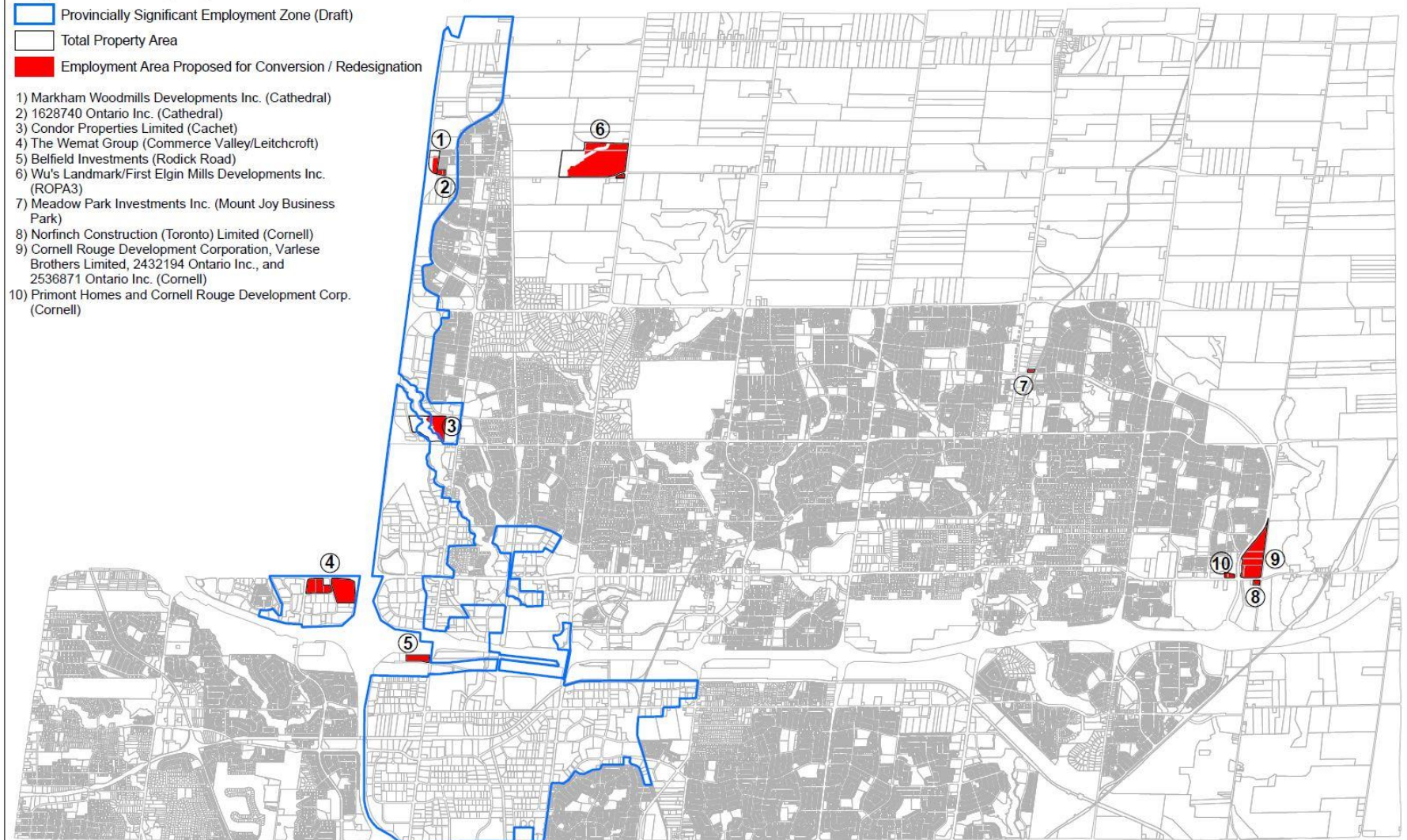


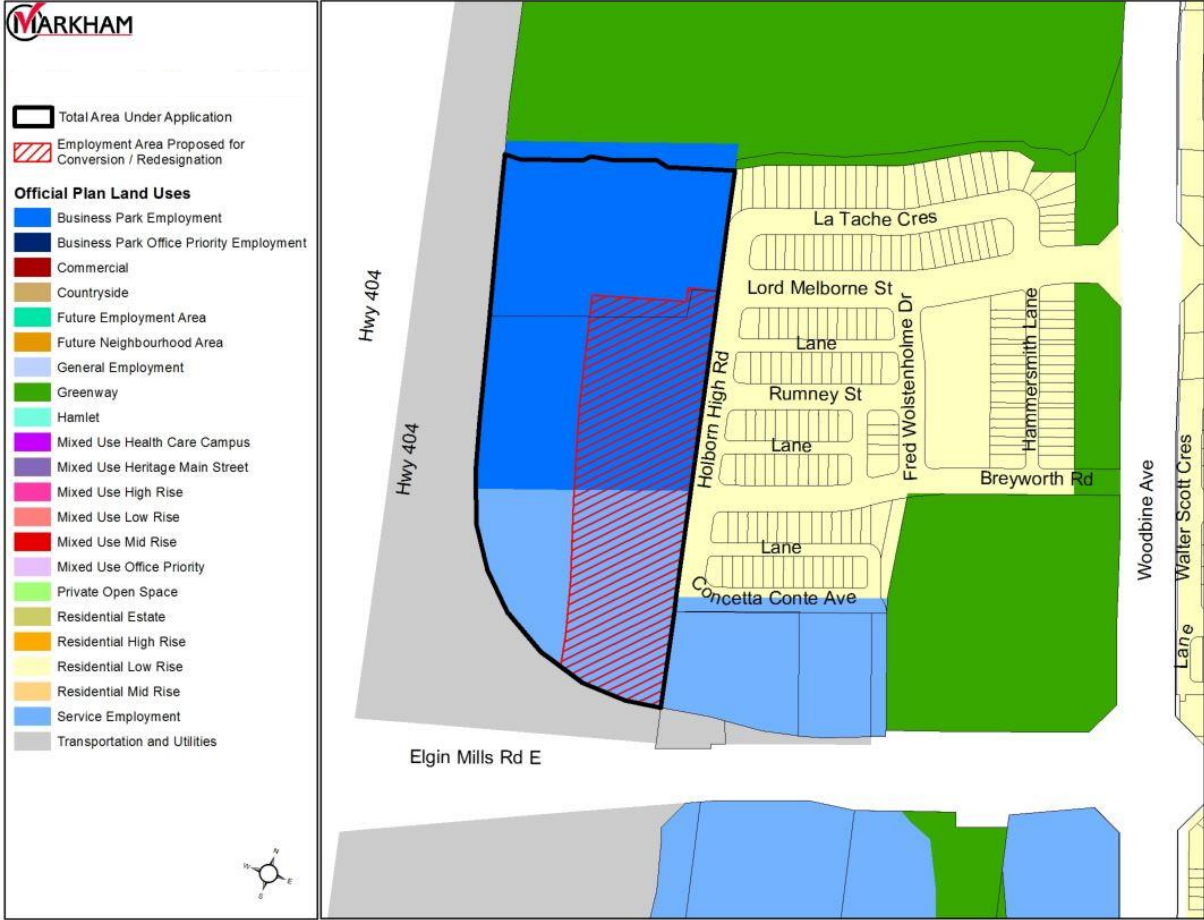
## Appendix 'D'

