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**From:** Van Dusen, Regina **On Behalf Of** Regional Clerk  
**Sent:** Monday, April 6, 2020 8:34 AM  
**Subject:** Regional Council Decision - Planning for Employment and Employment Conversions

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On April 2, 2020, Regional Council received your communication dated March 9, 2020 to Committee of the Whole on March 12, 2020 regarding 'Supplementary Report: City of Markham Comments on York Region's Draft Employment Framework - 2041 Regional Municipal Comprehensive Review' and made the following decision:

1. Staff be directed to hold a public information centre on the employment areas proposed for designation and staff recommendations on site specific employment area conversion requests as outlined in this report and report back to Council.
2. The Regional Clerk forward this report to the Minister of Municipal Affairs and Housing and the Clerks of the local municipalities.

The original staff report is enclosed for your information.

Please contact Paul Bottomley, Manager, Policy, Research, and Forecasting at 1-877-464-9675 ext. 71530 if you have any questions with respect to this matter.

Regards,

**Christopher Raynor** | Regional Clerk, Office of the Regional Clerk, Corporate Services

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The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y 6Z1  
1-877-464-9675 ext. 71300 | [christopher.raynor@york.ca](mailto:christopher.raynor@york.ca) | [york.ca](http://york.ca)

Our Mission: **Working together to serve our thriving communities – today and tomorrow**

# **The Regional Municipality of York**

Committee of the Whole  
Planning and Economic Development  
March 12, 2020

Report of the Commissioner of Corporate Services and Chief Planner

## **Planning for Employment and Employment Conversions**

### **1. Recommendations**

1. Staff be directed to hold a public information centre on the employment areas proposed for designation and staff recommendations on site specific employment area conversion requests as outlined in this report and report back to Council.
2. The Regional Clerk forward this report to the Minister of Municipal Affairs and Housing and the Clerks of the local municipalities.

### **2. Summary**

The Growth Plan for the Greater Golden Horseshoe (Growth Plan) and Provincial Policy Statement (PPS) require municipalities to plan for employment by ensuring land is available in appropriate locations to accommodate employment to 2041 and beyond. This includes a new requirement to designate employment areas in the Regional Official Plan and assess site specific requests for employment area conversion. This report proposes employment area mapping and sets out staff recommendations in response to 71 site specific requests for employment area conversion.

Key Points:

- Protection of strategically located employment areas contributes to the Region's long term prosperity and viability
- Staff worked collaboratively with local municipalities to complete a comprehensive assessment of the Region's employment areas, including evaluation of 71 site specific conversion requests
- 11,000 hectares of employment areas has been identified as appropriate for designation in the Regional Official Plan
- Employment area conversion requests are a direct input to the Region's land needs assessment to determine additional settlement area land needs to accommodate future growth

- The public information centre will provide the opportunity for the public and interested stakeholders to comment on the proposed employment area mapping

### **3. Background**

#### **Provincial policies support protection of employment areas**

Provincial policies recognize that the preservation of employment areas is an important planning tool for securing the Region's economic future. The PPS recognizes the need to protect and preserve employment areas for current and future uses, especially in prime locations along 400-series highways and other major goods movement corridors. Stressing the importance of employment lands to the vitality of the Region, the PPS allows planning authorities to plan beyond a 20 year horizon for the long-term protection of employment areas, provided lands are not designated beyond the 20 year planning horizon (i.e. lands could be identified in the Regional Official Plan (ROP) for future employment uses).

The Growth Plan sets population and employment forecasts of 1.79 million people and 900,000 jobs in 2041 which are to be used as the basis for land use planning and managing growth in York Region. The Growth Plan supports achievement of complete communities including protection of employment areas and sets out new policies that protect employment areas critical to the local and provincial economy. Provincially Significant Employment Zones (PSEZ) are strategically located areas of high economic output that provide opportunities to improve coordination between land use planning, economic development, and infrastructure investments to support job creation over the longer-term. The Growth Plan identifies four zones within the Region which collectively cover a significant portion of the Region's employment land base in southern York Region.

#### **For the first time, the Province requires York Region to assess employment area conversion requests and designate employment areas in the Regional Official Plan**

New policy direction in the Growth Plan requires upper and single-tier municipalities to designate and set density targets for employment areas in the ROP and to assess requests for employment land conversion. These are new Regional responsibilities whereas previously, employment designations were only included in local municipal official plans. Following completion of the Region's current Municipal Comprehensive Review (MCR), the ROP will include an employment area designation.

An employment area conversion occurs when a site that is designated as employment area within an official plan is re-designated to accommodate non-employment uses such as residential or major retail. The Growth Plan states that conversion of employment areas (including areas located within PSEZ) to non-employment uses may only be permitted through an MCR based on criteria.

## Extensive research and background work has been undertaken to inform proposed employment area boundaries

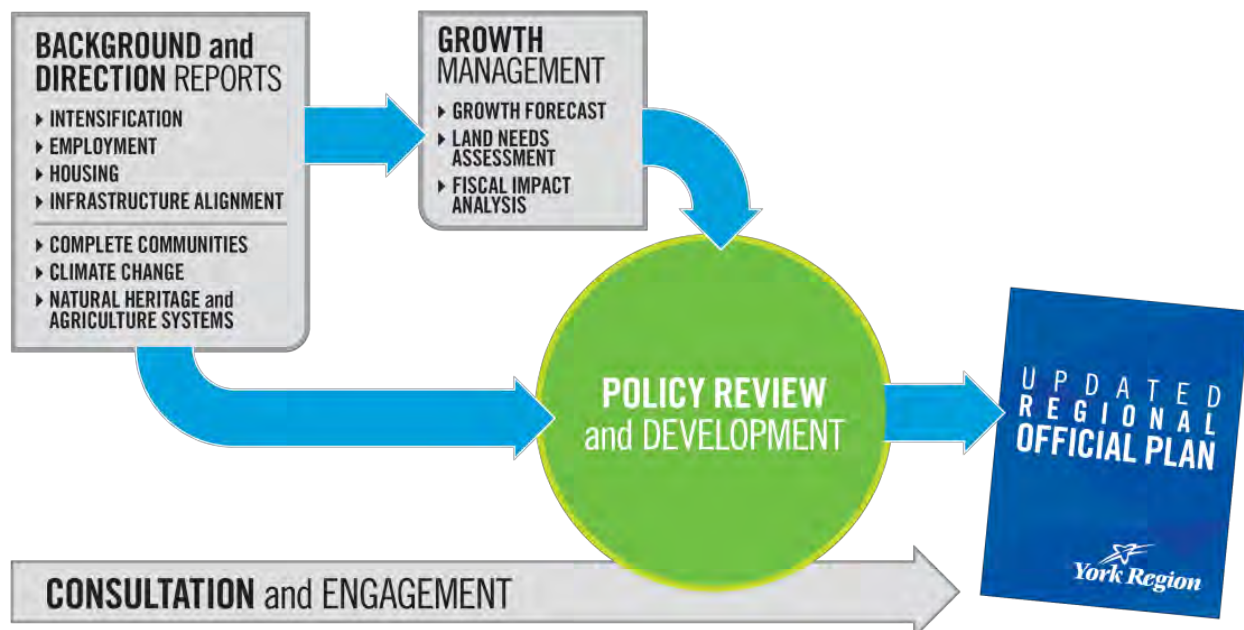
Planning for employment is a key component of the MCR. Assessing employment areas and conversion requests through the MCR process allows for the comprehensive application of all policies in the Growth Plan. Regional staff provided Council with an update on the process of assessing employment areas and site specific conversion requests in October 2019.

The following reports to Council and background work support planning for employment in the Region and were used to inform staff recommendations on the proposed employment area boundaries and site specific conversion requests found in this report:

- York Region 2017 employment land inventory report in [March 2018](#)
- 2018 Employment and Industry Report in [March 2019](#)
- Employment Area Conversion Criteria report in [March 2019](#)
- Planning for Employment Background Report including historical and future employment trends, Employment Area Profiles and the Hemson Consulting Future Employment Trends study in [May 2019](#)
- Employment Area Conversion Process Update report in [October 2019](#)

These background reports form part of a series of reports and studies summarized in Figure 1 associated with the Region's MCR.

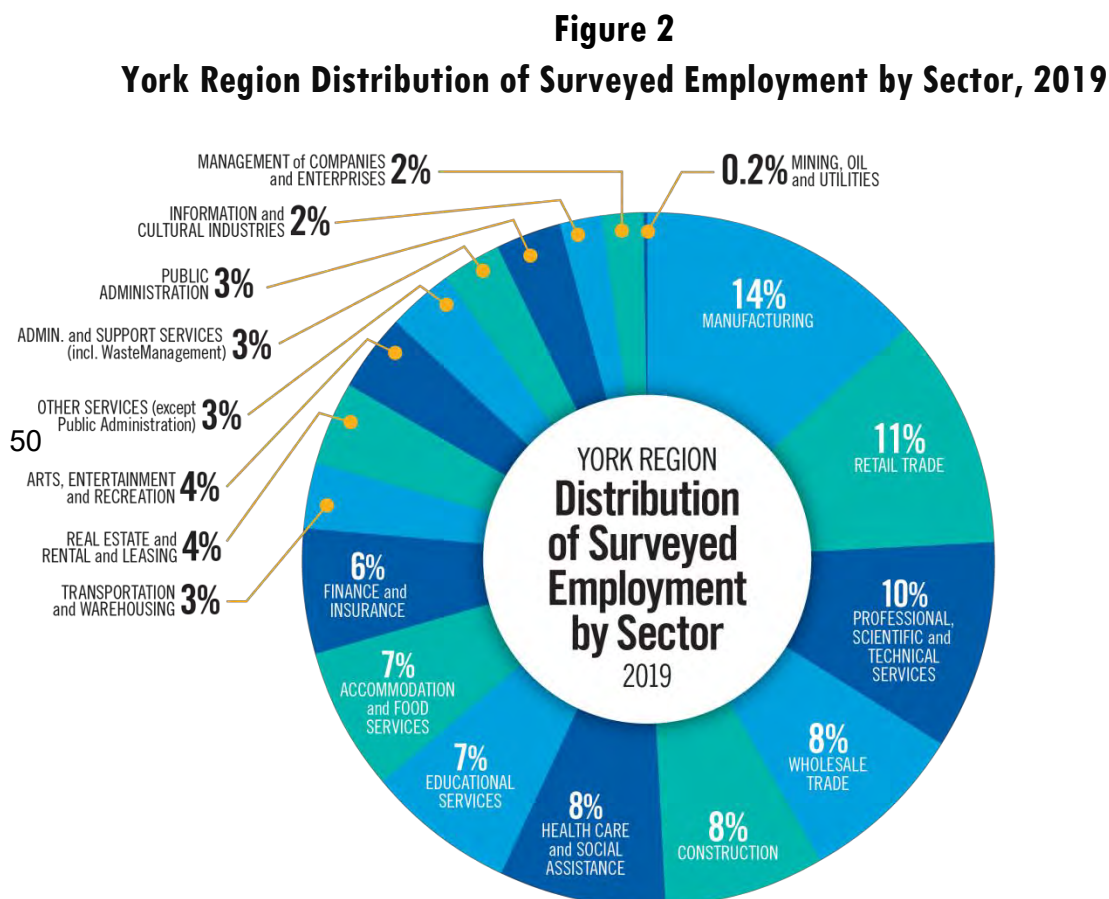
**Figure 1**  
**Municipal Comprehensive Review Components**



## Long term protection of employment areas is important to the Regional economy

York Region is committed to maintaining and enhancing the long term viability of employment lands and recognizes the strategic role they play in the Regional economy. ROP policies strive to ensure long term supply and effective planning of employment lands to deliver future jobs across the Region. Existing employment policies aim to protect employment areas over the long term by prohibiting conversions to non-employment uses, prohibiting major retail uses and limiting ancillary retail uses to 15% of the employment area defined in the local municipal official plan.

As of mid-year 2019, there was an estimated 654,650 jobs in York Region. Since 2001, York Region's employment has grown by over 269,000 jobs, representing a strong average annual growth rate of 3%. The Region contains one of the largest business hubs in the GTA and is home to a number of global companies across a range of key industries including information and communications technology (ICT), finance and business services, distribution and logistics and manufacturing. Employment areas contain over 50% of the Region's employment base and strengthen the Region's economic resilience by supporting a diverse range of businesses (see Figure 2). Continuing to preserve areas designated for employment will contribute to the Region's economic competitiveness and marketability. Employment areas accommodate high quality, good paying jobs, attract new businesses and allow for the expansion of existing operations.



Source: York Region Planning and Economic Development Branch, 2019 Employment Survey

## **Council endorsed conversion criteria in March 2019**

The Growth Plan contains conversion policies that must be considered when assessing conversion requests. Regional staff identified a need for additional criteria to assist with assessing the context of the Region's employment areas. York Region staff in partnership with local municipal staff developed criteria that expand on the Growth Plan criteria (Attachment 1). The criteria provided a comprehensive and equitable approach to assessing conversion requests and were approved by Council in March 2019. The criteria reflect the core principles of supply, viability, access, infrastructure and protection of Region-wide interests. These principles align with conversion policies in the Growth Plan and ROP and work together to support the Region's long term vision. The core principles are reflected in staff recommendations for site specific conversion requests and the proposed ROP employment area mapping.

## **4. Analysis**

### **Local municipal designations provided the basis for comprehensive assessment of Regional employment areas**

Regional staff, in partnership with local municipal staff, undertook a broad analysis and assessment of employment areas in the Region to identify areas appropriate for designation as employment in the ROP. York Region's 2017 employment land inventory, which is based on lands designated employment within local municipal official plans, was used as the basis of staff's assessment of employment areas. The assessment included a review of all lands within employment areas. While informed by the Council endorsed conversion criteria and assessment of site specific conversion requests, the following additional considerations resulted in further refinements to employment area boundaries:

- protecting core and strategic areas while considering areas that would be more appropriate for more permissive uses (both employment and non-employment)
- the context within the regional and local structure
- implications to the land budget and infrastructure
- emerging employment trends that influence the way we plan for future employment needs

### **The Region received 71 requests for employment area conversion through the Municipal Comprehensive Review**

Pressures to convert to non-employment uses persist across all municipalities in the Greater Golden Horseshoe, including York Region. Much of the pressure to convert employment areas to non-employment uses can be attributed to certain land uses, such as residential, retail and commercial, having higher market values and a tendency to be more profitable. Through the MCR, the Region has received a total of 71 requests for employment area conversions. Together, these requests cover approximately 669 hectares (1,653 acres) of

employment land, which is the equivalent of approximately one and a half concession blocks, and account for an estimated 6% of the Region's total 2017 employment area land base. Requests for conversion are within eight of the Region's nine local municipalities (see Table 1).

**Table 1**  
**Total Number of Conversion Requests**

<b>Municipality</b>	<b>Number of Conversions</b>	<b>Total Gross Area (Ha)</b>
Aurora	8	25
East Gwillimbury	0	0
Georgina	2	24
King	3	31
Markham	12	82
Newmarket	3	37
Richmond Hill	11	55
Vaughan	30	388
Whitchurch-Stouffville	2	29
<b>Total</b>	<b>71</b>	<b>669</b>

### **A comprehensive evaluation of site specific conversion requests was undertaken to inform employment area mapping**

Using the Regional Council endorsed conversion criteria, an internal team of planning and economic development staff undertook a comprehensive evaluation of each employment area conversion request. The criteria were used by staff to inform recommendations on whether a conversion request is appropriate and enhances policy objectives in the ROP, or if it will negatively impact the long term supply and/or viability of employment areas. Local municipal staff and local municipal Council input on conversion requests was considered through the comprehensive assessment. Regional staff undertook extensive consultation (see Attachment 2) through a series of individual meetings with land owners to discuss the initial site specific conversion evaluation and with adjacent landowners who were notified through a mail out.

## **Economic viability is an important consideration in the assessment of employment areas**

York Region's employment areas provide landowners and end users with a broad range of market choice with respect to site selection, size, and transportation access/exposure. These areas often provide the only viable option for businesses requiring separation from residential and other uses that are sensitive to noise, activity or odour. Preserving the economic viability of an employment area is a key principle of the York Region conversion criteria. Economic viability of an employment area will help secure its ability to operate successfully and sustain success over the long term. When assessing employment areas, including site specific conversion requests, factors including impacts to existing businesses operations, opportunities for future business investment, linkages between businesses and compatibility of land uses need to be considered.

Employment land conversions can impact remaining employment lands as they result in a permanent loss of employment land and opportunities for future employment land development. Between 2012 and 2016, approximately 240 hectares of land in employment areas were converted through local Official Plan Amendments. Conversion of lands puts pressures on remaining lands and in some instances restricts the operations of nearby employment uses thereby encouraging the conversion of additional nearby lands to non-employment uses. A number of the Region's conversion requests are likely a result of this precedent-setting pattern, whether it be from requests made in this MCR or results of past conversions. This can jeopardize the economic viability of remaining employment lands and result in the displacement of businesses to outside of the Region, disrupt economic synergies in the area, reduce the diversity of future employment opportunities, discourage future business attraction and potentially result in job loss.

## **Forecast demand for employment land in York Region is anticipated to remain strong**

The Region's preliminary employment forecast, developed using the May 2018 Land Need Assessment methodology, has been used to inform assessment of requests for employment area conversions. Based on current Growth Plan projections, the Region is forecast to grow by an estimated 245,350 jobs between 2019 and 2041 to reach its employment forecast of 900,000. Informed by extensive background analysis presented in [May 2019](#), including a report from Hemson Consulting predicting future employment trends, Figure 3 summarizes the preliminary employment demand forecast to 2041 by employment type. Definitions of different employment types and high level forecast considerations informing the distribution below can be found in Attachment 3.



**Figure 3**

**Preliminary employment forecast growth by type**

2016-2041 Employment Growth – 299,000 jobs			
Major Office Jobs	Employment Area Jobs	Population Related Jobs	Rural Area Jobs
77,000 jobs (26%)	108,000 jobs (36%)	111,000 jobs (37%)	3,000 jobs (1%)

The employment area category has a direct impact on the assessment of employment area conversions. Two of five mandatory Growth Plan criteria speak to a demand-supply analysis.

A demand-supply analysis in employment areas is also the fundamental determinant of whether an urban boundary expansion is required to accommodate employment growth to the planning horizon.

Employment area supply is determined based on the boundaries proposed for designation in Attachment 4 and informed by forecast density assumptions on vacant lands as well as an assumption for employment growth within existing built space found in Attachment 3. Compared to employment area demand of 108,000 jobs in Figure 3, it is estimated that the Region's employment areas have capacity for growth of approximately 113,000 jobs. This adequate supply provided the flexibility to support some conversion of employment area without having negative implications to the Region's employment area supply.

**Employment conversions have a direct impact on the Region's ability to preserve a diverse supply of employment land and meet long-term employment needs**

Encouraged by the PPS, a supply that exceeds forecast demand is permitted and beneficial to the Region as it provides flexibility and locational choice in the competitive GTHA market for prospective businesses. Conversion of a large quantum of employment land beyond what is being recommended by staff would result in a deficit of employment land when compared to the estimated demand. When land previously designated for employment is converted to non-employment uses, the associated job potential no longer contributes to the employment land supply side of the analysis, making it more challenging for the Region to accommodate forecast employment land demand. Sites converted to non-employment uses, including sites proposed for mixed uses, are counted towards the supply of community land and may provide additional residential supply and/or contribute towards the supply of other employment types such as population-related or major office.

## **York Region has a supply of approximately 173,000 housing units that can accommodate residential growth**

The Region has a healthy supply of residential units with an estimated 172,800 units under application or within approved designated areas as of mid-2019 - over half (55%) of these are ground-related units (singles, semi-detached and rows). Additional residential supply through employment area conversions could result in the Region being over designated from a community land perspective, meaning that the existing urban boundary could accommodate growth beyond the 2041 planning horizon. Another important employment area conversion consideration is that residential developments have far more flexibility in where they can locate compared to employment area uses.

## **Conversion of employment lands can impact local municipal forecasts and increase demand on infrastructure**

Conversions to non-employment uses can impact the distribution of employment growth in the Region and a local municipality's ability to provide live-work opportunities for residents. Given that employment area conversions reduce a local municipality's supply of employment land for future job potential, Regional demand is likely to be distributed elsewhere. In a municipality that already has a limited supply of employment land, additional conversions may result in a significant reduction in the potential for future employment area employment growth. Additional information on the Region's employment land supply by local municipality and its relationship to preliminary estimates of local municipal demand can be found in Attachment 3.

Conversions can also place a greater burden on infrastructure. This occurs for three primary reasons:

- In the long term, conversion to residential uses may trigger the need to prematurely introduce new water and wastewater infrastructure to address higher flows than initially planned
- Employment area conversions to residential uses may result in water-wastewater servicing allocation needing to be re-distributed from other planned residential areas, resulting in competition for growth
- Traffic congestion will increase if large areas across the Region are converted in areas that may not have the roads and transit infrastructure to support increased residential development and introduce conflict with goods movement corridors which support employment activities that require truck and rail traffic

Where employment land conversions are supported in areas of water or wastewater constraints, development will be subject to timing of infrastructure approvals and completion, and confirmation of adequate services and allocation as confirmed by the local municipality. In some instances, infrastructure constraints have been a factor in conversions not being supported as introducing residential land uses will result in water or wastewater demand that exceeds the capacity of existing or planned infrastructure.

Permitting the conversion of employment lands to allow residential uses can result in a lack of necessary public service facilities such as recreation, schools, parks, and cultural services. Ensuring the provision of these services for residents contributes to the achievement of a complete community and provides for a high quality of life. By permitting residential uses in employment areas, residents do not have access to necessary community amenities which in turn can result in additional conversion pressures to the surrounding employment lands.

### **Comprehensive assessment informed employment areas to be designated in the Regional Official Plan**

The employment areas proposed to be mapped in the ROP currently support or have the potential to support the Region's diverse economic base and contribute to key economic clusters in the Region and the GGH. Staff have identified 11,000 hectares of land appropriate for designation as employment in the ROP. These areas are already designated as employment within local municipal official plans and have been captured previously within the Region's employment land inventory.

Of the 71 requests for conversions, 51 are proposed to remain designated as employment in the ROP. These requests are part of viable, strategically located employment areas that contribute to the Regional and Local Municipal economic base and competitiveness and do not satisfy the Council endorsed conversion criteria.

The 51 requests proposed to be designated as employment are generally geographically concentrated along or in proximity to existing or planned 400 series highway and lands surrounding the CP intermodal facility and CN MacMillan yard or fall within employment areas that are recently designated and largely vacant. As these lands are integral to supporting the long term viability of a Provincial goods movement network and long term employment needs, Regional staff propose to map and designate these employment areas in the ROP and are not supportive of conversions within these areas.

Attachment 4 provides mapping of employment areas proposed to be included in the ROP and is reflective of the results of the broader employment area analysis including conversion requests. Attachment 5 provides a summary assessment for each site specific employment area conversion request outlining the primary reasons for including or excluding each site from the employment area mapping.

### **Twenty of the 71 requests for site specific conversion are supported and are not proposed to be mapped as employment in the Regional Official Plan**

A number of conversion requests include concept plans that propose mixed uses including medium to high density residential, rental housing and/or senior residences. Through the application of the conversion criteria and broader employment area assessment, 20 of the 71 site specific conversion requests are supported by staff and not proposed to be mapped as employment in the ROP as they are in a location that is appropriate for these types of uses. These areas are appropriate for non-employment uses as determined through application of criteria or in recognition of the surrounding context that has changed since the lands were originally designated as employment. These areas support the development of transit-supportive, mixed-use communities.

