re-designate lands from "Service Employment" use to "Low Rise Residential"	1.0	Conversion Not Supported Through Phase One.	Deferred to City of Markham Development Services Sub-committee for further review.

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M4	7386 & 7482 Highway 7 East, 8600 & 8636 Reesor Road, 8662/8724 Reesor Road , Markham	A request to convert employment land to support mixed-use development comprising medium and high density residential, retail, office commercial and a hotel.	17.9	Conversion Not Supported Through Phase One.	Deferred to City of Markham Development Services Sub-committee for further review.
M5	77 Anderson Avenue, Markham	A request to re-designate subject lands from Service Employment to Mixed Use High Rise.	0.5	Conversion Not Supported Through Phase One.	Deferred to City of Markham Development Services Sub-committee for further review.
M6	Part of Lot 11, Concession 9, Markham	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)	1.0	Conversion supported through Phase One	Deferred to City of Markham Development Services Sub-committee for further review.
M7	7845 Highway 7, Markham	A request to re-designate lands from Business Park Employment to Mixed-Use Mid Rise.	0.8	Conversion Not Supported Through Phase One.	Deferred to City of Markham Development Services Sub-committee for further review.
M8	Northeast Corner of Elgin Mills/ Highway 404, Markham	A request to re-designate lands from employment to mixed-use.	1.7	Conversion Not Supported Through Phase One.	Deferred to City of Markham Development Services Sub-committee for further review.
M9	7960 Reesor Road, Markham	A request to re-designate employment lands to permit mixed-use development on site.	3.3	Withdrawn	n/a

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M10	2920 16th Avenue, Markham	A request to re-designate lands from employment uses to mixed-use.	5.9	Conversion supported through Phase One	Deferred to City of Markham Development Services Sub-committee for further review.
M11	10900 Warden Avenue & 3450 Elgin Mills Road, Markham	Seeking mixed use designation on the lands	29.2	Conversion Not Supported Through Phase One.	Deferred to City of Markham Development Services Sub-committee for further review.
M12	South side of Hwy 7 and Leslie, Markham	A request to re-designate lands from employment use to mixed-use.	18.5	Conversion Not Supported Through Phase One.	Deferred to City of Markham Development Services Sub-committee for further review.
M13	1181 - 1271 Denison St, Markham	Seeking Employment land conversion for residential uses.	4.4	Withdrawn	n/a
N1	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, Newmarket	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.	18.3	Municipally Initiated Request to be considered through the second process	Support

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N2	1240 Twinney Drive & 1250 Davis Drive, Newmarket	A request to convert employment lands to allow residential uses on site.	12.3	Withdrawn	Support subject to the inclusion of a purpose-built rental development in the area, which will remain rental for a minimum of 20 years with a percentage of units made available to Housing York
N3	520, 521, 550 and 630 Newpark Boulevard, Newmarket	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".	18.0	Conversion Not Supported Through Phase One.	Support
RH1	1577 Major Mackenzie Drive East, Richmond Hill	A request to re-designate employment lands to mixed-use to facilitate the development of high-density residential and commercial uses on site.	17.6	Conversion Not Supported Through Phase One.	Richmond Hill Council approved in principle the addition of the proposed uses and directed staff to process an OPA and a corresponding Zoning Bylaw amendment. A recommendation report is due before Richmond Hill Council by end of November 2019.

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RH2	1521 19th Avenue, Richmond Hill	A request to re-designate lands from employment to residential use.	0.1	Conversion supported through Phase One	No position at this time
RH3	1585 19th Avenue, Richmond Hill	A request to re-designate lands from employment to residential use.	0.4	Conversion supported through Phase One	No position at this time
RH4	93 Edward Avenue & 500 Elgin Mills Road East, Richmond Hill	A request to re-designate subject lands to permit a private school with outdoor recreation area/sports field at 93 Edward Avenue.	2.7	Conversion Not Supported Through Phase One.	No position at this time
RH5	Blocks 2 and 3, 65M4080, Richmond Hill	A request to re-designate employment lands to permit automotive centres/dealerships on site.	2.5	Conversion Not Supported Through Phase One.	No position at this time
RH6	10481 Yonge Street & 10537 Yonge Street, Richmond Hill	A request to re-designate lands from employment to mixed-use or high density residential uses.	7.1	Conversion Not Supported Through Phase One.	No position at this time
RH7	West of Hwy 404, south of Major Mackenzie Drive, Richmond Hill	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) on site	9.4	Under Review. Submitted After May 1st 2019 Deadline	No position at this time