### Location Map and Description of Employment Conversion Requests in Markham

**Figure 1: Employment Conversion Requests 2019**




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1. Markham Woodmills Developments Inc. (Cathedral)	
<b>Address</b>	Northeast Corner of Elgin Mills Road East and Highway 404
	
<b>Site Area</b>	3.18 ha (gross), 1.9 ha (net)
<b>Site and Area Context</b>	<p><b>Subject site:</b> The subject site is located on the north side of Elgin Mills Road between Highway 404 and Woodbine Avenue, and is visible from Highway 404. The conversion request pertains to the eastern portion of the property and maintains the western portion for employment related purposes.</p> <p><b>Surrounding uses:</b> North – Vacant land designated for 'Business Park Employment' uses and a City-owned woodlot. East – Lands designated for 'Low Rise Residential' uses currently under development, and lands designated for 'Service Employment' uses (which are also the subject of a conversion request). South – Northbound ramp from Elgin Mills Road East to Highway 404. West – Highway 404.</p>
<b>Identified in draft PSEZ mapping</b>	Yes

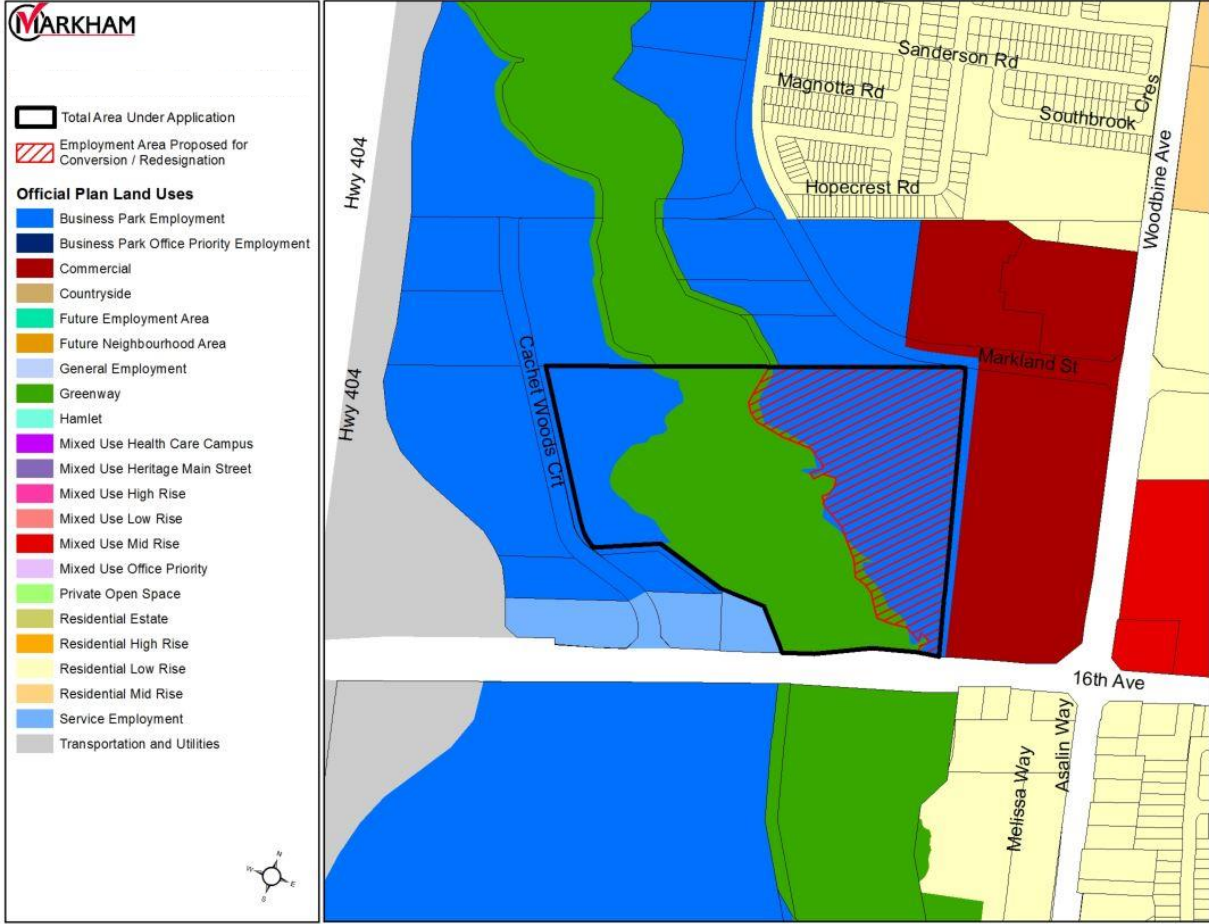
Appendix 'D' – Location Map and Description of Employment Conversion Requests in Markham