Comprehensive assessment resulted in some areas not subject to conversion requests also being recommended for removal from an employment area. This includes lands with small and isolated parcels, lands within the Greenbelt plan identified as legal non-conforming uses and minor rounding out/boundary clean-ups.

### **Some employment areas are more appropriately designated by local municipalities and not in the Regional Official Plan**

Through the local official plan conformity exercise, local municipalities will be required to maintain and protect employment areas identified in the ROP. Lands not designated employment in the ROP will be at the discretion of the local municipality. Many of the supported 20 conversion requests are proposing a mix of medium to high density uses, however the requests were assessed on the merits of the lands being designated as employment in the ROP and not on the basis of the proposed uses. A local municipality has the ability to maintain an existing employment designation for lands currently designated as employment in their local official plan or to change the designation to permit non-employment uses if not designated employment in the ROP, including the lands of the supported 20 conversion requests. The new ROP will propose a policy framework which will encourage lands identified as employment at the local municipal level, but not at the Regional scale, to continue to be mapped and protected for employment uses in local official plans. These lands (if identified as employment at the local municipal level) will continue to be considered in the Regional employment land inventory.

### **Extensive collaboration with local municipalities was undertaken to determine proposed employment area mapping**

Local municipalities are an important part of planning for employment as the unique context of each municipality should be considered when determining where to plan for employment. Regional staff and local municipal staff worked together extensively to assess existing employment areas and site-specific conversion requests through a series of workshops, one on one meetings, meetings with landowners and MCR working group meetings (see Attachment 2). Local municipal Council positions on employment area planning including site specific conversion requests have been received from a number of municipalities and were considered through the development of Regional staff recommendations. Regional staff worked closely with local municipal partners to align on recommendations for site specific conversion requests where possible. Regional staff recommendations on proposed employment area mapping including the assessment of site specific conversion requests are reflective of Region wide interests and maintain Regional employment area planning objectives.

### **Public and stakeholder consultation provides input to employment planning decisions**

Regional staff hosted landowner meetings between July 2019 and January 2020. These meetings provided Regional and local municipal staff with the opportunity to discuss staff's preliminary evaluation of their site. It also allowed landowners to present additional information for staff to consider when finalizing recommendations. Landowners whose final recommendations differed from the preliminary recommendation have been notified.

Properties within 120 metres of each conversion request were notified through a mail out about the conversion request. The notices provided residents and landowners with the opportunity to identify issues of concern and/or express views on the employment area conversion. Comments were received from residents and business owners, including large employers, who identified issues of concern and expressed views on the employment area conversion. Many enquiries were interested in learning more of the employment area conversion process and the MCR, and some about how to submit a request to convert their own property from employment to non-employment uses. There were also comments regarding concerns with traffic congestion and compatibility issues with locating sensitive land uses such as residential in proximity to existing businesses.

## **Regional staff to host planning for employment public information centre in Q2 2020**

Regional staff recommend hosting a Planning for Employment public information centre in Q2 2020 to engage with the public on the proposed employment area mapping. This session will allow interested parties an opportunity to review the proposed employment area mapping and to discuss recommendations on site specific employment conversion requests. Feedback gathered from the session will be used for the purposes of potential further refinement of employment area mapping. Information on the PIC will be shared on the Region's MCR webpage and members of the Region's MCR distribution list will be extended an invitation to attend the drop-in session. Staff will include a summary of comments received at the PIC in a report back to Council in Q2 2020 seeking direction on employment area designations including conversion requests.

## **5. Financial**

Employment areas play a central role in the Region's economy. The availability of a wide range of employment land is integral to the fiscal health of a community and can directly affect economic development and diversification of the assessment base. Employment growth also has the potential to generate spinoff economic benefits. If not assessed carefully and comprehensively, the conversion of employment land can result in the displacement of businesses outside of the Region and in turn negatively impact the Region's diverse economic base.

## **6. Local Impact**

Local municipalities are key partners in the ongoing preservation, enhancement and planning of employment areas. Extensive consultation with local municipal staff and consideration for local municipal council decisions was used to inform recommendations on site specific conversion requests and the proposed employment area mapping in the ROP. As staff continue to work through the MCR, York Region will continue to engage with local municipal staff on updating the Region's population and employment forecast and developing an employment policy framework for the ROP.

## 7. Conclusion

Employment areas are strategic and vital to the Regional economy and act as major drivers of economic activity in the Region. Demand for jobs in employment areas is expected to remain strong in the future. Maintaining an adequate supply of employment lands will be important for all types of industry to provide flexibility for employers in high quality locations over the long term. A comprehensive assessment of employment areas, including the evaluation of site specific conversion requests, identified a number of areas that contribute to the Region's economic vitality and should be protected for the long term.

Local municipalities, through their official plan conformity exercise, will be required to designate and protect areas designated as employment in the ROP. Over the coming months, Regional staff will continue to work with local municipalities and other stakeholders in developing the employment policy framework that continues to protect strategic employment areas for traditional uses while identifying employment areas with increased flexibility. This work is anticipated to be presented in Q2 of 2020 and any refinements to employment area mapping as a result of this work will be reflected in the updated draft ROP.

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For more information on this report, please contact Paul Bottomley, Manager, Policy, Research, and Forecasting at 1-877-464-9675 ext. 71530. Accessible formats or communication supports are available upon request.

Recommended by: **Paul Freeman, MCIP, RPP**  
Chief Planner

**Dino Basso**  
Commissioner of Corporate Services

Approved for Submission: **Bruce Macgregor**  
Chief Administrative Officer

February 28, 2020  
Attachments (5)  
#10510187

## **York Region Employment Area Conversion Criteria**

Employment Area conversion requests have been assessed using criteria. The provincial Growth Plan employment area conversion criteria have been incorporated into the Region's criteria as listed below. Table 1 provides more detailed information of each criteria and their importance in being considered when evaluating a conversion request.

The conversion of lands within employment areas to non-employment uses may be permitted only through a Municipal Comprehensive Review where it is demonstrated that:

### **Growth Plan Criteria**

1. The lands are not required over the horizon of the Growth Plan for the employment purposes for which they are designated (Growth Plan 2.2.5.9 b).
2. The Region and local municipality will maintain sufficient employment lands to accommodate forecasted employment growth, including sufficient employment land employment growth, to the horizon of the Growth Plan (modified Growth Plan 2.2.5.9.c).
3. Non-employment uses would not adversely affect the overall viability of the employment area or the achievement of the minimum intensification and density targets and other policies in the Growth Plan (modified Growth Plan 2.2.5.9 d).
4. There are existing or planned infrastructure and public service facilities to accommodate the non-employment uses (e.g. sewage, water, energy, transportation) (modified Growth Plan 2.2.5.9 e).
5. There is a need for the conversion (Growth Plan 2.2.5.9 a).

### **York Region Criteria**

6. The following employment areas will not be considered for conversion as they have not yet had the opportunity to develop due to servicing constraints or have recently been brought into the urban boundary to accommodate employment land employment growth to 2031: Keswick Business Park, Queensville, Highway 404 - East Gwillimbury (ROPA 1), ROPA 3 - Markham, and Highway 400 North, Vaughan (ROPA 52).
7. The conversion will not be considered if the entire perimeter of the site is surrounded by lands designated for employment uses.



8. Conversion of the site would not compromise the Region's and/or local municipality's supply of large sized employment area sites (i.e. 10 ha or greater) which allow for a range uses including but not limited to land extensive uses such as manufacturing, warehousing, distribution and logistics.
9. The conversion will not destabilize or adversely affect current or future viability and/or identity of the employment area with regards to:
  - a) Hindering the operation or expansion of existing or future businesses
  - b) Maintaining lands abutting or in proximity to the conversion site for employment purposes over the long term
  - c) Attracting a broad range of employment opportunities and maintaining clusters of business and economic activities
  - d) Providing appropriate buffering of employment uses from non-employment uses.
10. The conversion to a non-employment use is compatible with the surrounding uses such as existing employment uses, residential or other sensitive land uses and will mitigate existing and/or potential land use conflicts.
11. The site offers limited development potential for employment land uses due to factors including size, configuration, access and physical conditions.
12. The proposed site is not adjacent to 400-series highways, or is not located in proximity to existing or planned highways and interchanges, intermodal facilities, airports and does not have access to rail corridors
13. The proposed conversion to a non-employment use does not compromise any other planning policy objectives of the Region or local municipality.
14. Cross-jurisdictional issues have been addressed.

**Table 1: York Region Employment Area Conversion Criteria Descriptions**

Theme Area	Criteria	Description
<b>Supply</b>	1. The lands are not required over the horizon of the Growth Plan for the employment purposes for which they are designated ( <i>GP 2.2.5.9 b</i> ).	<ul style="list-style-type: none"> <li>Intended to ensure an appropriate amount of land designated as employment to accommodate the employment forecast over the planning horizon.</li> </ul>
<b>Supply</b>	2. The Region <i>and local municipality</i> will maintain sufficient employment lands to accommodate forecasted employment growth, <i>including sufficient employment land employment growth</i> , to the horizon of the Growth Plan ( <i>modified GP 2.2.5.9.c</i> ).	<ul style="list-style-type: none"> <li>Intended to ensure that both York Region and the local municipal land needs assessments will be considered when evaluating conversion requests.</li> <li>Additionally, the words “sufficient employment land employment growth” were added to identify that protecting ELE jobs is a Regional priority as employment lands are home to the majority of the Region’s jobs.</li> </ul>
<b>Viability</b>	3. Non-employment uses would not adversely affect the overall viability of the employment area or the achievement of the minimum intensification and density targets and other policies in the Growth Plan ( <i>modified GP 2.2.5.9 d</i> ).	<ul style="list-style-type: none"> <li>Intended to ensure that the viability of the employment area is maintained and that density (Designated Greenfield Area, Employment Area) and intensification (Urban Growth Centres, Strategic Growth Areas, and Major Transit Station Areas) targets can be met.</li> </ul>
<b>Infrastructure</b>	4. There are existing or planned infrastructure and public service facilities to accommodate the non-employment uses ( <i>e.g. sewage, water, energy, transportation</i> ) ( <i>modified GP 2.2.5.9 e</i> ).	<ul style="list-style-type: none"> <li>When evaluating conversions consider if the existing or planned infrastructure and public service facilities are available to support the non-employment uses.</li> </ul>

Theme Area	Criteria	Description
<b>Region Wide</b>	5. There is a need for the conversion (GP 2.2.5.9 a).	<ul style="list-style-type: none"> <li>• Need can generally be defined by considering land supply and the urban structure. When applying this criteria, the following questions should be asked:</li> <li>• Is there not enough land to accommodate the development objectives elsewhere?</li> <li>• Are there specific characteristics of the proposed site that would result in a non-employment use being better integrated with the regional or local urban structure or better support Regional and local planning objectives?</li> </ul>
<b>Supply</b>	6. The following employment areas will not be considered for conversion as they have not yet had the opportunity to develop due to servicing constraints or have recently been brought into the urban boundary to accommodate employment land employment growth to 2031: Keswick Business Park, Queensville, Highway 404 (ROPA 1), ROPA 3, and Highway 400 North (ROPA 52).	<ul style="list-style-type: none"> <li>• Due to the nature, character, and potential success of these employment areas, time to develop should be given prior to considering these areas for conversion.</li> <li>• Queensville: Secondary Plan was approved for this employment area in 1998. Water/wastewater servicing is not available to this area and is contingent on the Upper York Sewage Solution – currently scheduled for 2026.</li> <li>• ROPA 1: Brought into the urban boundary through YROP-2010. Minimal opportunity for development exists in this employment area as full build out is contingent on the Upper York Sewage Solution – currently scheduled for 2026.</li> <li>• ROPA 3: Brought into the urban boundary through the YROP-2010. Additional infrastructure is required to support the full buildout of this employment area.</li> <li>• ROPA 52: Brought into the urban area through YROP-2010. The Northeast Vaughan sewer upgrade (currently scheduled for 2028) is required to support the full buildout of this area.</li> <li>• Keswick Business Park: Secondary Plan for this employment area was approved in 2004. Despite having regional servicing available, the area has no local water/ waste water servicing.</li> </ul>

Theme Area	Criteria	Description
<b>Viability</b>	7. The conversion will not be considered if the entire perimeter of the site is surrounded by lands designated for employment uses.	<ul style="list-style-type: none"> <li>An important component of employment area viability is location. If a site proposed for conversion creates a “hole” in the employment area, the employment area becomes disconnected. If a site becomes disconnected, it has the potential to impact a larger area than just the site being converted as well as sites immediately adjacent.</li> <li>This can also impact market attractiveness and limit choice of different sized sites for new businesses or existing business expansions in the surrounding area. It can also open the door to future land use compatibility issues depending on the type of non-employment use permitted on those converted lands.</li> </ul>
<b>Supply</b>	8. Conversion of the site would not compromise the Region’s and/or local municipality’s supply of large sized employment area sites (i.e. 10 ha or greater) which allow a range uses including but not limited to land extensive uses such as manufacturing, warehousing, distribution and logistics.	<ul style="list-style-type: none"> <li>Protecting a diverse range, size and mix of employment areas ensures a competitive economic environment as stated in policy 2.2.5.1b of the Growth Plan. The Region has been experiencing substantial growth in many land extensive sectors such as manufacturing, warehousing, distribution and logistics, a trend that is likely to continue with automation and artificial intelligence. Preserving these sites for prospective employers is important.</li> <li>What is the size of the proposed site?</li> <li>Does the site have the potential to accommodate land extensive uses?</li> </ul>
<b>Viability</b>	9. The conversion will not destabilize or adversely affect current or future viability and/or identity of the employment area with regards to: <ul style="list-style-type: none"> <li>a) Hindering the operation or expansion of existing or future businesses</li> <li>b) Maintaining lands abutting or in proximity to the conversion site for employment purposes over the long term</li> </ul>	<ul style="list-style-type: none"> <li>Intended to determine if the proposed conversion will impact the current or future viability of the employment area.</li> <li>There are many factors that can be used to measure the impact a conversion may have on the success of an employment area.</li> <li>This criteria is supportive of Growth Plan policies 2.2.5.1a and 2.2.5.7c</li> </ul>

Theme Area	Criteria	Description
	<p>c) Attracting a broad range of employment opportunities and maintaining clusters of business and economic activities</p> <p>d) Providing appropriate buffering of employment uses from non-employment uses.</p>	
<b>Viability</b>	10. The conversion to a non-employment use is compatible with the surrounding uses such as existing employment uses, residential or other sensitive land uses and will mitigate existing and/or potential land use conflicts	<ul style="list-style-type: none"> <li>• The land uses adjacent to a conversion site must be considered when evaluating the conversion request.</li> <li>• Will the conversion potentially enhance the character and condition of that proposed site? And will it be compatible with existing and future uses in the area?</li> </ul>
<b>Viability</b>	11. The site offers limited development potential for employment land uses due to factors including size, configuration, access and physical conditions	<ul style="list-style-type: none"> <li>• Employment areas are not equal in their attributes and desirability. Existing functional attributes of an employment area such as size, configuration, access and physical conditions are an indication of the area's current and long-term viability.</li> </ul>
<b>Access</b>	12. The proposed site is not adjacent to 400-series highways, is not located in proximity to existing or planned highways and interchanges, intermodal facilities, airports and does not have access to rail corridors	<ul style="list-style-type: none"> <li>• This criteria supports the Growth Plan and Regional Official Plan policies around preserving employment areas located near major goods movement corridors to support employment activities that require heavy truck and rail traffic (OP policy 4.3.6, GP policy 2.2.5.1.b, 2.2.5.8). Additionally, these sites offer highway frontage, which is a desirable feature for attracting new investment to the Region (Goal 5 of the Economic Development Action Plan)</li> </ul>
<b>Region Wide</b>	13. The proposed conversion to a non-employment use does not compromise any other planning policy objectives of the Region or local municipality.	<ul style="list-style-type: none"> <li>• When evaluating conversion requests, all Regional and Local planning objectives must be met. In the event that a particular conversion request does not meet one of the planning objectives of the Official Plan, but does meet the criteria, a rationale as to why the conversion is not recommended will be considered under this criterion.</li> </ul>

Theme Area	Criteria	Description
<b>Region Wide</b>	14. Cross-jurisdictional issues have been addressed	<ul style="list-style-type: none"> <li>Intended to ensure that potential conflicts / shared access/servicing with neighbouring upper- and single-tier municipalities (Peel, Toronto, Durham, Simcoe) as well as local municipalities are considered and addressed when evaluating a conversion request</li> </ul>

## Summary of Consultation with Local Municipalities on Proposed Employment Area Mapping and Site Specific Conversion Requests

**Table 1**  
**York Region Planning for Employment Workshops with Local Municipal Staff**

<b>Date</b>	<b>Meeting</b>
October 17, 2018	Local Municipal Working Group Meeting - Conversion Criteria Workshop
May 31, 2019 November 6, 2019	Local Municipal Working Group Meeting – Employment Area Designation Workshops

**Table 2**  
**Employment Area Conversion Landowner Meetings with Local Municipal  
Planning Staff**

<b>Date</b>	<b>Meeting</b>
July 29, 2019 September 16, 2019	City of Markham Employment Area Conversion Landowner Meetings
August 8 and 9, 2019 November 4, 2019 January 15, 2020	City of Vaughan Employment Area Conversion Landowner Meetings
August 27, 2019	Town of Whitchurch-Stouffville Employment Area Conversion Landowner Meetings
September 5, 2019 November 1, 2019 January 22, 2020	City of Richmond Hill Employment Area Conversion Landowner Meetings
September 9, 2019	Town of Aurora Employment Area Conversion Landowner Meetings
September, 10 2019 January 22, 2020	Town of Newmarket Employment Area Conversion Landowner Meetings
September 13, 2019 November 1, 2019	Township of King Employment Area Conversion Landowner Meetings
September 23, 2019	Town of East Gwillimbury Employment Area Conversion Landowner Meetings
September 25, 2019	Town of Georgina Employment Area Conversion Landowner Meetings

**Table 3**  
**One on One Meetings with Local Municipal Planning Staff regarding Employment**  
**Area Boundaries and Site Specific Conversion Requests**

<b>Date</b>	<b>Meeting</b>
November 13, 2019	1 on 1 Meeting with City of Richmond Hill
November 19, 2019	1 on 1 Meeting with Township of King
November 19, 2019	1 on 1 Meeting with City of Markham
November 20, 2019	1 on 1 Meeting with Town of Newmarket
November 22, 2019	1 on 1 Meeting with Town of Aurora
November 22, 2019	1 on 1 Meeting with Town of Whitchurch-Stouffville
November 25, 2019	1 on 1 Meeting with Town of Georgina
November 26, 2019	1 on 1 Meeting with Town of East Gwillimbury
November 13, 2019 November 29, 2019 December 13, 2019	1 on 1 Meeting with City of Vaughan



## **York Region Employment Forecast Definition & Key Inputs and Assumptions**

### **Employment Type Definitions**

The May 2018 Provincial Land Needs Assessment methodology<sup>1</sup> requires employment growth to be distributed by four main employment types:

1. Major office: Employment occurring in free standing buildings of 20,000 square feet or larger (excluding city or town halls, hospitals or school board offices and other local serving office uses)
2. Employment area: Refers to employment within York Region's proposed designated employment areas (Attachment 4) and business parks, excluding major office employment, and includes activities such as manufacturing, research and development, warehousing and ancillary retail, office, and service uses.
3. Population-related: Employment within existing settlement areas and outside of employment areas serving the local population such as retail, services, education, municipal government, institutions, and community services. This type of employment tends to increase with population growth and also includes home-based businesses.
4. Rural: Jobs dispersed outside existing settlement areas as well as home-based jobs in rural areas.

### **Employment Forecast Distribution by Type**

The draft distribution of employment growth by type is informed by a number of different factors - many of which are outlined in detail in the Region's Planning for Employment Background Report in [May 2019](#). Factors included both high level considerations such as historical market shares and shares of GTHA employment growth by type, as well as bottom-up estimates of employment growth by sector based on varying degrees of economic shifts and levels of automation. The allocation of growth assumed in the land needs assessment and shown in Figure A below reflects a blend of a multitude of these factors.

The Region is forecast to grow by an estimated 299, 000 jobs between 2016 and 2041.

1. The draft employment forecast was prepared using the May 2018 Land Needs Assessment Methodology. The Province is in the process of reviewing this document and the results presented above are subject to change once the new methodology has been finalized.

**Figure A**

**York Region preliminary employment forecast growth by type**

2016-2041 Employment Growth – 299,000 jobs			
Major Office Jobs	Employment Area Jobs	Population Related Jobs	Rural Area Jobs
77,000 jobs (26%)	108,000 jobs (36%)	111,000 jobs (37%)	3, 000 jobs (1%)

At a high level, key assumptions are as follows:

- A rising share of total employment in major office as a result of the continued shift to service and knowledge-based jobs. This has been tempered to reflect recent trends of significant shares of major office growth in Toronto and a growing number of office activities within non-office buildings (e.g. office space within industrial buildings). Major office employment is expected to pick up towards the end of the forecast period in line with the planned Yonge subway extension and evolving BRT and GO rail networks.
- A relatively steady ratio of population-related employment to population balancing assumptions for higher growth in sectors such as health care and education with slower growth in the retail sector as a result of e-Commerce.
- A continued strong demand for employment land. Despite an anticipated declining share of job growth tied to lower demand for goods-producing sectors such as manufacturing, demand for land is expected to remain strong as a result of a more diverse mix of employment uses in employment areas as well as expected rapid growth in warehouse and distribution centres, at low employment densities, as a result of e-Commerce.
- A declining share of employment in rural areas

**Employment Demand – Supply Analysis**

A demand-supply analysis in employment areas is the fundamental determinant of whether an urban boundary expansion is required to accommodate employment growth to the planning horizon. Employment land needs are determined by comparing the forecast employment area demand with the capacity to accommodate job growth within existing designated employment areas. Employment area supply is generated based on the employment area boundaries presented in Attachment 4 and is informed by the following considerations:

- Quantum of existing vacant employment land and projected densities on these lands. Forecast densities range significantly across the Region as they are a function of

geographic location, approved secondary plans, and existing employment in each area. For example, forecast densities as high as 85 jobs/Ha were assumed in employment areas within the 404/407 technology cluster while densities of only 20 jobs/Ha were estimated in West Vaughan in anticipation of low density and land extensive warehouse and distribution centres.

