

October 8, 2019

MGP File: 19-2797

York Region Chairman Wayne Emmerson and  
Members of Regional Council  
17250 Yonge Street,  
Newmarket, ON L3Y 6Z1

via email: [regional.clerk@york.ca](mailto:regional.clerk@york.ca)

**Attention: Chairman and Members of Regional Council**

Dear Chairman Emmerson and Members of Regional Council:

**RE: Committee of the Whole, October 10, 2019  
Agenda Item E.2.3 Employment Area Conversion Process Update, ID: K2  
King Hill Inc. - 2955 King Road, King City, Township of King**

Malone Given Parsons Ltd. ("MGP") is the planning consultant for King Hill Inc. ("King Hill"), who own lands south of King Road and east of Jane Street, municipally known as 2955 King Road, within King City (the "Subject Lands").

On behalf of King Hill, MGP has reviewed the October 10, 2019, Committee of the Whole Agenda Item E.2.3, a staff report titled *Employment Area Conversion Process Update*, dated September 26, 2019. This report recommends that Council receive this report for information at the October 10, 2019 Committee of the Whole meeting.

King Hill recognizes the effort that staff have put into the Employment Area conversion process through the Municipal Comprehensive Review ("MCR") and thank Council and staff for the opportunity to provide comments throughout the MCR.

**Request**

**That no decision be made by Region of York staff on the partial Employment Land Conversion Request for 2955 King Road, King City during Phase Two of the Employment Area conversion process until Township of King staff have the opportunity to consider this partial conversion request further with the landowner and the Region.**

**Proposal**

King Hill is proposing to develop the Subject Lands, currently vacant, as part of a comprehensive community with the Janeking Holdings Inc. lands to the south (see Development Composite Plan attached).

King Hill lands contain approximately 36 ha of developable land. A request for Employment Land Conversion to non-employment uses has been submitted to the Region, which applies to approximately 21.5 ha, or approximately 60%, of the developable area of the Subject lands. The proposed non-employment uses include: a portion of a Park, two Mixed Use Blocks, which may include LPAT approved Institutional uses, a Stormwater Management Facility, future roads and Future Development Blocks for residential. Approximately 14.5 ha, or 40%, of the developable portion of the site will be maintained as Employment Area.

The proposal provides for a comprehensive and integrated approach to planning, as it creates a compact, complete community with a mix of land uses and housing types, that is compatible with the existing residential context. It provides uses that support Employment Lands and provides access and servicing considerations for all of the developable lands within the southeast quadrant of Jane Street and King Road.

MGP estimates that 300,000 sq. ft of office space can be accommodated on the proposed remaining employment lands based on previous development applications prepared for the site. Using the Region's estimate of 275 sq.ft. per employee for office employment, approximately 1,090 jobs could be accommodated within the proposed remaining employment lands if they were developed for one storey office uses. The proposed Mixed Use Blocks will also provide additional opportunities for jobs on the King Hill lands.

If proposed employment uses are more than one storey, additional jobs could be achieved. Businesses are now utilizing agile floor plans consisting of approximately 190 sq. ft of office space per employee or less. The shrinking of office floor space requirements per employee has the potential to generate many more jobs within the proposed remaining employment lands than traditional office spaces.

The conversion of part of the King Hill lands to non-employment uses and the preservation of a portion of the subject lands as Prestige Employment Area provides the opportunity to create higher order employment lands that will attract prestige office uses complementary to the surrounding area and will provide the Township with a gateway into the Community of King City.

## **Basis**

The Region outlined employment area conversion criteria in March 2019 to be applied by Regional staff when assessing requests for employment area conversions during the MCR to inform recommendations to Regional Council. Regional staff applied the criteria in consultation with local municipal staff and landowners in Phase One and will conduct broader discussions with Regional and local municipal staff and stakeholders on employment planning in Phase Two. This work will inform the development of a draft land budget to be considered by Regional Council in Q1 2020.

The Region's *Employment Area Conversion Process Report* (dated September 26, 2019), Attachment 2, Page 3 explains that the conversion request was not supported by the Region through the Preliminary Phase One Recommendations. It also explains that it is Local Municipal Council's position that the request does not satisfy all of the conversion criteria, however Township staff would like to consider this partial conversion request further with the landowner and the Region.

The Township of King Planning Department prepared a report to the June 24, 2019 Committee of the Whole providing preliminary comments on the partial Employment Land Conversion Request for the Subject Lands. MGP and the landowner are in the process of addressing the preliminary comments from Township staff.

We request that no decision be made by Region of York staff on the partial Employment Land Conversion Request for 2955 King Road, King City during Phase Two of the Employment Area conversion process until Township of King staff have the opportunity to consider this partial conversion request further with the landowner and the Region.

**Closing**

We appreciate your review and consideration of this matter. We look forward to having broader discussions with Regional and Township staff on employment planning regarding 2955 King Road. Should you wish to discuss our request further please do not hesitate to contact the undersigned at 905-513-0170 x. 109 or Tom Kilpatrick at x. 179.