<b>1. Markham Woodmills Developments Inc. (Cathedral)</b>	
<b>Region Official Plan</b>	Urban Area, Strategic Employment Lands – Conceptual
<b>Official Plan Designation(s)</b>	Service Employment, Business Park Employment
<b>Secondary Plan Designation(s)</b>	N/A
<b>Zoning</b>	Business Park (BP) and Business Corridor (BC) per By-law 177-96
<b>Proposal</b>	To provide for a mixed-use development that accommodates a mix of office and residential space within a live-work type of environment. The proposal includes a range of building heights – 2 to 5 storeys for the office buildings and 4 to 6 storeys for the residential buildings (170-255 units). The two proposed office buildings will be located along the Highway 404 frontage, with the two proposed residential buildings located along the eastern portion of the subject site adjacent to the residential subdivision under development. Given that the subject site is located east and north of the Highway 404 northbound onramp, access for the mixed use development will be provided through an extension of a collector road from the residential development to the east.

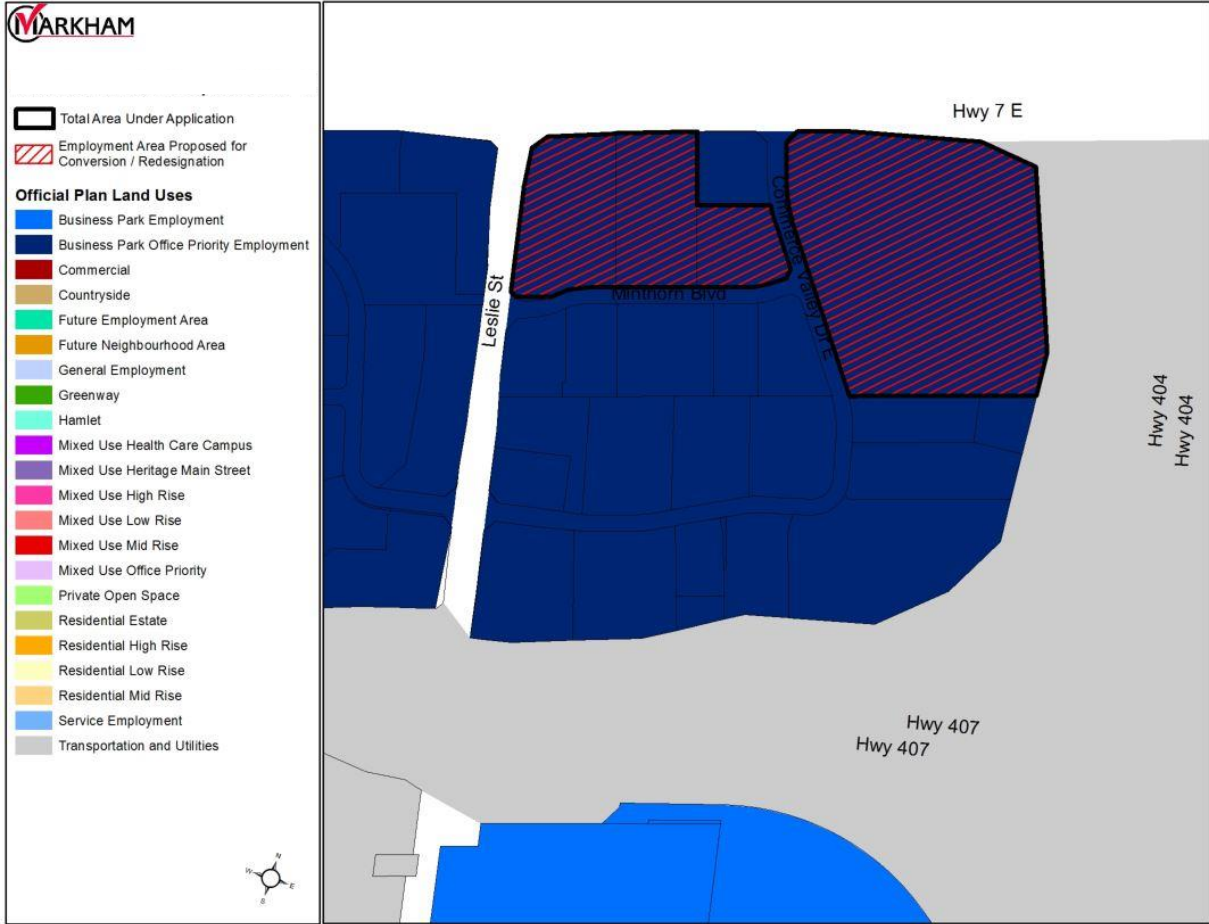
2. 1628740 Ontario Inc. (Cathedral)	
<b>Address</b>	2718 and 2730 Elgin Mills Road
	
<b>Site Area</b>	1.0 ha (gross and net)
<b>Site and Area Context</b>	<p><b>Subject site:</b> The subject site is located on the north side of Elgin Mills Road East between Highway 404 and Woodbine Avenue.</p> <p><b>Surrounding uses:</b>  North – Lands designated for 'Low Rise Residential' uses currently under development.  East – An existing stormwater management pond currently designated as 'Greenway'.  South – Elgin Mills Road East.  West – Vacant lands designated for 'Service Employment' and 'Business Park Employment' uses (which are also the subject of a conversion request) and Highway 404.</p>
<b>Identified in draft PSEZ mapping</b>	Yes

<b>2. 1628740 Ontario Inc. (Cathedral)</b>	
<b>Region Official Plan</b>	Urban Area, Strategic Employment Lands – Conceptual
<b>Official Plan Designation(s)</b>	Service Employment
<b>Secondary Plan Designation(s)</b>	N/A
<b>Zoning</b>	Rural Residential One Zone (RR1) and Agriculture One Zone (A1) per By-law 304-87
<b>Proposal</b>	To provide for the continuation of 'Low Rise Residential' development of lands to the north (OPA No. 12) through the creation of 33 lots and a public road. The proposal includes a total of 27 townhouses, 3 single detached homes and 2 heritage homes.