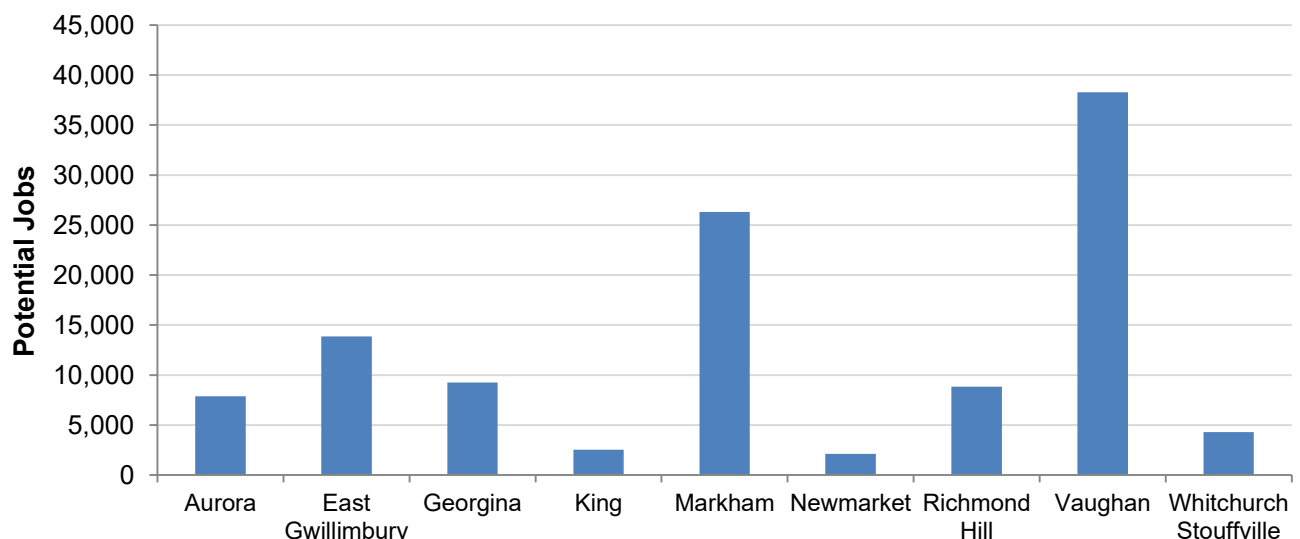
- A requirement of the 2019 Growth Plan, employment area supply includes an assumption to reflect job growth that occurs without absorption of new land. York Region staff have generated a conservative estimate of 10% of employment area employment growth occurring through existing built space, compared to over 50% observed over the past five years. Additional intensification potential has also been assumed through new development on existing built parcels (e.g. building expansions).

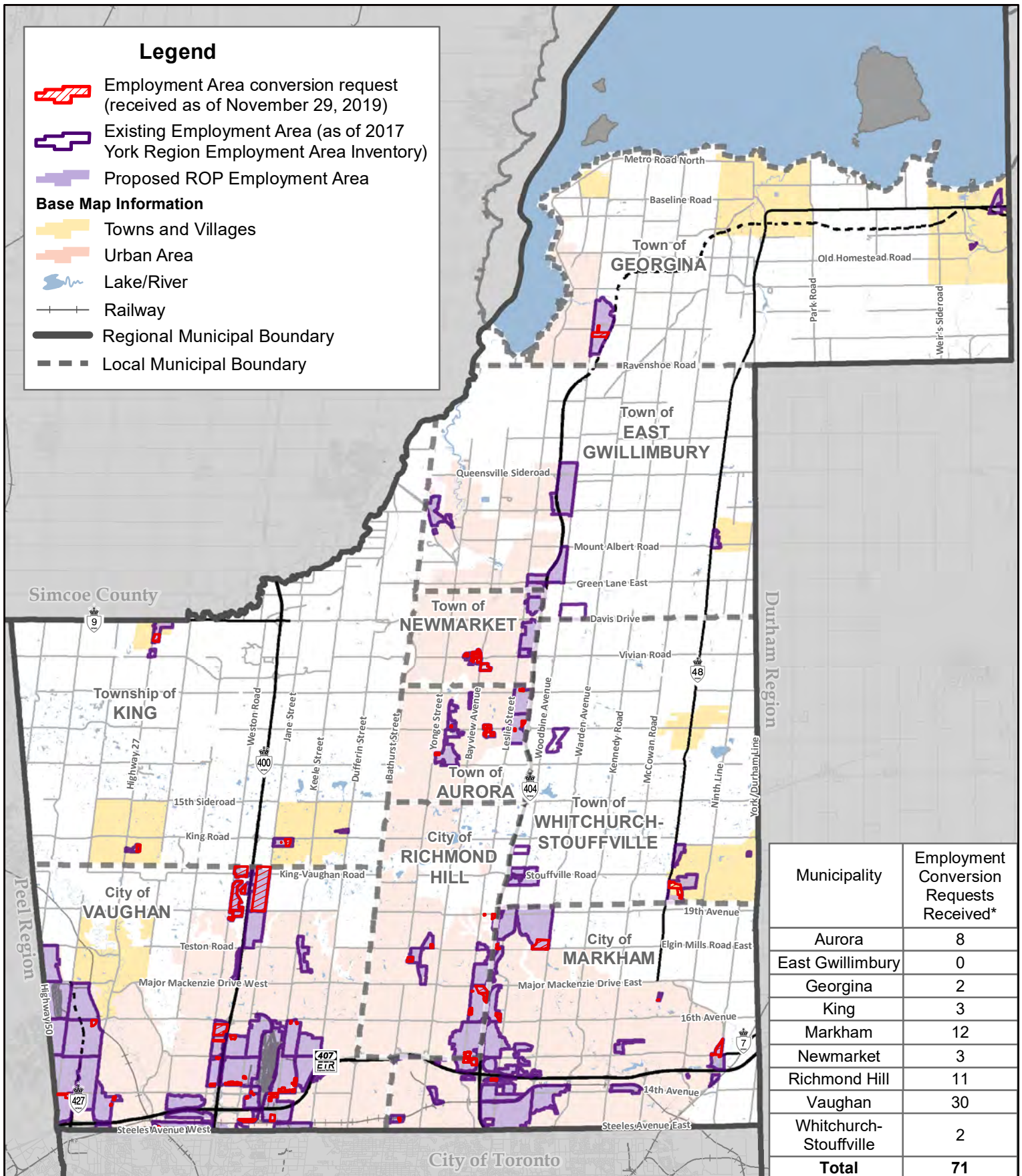
Compared to employment area demand of 108,000, it is estimated that the Region's employment areas have capacity for growth of approximately 113,000 jobs.

### **Employment Supply by Local Municipality**

Figure B provides the estimated job potential in York Region's proposed designated employment areas by local municipality that was used as input to the draft forecast. These figures reflect the boundaries in Attachment 4 and therefore reflect staff recommendations on employment area conversions.

**Figure B**  
**York Region employment area job potential by local municipality (2016)**





## Proposed ROP Employment Area Mapping and Conversion Requests

March 2020

(\*Received as of November 29, 2019)



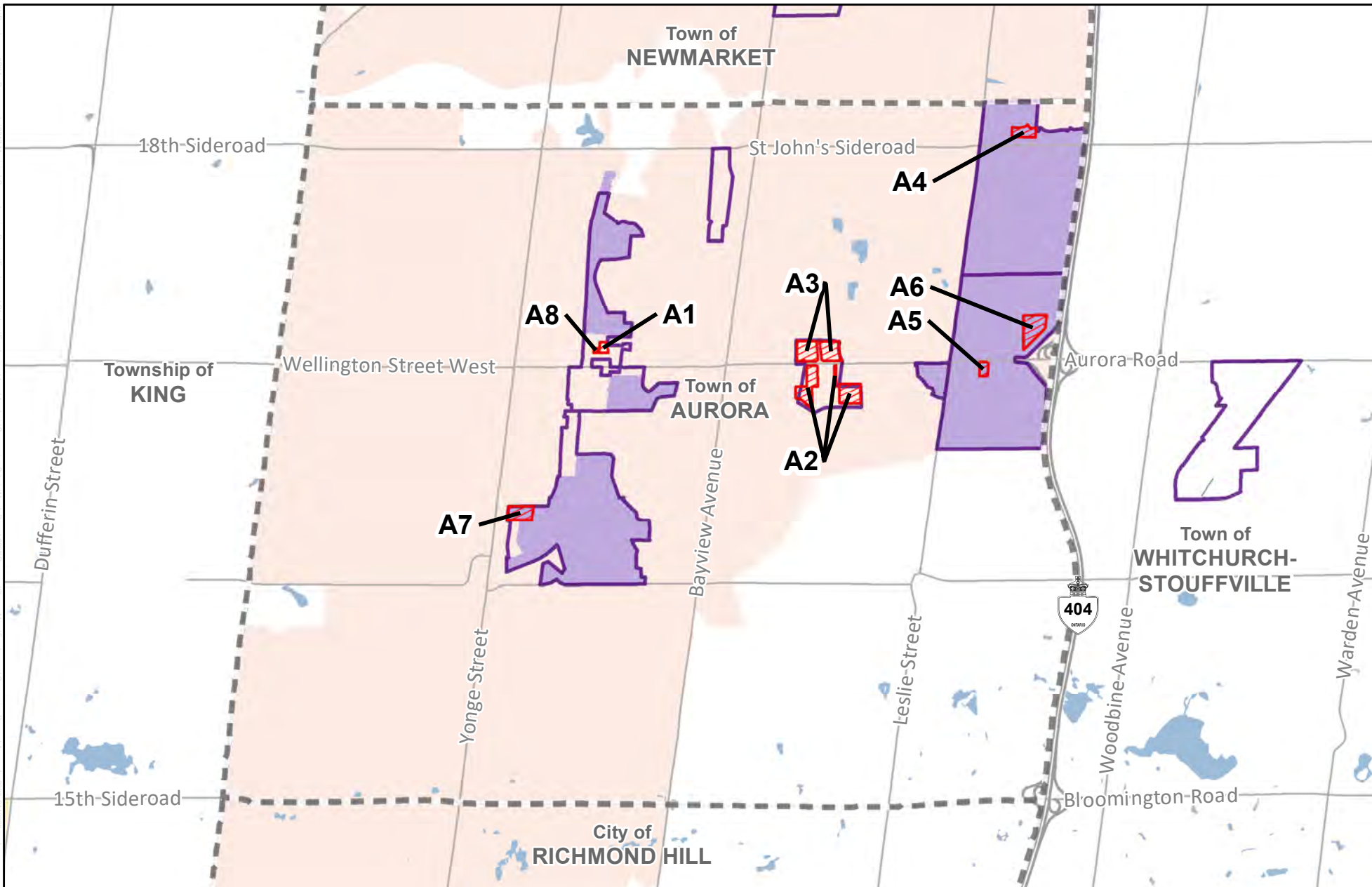
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**York Region**

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March 2020

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## Town of Aurora Proposed ROP Employment Area Mapping and Conversion Requests

March 2020

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February 2020

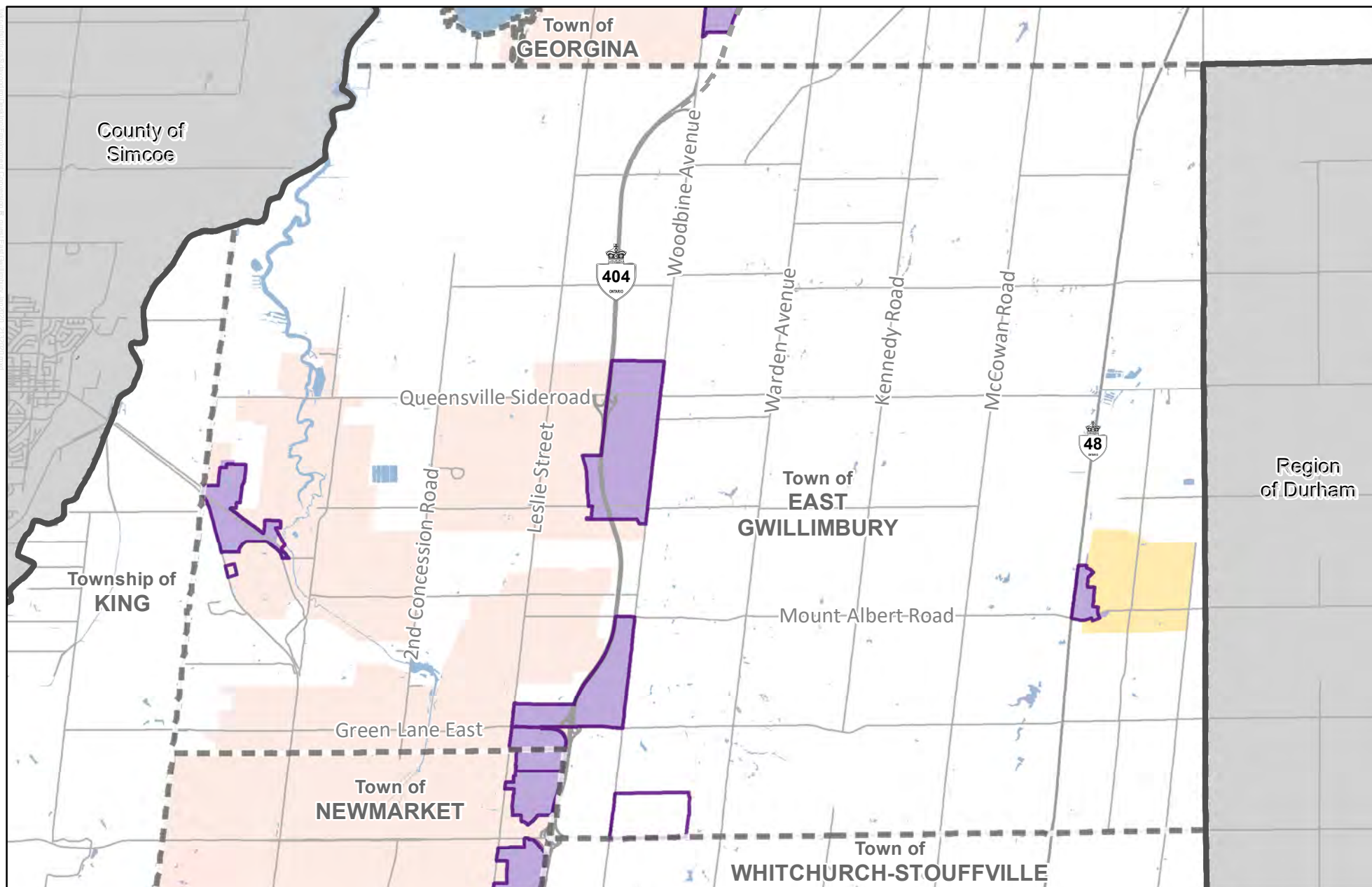
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|--|---|--|-----------------------------|
|  | Employment Area conversion request (received as of November 29, 2019)       |  | Urban Area                  |
|  | Existing Employment Area (as of 2017 York Region Employment Area Inventory) |  | Lake/River                  |
|  | Proposed ROP Employment Area  |  | Railway                     |
|  | Towns and Villages  |  | Regional Municipal Boundary |
|  |   |  | Local Municipal Boundary    |



## Town of East Gwillimbury Proposed ROP Employment Area Mapping and Conversion Requests March 2020

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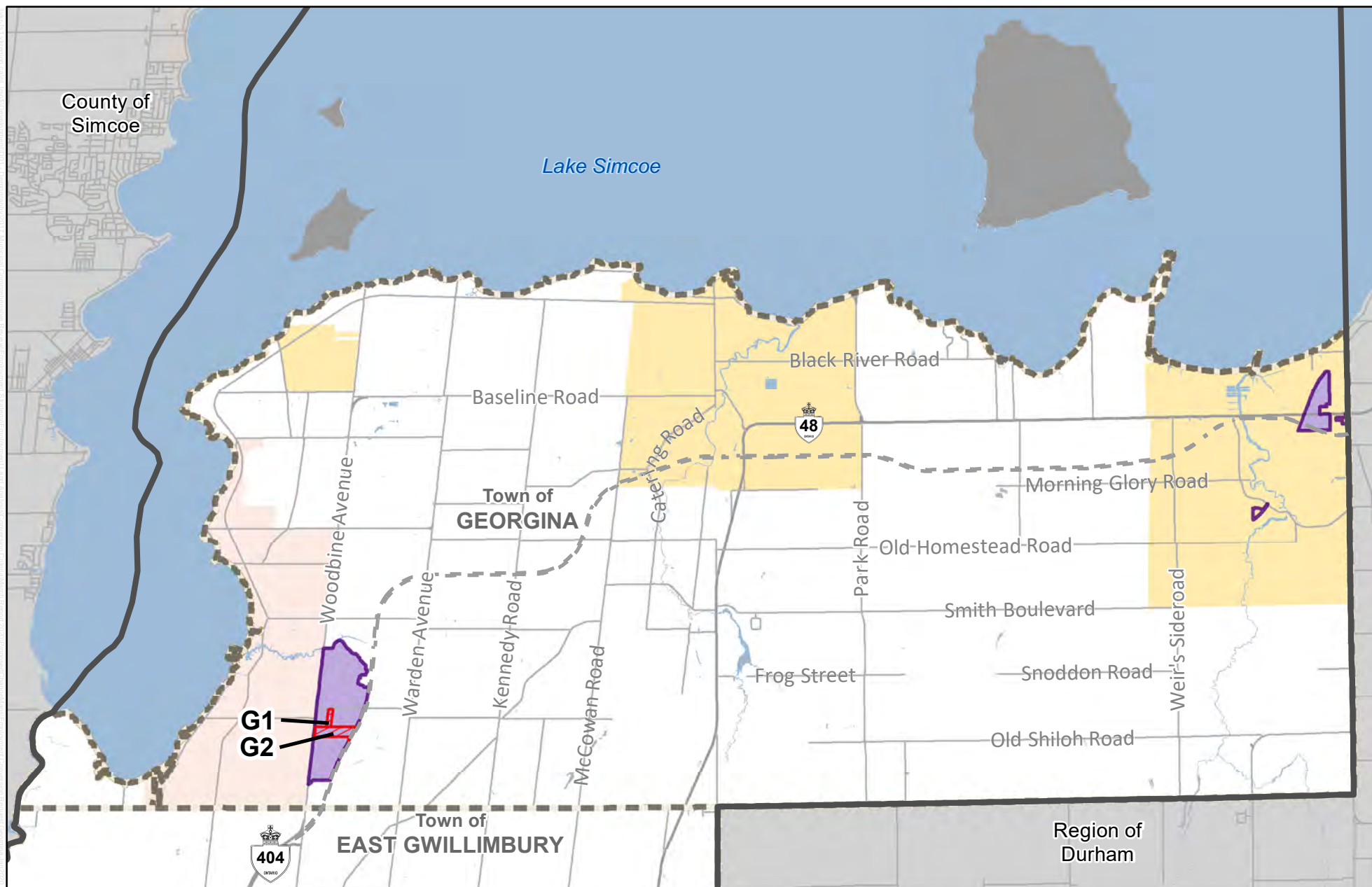
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|  | Employment Area conversion request (received as of November 29, 2019)       |  | Urban Area                  |
|  | Existing Employment Area (as of 2017 York Region Employment Area Inventory) |  | Lake/River                  |
|  | Proposed ROP Employment Area  |  | Railway                     |
|  | Towns and Villages  |  | Regional Municipal Boundary |
|  |   |  | Local Municipal Boundary    |












## Town of Georgina Proposed ROP Employment Area Mapping and Conversion Requests

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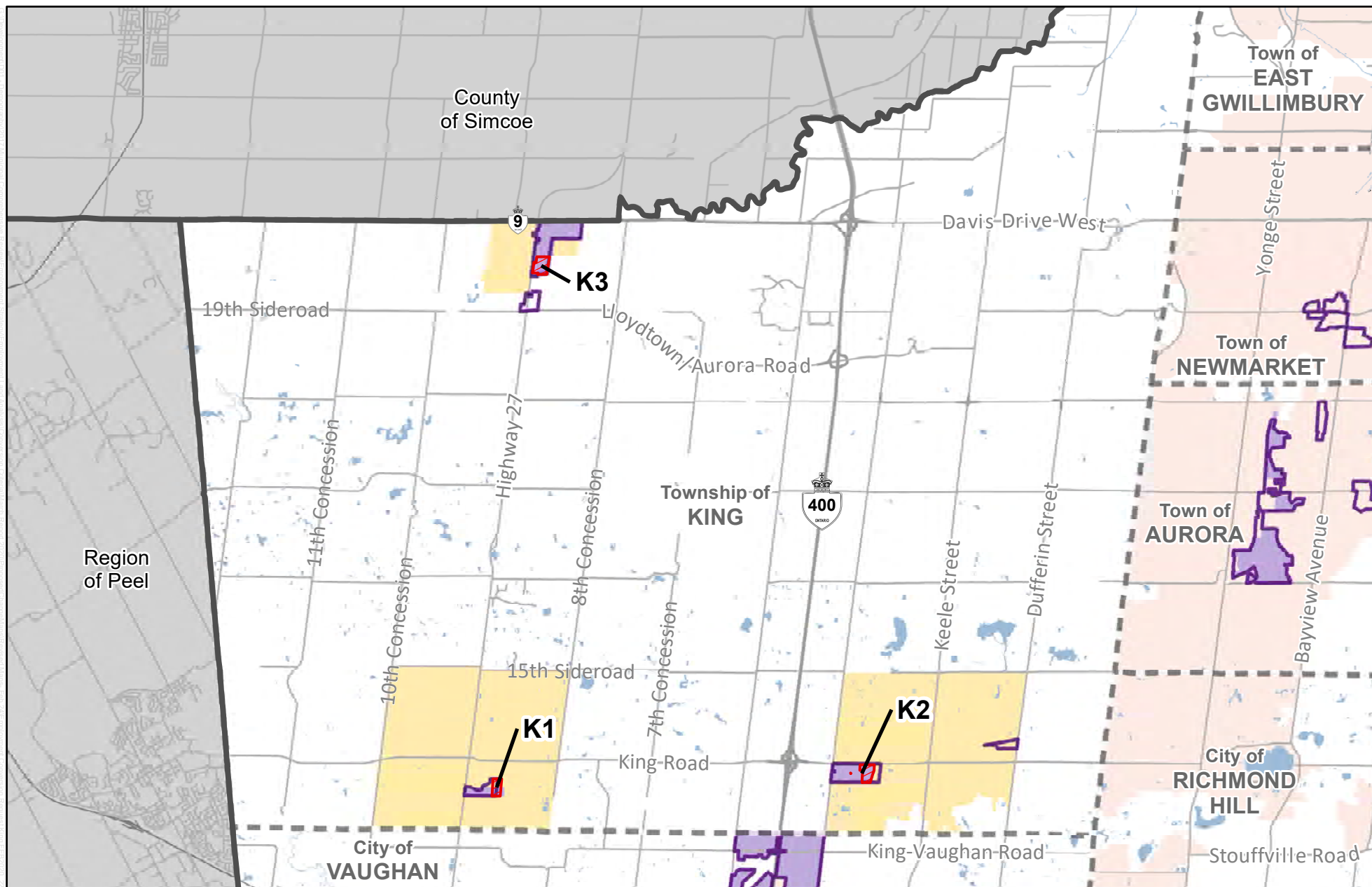
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-  Employment Area conversion request (received as of November 29, 2019)
-  Existing Employment Area (as of 2017 York Region Employment Area Inventory)
-  Proposed ROP Employment Area
-  Towns and Villages
-  Urban Area
-  Lake/River
-  Railway
-  Regional Municipal Boundary
-  Local Municipal Boundary



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## Township of King Proposed ROP Employment Area Mapping and Conversion Requests

