

Appendix 'D': Summary of Employment Conversion Requests in Markham

EMPLOYMENT CONVERSION REQUESTS IN MARKHAM – 2041 Regional MCR

No.	Owner	Address	Location	Area (ha)	Nature of Request (York Region)	Notes (Markham staff)
1.	2432194 Ontario Ltd, 2536871 Ontario Ltd (Liberty), Cornell Rouge Development Corp and Varlese Brothers Ltd	7386 & 7482 Hwy 7, 8600 & 8636 Reesor Rd, 8662-8724 Reesor Rd	Cornell Centre - north of Hwy 7 between Donald Cousens Parkway and Reesor Rd in Cornell Centre	18.4	Redesignation of employment lands to support mixed use development comprising medium and high density residential, retail, office and a hotel	The lands are currently designated 'Business Park Area' and 'Business Corridor Area – Automotive Service Centre' in the Cornell Secondary Plan 2008.
2.	Norfinch Construction	7845 Hwy 7	Cornell Centre - southwest corner of Hwy 7 and Reesor Rd, Cornell Centre	0.75	Redesignation of employment lands to 'Mixed Use Mid Rise'	The lands are currently designated 'Business Park Area' in the Cornell Secondary Plan 2008. Note: this request was submitted after release of the March 7, 2019 York Region staff report "York Region Proposed Employment Area Conversion Criteria"
	Subtotal – Cornell Centre			19.2 ha (47.3 ac)		
3.	Neamsby Investments	5821, 5845, 5865, 5875, 5933 14 th Avenue	Armadales – south side of 14 th Ave east Aaniin community centre	4.8	Redesignation of a portion of the lands from employment to residential	These lands were associated with the Neamsby Investments employment conversion application (OP 13-108448) in 2013, which resulted in the conversion of 22 ha (54 ac) of employment lands immediately to the south to low-rise residential uses (OPA 222 to the 1987 Official Plan and OPA 2 to the 2014 Official Plan).
4.	Meadow Park Investments Inc	77 Anderson Avenue	Markham Rd/Mount Joy - north side of Bur Oak Ave between Markham Rd and GO Rail line	0.5	Redesignation from 'Service Employment' to 'Mixed Use High Rise'	The lands are within the Markham Rd - Mount Joy Secondary Plan study area.
5.	Belfield Investments Inc	8050 Woodbine Ave	South Don Mills - southwest corner of Woodbine Ave/Hwy 407	3.3	To relax the current employment designation and achieve site-specific policy recognition. The property qualifies as a Major Transit Station Area.	The property is primarily designated 'Business Park Employment' with a 'Service Employment' designation along the Woodbine Ave frontage.
6.	1628740 Ontario Inc (Tucciarone)	2730 Elgin Mills Rd	North side of Elgin Mills Rd between Hwy 404 and Woodbine Ave	1.0	Redesignation from 'Service Employment' to 'Residential Low Rise'	The subject lands are immediately to the south of low-rise residential lands that were converted from employment lands in 2013 through the Council adoption of OPA 12 to the 2014 Official Plan (conversion application OP 13-116651 by Holborn Properties).
	TOTAL			33.6 ha (82.9 ac)		
7.	Primont (Cornell 2) Inc	Part of Lot 11, Concession 9	Cornell Centre – northwest corner of Hwy 7/ Donald Cousens Parkway	1.0	Redesignation from employment uses to permit residential use, in addition to retail, office and employment uses already permitted within the 'Business Park Area – Avenue 7 Corridor' designation in the Cornell Secondary Plan 2008.	These lands were approved for conversion by Markham Council in 2013 through conversion applications OP 13-128394 by Auriga Developments Inc and OP 13-137282 by Cornell Rouge Development Corporation. Markham Council adopted OPA 252 for the lands in both of these applications in June 2018, however a Regional decision on OPA 252 remains outstanding. No further direction/decision is required by Markham Council.

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