3. Condor Properties Limited (Cachet)	
Address	2920 16th Avenue
	
Site Area	16.6 (gross), 5.9 ha (net) subject to conversion request
Site and Area Context	<p>Subject site: The subject site is located on the north side of 16th Avenue between Cachet Woods Court and Woodbine Avenue, south of Markland Avenue. The Greenway system traverses through the site, splitting the developable area into two portions. The larger eastern portion (5.9 ha) is the subject of this employment land conversion request, while the smaller western portion (1.7 ha) is being retained for employment uses to be developed at a later date.</p> <p>Surrounding uses:</p> <p>North – Lands designated for 'Business Park Employment' uses that are currently occupied, an existing residential subdivision, and King Square Shopping Centre.</p> <p>East – A vacant site (also owned by Condor Properties) designated for 'Commercial' uses.</p> <p>South – Residential townhomes and a continuation of the Greenway system.</p> <p>West – The Greenway system and lands designated for 'Service Employment' and 'Business Park Employment' uses abutting Highway 404</p>

<b>3. Condor Properties Limited (Cachet)</b>	
<b>Identified in draft PSEZ mapping</b>	Yes
<b>Region Official Plan</b>	Urban Area
<b>Official Plan Designation(s)</b>	Business Park Employment, Greenway
<b>Secondary Plan Designation(s)</b>	N/A
<b>Zoning</b>	Commercial Recreation (CR) and Open Space (O1) per By-law 304-87
<b>Proposal</b>	<p>To provide for a variety of residential, employment and commercial uses. The intent is to redevelop the eastern portion of the subject site in conjunction with the adjacent property to the east, 2960 16th Avenue, also owned by Condor Properties Limited.</p> <p>Mixed use office and retail development will be located along Woodbine Avenue for employment uses. A portion of the lands along 16th Avenue are proposed for exclusive retail use, and a service commercial use, such as a gas station, is proposed at the intersection of Markland Street and Woodbine Avenue. Park space is located at the centre of the block to ensure accessibility and also adjacent to the valley system to highlight the unique natural amenity on the site. Residential uses are proposed through the remainder of the site and provide a range of housing forms and unit types to meet the housing needs of the City and Region's residents. Access onto the site will be provided via entrances on Markland Street, Woodbine Avenue and 16th Avenue.</p>

4. The Wemat Group (Commerce Valley/Leitchcroft)	
<b>Address</b>	Southwest Quadrant of Highway 7 & Highway 404
	
<b>Site Area</b>	18.5 ha (gross), 17.1 ha (net)
<b>Site and Area Context</b>	<p>Subject site: The subject site is located on the south side of the Highway 7 rapid transit corridor (VIVA BRT) between Leslie Street and Highway 404.</p> <p>Surrounding uses:</p> <p>North – Lands designated as 'Employment Corridor' and 'Employment Area' in the Town of Richmond Hill.</p> <p>East – Highway 404.</p> <p>South – 'Business Park Office Priority Employment' lands and Highway 407.</p> <p>West – Lands designated for 'Business Park Office Priority Employment' uses.</p>
<b>Identified in draft PSEZ mapping</b>	Yes
<b>Region Official Plan</b>	Urban Area
<b>Official Plan Designation(s)</b>	Business Park Office Priority Employment