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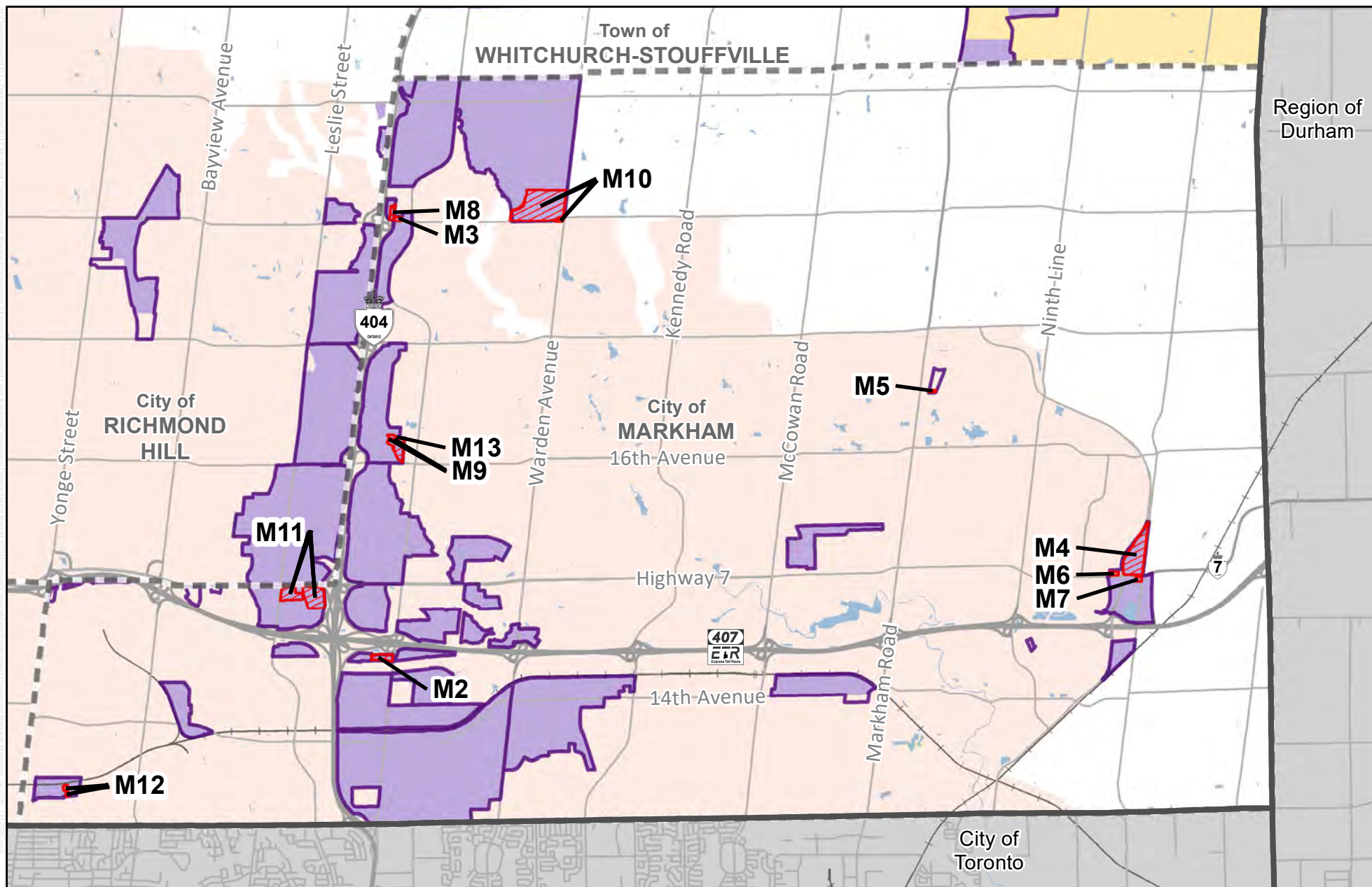
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|  | Employment Area conversion request (received as of November 29, 2019)       |  | Urban Area                  |
|  | Existing Employment Area (as of 2017 York Region Employment Area Inventory) |  | Lake/River                  |
|  | Proposed ROP Employment Area  |  | Railway                     |
|  | Towns and Villages  |  | Regional Municipal Boundary |
|   |   |  | Local Municipal Boundary    |





## City of Markham Proposed ROP Employment Area Mapping and Conversion Requests

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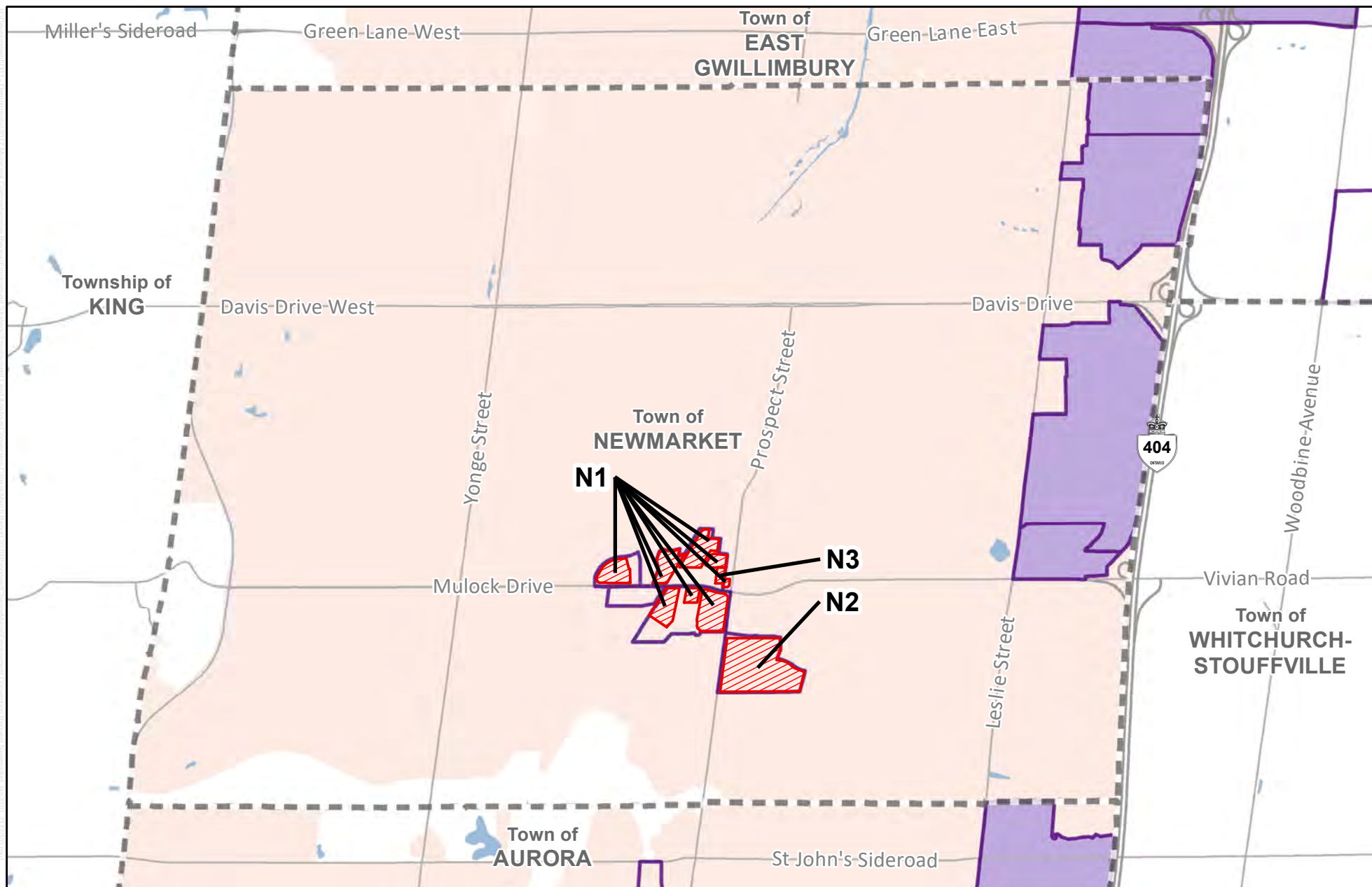
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-  Employment Area conversion request (received as of November 29, 2019)
-  Existing Employment Area (as of 2017 York Region Employment Area Inventory)
-  Proposed ROP Employment Area
-  Towns and Villages
-  Urban Area
-  Lake/River
-  Railway
-  Regional Municipal Boundary
-  Local Municipal Boundary



## Town of Newmarket Proposed ROP Employment Area Mapping and Conversion Requests March 2020

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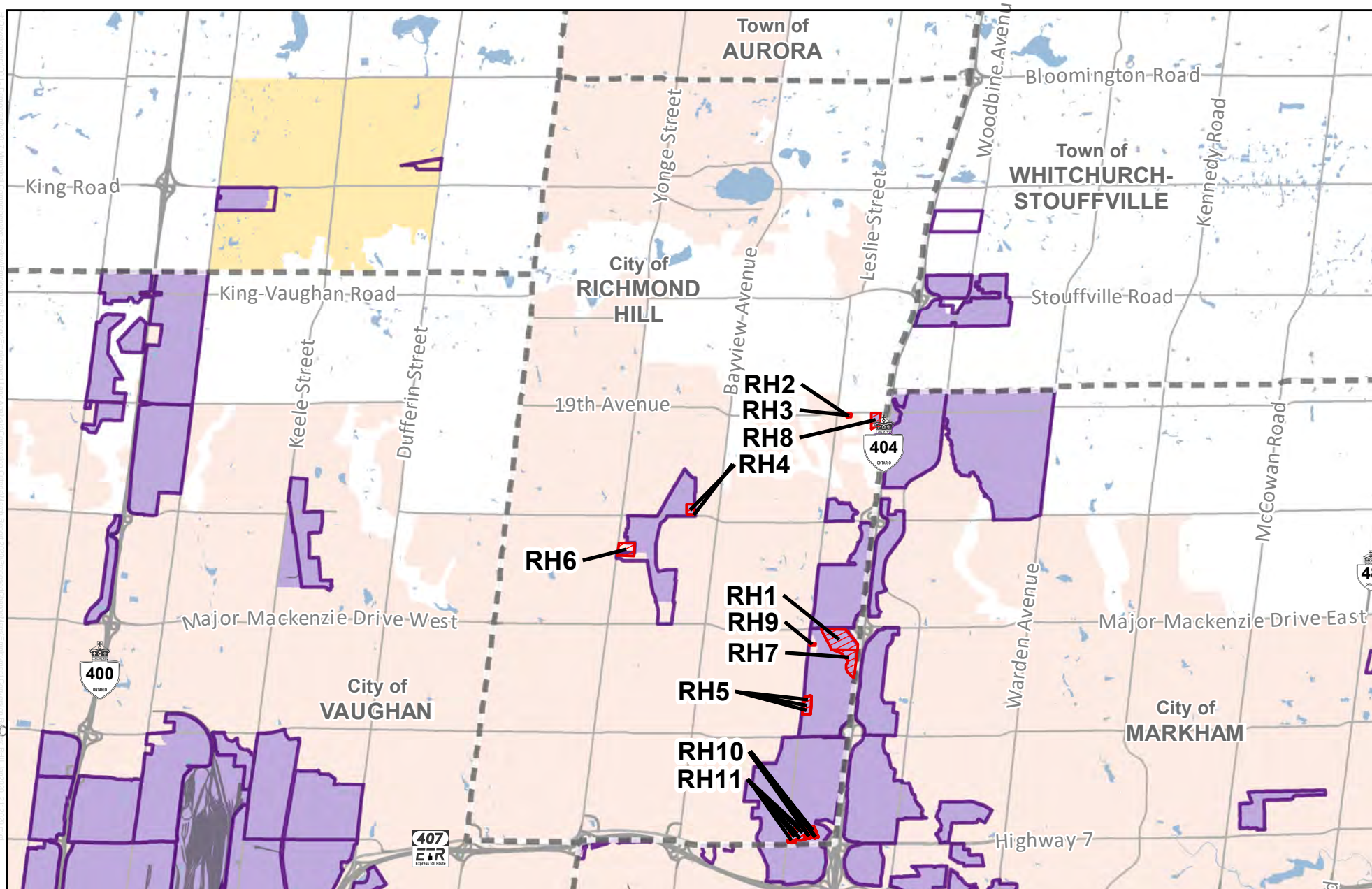
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|  | Employment Area conversion request (received as of November 29, 2019)       |  | Urban Area                  |
|  | Existing Employment Area (as of 2017 York Region Employment Area Inventory) |  | Lake/River                  |
|  | Proposed ROP Employment Area  |  | Railway                     |
|  | Towns and Villages  |  | Regional Municipal Boundary |
|  |   |  | Local Municipal Boundary    |





## Town of Richmond Hill Proposed ROP Employment Area Mapping and Conversion Requests March 2020

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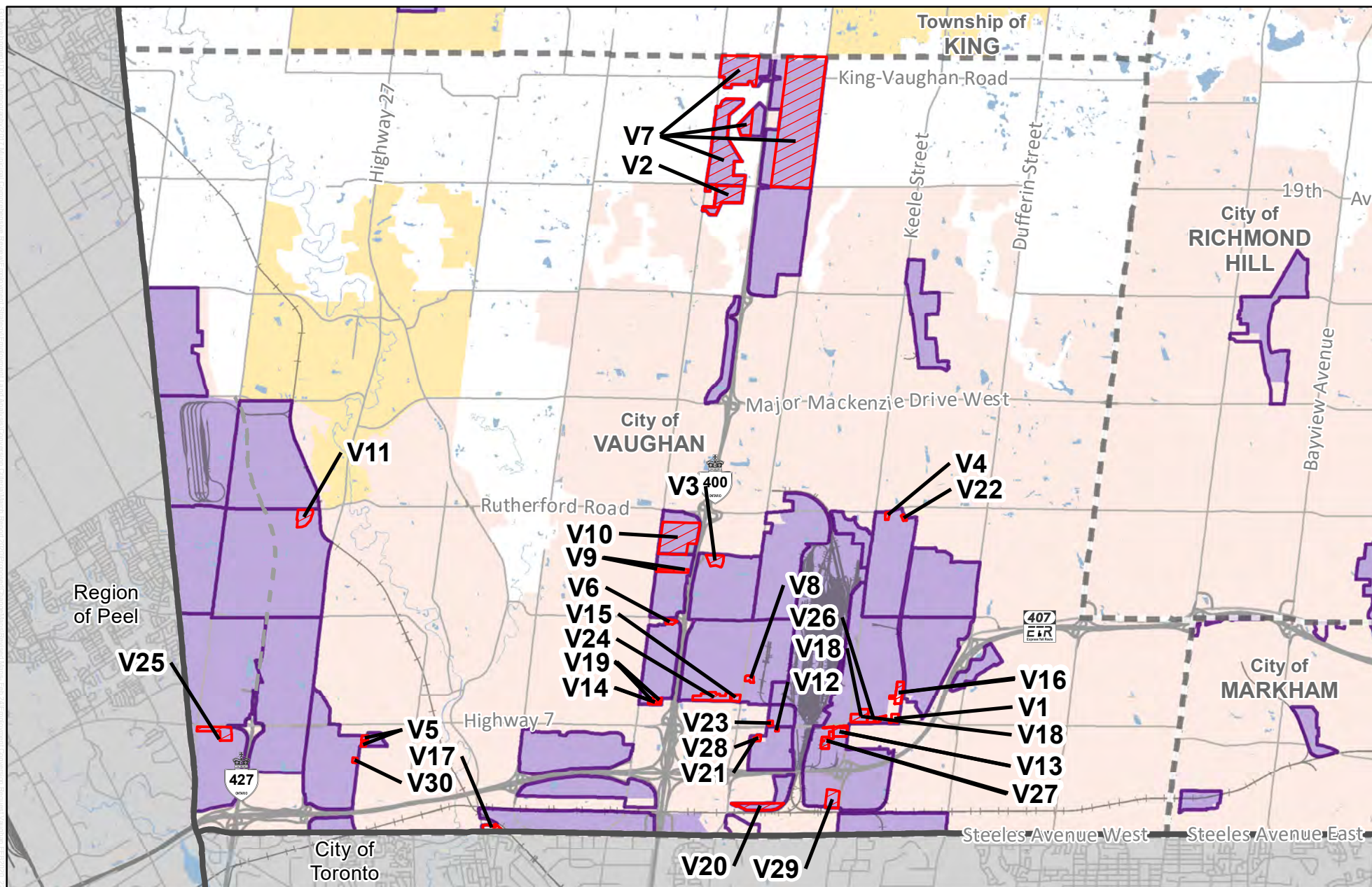
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|--|---|--|-----------------------------|
|  | Employment Area conversion request (received as of November 29, 2019)       |  | Urban Area                  |
|  | Existing Employment Area (as of 2017 York Region Employment Area Inventory) |  | Lake/River                  |
|  | Proposed ROP Employment Area  |  | Railway                     |
|  | Towns and Villages  |  | Regional Municipal Boundary |
|  |   |  | Local Municipal Boundary    |





## City of Vaughan Proposed ROP Employment Area Mapping and Conversion Requests

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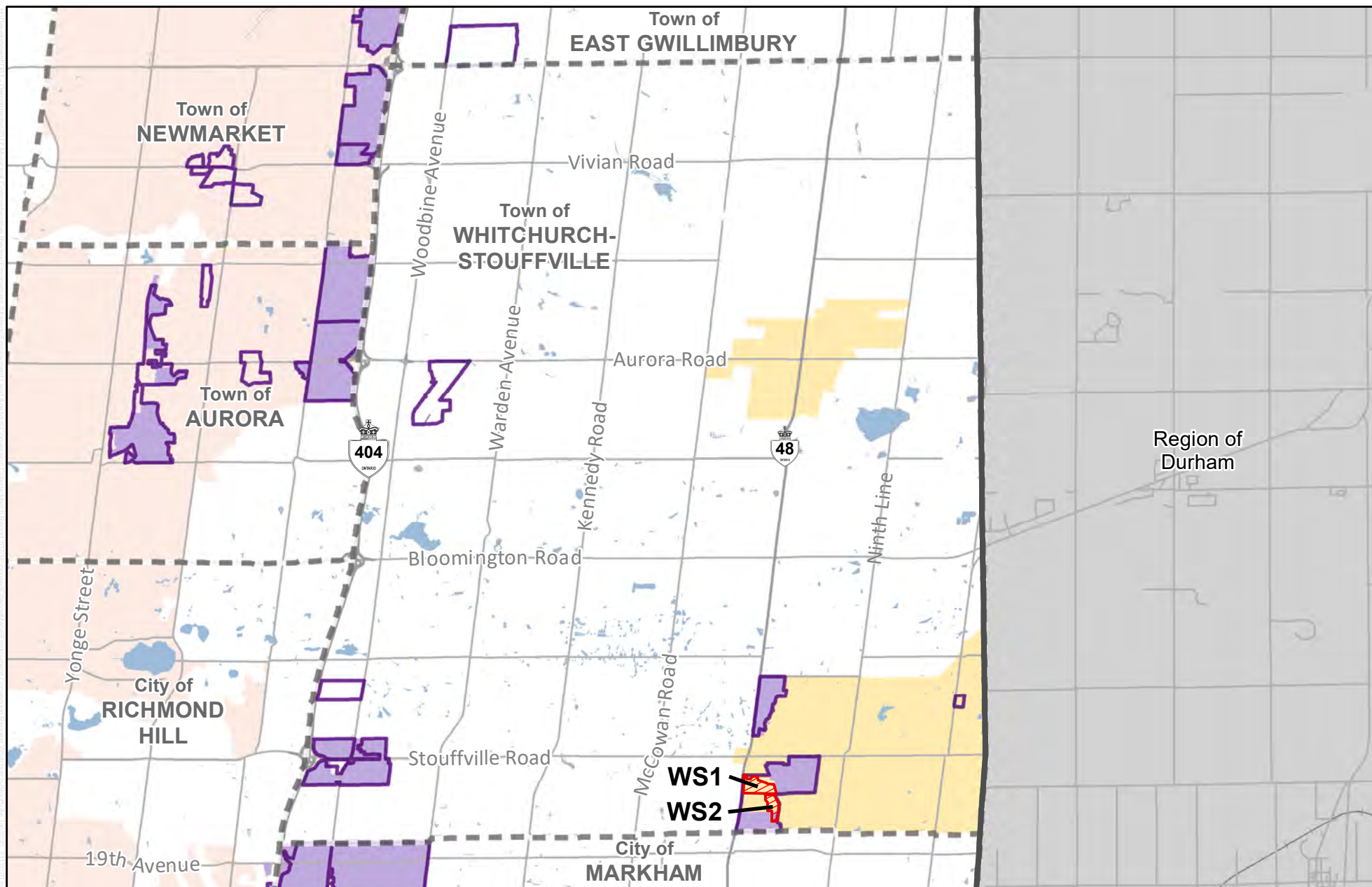
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- Employment Area conversion request (received as of November 29, 2019)
- Existing Employment Area (as of 2017 York Region Employment Area Inventory)
- Proposed ROP Employment Area
- Towns and Villages
- Urban Area
- Lake/River
- Railway
- Regional Municipal Boundary
- Local Municipal Boundary



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## Town of Whitchurch-Stouffville Proposed ROP Employment Area Mapping and Conversion Requests

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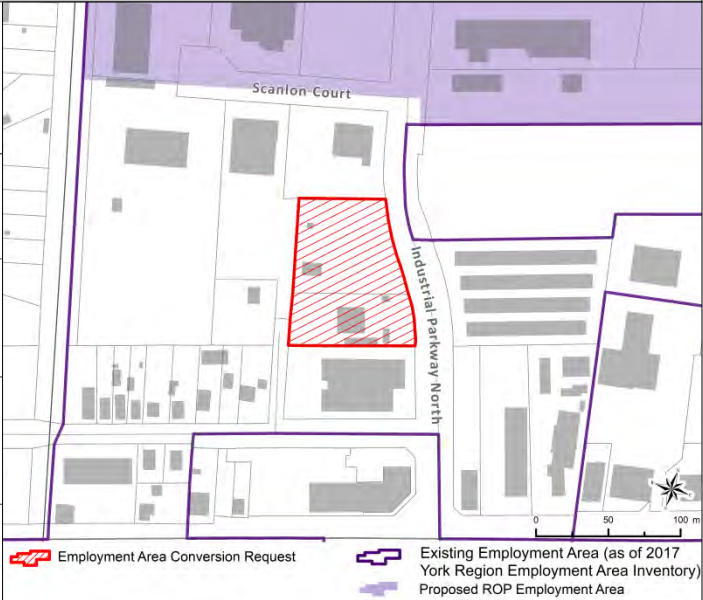
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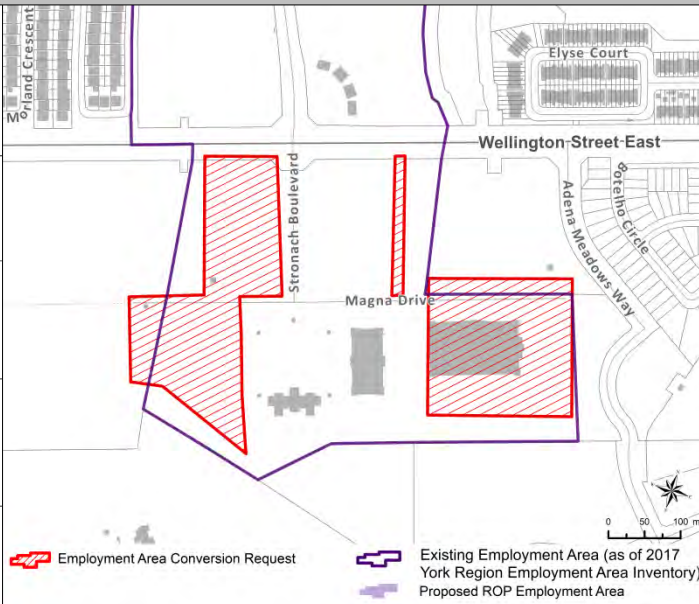