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RH8	1751 19th Ave, Richmond Hill	Seeking employment land conversion. Total land owned is 16 ha but only seeking 4 ha of developable land for conversion to mixed uses	4.0	Under Review. Submitted After May 1st 2019 Deadline	No position at this time
V1	45, 65, 85, 115 Bowes Road and 1950 and 1970 Highway 7 , Vaughan	A request to re-designate lands from "Employment Commercial Mixed-Use "to "Mixed-Use Commercial/Residential".	2.1	Conversion Not Supported Through Phase One.	No position at this time
V2	11421 Weston Road, Vaughan	A request to re-designate lands to allow mixed-use permissions (including residential use) beyond employment uses permitted by the City of Vaughan OPA 637. The site is also located within the ROPA 52 area.	28.9	Conversion Not Supported Through Phase One.	No position at this time
V3	233 Four Valley Drive & 1040-1080 Edgeley Boulevard, Vaughan	A request to re-designate employment land to support mixed-use development on site.	5.9	Conversion Not Supported Through Phase One.	No position at this time
V4	11, 27 and 37 Jacob Keefer Parkway, Vaughan	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.	1.0	Conversion Not Supported Through Phase One.	No position at this time

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V5	7625 Martin Grove Road & 211 Woodstream Boulevard, Vaughan	A request to re-designate lands from employment uses to mid-rise mixed-use.	1.8	Conversion Not Supported Through Phase One.	No position at this time
V6	661 & 681 Chrislea Road, Vaughan	A request to re-designate subject lands from Employment use to High-Rise Mixed Use.	1.6	Conversion Not Supported Through Phase One.	No position at this time
V7	Block 34W and 35, Lots 26 through 35, Concession 5 and Lot 1 King Concession 5, Vaughan	A request to re-designate the subject lands from employment to residential uses. The site is also located within the ROPA 52 area.	292.3	Conversion Not Supported Through Phase One.	No position at this time
V8	8083 Jane Street, Vaughan	A request to re-designate lands from Prestige and General Employment to Mixed Use designation.	1.8	Conversion Not Supported Through Phase One.	No position at this time
V9	8821 Weston Road, Vaughan	A request to re-designate subject lands from Prestige Employment to Employment Commercial – Mixed use	3.7	Conversion Not Supported Through Phase One.	No position at this time
V10	Part of Lot 14 and 15, Concession 5, Vaughan	A request to re-designate the subject lands from employment to residential/ mixed-uses.	39.2	Conversion Not Supported Through Phase One.	No position at this time

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V11	6241 Rutherford Road, Vaughan	A request to convert employment lands from the current Prestige Employment designation to commercial/recreational mix land use	8.2	Conversion Not Supported Through Phase One.	No position at this time
V12	2739 Highway 7, Vaughan	A request to convert employment lands to allow residential uses	0.3	Conversion Not Supported Through Phase One.	No position at this time
V13	2267 Highway 7 & 7700 Keele Street, Vaughan	A request to re-designate the subject lands to a mixed-use residential development	5.5	Conversion Not Supported Through Phase One.	No position at this time
V14	156 Chrislea Road & 15 Jevlan Drive, Vaughan	A request to allow greater flexibility in the permitted uses including more retail and service commercial type uses.	1.5	Employment area conversion not required	No position at this time
V15	201 Millway Avenue, Vaughan	A request to re-designate lands from Prestige Employment to a mixed-use designation.	1.9	Conversion Not Supported Through Phase One.	No position at this time
V16	163 & 175 Bowes Road, Vaughan	A request to re-designate lands from employment use to a mixed use designation.	5.9	Conversion Not Supported Through Phase One.	No position at this time
V17	4600 Steeles Ave West, Vaughan	A request to re-designate "Employment Commercial Mixed Use" lands to facilitate mixed use development on site.	3.0	Conversion supported through Phase One	No position at this time

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V18	7777 Keele St and 2160-2180 Highway 7, Vaughan	A request to re-designate "Employment Commercial Mixed Use" lands to facilitate mixed use development on site.	6.2	Conversion Not Supported Through Phase One.	No position at this time
V19	31 Jevlan Drive and 172 Chrislea Road, Vaughan	A request to broaden land permission to allow for a greater range of development opportunities on the subject lands.	1.0	Employment area conversion not required	No position at this time
V20	7171 Jane St, Vaughan	Request that lands be re-designated from their current employment designation to a mixed-use designation permitting higher density residential and commercial uses.	9.9	Under Review. Submitted After May 1st 2019 Deadline	No position at this time
V21	140 Doughton Road, Vaughan	Request that the subject property be converted from the General Employment designation to the Station Precinct designation and the subject property be incorporated within the Vaughan Metropolitan Centre Secondary Plan boundary as part of the ongoing Municipal Comprehensive Review	0.3	Under Review. Submitted After May 1st 2019 Deadline	No position at this time

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WS1	12049 Highway 48, Whitchurch-Stouffville	A request to re-designate the subject lands to allow for mixed use residential and commercial development	18.2	Conversion Not Supported Through Phase One.	Support the conversion in principle and further recommend 400 sq.ft. of non-residential space be built for approval of each dwelling unit on the lands.
WS2	300 Rougeview Avenue, Whitchurch-Stouffville	Proposal to allow for a mixed use district and innovation hub which accommodates a mix of office, industrial, retail, residential and park space.	11.0	Conversion Not Supported Through Phase One.	Support the conversion in principle and further recommend 400 sq.ft. of non-residential space be built for approval of each dwelling unit on the lands.

\*Conversion site boundaries are based on applicants' submissions and may not reflect the extent of the area subject to conversions. Areas are subject to change.