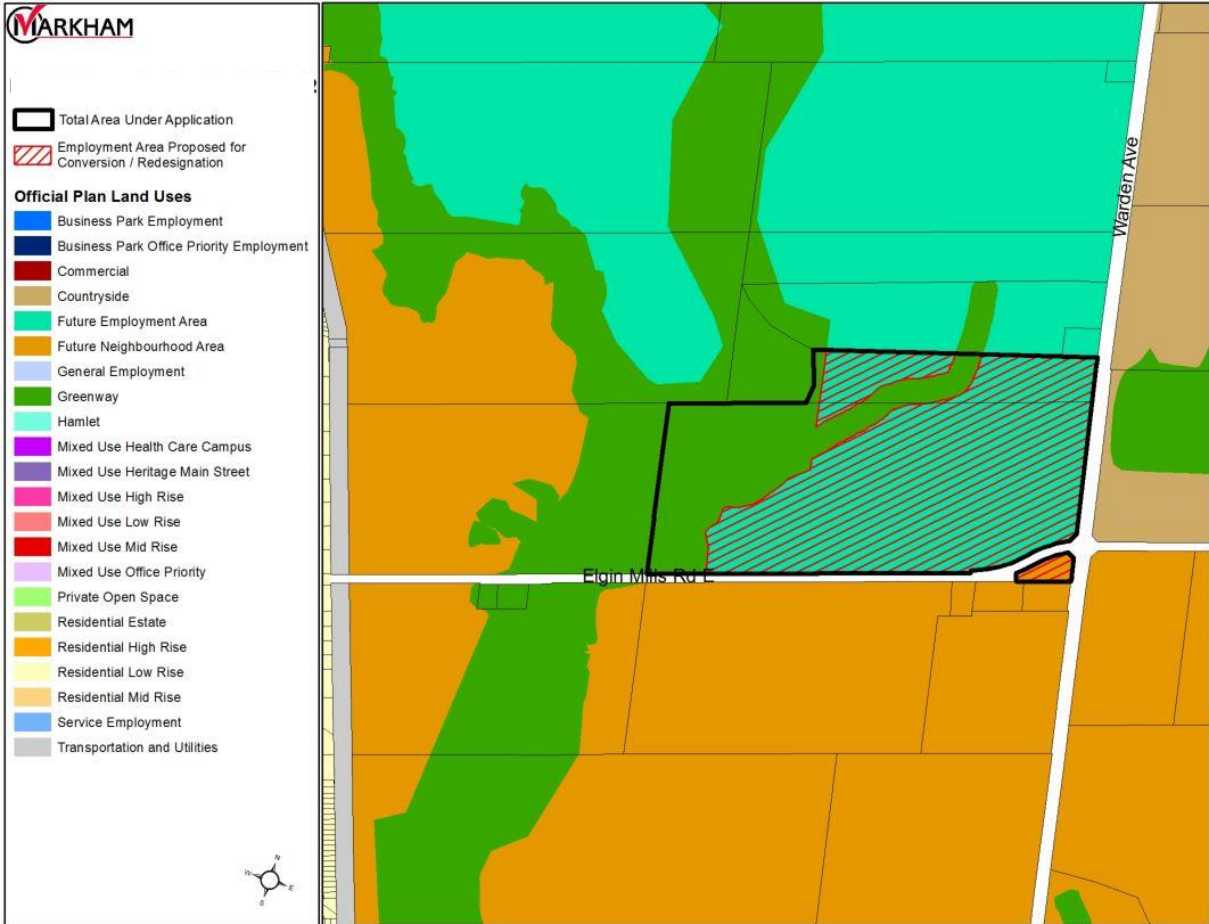


<b>4. The Wemat Group (Commerce Valley/Leitchcroft)</b>	
<b>Secondary Plan Designation(s)</b>	N/A
<b>Zoning</b>	Select Industrial and Limited Commercial Zone (M.C.) per By-law 165-80
<b>Proposal</b>	<p>A partial employment land conversion from 'Business Park Office Priority Employment' to 'Mixed Use' to allow for a comprehensive mixed-use transit-oriented community as follows:</p> <p>Residential GFA – 76,500 sq. m. (850 units)  Retail/Commercial GFA – 14,637 sq. m.  Office GFA – 58,140 sq. m.  Hotel &amp; Convention GFA - 9,987 sq. m.  Total GFA - 159, 264 sq. m.</p>

5. Belfield Investments Inc. (Rodick Road)	
<b>Address</b>	8050 Woodbine Avenue
	
<b>Site Area</b>	3.3 ha (gross and net)
<b>Site and Area Context</b>	<p>Subject site: The subject site is situated immediately south of Highway 407 and fronts onto the west side of Woodbine Avenue.</p> <p>Surrounding uses:</p> <p>North – Highway 407, and lands designated for 'Business Park Office Priority Employment' uses.</p> <p>East – Woodbine Avenue and lands designated for 'Business Park Employment' uses.</p> <p>South – Burncrest Road and a hydro transmission corridor. A parking lot serving as bus storage is situated beneath the hydro corridor.</p> <p>West – Lands designated for 'Business Park Employment' uses.</p>
<b>Identified in draft PSEZ mapping</b>	No, however Markham staff have recommended the addition of the subject site to the PSEZ overlay.
<b>Region Official Plan</b>	Urban Area

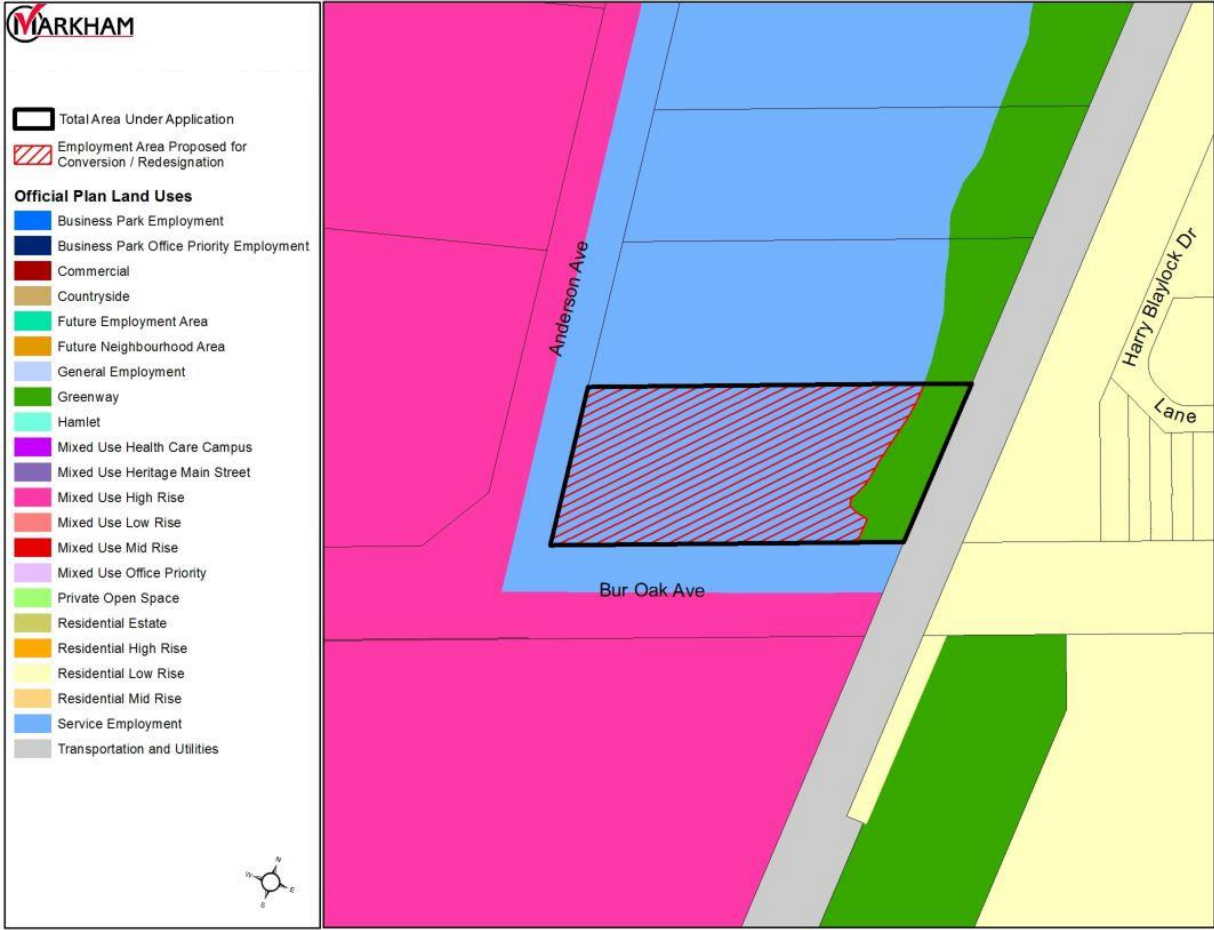
Appendix 'D' – Location Map and Description of Employment Conversion Requests in Markham

<b>5. Belfield Investments Inc. (Rodick Road)</b>	
<b>Official Plan Designation(s)</b>	Business Park Employment and Service Employment
<b>Secondary Plan Designation(s)</b>	N/A
<b>Zoning</b>	Business Corridor (BC) and Business Park (BP) per By-law 177-96 and Agricultural Zone (A.1) and Rural Industrial (M.4) per By-law 2284-68
<b>Proposal</b>	To provide for a high density mixed-use redevelopment of the subject site that features employment and residential uses that would be appropriate in proximity to a transit station on the future Highway 407 Transitway.