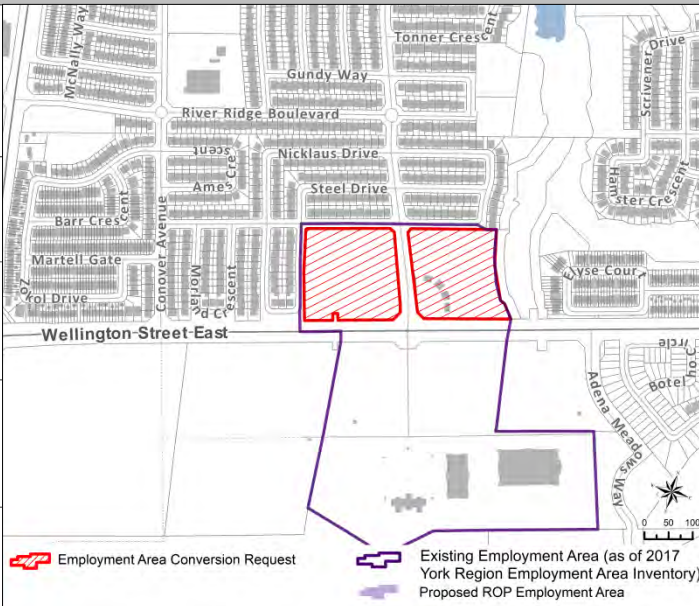
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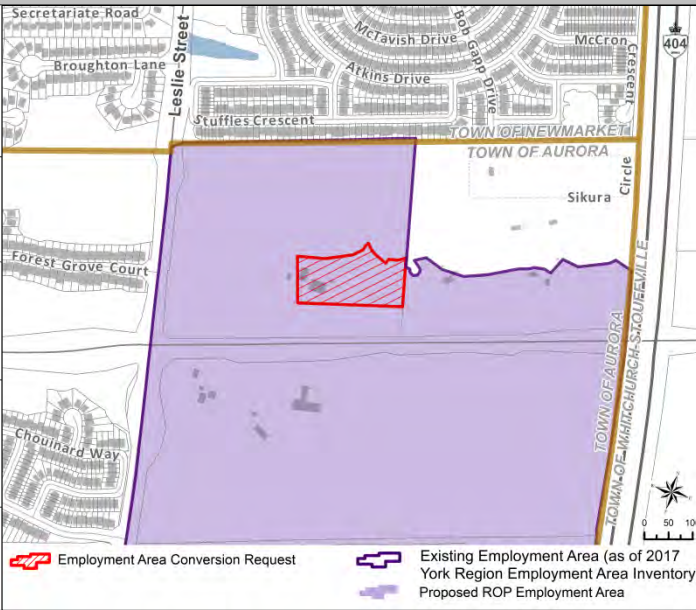
## York Region Site Specific Employment Area Conversion Assessment Summary

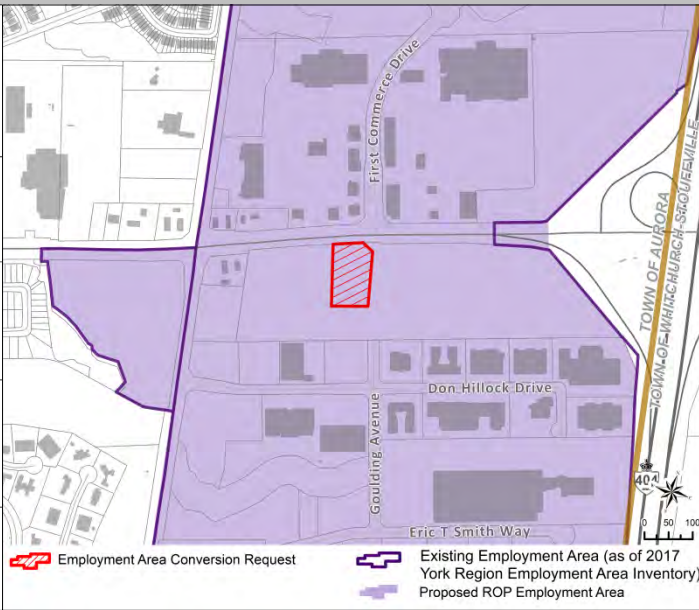
Request#: A1		Town of Aurora	
Address	180 & 182 Centre Crescent		
Site Area	0.73 ha		
Employment Area	Industrial Parkway North		
Applicant	Matt Bagnali, Larkin Plus		
Owner	Victoria Bachlowa		
Nature of Request	A request to re-designate subject lands from employment and light industrial uses to residential use.		
Summary of Assessment	<ul style="list-style-type: none"><li>- Conversion to non-employment uses is reflective of the evolving local urban structure, will likely have minimal impact on adjacent employment uses and results in a more logical employment area boundary.</li><li>- Conversion to permit non-employment uses recognizes that the surrounding context has changed since the lands were originally designated as employment.</li><li>- Site is not integral to support employment land employment growth to 2041.</li></ul>		
Local Municipal Council Position	No position at this time.		
<b>Recommendation:</b> Area not identified as employment in the Regional Official Plan. Designation at the discretion of the Local Municipality.			

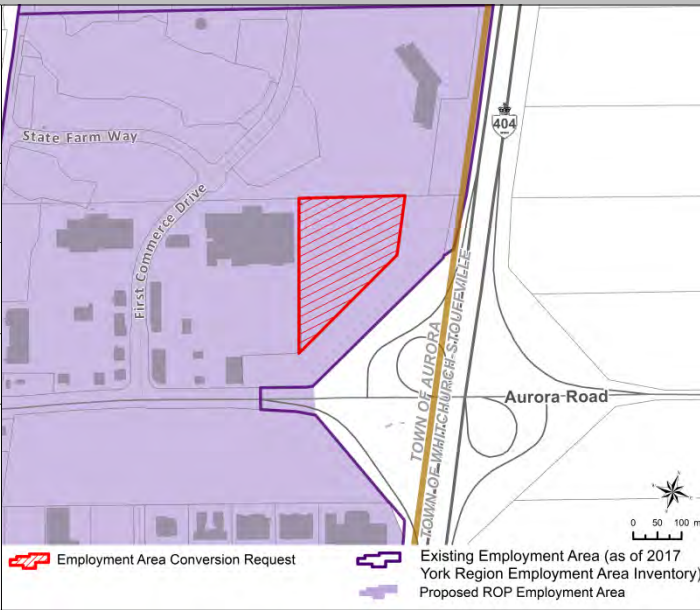
Request#: A2		Town of Aurora	
Address	377 Magna Drive		
Site Area	7.96 ha		
Employment Area	Magna		
Applicant	MGP Malone Given Parsons		
Owner	Stronach Group		
Nature of Request	A request to re-designate lands from Business Park employment use to Mixed Use, Medium – High Density Residential, and Community Commercial uses.		
Summary of Assessment	<ul style="list-style-type: none"><li>- Conversion to non-employment uses is reflective of the evolving local urban structure, will likely have minimal impact on adjacent employment uses and results in a more logical employment area boundary.</li><li>- Conversion to permit non-employment uses recognizes that the surrounding context has changed since the lands were originally designated as employment.</li><li>- Site is not integral to support employment land employment growth to 2041.</li></ul>		
Local Municipal Council Position	No position at this time.		
<b>Recommendation:</b> Area not identified as employment in the Regional Official Plan. Designation at the discretion of the Local Municipality.			

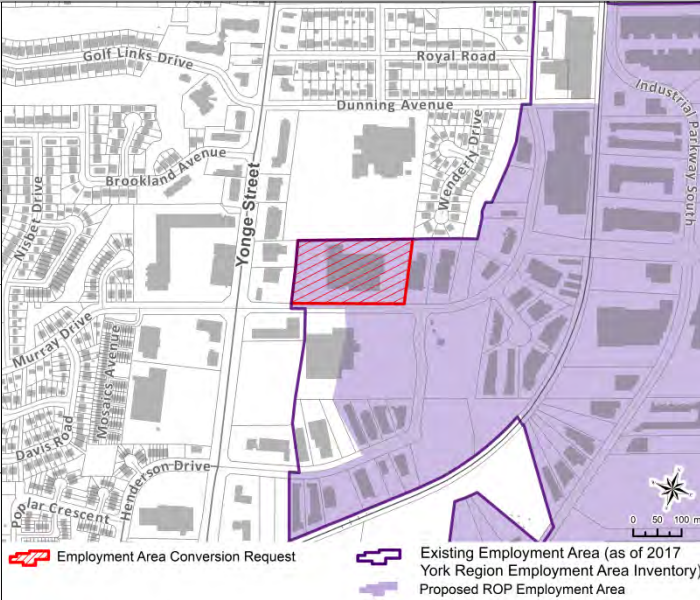
Request#: A3		Town of Aurora
Address	20 & 25 Mavrinac Boulevard	
Site Area	6.90 ha	
Employment Area	Magna	
Applicant	MGP Malone Given Parsons	
Owner	TFP Aurora Development Limited	
Nature of Request	A request to re-designate lands from Business Park employment use to Residential uses.	
Summary of Assessment	<ul style="list-style-type: none"><li>- Conversion to non-employment uses is reflective of the evolving local urban structure, will likely have minimal impact on adjacent employment uses and results in a more logical employment area boundary.</li><li>- Conversion to permit non-employment uses recognizes that the surrounding context has changed since the lands were originally designated as employment.</li><li>- Site is not integral to support employment land employment growth to 2041.</li></ul>	
Local Municipal Council Position	No position at this time.	
<b>Recommendation:</b> Area not identified as employment in the Regional Official Plan. Designation at the discretion of the Local Municipality.		

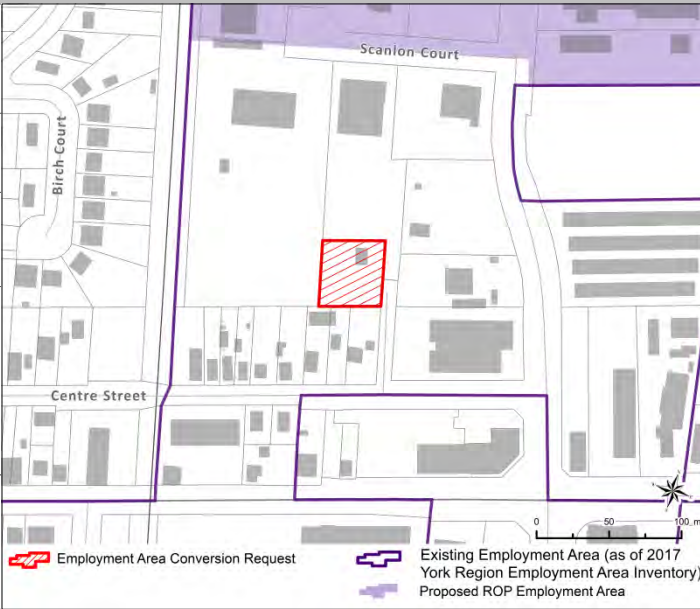


Request#: A4		Town of Aurora	
Address	1588 St. John's Sideroad	 <p>Employment Area Conversion Request</p> <p>Existing Employment Area (as of 2017 York Region Employment Area Inventory)</p> <p>Proposed ROP Employment Area</p>	
Site Area	1.05 ha		
Employment Area	Aurora 2C		
Applicant	Humphries Planning		
Owner	2352107 Ontario Inc.		
Nature of Request	A request to permit the development of an education and sports complex on Block 5. This use is not permitted through local municipal Business Park designation.		
Summary of Assessment	<ul style="list-style-type: none"><li>- Site is part of a larger contiguous employment area, and the introduction of non-employment uses has the potential to destabilize the employment area and/or negatively impact viability of existing or future surrounding employment uses by putting pressure for future conversions in the adjacent parcels.</li><li>- Site is in proximity to Highway 404, contributing to the Region's and local municipality's economic development potential and supporting goods movement. Converting this site is contrary to Regional and Provincial planning objectives.</li><li>- The proposed use on these lands is considered an employment use elsewhere in the Town of Aurora Official Plan. On this basis, the proposed use could be accommodated with a local designation change.</li></ul>		
Local Municipal Council	No position at this time.		
<b>Recommendation:</b> Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.			

Request#: A5		Town of Aurora	
Address	Southwest Corner of Wellington/First Commerce		
Site Area	0.81 ha		
Employment Area	Wellington/404		
Applicant	MHBC Planning		
Owner	1623 Wellington Street Developments Limited		
Nature of Request	A request to re-designate subject lands from Business Park employment use to mixed-use including retail and residential uses.		
Summary of Assessment	<div>- Site is part of a larger contiguous employment area, and the introduction of non-employment uses has the potential to destabilize the employment area and/or negatively impact viability of existing or future surrounding employment uses by putting pressure for future conversions in the adjacent parcels.</div> <div>- Site is in proximity to Highway 404, contributing to the Region's and local municipality's economic development potential and supporting goods movement. Converting this site is contrary to Regional and Provincial planning objectives.</div>		
Local Municipal Council Position	No position at this time.		
<b>Recommendation:</b> Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.			


Request#: A6		Town of Aurora	
Address	Northwest corner of Highway 404 and Wellington Street East		
Site Area	4.35 ha		
Employment Area	Wellington/404		
Applicant	MHBC Planning		
Owner	Whitwell Developments Limited, Calloway REIT (Aurora North) Inc., and SmartREIT (Aurora North II) Inc.		
Nature of Request	A request to re-designate subject lands from Business Park employment use to mixed-use.		
Summary of Assessment	<div>- Site is part of a larger contiguous employment area, and the introduction of non-employment uses has the potential to destabilize the employment area and/or negatively impact viability of existing or future surrounding employment uses by putting pressure for future conversions in the adjacent parcels.</div> <div>- Site has visibility from and/or is adjacent to, Highway 404, contributing to the Region's and local municipality's economic development potential and supporting goods movement. Converting this site is contrary to Regional and Provincial planning objectives.</div>		
Local Municipal Council Position	No position at this time.		
<b>Recommendation:</b> Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.			


Request#: A7		Town of Aurora	
Address	240 Edward Street		
Site Area	3.1 ha		
Employment Area	Industrial Parkway South		
Applicant	Michael Smith Planning Consultants; Development Coordinators Ltd.		
Owner	M6 Developments Inc.		
Nature of Request	A request to re-designate subject lands to a designation that permits the proposal for the redevelopment of the existing building and two new buildings; a 6-storey, 352 bed long-term care facility and a 6-storey retirement home facility		
Summary of Assessment	<ul style="list-style-type: none"><li>- Site is part of a larger contiguous employment area, and the introduction of non-employment uses has the potential to destabilize the employment area and/or negatively impact viability of existing or future surrounding employment uses by putting pressure for future conversions in the adjacent parcels.</li><li>- Permitting non-employment uses could potentially introduce compatibility issues with surrounding employment uses</li></ul>		
Local Municipal Council Position	No position at this time.		
<b>Recommendation:</b> Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.			

Request#: A8		Town of Aurora	
Address	181 Centre Crescent		
Site Area	0.19 ha		
Employment Area	Industrial Parkway North		
Applicant	David Tomlinson		
Owner	David Tomlinson		
Nature of Request	A request to re-designate the subject lands from employment to non-employment uses.		
Summary of Assessment	<ul style="list-style-type: none"><li>- Conversion to non-employment uses is reflective of the evolving local urban structure, will likely have minimal impact on adjacent employment uses and results in a more logical employment area boundary.</li><li>- Conversion to permit non-employment uses recognizes that the surrounding context has changed since the lands were originally designated as employment.</li><li>- Site is not integral to support employment land employment growth to 2041.</li></ul>		
Local Municipal Council Position	No position at this time.		
<b>Recommendation:</b> Area not identified as employment in the Regional Official Plan. Designation at the discretion of the Local Municipality.			
as employment in the Regional Official Plan.			

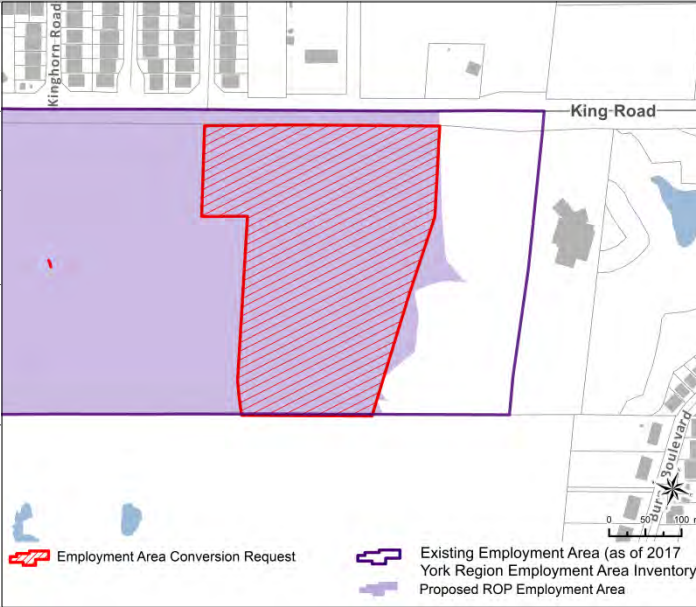


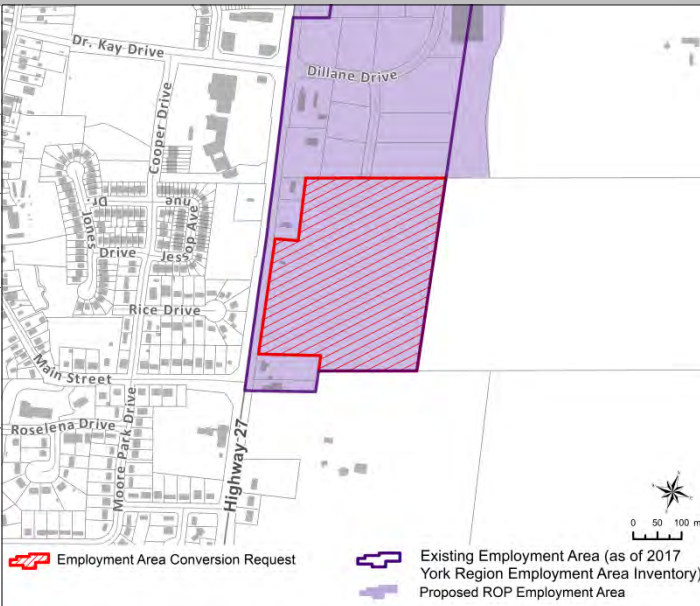
Request#: G1		Town of Georgina	
Address	2400 Glenwoods Avenue		
Site Area	4.05 ha		
Employment Area	Keswick Business Park		
Applicant	GSP Group		
Owner	Foch Motor Sports International		
Nature of Request	A request to re-designate lands to permit mixed-use residential, commercial/retail and office uses.		
Summary of Assessment	- The site is within the Keswick Business Park, which due to the nature, character, and potential for future success of this employment area, should not be considered for conversion during the current MCR.		
Local Municipal Council Position	Not Supported.		
<b>Recommendation:</b> Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.			

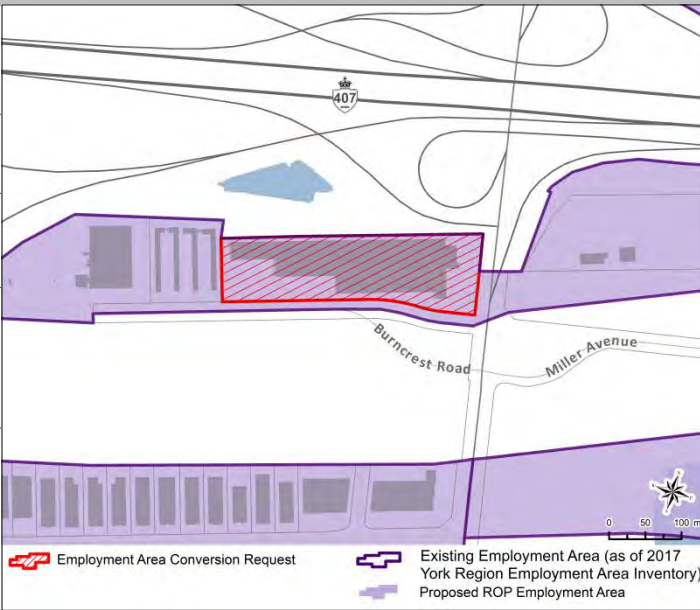
Request#: G2		Town of Georgina
Address	PT LTS 3 & 4 CON 4	
Site Area	19.77 ha	
Employment Area	Keswick	
Applicant	Lennard Commercial Realty	
Owner	Agnes Mark, Linda Bashford, Katherina Volk, Joe Boehm, Nick Boehm	
Nature of Request	A request to re-designate lands to permit residential and/or retail uses.	
Summary of Assessment	- The site is within the Keswick Business Park, which due to the nature, character, and potential for future success of this employment area, should not be considered for conversion during the current MCR.	
Local Municipal Council Position	Not Supported.	
<b>Recommendation:</b> Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.		

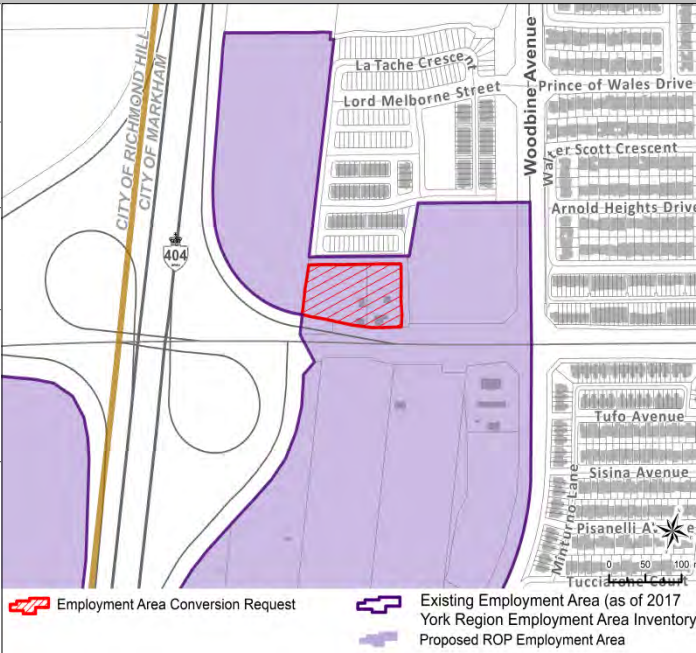
Request#: K1		Township of King
Address	12805 Highway 27	
Site Area	8.33 ha	
Employment Area	Nobleton	
Applicant	Evans Planning	
Owner	Neil, Ross, Scott and Lawrie Boynton	
Nature of Request	A request to reconfigure employment area on the subject lands	
Summary of Assessment	<p>- In consultation with the Township and the Region, the land owner has proposed revising the Nobleton employment area boundary to better support development objectives. The Region is supportive of the Nobleton employment area boundary being revised, as shown in Attachment 3, to create a more logical planning boundary. The proposed revised boundary results in a negligible loss in employment area.</p>	
Local Municipal Council Position	Supportive of the reconfiguration of employment area.	
<b>Recommendation:</b> Not recommended for conversion to non-employment uses Designate as employment in the Regional Official Plan to reflect the revised employment area boundary		



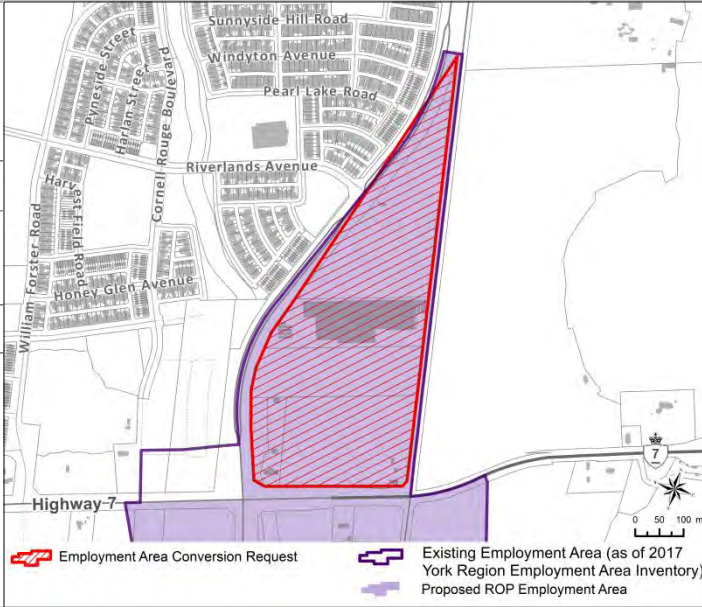
Request#: K2		Township of King	
Address	2955 King Road		
Site Area	9.95 ha		
Employment Area	King City		
Applicant	MGP Malone Given Parsons		
Owner	King Hill Inc.		
Nature of Request	A request to re-designate a portion of the lands from prestige employment area to mixed and residential uses.		
Summary of Assessment	<div>- Site is in proximity to Highway 400, contributing to its economic development potential and supporting goods movement. Converting this site is contrary to Regional and Provincial planning objectives.</div> <div>- Existing water-wastewater infrastructure capacity is limited in King City. Conversion of employment lands to non-employment uses would be premature at this time as additional residential uses cannot be accommodated with existing infrastructure.</div>		
Local Municipal Council Position	Generally supportive of the request subject to comments and conditions outlined in the Township of King December 2, 2019 Committee of the Whole report.		
<b>Recommendation:</b> Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.			