Yours very truly,

**Malone Given Parsons Ltd.**



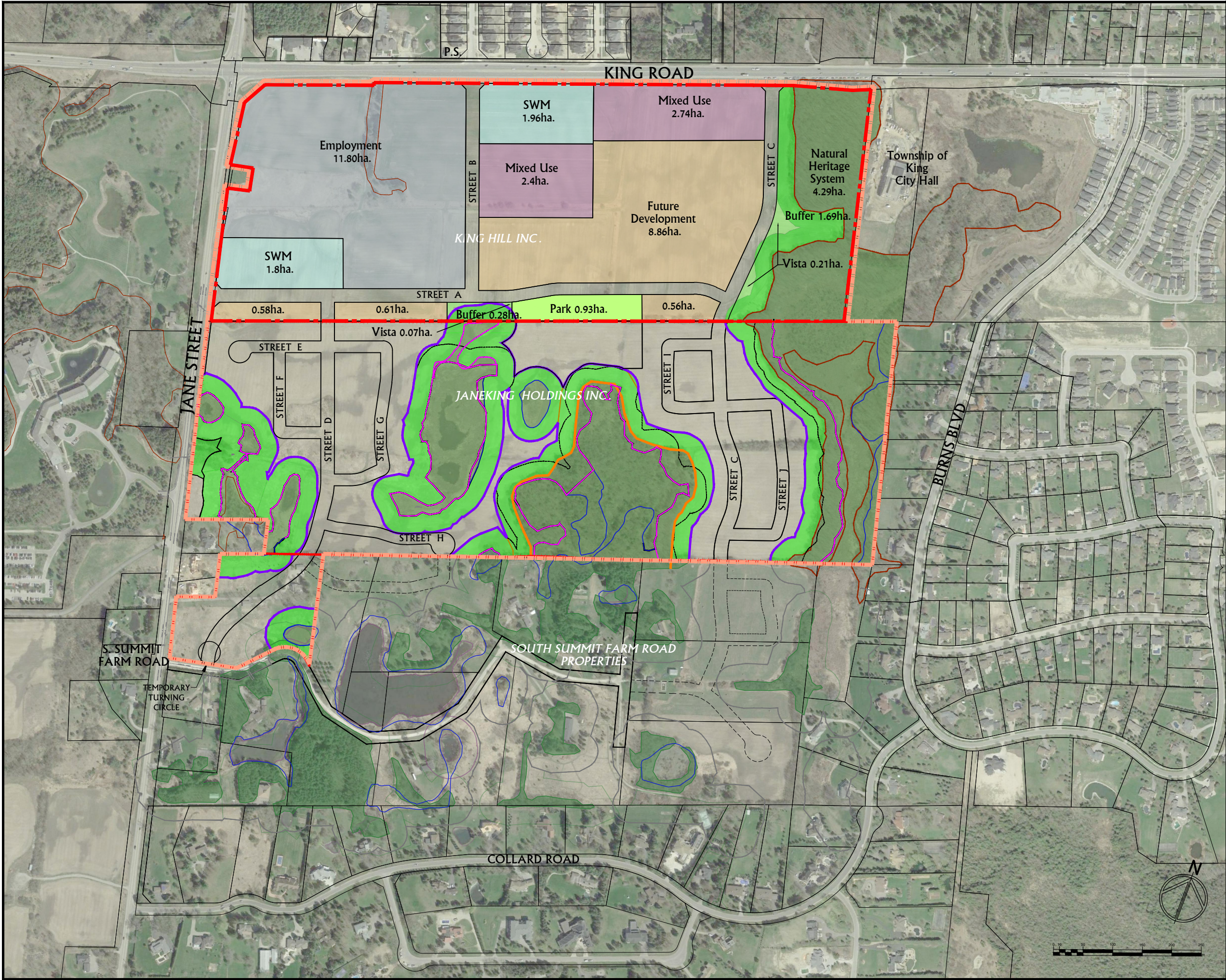
**Don Given, MCIP, RPP**

**Att/1**

cc: Steve Pellegrini, Mayor, Township of King  
Paul Freeman, Chief Planner, Region of York  
Bruce Macgregor, Chief Administrative Officer, Region of York  
Sandra Malcic, Director, Long Range Planning, Region of York  
Paul Bottomley, Manager, Policy, Research and Forecasting, Region of York  
Michael Skelly, Senior Planner, Long Range Planning, Region of York  
Stephen Naylor, Director of Planning and Development  
Gaspere Ritacca, Manager of Planning and Development, Township of King  
Kristen Harrison, Policy Planning, Township of King  
Nick Cortellucci, Brookvalley  
Frank Filippo, Brookvalley  
Tom Kilpatrick, Malone Given Parsons Ltd.



KING HILL INC. AND  
JANEKING HOLDINGS INC.  
DEVELOPMENT COMPOSITE PLAN  
King City, Township of King



**Land Use Schedule**

- Natural Heritage System
- 30m Minimum Buffer from Outermost Feature
- Vista
- Parkland
- SWM Pond
- Employment Lands
- Future Development
- Mixed Use
- Roads

**LEGEND**

- Composite Plan Boundary
- Subject Property
- TRCA Staked Woodland (Dec 5, 2016 - Base of Tree)
- MNRF Mapped Woodland (2017)
- MNRF Staked Wetland (2015)
- MNRF Mapped Wetland, PSW (2016)
- Development Limit (30m MVPZ from outermost feature)

**NOTES:**

- Final size and location of SWM Ponds on King Hill Inc. property to be determined through Environmental and Engineering input / review.
- The road pattern shown on the South Summit Farm Road properties is conceptual, is separate from the King Hill Inc. and Janeking Holdings Inc. development composite plan and does not form part of any current or future development application for the King Hill Inc. and Janeking Holdings Inc. lands. No permission / representation to complete planning work for the South Summit Farm Road properties has been secured.

**FOR DISCUSSION PURPOSES ONLY**

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Date: September 12, 2019  
Project No.: 19-2797