6. Wu's Landmark / First Elgin Mills Developments Inc. (ROPA3)	
<b>Address</b>	10900 Warden Avenue & 3450 Elgin Mills Road
 <p>The map shows the subject site (hatched area) located north of Elgin Mills Road East and west of Warden Avenue. The site is surrounded by various land use designations including Future Employment Area (green), Future Neighbourhood Area (orange), and Residential High Rise (yellow). The legend lists 25 Official Plan Land Uses, including Business Park Employment, Commercial, Future Employment Area, Future Neighbourhood Area, General Employment, Greenway, Hamlet, Mixed Use Health Care Campus, Mixed Use Heritage Main Street, Mixed Use High Rise, Mixed Use Low Rise, Mixed Use Mid Rise, Mixed Use Office Priority, Private Open Space, Residential Estate, Residential High Rise, Residential Low Rise, Residential Mid Rise, Service Employment, and Transportation and Utilities.</p>	
<b>Site Area</b>	46.0 ha (gross), 29.0 ha (net)
<b>Site and Area Context</b>	<p>Subject site: The subject site comprises two municipally addressed properties located north of Elgin Mills Road East and west of Warden Avenue. The subject site is part of a larger area proposed for employment uses in the City's Future Urban Area and are the subject of site-specific appeals to the City's 2014 Official Plan.</p> <p>Surrounding uses:</p> <p>North – A Regional Works Yard has been proposed for the lands immediately north of the subject site.</p> <p>East – Warden Avenue and lands designated as 'Countryside' and 'Greenway'.</p> <p>South – Elgin Mills Road East and land lands planned for residential community uses within the Berczy Glen Secondary Plan area</p> <p>West – 'Greenway' and 'Future Neighbourhood Area' lands</p>
<b>Identified in draft PSEZ mapping</b>	No

<b>6. Wu's Landmark / First Elgin Mills Developments Inc. (ROPA3)</b>	
<b>Region Official Plan</b>	Urban Area
<b>Official Plan Designation(s)</b>	'Future Employment Area' and 'Greenway' (under site-specific appeal).
<b>Secondary Plan Designation(s)</b>	N/A
<b>Zoning</b>	Agriculture One (A1) and Open Space (O1) per By-law 304-87
<b>Proposal</b>	To optimize this corner of Elgin Mills Road and Warden Avenue by proposing a compact development consisting of a vibrant mix of medium and high density residential uses, at-grade retail, office and recreational uses.