Request#: K3		Township of King	
Address	17125 Highway 27		
Site Area	12.31 ha		
Employment Area	Schomberg		
Applicant	Daraban Holdings Limited		
Owner	James and Harry Durbano		
Nature of Request	A request to re-designate employment lands to allow a seniors' healthcare centre.		
Summary of Assessment	<div>- Lands are part of a larger contiguous employment area, and the introduction of non-employment uses has the potential to destabilize the employment area and/or negatively impact viability of existing or future surrounding employment uses by putting pressure for future conversions in the adjacent parcels.</div> <div>- Site is a large-sized employment area (12.3Ha) and should be protected over the long term to support a diverse range, size, and mix of employment opportunities.</div>		
Local Municipal Council Position	Not Supported.		
<b>Recommendation:</b> Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.			

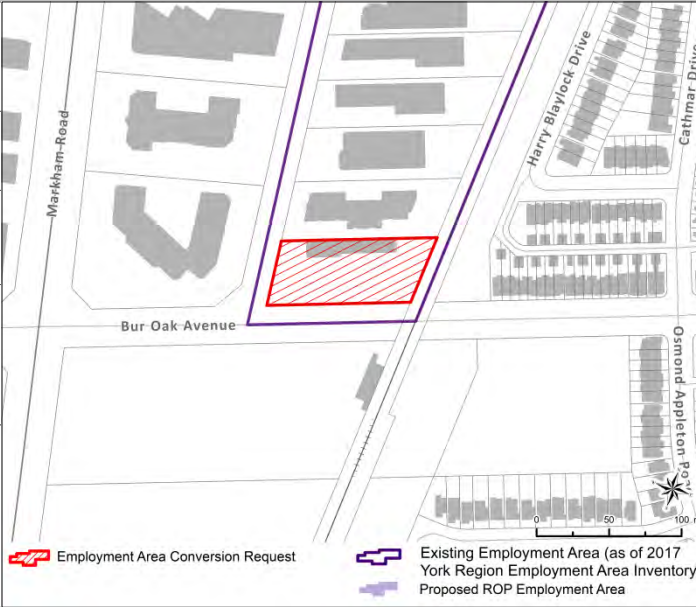
Request#: M2		City of Markham
Address	8050 Woodbine Avenue	
Site Area	3.30 ha	
Employment Area	Rodick	
Applicant	Gowling WLG (Canada) LLP	
Owner	Belfield Investments Inc.	
Nature of Request	A request seeking a site-specific policy, which will add a residential use provision while maintaining our as-of-right 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”).	
Summary of Assessment	<ul style="list-style-type: none"><li>- The introduction of non-employment uses has the potential to destabilize the employment area and prompt additional conversions of surrounding lands which will negatively impact the viability of the employment area.</li><li>- Site has visibility from and/or is adjacent to, Highways 407 and 404, contributing to the Region’s and local municipality’s economic development potential and supporting goods movement. Converting this site is contrary to Regional and Provincial planning objectives.</li></ul>	
Local Municipal Council Position	Not supported however the potential for mixed use should be evaluated through a future planning study within a larger area context	
<b>Recommendation:</b> Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.		

Request#: M3		City of Markham
Address	2718 & 2730 Elgin Mills Road	
Site Area	1.00 ha	
Employment Area	Cathedral	
Applicant	Sandra Wiles	
Owner	1628740 Ontario Inc.	
Nature of Request	A request to re-designate lands from “Service Employment” use to “Low Rise Residential”.	
Summary of Assessment	<p>- Site has visibility from and/or is adjacent to, Highway 404, contributing to the Region’s and local municipality’s economic development potential and supporting goods movement. Converting this site is contrary to Regional and Provincial planning objectives.</p> <p>- Analysis to date indicates that direct access to Elgin Mills Road is not permitted, due to the location of the Highway 404 northbound on-ramp system relative to the subject lands. The site can be accessed through lands to the north.</p> <p>- The introduction of non-employment uses has the potential to destabilize the employment area and prompt additional conversions of surrounding lands</p>	
Local Municipal Council Position	Request supported subject to York Region confirming that no access to the employment lands along Highway 404 immediately to the west (i.e., Markham Woodmills) is possible from Elgin Mills Rd through the subject lands	
<b>Recommendation:</b> Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.		

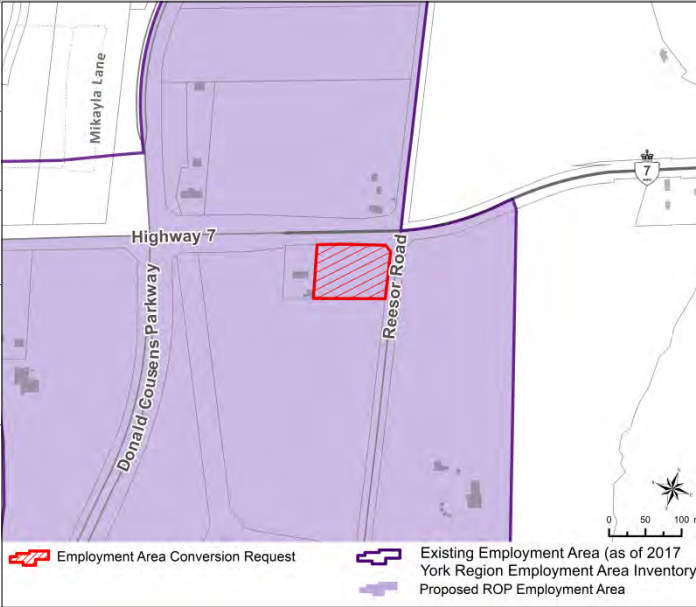
**Request#: M4****City of Markham**

Address	7386 & 7482 Hwy 7 East 8600 & 8636 & 8662/ 8724 Reesor Rd.	 <p>Employment Area Conversion Request</p> <p>Existing Employment Area (as of 2017 York Region Employment Area Inventory)</p> <p>Proposed ROP Employment Area</p>
Site Area	17.90 ha	
Employment Area	Cornell	
Applicant	Bousfields Inc.	
Owner	2432194 & 2536871 Ontario Inc. Cornell Rouge Development Corporation and Varlese Brothers Limited	
Nature of Request	A request to convert employment land to support mixed-use development comprising medium and high density residential, retail, office commercial and a hotel.	
Summary of Assessment	<p>- Site is in proximity to Highway 407, contributing to the Region's and local municipality's economic development potential and supporting goods movement. Converting this site is contrary to Regional and Provincial planning objectives.</p> <p>-Site is part of a larger contiguous employment area, and the introduction of non-employment uses has the potential to destabilize the employment area and/or negatively impact viability of existing or future surrounding employment uses by putting pressure for future conversions in the adjacent parcels.</p> <p>- The site is 17.9 ha and is considered a large-sized employment area site and should be protected over the long term to support a diverse range, size, and mix of employment opportunities.</p>	
Local Municipal Council Position	Consideration of the request for conversion be postponed and evaluated through secondary plan studies	
<b>Recommendation:</b> Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.		

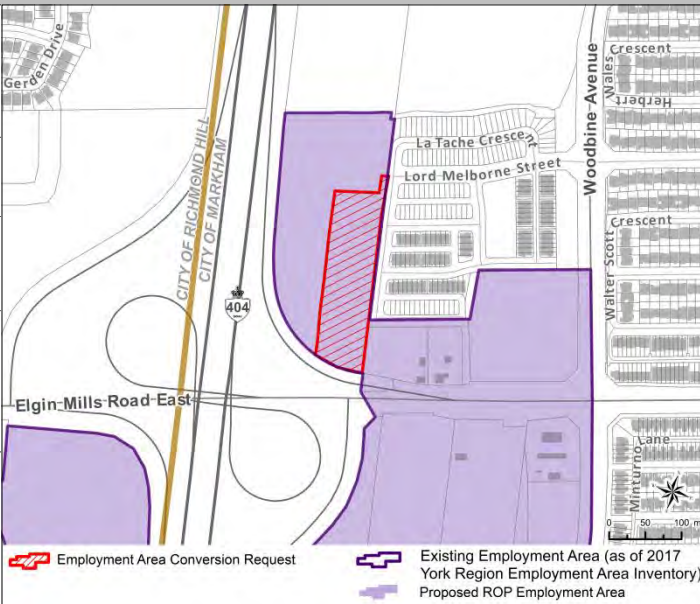



Request#: M5		City of Markham
Address	77 Anderson Avenue	
Site Area	0.45 ha	
Employment Area	Mount Joy	
Applicant	Humphries Planning	
Owner	Meadow Park Investments Inc.	
Nature of Request	A request to re-designate subject lands from Service Employment to Mixed Use High Rise.	
Summary of Assessment	<ul style="list-style-type: none"><li>- A non-employment use is appropriate, has minimal impact on adjacent employment uses, and is compatible with the surrounding context.</li><li>- Site's role as employment land is not of Regional significance and is more appropriately designated at the local level.</li><li>- Site is not integral to support employment land employment growth to 2041.</li></ul>	
Local Municipal Council Position	Consideration of the request for conversion be postponed and evaluated through secondary plan studies	
<b>Recommendation:</b> Area not identified as employment in the Regional Official Plan. Designation at the discretion of the Local Municipality.		

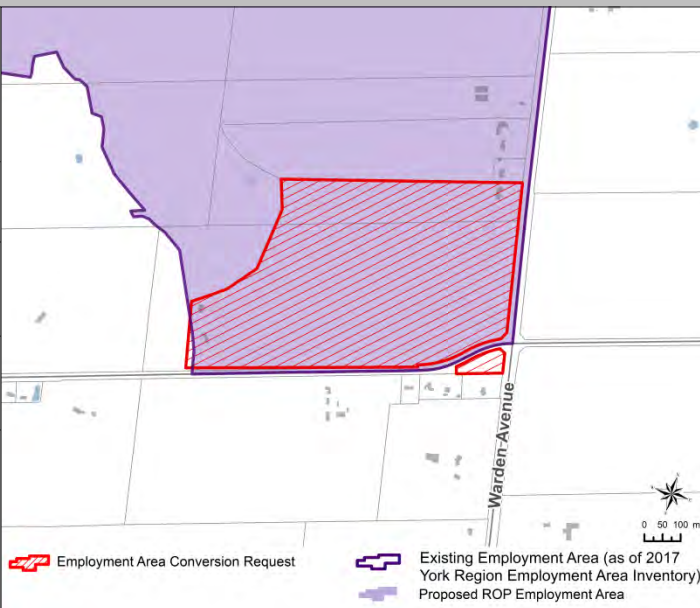
Request#: M6		City of Markham
Address	Part of Lot 11, Concession 9	
Site Area	0.95 ha	
Employment Area	Cornell	
Applicant	KLM Planning Partners	
Owner	Primont Homes and Cornell Rouge Development Corp.	
Nature of Request	A request to re-designate lands from employment use to permit residential use, in addition to retail, office, and employment uses already permitted within the "Business Park Area - Avenue 7 Corridor" designation of the Cornell Secondary Plan (2008).	
Summary of Assessment	<ul style="list-style-type: none"><li>- Conversion to non-employment uses is reflective of the evolving local urban structure, will likely have minimal impact on adjacent employment uses and results in a more logical employment area boundary.</li><li>- Site is not integral to support employment land employment growth to 2041.</li></ul>	
Local Municipal Council Position	Support Request.	
<b>Recommendation:</b> Area not identified as employment in the Regional Official Plan. Designation at the discretion of the Local Municipality.		

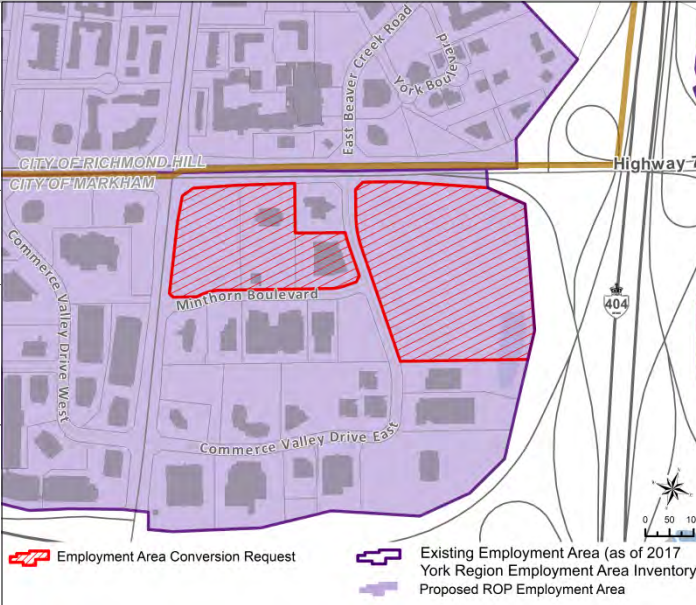
Request#: M7		City of Markham	
Address	7845 Highway 7		
Site Area	0.75 ha		
Employment Area	Cornell		
Applicant	Planning and Development Services		
Owner	Norfinch Construction		
Nature of Request	A request to re-designate lands from Business Park Employment to Mixed-Use Mid Rise.		
Summary of Assessment	<div>- Site is in proximity to Highway 407, contributing to the Region’s and local municipality’s economic development potential and supporting goods movement. Converting this site is contrary to Regional and Provincial planning objectives.</div> <div>- Site is part of a larger contiguous employment area, and the introduction of non-employment uses has the potential to destabilize the employment area and/or negatively impact viability of existing or future surrounding employment uses by putting pressure for future conversions in the adjacent parcels.</div>		
Local Municipal Council Position	Consideration of the request for conversion be postponed and evaluated through secondary plan studies		
<b>Recommendation:</b> Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.			




Request#: M8		City of Markham
Address	Northeast Corner of Elgin Mills/ Highway 404	 <p>Employment Area Conversion Request</p> <p>Existing Employment Area (as of 2017 York Region Employment Area Inventory)</p> <p>Proposed ROP Employment Area</p>
Site Area	1.67 ha	
Employment Area	Cathedral	
Applicant	MHBC Planning	
Owner	Markham Woodmills Developments Inc.	
Nature of Request	A request to re-designate lands from employment uses to mixed-use.	
Summary of Assessment	<ul style="list-style-type: none"><li>- Site has visibility from and/or is adjacent to, Highway 404, contributing to the Region's and local municipality's economic development potential and supporting goods movement. Converting this site is contrary to Regional and Provincial planning objectives.</li><li>- The introduction of non-employment uses has the potential to destabilize the employment area and prompt additional conversions of surrounding lands which will negatively impact the viability of the employment area.</li></ul>	
Local Municipal Council Position	Request not supported however staff be directed to work with the landowner to identify a broader range of potential non-residential uses for the subject lands	
<b>Recommendation:</b> Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.		

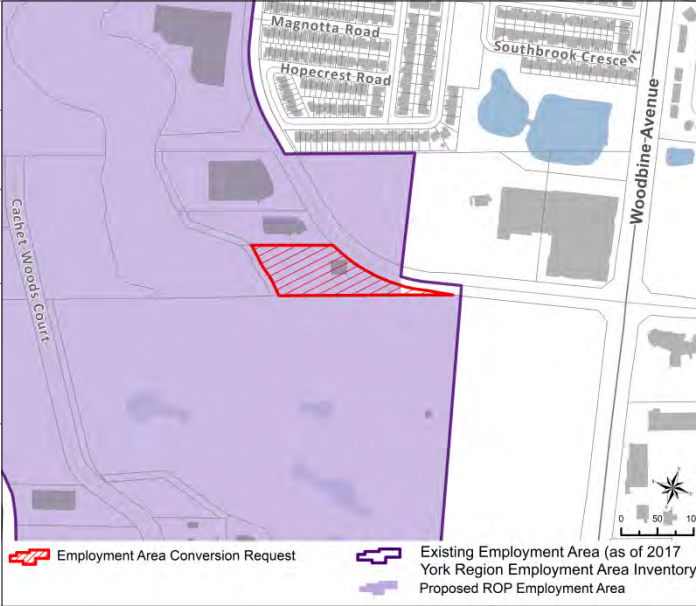
Request#: M9		City of Markham
Address	2920 16th Avenue	
Site Area	5.93 ha	
Employment Area	Cachet	
Applicant	MGP Malone Given Parsons	
Owner	Condor Properties Ltd.	
Nature of Request	A request to re-designate lands from employment to mixed-use.	
Summary of Assessment	<p>- Site is in proximity to Highway 404, contributing to the Region's and local municipality's economic development potential and supporting goods movement. Converting this site is contrary to Regional and Provincial planning objectives.</p> <p>- Site is part of a larger contiguous employment area, and the introduction of non-employment uses has the potential to destabilize the employment area and/or negatively impact viability of existing or future surrounding employment uses by putting pressure for future conversions in the adjacent parcels.</p>	
Local Municipal Council Position	Request supported subject to the respective landowners entering into an agreement with the City of Markham for submissions of Official Plan and Zoning By-law amendment applications contemplating the provision of affordable purpose-built rental and seniors housing as well as retention of employment uses, prior to ultimate consideration of the conversion requests by York Region Council.	
<b>Recommendation:</b> Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.		

Request#: M10		City of Markham
Address	10900 Warden Avenue & 3450 Elgin Mills Road	
Site Area	29.16 ha	
Employment Area	ROPA 3	
Applicant	MGP Malone Given Parsons	
Owner	Wu's Landmark Group Inc. and First Elgin Mills Developments Inc.	
Nature of Request	A request to re-designate lands from employment to mixed-use.	
Summary of Assessment	- The site is within the ROPA 3 employment area, which due to the nature, character, and potential for future success of this employment area, should not be considered for conversion during the current MCR.	
Local Municipal Council Position	Consideration of the request for conversion be postponed and evaluated through secondary plan studies	
<b>Recommendation:</b> Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.		

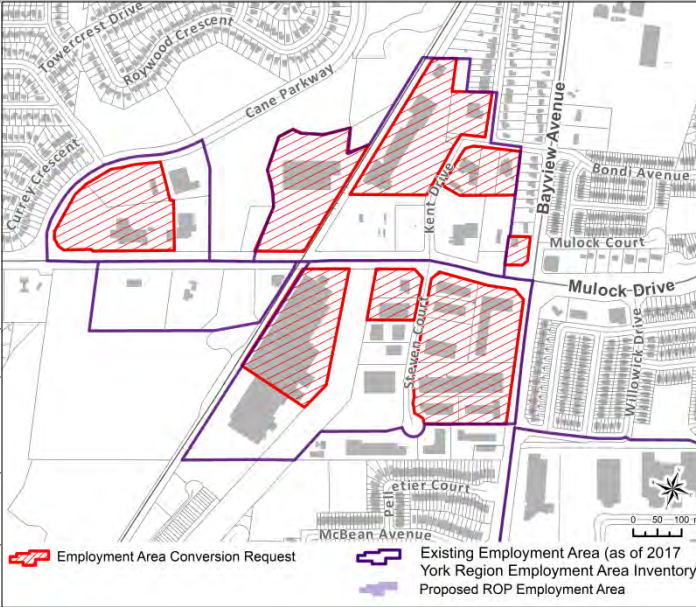
Request#: M11		City of Markham
Address	South side of Highway 7 and Leslie Street	
Site Area	18.50 ha	
Employment Area	Commerce Valley/ Leitchcroft	
Applicant	Bousfields Inc.	
Owner	Wemat	
Nature of Request	A request to re-designate lands from employment to mixed-use.	
Summary of Assessment	<ul style="list-style-type: none"><li>- Site has visibility from and/or is adjacent to, Highways 404 and 407, contributing to the Region's and local municipality's economic development potential and supporting goods movement. Converting this site is contrary to Regional and Provincial planning objectives.</li><li>- The site is 18.5 ha and is considered a large-sized employment area site and should be protected over the long term to support a diverse range, size, and mix of employment opportunities.</li><li>- Site is part of a larger contiguous employment area, and the introduction of non-employment uses has the potential to destabilize the employment area and/or negatively impact viability of existing or future surrounding employment uses by putting pressure for future conversions in the adjacent parcels.</li></ul>	
Local Municipal Council Position	Conversion request postponed to allow for the submission of an appropriate revised development concept plan prior to ultimate consideration of the conversion request by York Region Council	
<b>Recommendation:</b> Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.		

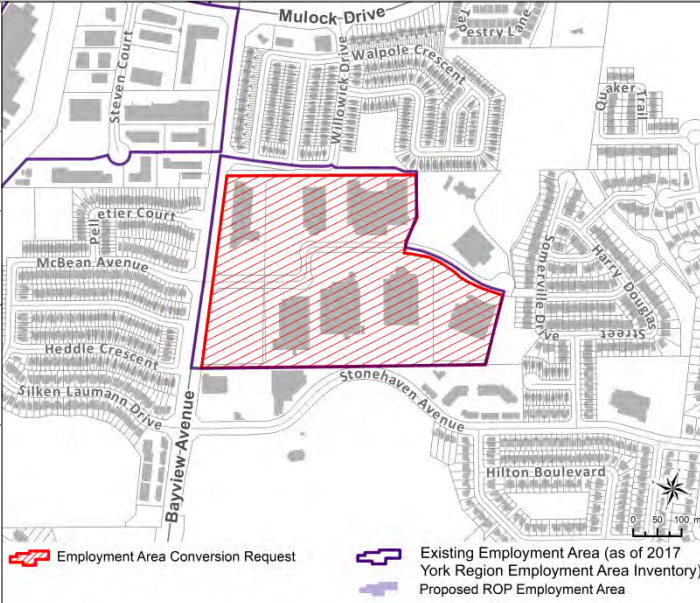
Request#: M12		City of Markham
Address	108-110, 112-118 and 111-113 Doncaster Avenue	
Site Area	0.95 ha	
Employment Area	Thornhill	
Applicant	W.E. Oughtred & Associates Inc.	
Owner	Unknown	
Nature of Request	A request to re-designate lands from employment to medium density residential uses such as townhomes or stacked townhomes.	
Summary of Assessment	- The introduction of non-employment uses has the potential to destabilize the employment area and prompt additional conversions of surrounding lands which will negatively impact the viability of the employment area.	
Local Municipal Council Position	Request not supported	
<b>Recommendation:</b> Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.		