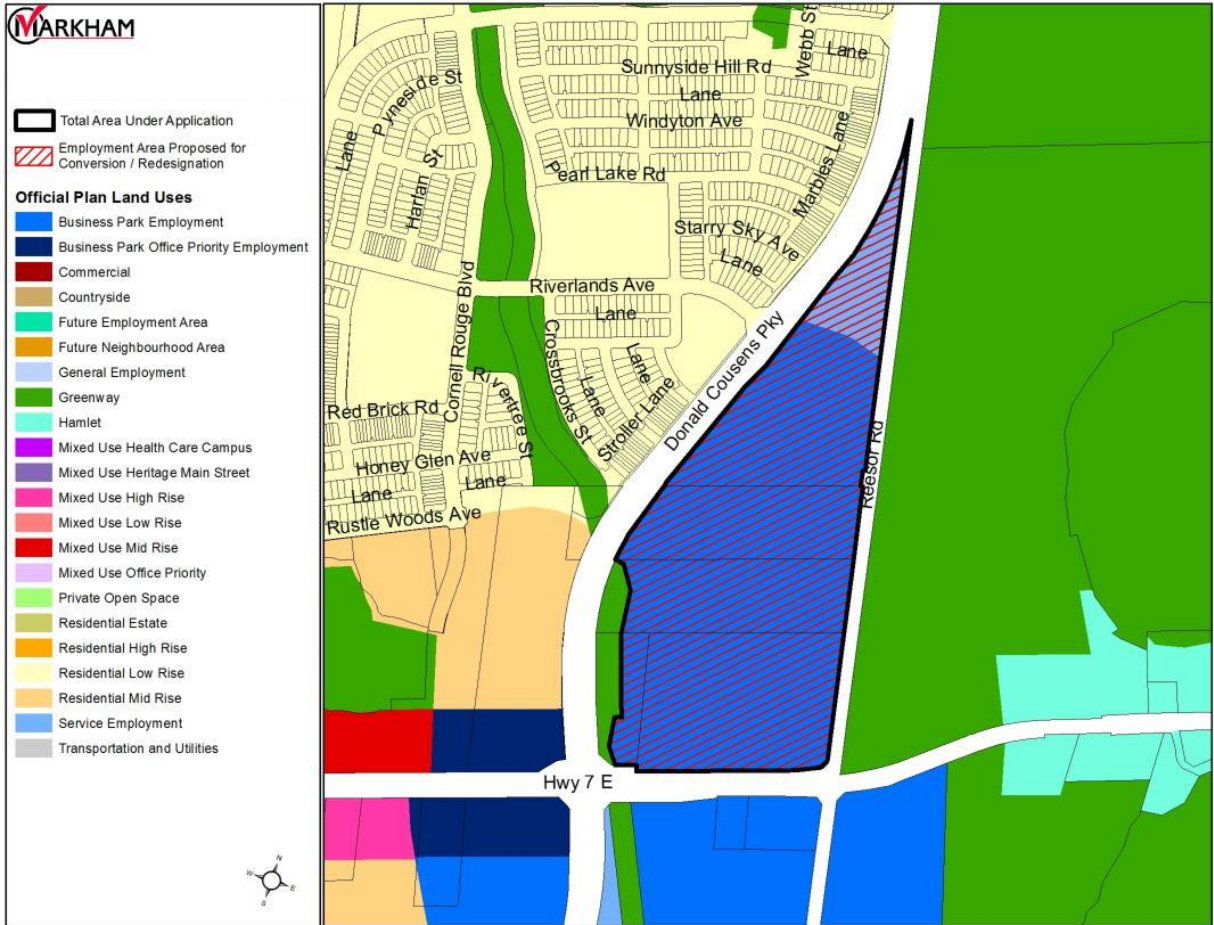


7. Meadow Park Investments Inc. (Mount Joy Business Park)	
Address	77 Anderson Avenue
	
Site Area	0.5 ha (gross), 0.4 ha (net)
Site and Area Context	<p>Subject site: The subject site is located immediately north of Bur Oak Avenue between Anderson Avenue and the CNR/Stouffville GO Rail corridor. The property is currently occupied by a car wash.</p> <p>Surrounding uses:</p> <p>North – Lands within the Mount Joy Business Park designated 'Service Employment'.</p> <p>East – The CNR/Stouffville GO Rail corridor and an established residential area.</p> <p>South – Lands designated for 'Mixed Use High Rise' uses, currently occupied by the Mount Joy GO station and parking lot.</p> <p>West – Lands designated 'Mixed Use High Rise'.</p>
Identified in draft PSEZ mapping	No
Region Official Plan	Urban Area

<b>7. Meadow Park Investments Inc. (Mount Joy Business Park)</b>	
<b>Official Plan Designation(s)</b>	Service Employment, Greenway
<b>Secondary Plan Designation(s)</b>	N/A
<b>Zoning</b>	Open Space Zone One (OS1) and Select Industrial with Limited Commercial (M.IC) per By-law 88-76
<b>Proposal</b>	To redesignate the subject site from 'Service Employment' to 'Mixed Use High Rise' to enable redevelopment of the site and surrounding area in a comprehensive manner for more appropriate land uses over time that are aligned with emerging municipal and provincial initiatives.

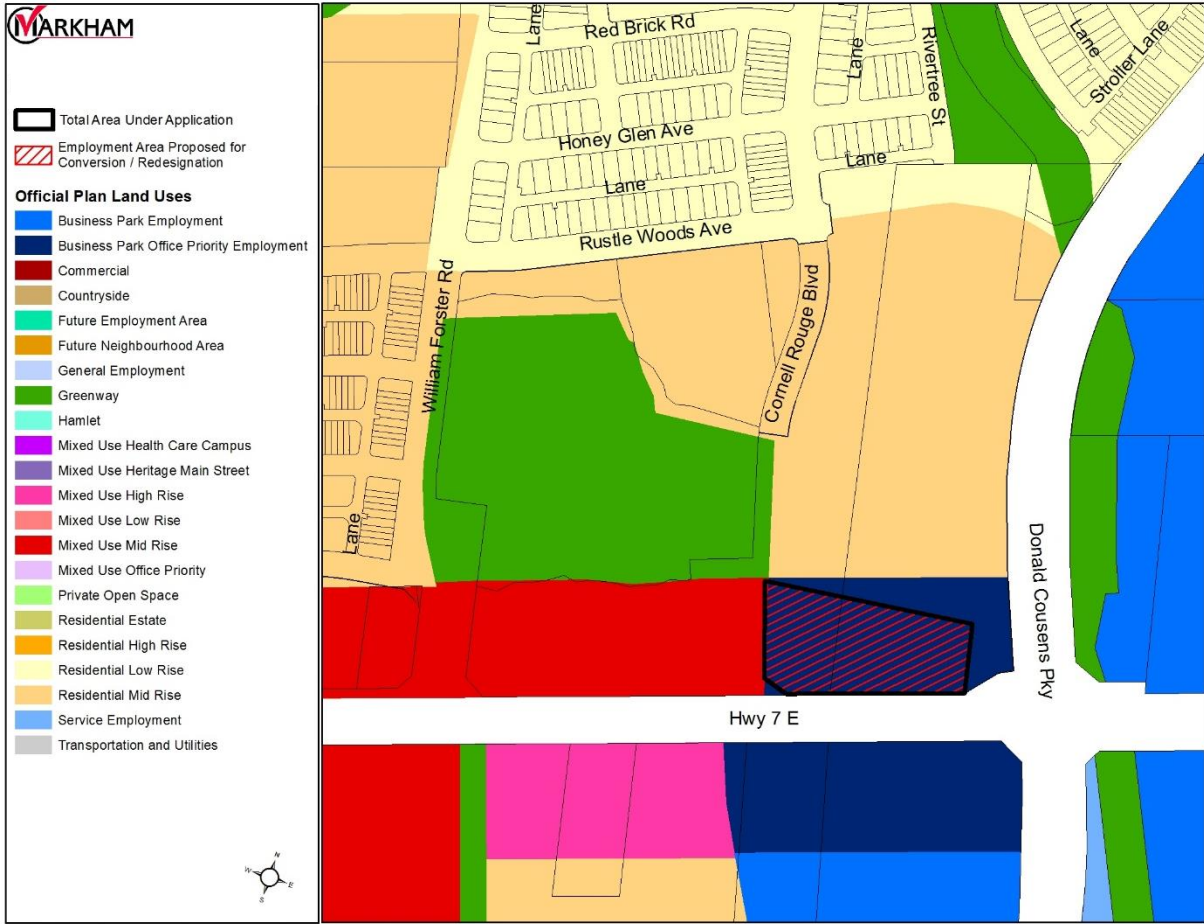
8. Norfinch Construction (Toronto) Limited (Cornell)	
<b>Address</b>	7485 Highway 7 (Part of Lot 11, Concession 9)
	
<b>Site Area</b>	0.75 ha (gross and net)
<b>Site and Area Context</b>	<p>Subject site: The subject site is located at the easterly limits of Cornell Centre on the southwest corner of Reesor Road and Highway 7.</p> <p>Surrounding uses:</p> <p>North – Highway 7 East and lands designated for 'Business Park Employment' uses.</p> <p>East – Reesor Road and lands designated for 'Business Park Employment' uses.</p> <p>South/West – Lands designated for 'Business Park Employment' uses.</p>
<b>Identified in draft PSEZ mapping</b>	No
<b>Region Official Plan</b>	Urban Area, Strategic Employment Area - Conceptual
<b>Official Plan Designation(s)</b>	Business Park Employment (2014 OP designation not yet in effect)

<b>8. Norfinch Construction (Toronto) Limited (Cornell)</b>	
<b>Secondary Plan Designation(s)</b>	Business Park Area (under 1987 OP)
<b>Zoning</b>	Highway Commercial Two (HC2) per By-law 304-87
<b>Proposal</b>	To redesignate the subject lands as 'Mixed Use Mid Rise' in the same way as other lands are designated along Highway 7 within Cornell Centre.

9. Cornell Rouge Development Corporation, Varlese Brothers Limited, 2432194 Ontario Inc., and 2536871 Ontario Inc. (Cornell)	
<b>Address</b>	7386-7482 Highway 7 East, 8600-8724 Reesor Road
 <p><b>MARKHAM</b></p> <p><b>Legend:</b></p> <ul style="list-style-type: none"> <li>Total Area Under Application (Black outline)</li> <li>Employment Area Proposed for Conversion / Redesignation (Hatched area)</li> <li><b>Official Plan Land Uses:</b> <ul style="list-style-type: none"> <li>Business Park Employment (Blue)</li> <li>Business Park Office Priority Employment (Dark Blue)</li> <li>Commercial (Red)</li> <li>Countryside (Light Green)</li> <li>Future Employment Area (Yellow)</li> <li>Future Neighbourhood Area (Orange)</li> <li>General Employment (Light Blue)</li> <li>Greenway (Dark Green)</li> <li>Hamlet (Light Cyan)</li> <li>Mixed Use Health Care Campus (Purple)</li> <li>Mixed Use Heritage Main Street (Pink)</li> <li>Mixed Use High Rise (Light Orange)</li> <li>Mixed Use Low Rise (Light Yellow)</li> <li>Mixed Use Mid Rise (Light Green)</li> <li>Mixed Use Office Priority (Light Blue)</li> <li>Private Open Space (Light Green)</li> <li>Residential Estate (Light Green)</li> <li>Residential High Rise (Orange)</li> <li>Residential Low Rise (Light Yellow)</li> <li>Residential Mid Rise (Light Green)</li> <li>Service Employment (Blue)</li> <li>Transportation and Utilities (Grey)</li> </ul> </li> </ul> <p>The map shows the subject site (hatched area) located between Donald Cousens Parkway and Reesor Road, north of Highway 7 East. Surrounding areas include residential neighborhoods, commercial areas, and greenways.</p>	
<b>Site Area</b>	17.9 (gross and net)
<b>Site and Area Context</b>	<p>Subject site: The subject site is located on the north side of Highway 7 East and comprises the entire block between Donald Cousens Parkway and Reesor Road.</p> <p>Surrounding uses:</p> <p>North/West – Stormwater channel and, beyond Donald Cousens Parkway, low rise and mid rise residential neighbourhoods and lands currently designated 'Business Park Office Priority Employment' lands along Highway 7.</p> <p>East – Rouge National Urban Park (designated 'Greenway System').</p> <p>South – Lands designated for 'Business Park Office Priority Employment' uses.</p>
<b>Identified in draft PSEZ mapping</b>	No
<b>Regional Official Plan</b>	Urban, Strategic Employment Lands (Conceptual)



<b>9. Cornell Rouge Development Corporation, Varlese Brothers Limited, 2432194 Ontario Inc., and 2536871 Ontario Inc. (Cornell)</b>	
<b>Official Plan Designation(s)</b>	Business Park Employment and Service Employment (2014 OP designations not yet in effect)
<b>Secondary Plan Designation(s)</b>	Business Park Area and Business Park Area – Automotive Service Centre (under 1987 OP)
<b>Zoning</b>	Rural Residential Two Zone (RR2), Rural Residential Four Zone (RR4) and Agriculture One Zone (A.1) per By-law 304-87
<b>Proposal</b>	To provide for the development of a mixed-use community with employment, commercial, and residential uses. The proposed concept plan shows 48,760 m2 of commercial/office/retail and 18,000 m2 of hotel GFA in the southern portion of the lands fronting Highway 7, and 1,279 townhouses and apartment units in the northerly portion of the lands.

10. Primont Homes and Cornell Rouge Development (Cornell)	
Address	Part of Lot 11, Concession 9
	
Site Area	1.0 (gross and net)
Site and Area Context	<p>Subject site: The subject site is located on the north west corner of Donald Cousens Parkway and Highway 7 East within the Cornell Secondary Plan area.</p> <p>Surrounding uses:</p> <p>North – Lands designated for 'Mid Rise Residential' uses currently under development.</p> <p>East – Donald Cousens Parkway, and lands designated for 'Business Park Employment' uses (also the subject of a conversion request).</p> <p>South – Highway 7, and lands designated for 'Business Park Office Priority Employment' Uses.</p> <p>West – Lands designated for 'Commercial' uses.</p>
Identified in draft PSEZ mapping	No
Regional Official Plan	Urban, Strategic Employment Lands (Conceptual)

<b>10. Primont Homes and Cornell Rouge Development (Cornell)</b>	
<b>Official Plan Designation(s)</b>	Business Park Office Priority Employment (2014 OP designations not yet in effect)
<b>Secondary Plan Designation(s)</b>	Business Park Area, Business Park Area (under 1987 OP)
<b>Zoning</b>	Rural Residential Two Zone (RR2) and Rural Residential Four Zone (RR4) per By-law 304-87
<b>Proposal</b>	To permit residential uses, in addition to already permitted office, employment and retail uses, within a proposed mixed use building. Markham Council has adopted Official Plan Amendment 252 redesignating the lands to Mixed Use, however Regional approval is still required.