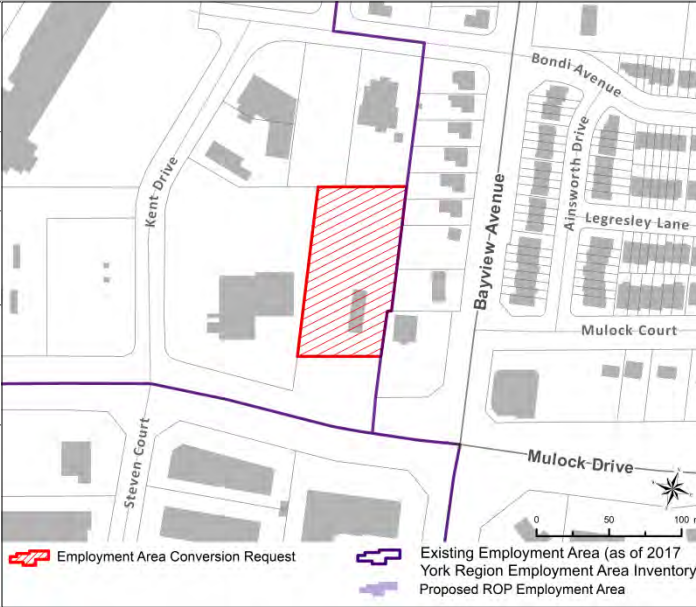


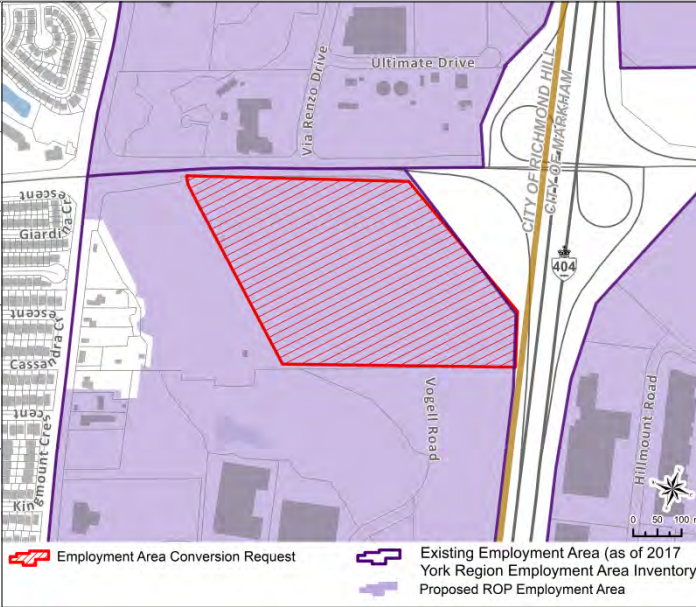
Request#: M13		City of Markham
Address	136 Markland Street	
Site Area	1.10 ha	
Employment Area	Cachet	
Applicant	Bousfields Inc.	
Owner	King Square Ltd.	
Nature of Request	A request to re-designate lands from employment to mixed-use including residential uses.	
Summary of Assessment	<ul style="list-style-type: none"><li>- Site is in proximity to Highway 404, contributing to the Region's and local municipality's economic development potential and supporting goods movement. Converting this site is contrary to Regional and Provincial planning objectives.</li><li>- Site is part of a larger contiguous employment area, and the introduction of non-employment uses has the potential to destabilize the employment area and/or negatively impact viability of existing or future surrounding employment uses by putting pressure for future conversions in the adjacent parcels.</li></ul>	
Local Municipal Council Position	Request supported subject to the respective landowners entering into an agreement with the City of Markham for submissions of Official Plan and Zoning By-law amendment applications contemplating the provision of affordable purpose-built rental and seniors housing as well as retention of employment uses, prior to ultimate consideration of the conversion requests by York Region Council.	
<b>Recommendation:</b> Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.		




Request#: N1		Town of Newmarket	
Address	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		
Site Area	18.30 ha		
Employment Area	Mulock Southeast and Mulock North		
Applicant	Town of Newmarket		
Owner	Town of Newmarket		
Nature of Request	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.		
Summary of Assessment	<ul style="list-style-type: none"><li>- Conversion to non-employment uses is reflective of the changing nature of employment / evolving urban structure.</li><li>- Conversion to non-employment uses supports the local municipal planning objectives of the evolving urban structure</li><li>- Site is not integral to support employment land employment growth to 2041.</li></ul>		
Local Municipal Council Position	Support request.		
<b>Recommendation:</b> Area not identified as employment in the Regional Official Plan. Designation at the discretion of the Local Municipality.			

Request#: N2		Town of Newmarket
Address	520, 521, 550 and 630 Newpark Boulevard	
Site Area	17.97 ha	
Employment Area	Bayview South	
Applicant	Weston Consulting	
Owner	521 and 630 Newpark GP Ltd.	
Nature of Request	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".	
Summary of Assessment	<ul style="list-style-type: none"><li>- Conversion to permit non-employment uses recognizes that the surrounding context has changed since the lands were originally designated as employment</li><li>- Site is not integral to support employment land employment growth to 2041.</li></ul>	
Local Municipal Council Position	Support request.	
<b>Recommendation:</b> Area not identified as employment in the Regional Official Plan. Designation at the discretion of the Local Municipality.		

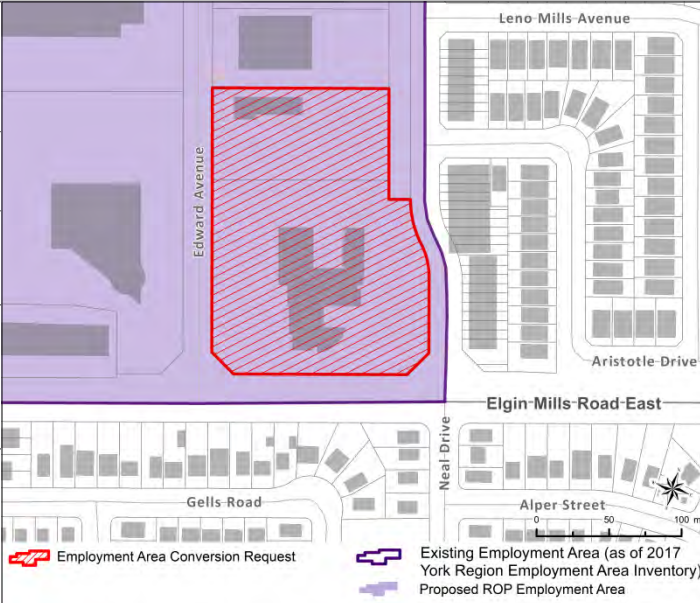
Request#: N3		Town of Newmarket	
Address	507 Mulock Drive	 <p>Employment Area Conversion Request</p> <p>Existing Employment Area (as of 2017 York Region Employment Area Inventory)</p> <p>Proposed ROP Employment Area</p>	
Site Area	0.70 ha		
Employment Area	Mulock North		
Applicant	Weston Consulting		
Owner	Ganni Kinno Developments Inc.		
Nature of Request	A request to re-designate the lands from employment to a mix of uses including residential, retail and office uses.		
Summary of Assessment	<ul style="list-style-type: none"><li>- Conversion to non-employment uses is reflective of the changing nature of employment / evolving urban structure.</li><li>- Conversion to non-employment uses supports the local municipal planning objectives of the evolving urban structure proposed</li><li>- Site is not integral to support employment land employment growth to 2041.</li></ul>		
Local Municipal Council Position	No position at this time.		
<b>Recommendation:</b> Area not identified as employment in the Regional Official Plan. Designation at the discretion of the Local Municipality.			

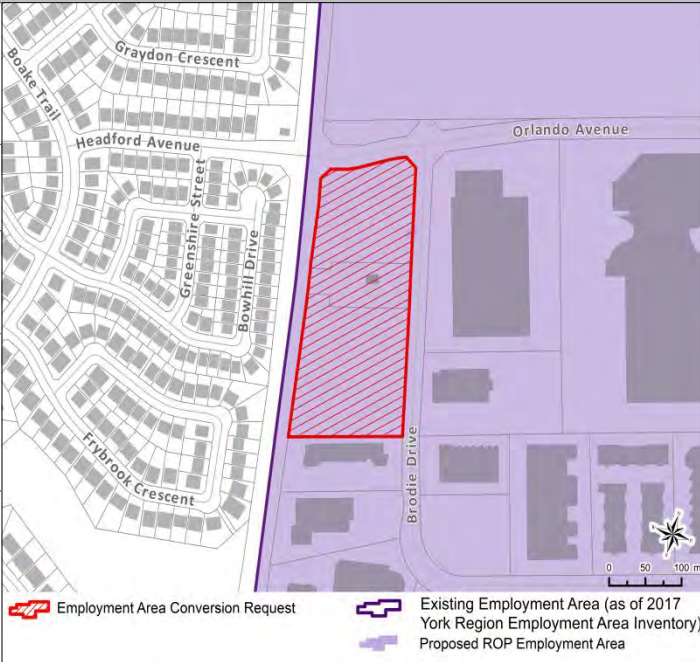
Request#: RH1		City of Richmond Hill	
Address	1577 Major Mackenzie Drive East		
Site Area	17.60 ha		
Employment Area	Headford		
Applicant	Dorsky + Yue International, UrbanMetrics		
Owner	Rice Commercial Group, 'Mackenzie Commons'		
Nature of Request	A request to re-designate employment lands to mixed-use to facilitate the development of high-density residential and commercial uses on site.		
Summary of Assessment	<div>- Site is in proximity to Highway 404, contributing to the Region’s and local municipality’s economic development potential and supporting goods movement. Converting this site is contrary to Regional and Provincial planning objectives.</div> <div>- The site is 17.6 ha and is considered a large-sized employment area site and should be protected over the long term to support a diverse range, size, and mix of employment opportunities.</div> <div>- Site is part of a larger contiguous employment area, and the introduction of non-employment uses has the potential to destabilize the employment area and/or negatively impact viability of existing or future surrounding employment uses by putting pressure for future conversions in the adjacent parcels.</div>		
Local Municipal Council Position	Support request.		
<b>Recommendation:</b> Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.			

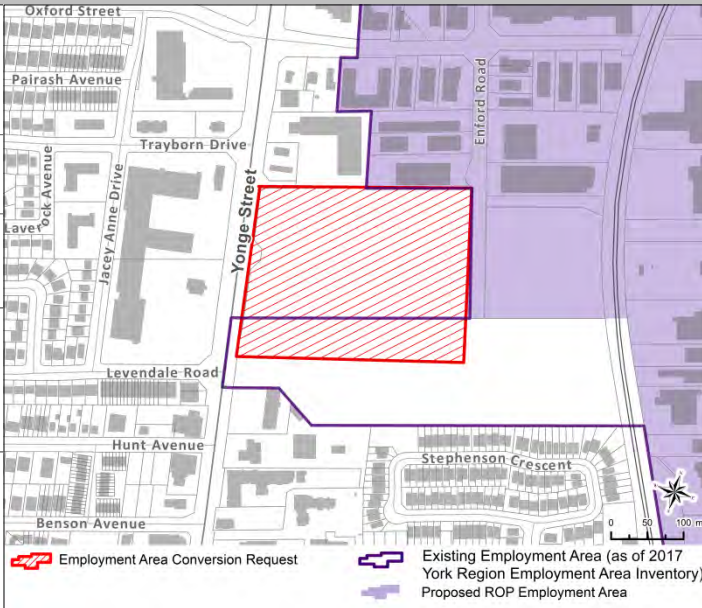
Request#: RH2		City of Richmond Hill
Address	1521 19th Avenue	
Site Area	0.13 ha	
Employment Area	North Leslie	
Applicant	Humphries Planning Group Inc.	
Owner	Cedartrail Developments Inc.	
Nature of Request	A request to re-designate lands from employment to residential use.	
Summary of Assessment	<ul style="list-style-type: none"><li>- Conversion to permit non-employment uses recognizes that the surrounding context has changed since the lands were originally designated as employment.</li><li>- Site is not integral to support employment land employment growth to 2041.</li></ul>	
Local Municipal Council Position	Support request.	
<b>Recommendation:</b> Area not identified as employment in the Regional Official Plan. Designation at the discretion of the Local Municipality.		

Request#: RH3		City of Richmond Hill	
Address	1585 19th Avenue		
Site Area	0.37 ha		
Employment Area	North Leslie		
Applicant	Humphries Planning Group Inc.		
Owner	Congio Enterprises Inc.		
Nature of Request	A request to re-designate lands from employment to residential use.		
Summary of Assessment	<ul style="list-style-type: none"><li>- Conversion to permit non-employment uses recognizes that the surrounding context has changed since the lands were originally designated as employment.</li><li>- Site is not integral to support employment land employment growth to 2041.</li></ul>		
Local Municipal Council Position	Support request.		
<b>Recommendation:</b> Area not identified as employment in the Regional Official Plan. Designation at the discretion of the Local Municipality.			




Request#: RH4		City of Richmond Hill	
Address	93 Edward Avenue & 500 Elgin Mills Road East		
Site Area	2.68 ha		
Employment Area	Newkirk		
Applicant	Humphries Planning Group Inc.		
Owner	Toronto Montessori Schools, 1355314 Ontario Inc.		
Nature of Request	A request to re-designate subject lands to permit the expansion of the existing private school facility with outdoor recreation area/sports field		
Summary of Assessment	<div>- Site is part of a larger contiguous employment area, and the introduction of non-employment uses has the potential to destabilize the employment area and/or negatively impact viability of existing or future surrounding employment uses by putting pressure for future conversions in the adjacent parcels.</div> <div>- Site should be maintained as employment however further discussions are required to explore opportunities to accommodate the proposed request</div>		
Local Municipal Council Position	Conversion request not supported however the proposed use expansion is supported and recommends staff to work with the applicant to facilitate the applicant's request through the best available means.		
<b>Recommendation:</b> Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.			

Request#: RH5		City of Richmond Hill	
Address	Blocks 2 and 3, 65M4080		
Site Area	2.50 ha		
Employment Area	Headford		
Applicant	Groundswell Urban Planners Inc.		
Owner	Orlando Corporation		
Nature of Request	A request to re-designate employment lands to permit automotive centres/dealerships on site. This use is not permitted through the local employment area designation.		
Summary of Assessment	<ul style="list-style-type: none"><li>- Site is part of a larger contiguous employment area, and the introduction of non-employment uses has the potential to destabilize the employment area and/or negatively impact viability of existing or future surrounding employment uses by putting pressure for future conversions in the adjacent parcels.</li><li>- Site is in proximity to highway 404, contributing to the Region's and local municipality's economic development potential and supporting goods movement. Converting this site is contrary to Regional and Provincial planning objectives.</li><li>- Site should be maintained as employment but lands may offer the potential for more permissive employment uses to be assessed through the development of the Region's employment policy framework.</li></ul>		
Local Municipal Council Position	Conversion request not supported however the proposed use is supported and recommends staff to work with the applicant to facilitate the applicant's request through the best available means.		
<b>Recommendation:</b> Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.			

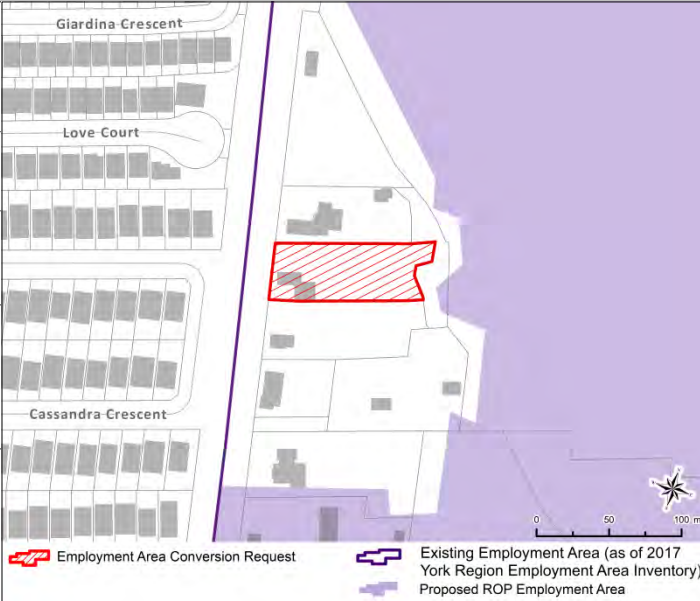
Request#: RH6		City of Richmond Hill
Address	10481 Yonge Street & 10537 Yonge Street	
Site Area	7.07 ha	
Employment Area	Newkirk	
Applicant	Evans Planning Inc.	
Owner	1835942 Ontario Inc.	
Nature of Request	A request to re-designate lands from employment to mixed-use or high density residential uses.	
Summary of Assessment	<ul style="list-style-type: none"><li>- Conversion to non-employment uses is reflective of the evolving local urban structure, will likely have minimal impact on adjacent employment uses and results in a more logical employment area boundary.</li><li>- Conversion to permit non-employment uses recognizes that the surrounding context has changed since the lands were originally designated as employment.</li><li>- Site is not integral to support employment land employment growth to 2041.</li></ul>	
Local Municipal Council Position	Support request.	
<b>Recommendation:</b> Area not identified as employment in the Regional Official Plan. Designation at the discretion of the Local Municipality.		

Request#: RH7		City of Richmond Hill
Address	West of Hwy 404, south of Major Mackenzie Drive	<p>Employment Area Conversion Request</p> <p>Existing Employment Area (as of 2017 York Region Employment Area Inventory)</p> <p>Proposed ROP Employment Area</p>
Site Area	9.42 ha	
Employment Area	Headford	
Applicant	Bousfields Inc.	
Owner	Baif Developments Ltd.	
Nature of Request	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	
Summary of Assessment	<ul style="list-style-type: none"><li>- Site is in proximity to Highway 404, contributing to the Region’s and local municipality’s economic development potential and supporting goods movement. Converting this site is contrary to Regional and Provincial planning objectives.</li><li>- Site is part of a larger contiguous employment area, and the introduction of non-employment uses has the potential to destabilize the employment area and/or negatively impact viability of existing or future surrounding employment uses by putting pressure for future conversions in the adjacent parcels.</li></ul>	
Local Municipal Council Position	Not supported.	
<b>Recommendation:</b> Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.		

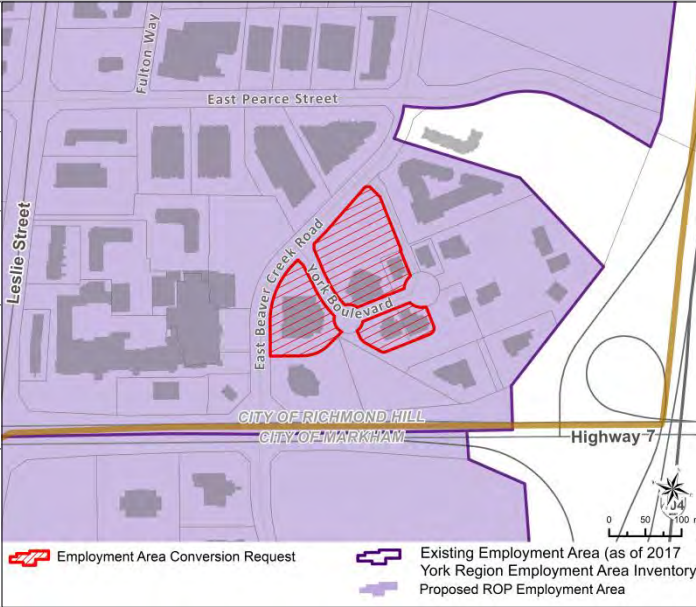
Request#: RH8		City of Richmond Hill
Address	1751 19th Ave	
Site Area	4.00 ha	
Employment Area	North Leslie	
Applicant	Evans Planning	
Owner	Upper City Corporation	
Nature of Request	A request to re-designate employment lands to non-employment uses.	
Summary of Assessment	- Site has visibility from and/or is adjacent to, Highway 404, contributing to the Region's and local municipality's economic development potential and supporting goods movement. Converting this site is contrary to Regional and Provincial planning objectives.	
Local Municipal Council Position	Not supported.	
<b>Recommendation:</b> Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.		

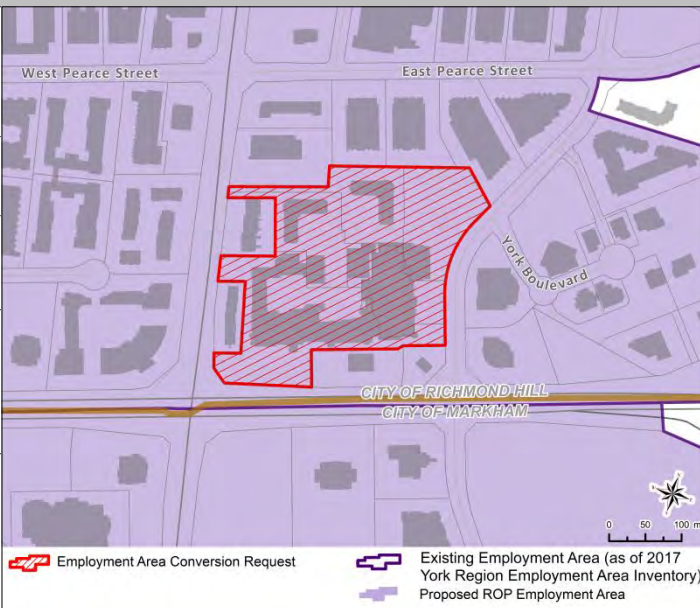


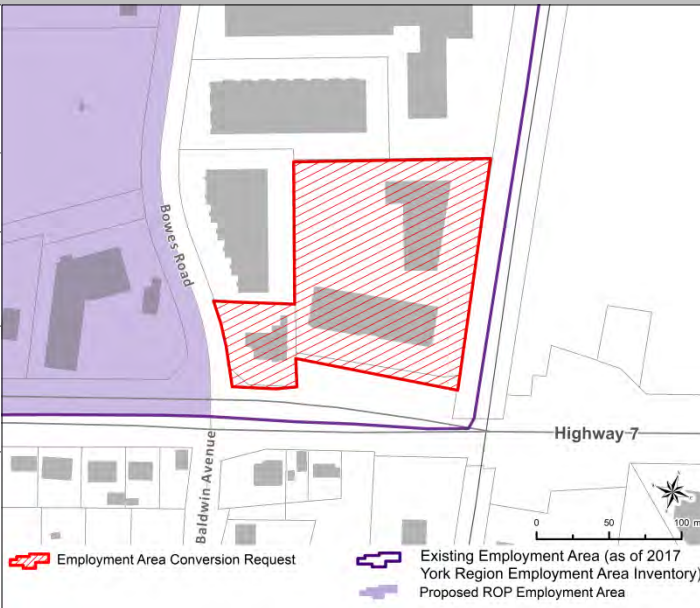
**Request#: RH9****City of Richmond Hill**


Address	9893 Leslie Street	
Site Area	0.48 ha	
Employment Area	Headford	
Applicant	Urban Growth Inc.	
Owner	Carefirst Seniors and Community Services Association	
Nature of Request	A request to re-designate employment lands to a campus of care including integrated care facilities such as a primary care family practice centre, pharmacy, elderly person centre, office space, and 96 bed long-term care centre.	
Summary of Assessment	<ul style="list-style-type: none"><li>- A non-employment use is appropriate, has minimal impact on adjacent employment uses, and is compatible with the surrounding context.</li><li>- Conversion provides an appropriate transition between the employment area and the adjacent non-employment uses.</li></ul>	
Local Municipal Council Position	Support request.	
<b>Recommendation:</b> Area not identified as employment in the Regional Official Plan. Request approved by Regional Council on February 27, 2020. Designation at the discretion of the Local Municipality.		

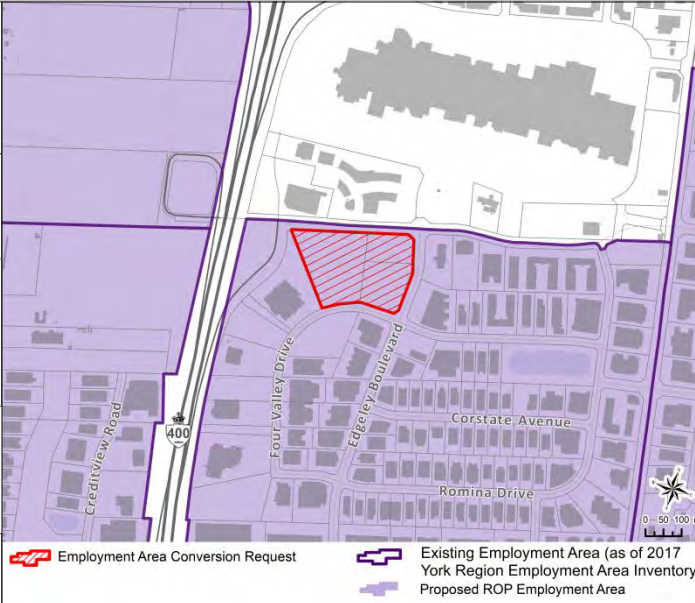


Request#: RH10		City of Richmond Hill
Address	100 & 115 – 140 York Boulevard	
Site Area	2.66 ha	
Employment Area	Beaver Creek	
Applicant	Urban Strategies Inc.	
Owner	Crestpoint Real Estate (YYC) Inc.	
Nature of Request	A request to re-designate employment lands to mixed-use including residential.	
Summary of Assessment	<ul style="list-style-type: none"><li>- Site is in proximity to Highways 407 and 404, contributing to the Region's and local municipality's economic development potential and supporting goods movement. Converting this site is contrary to Regional and Provincial planning objectives.</li><li>- Site is part of a larger contiguous employment area, and the introduction of non-employment uses has the potential to destabilize the employment area and/or negatively impact viability of existing or future surrounding employment uses by putting pressure for future conversions in the adjacent parcels.</li></ul>	
Local Municipal Council Position	Support request.	
<b>Recommendation:</b> Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.		

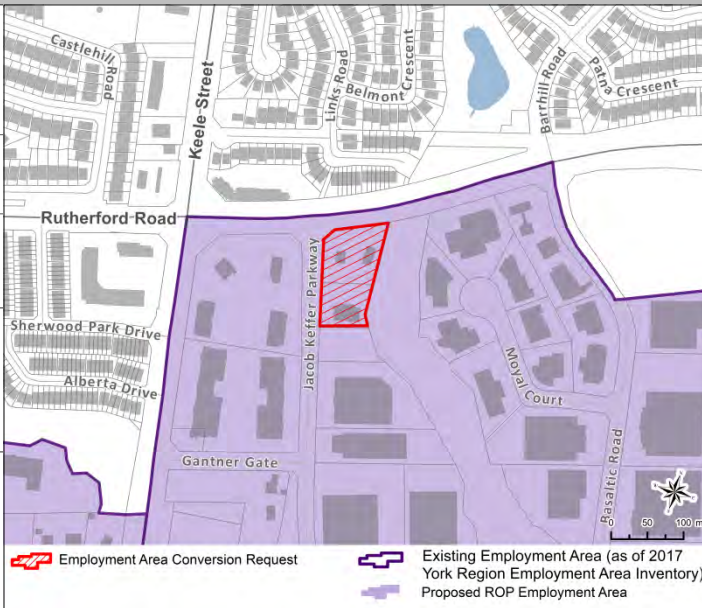
Request#: RH11		City of Richmond Hill
Address	Northeast Corner of Highway 7 and Leslie Street	
Site Area	7.59 ha	
Employment Area	East Beaver Creek	
Applicant	MGP Malone Given Parsons	
Owner	Parkway Hotels and Convention Centre Inc.	
Nature of Request	A request to re-designate the subject lands from employment to non-employment uses to recognize the current non-employment permissions in the City of Richmond Hill's Official Plan and the existing mixed use function of the lands.	
Summary of Assessment	<ul style="list-style-type: none"><li>- Site is in proximity to Highways 407 and 404, contributing to the Region's and local municipality's economic development potential and supporting goods movement. Converting this site is contrary to Regional and Provincial planning objectives.</li><li>- Site is part of a larger contiguous employment area, and the introduction of non-employment uses beyond the existing permissions of the site specific policy has the potential to destabilize the employment area and/or negatively impact viability of existing or future surrounding employment uses by putting pressure for future conversions in the adjacent parcels.</li></ul>	
Local Municipal Council Position	Support request.	
<b>Recommendation:</b> Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.		

Request#: V1		City of Vaughan
Address	1950 and 1970 Highway 7	
Site Area	2.13 ha	
Employment Area	Keele	
Applicant	Brookvalley Project Management Inc.	
Owner	Various landholdings in Concord GO Center Secondary Plan area	
Nature of Request	A request to re-designate lands from "Employment Commercial Mixed-Use" to "Mixed-Use Commercial/Residential".	
Summary of Assessment	- Conversion to non-employment uses supports the local municipal planning objectives of the evolving urban structure proposed through the Concord GO Secondary Plan.	
Local Municipal Council Position	No position at this time.	
<b>Recommendation:</b> Area not identified as employment in the Regional Official Plan. Designation at the discretion of the Local Municipality.		

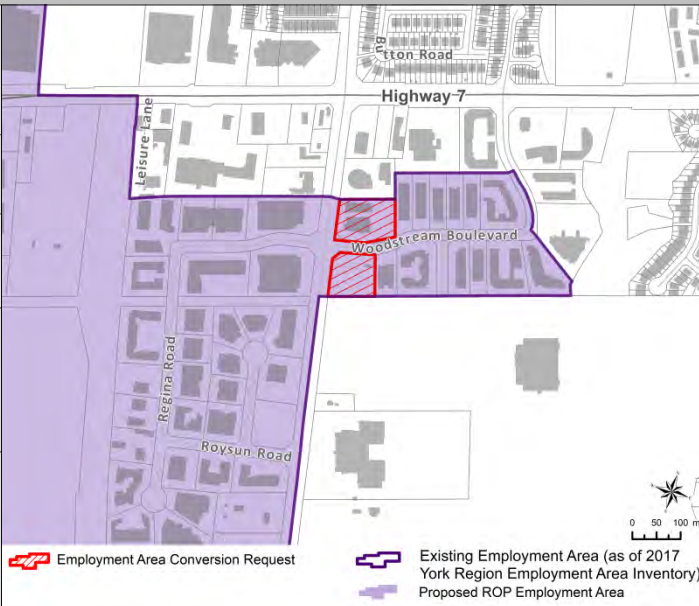
Request#: V2		City of Vaughan	
Address	11421 Weston Road		
Site Area	18.3 ha		
Employment Area	Highway 400 North (Teston West) (ROPA 52)		
Applicant	Humphries Planning Group Inc.		
Owner	Western Point Builders Inc.		
Nature of Request	A request to re-designate lands to allow mixed-use (including residential use) beyond employment uses permitted by the City of Vaughan OPA 637.		
Summary of Assessment	- The site is part of the Vaughan's 400 North Employment Area (also known as ROPA 52) which has not had sufficient time to develop as an employment area. Lands are within areas not considered for conversion.		
Local Municipal Council Position	No position at this time.		
<b>Recommendation:</b> Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.			

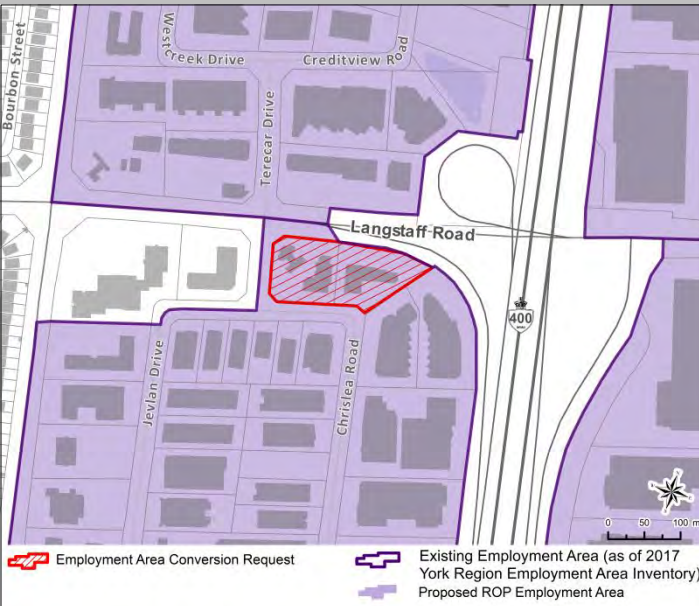
Request#: V3		City of Vaughan
Address	233 Four Valley Drive & 1040-1080 Edgeley Boulevard, Vaughan	
Site Area	5.9 ha	
Employment Area	Vaughan 400 North	
Applicant	Weston Consulting	
Owner	Unknown	
Nature of Request	A request to re-designate employment land to support mixed-use development on site	
Summary of Assessment	<p>- Lands are part of a larger contiguous employment area, and the introduction of non-employment uses has the potential to negatively impact viability of existing or future surrounding employment uses in the employment area by putting pressure for future conversions in the adjacent parcels.</p> <p>- Site has visibility from, and is adjacent to the Highway 400 goods movement corridor contributing to its economic development potential and supporting goods movement. Converting this site would set precedent for the conversion of other sites located along the 400 series highway and is contrary to Regional and Provincial planning objectives.</p>	
Local Municipal Council Position	No position at this time.	
<b>Recommendation:</b> Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.		



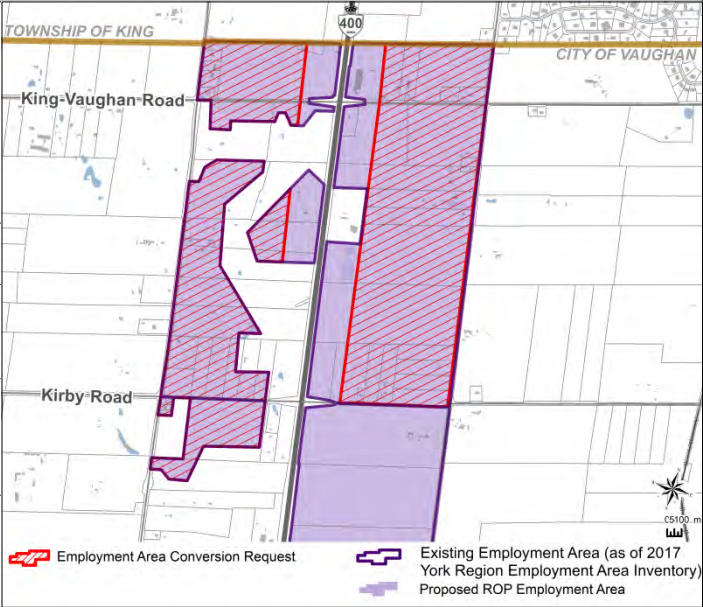
Request#: V4		City of Vaughan
Address	11, 27 and 37 Jacob Keefer Parkway	
Site Area	1.01 ha	
Employment Area	Tutor West	
Applicant	Humphries Planning Group Inc.	
Owner	Robvit Developments Inc.	
Nature of Request	A request to permit residential and/or commercial mixed use on the subject lands currently designated as “Employment Commercial Mixed-use” in the 2010 Vaughan Official Plan.	
Summary of Assessment	<ul style="list-style-type: none"><li>- Site is part of a larger contiguous employment area, and the introduction of non-employment uses has the potential to destabilize the employment area and/or negatively impact viability of existing or future surrounding employment uses by putting pressure for future conversions in the adjacent parcels.</li><li>- Site should be maintained as employment but lands may offer the potential for more permissive employment uses to be assessed through the development of the Region’s employment policy framework.</li></ul>	
Local Municipal Council Position	No position at this time.	
<b>Recommendation:</b> Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.		

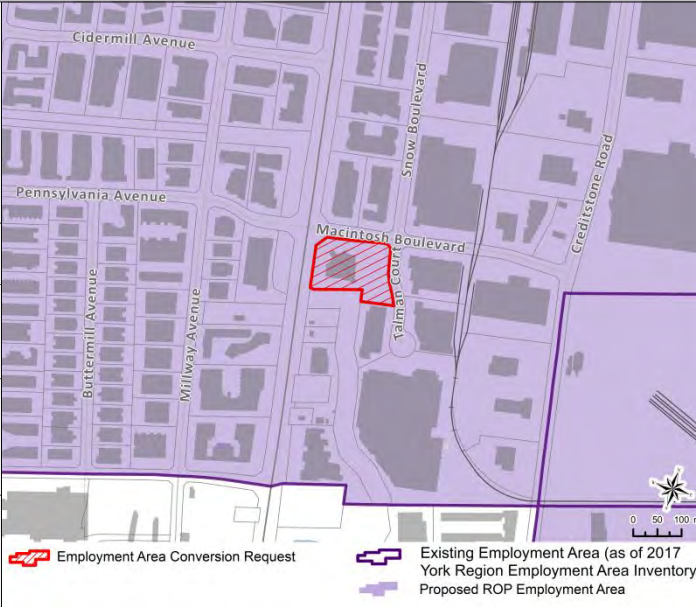


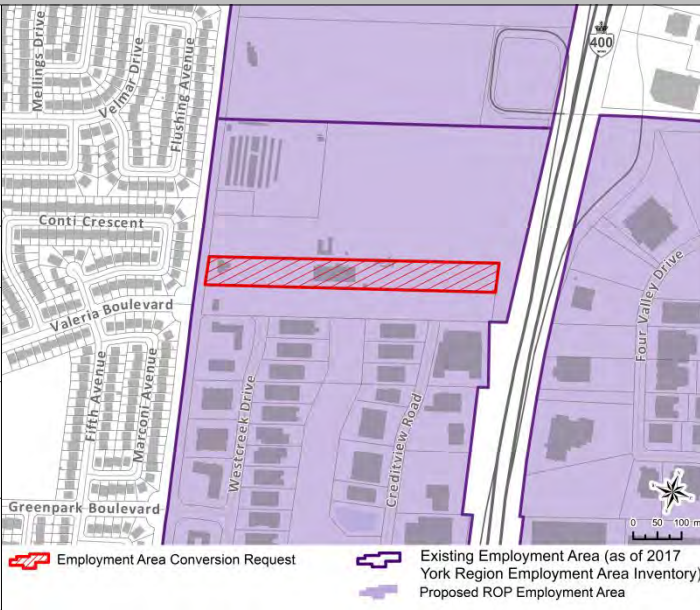
Request#: V5		City of Vaughan
Address	7625 Martin Grove Road & 211 Woodstream Boulevard	
Site Area	1.84 ha	
Employment Area	West Woodbridge	
Applicant	KLM Planning Partners Inc.	
Owner	716051 Ontario Limited & 1214420 Ontario Limited	
Nature of Request	A request to re-designate lands from employment to mid-rise mixed-use.	
Summary of Assessment	<ul style="list-style-type: none"><li>- Site is part of a larger contiguous employment area, and the introduction of non-employment uses has the potential to destabilize the employment area and/or negatively impact viability of existing or future surrounding employment uses by putting pressure for future conversions in the adjacent parcels.</li><li>- Site should be maintained as employment but lands may offer the potential for more permissive employment uses to be assessed through the development of the Region's employment policy framework</li></ul>	
Local Municipal Council Position	No position at this time.	
<b>Recommendation:</b> Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.		

Request#: V6		City of Vaughan	
Address	661 & 681 Chrislea Road		
Site Area	1.63 ha		
Employment Area	Weston 400		
Applicant	Weston Consulting		
Owner	Battcorp Holdings (Vaughan) Ltd. (Battista)		
Nature of Request	A request to re-designate the subject lands from employment to residential uses.		
Summary of Assessment	<ul style="list-style-type: none"><li>- Lands are part of a larger contiguous employment area, and the introduction of non-employment uses has the potential to negatively impact viability of existing or future surrounding employment uses in the employment area by putting pressure for future conversions in the adjacent parcels.</li><li>- Site has visibility from, and is adjacent to the Highway 400 goods movement corridor contributing to its economic development potential and supporting goods movement. Converting this site would set precedent for the conversion of other sites located along the 400 series highway and is contrary to Regional and Provincial planning objectives.</li></ul>		
Local Municipal Council Position	No position at this time		
<b>Recommendation:</b> Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.			

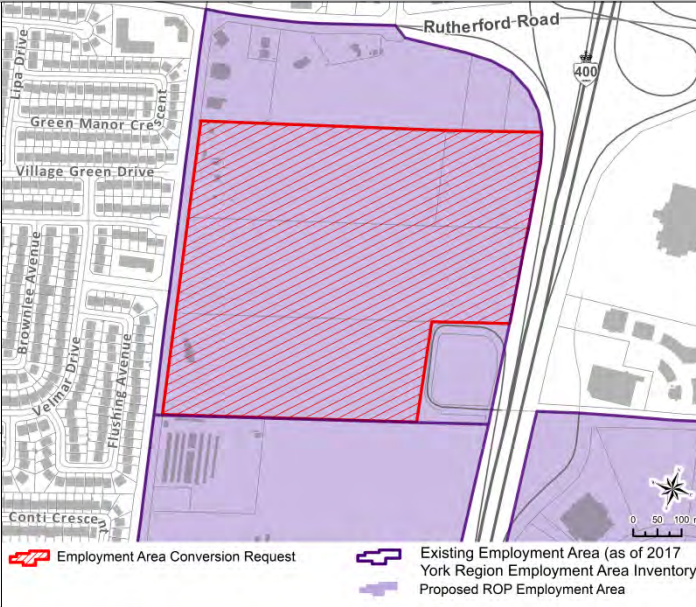
**Request#: V7****City of Vaughan**

Address	Block 34W and 35, Lots 26 through 35, Concession 5 and Lot 1 King Concession 5	
Site Area	235.0 ha	
Employment Area	Highway 400 North (ROPA 52)	
Applicant	Humphries Planning Group	
Owner	Vaughan 400 North Landowners Group Inc.	
Nature of Request	A request to re-designate the subject lands from employment to residential uses.	
Summary of Assessment	- The site is part of the Vaughan's 400 North Employment Area (also known as ROPA 52) which has not had sufficient time to develop as an employment area. Lands are within areas not considered for conversion.	
Local Municipal Council Position	No position at this time.	
<b>Recommendation:</b> Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.		

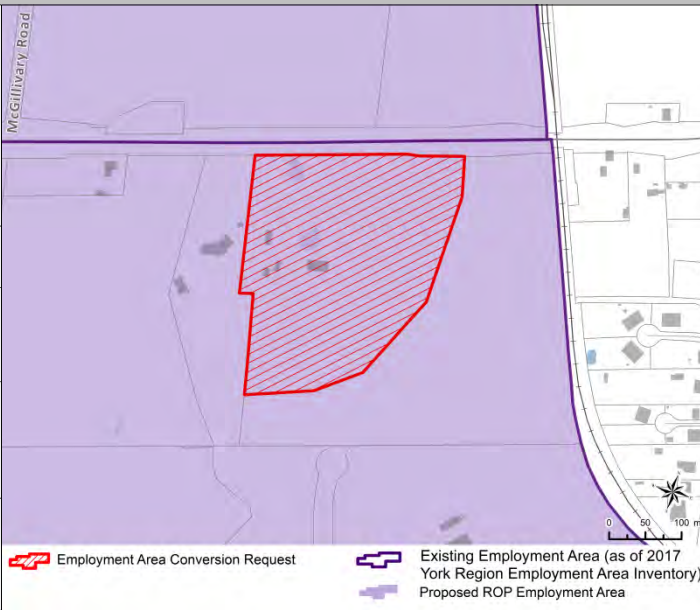
Request#: V8		City of Vaughan
Address	8083 Jane Street	
Site Area	1.76 ha	
Employment Area	Vaughan 400	
Applicant	DLA Piper	
Owner	Chris Barnett	
Nature of Request	A request to re-designate lands from Prestige and General Employment to mixed-use.	
Summary of Assessment	- Entire perimeter of the site is surrounded by lands designated for employment uses. The introduction of a non-employment use would destabilize and/or impact the existing and/or future viability of the employment area.	
Local Municipal Council Position	No position at this time.	
<b>Recommendation:</b> Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.		

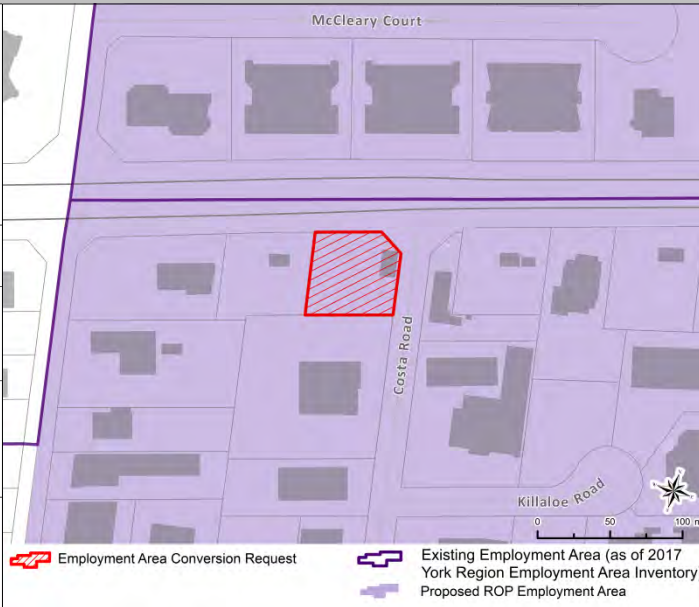
Request#: V9		City of Vaughan	
Address	8821 Weston Road		
Site Area	3.66 ha		
Employment Area	Weston 400 North		
Applicant	Weston Consulting		
Owner	Designscape Enterprises Ltd.		
Nature of Request	A request to re-designate subject lands from Prestige Employment to Employment Commercial – Mixed use.		
Summary of Assessment	<ul style="list-style-type: none"><li>- Lands are part of a larger contiguous employment area, and the introduction of non-employment uses has the potential to negatively impact viability of existing or future surrounding employment uses in the employment area by putting pressure for future conversions in the adjacent parcels.</li><li>- Site has visibility from, and is adjacent to the Highway 400 goods movement corridor contributing to its economic development potential and supporting goods movement. Converting this site would set precedent for the conversion of other sites located along the 400 series highway and is contrary to Regional and Provincial planning objectives.</li><li>- The proposed use on these lands is considered an employment use elsewhere in the City of Vaughan Official Plan. On this basis, proposed use could be accommodated with a local designation change.</li></ul>		
Local Municipal Council Position	No position at this time.		
<b>Recommendation:</b> Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.			

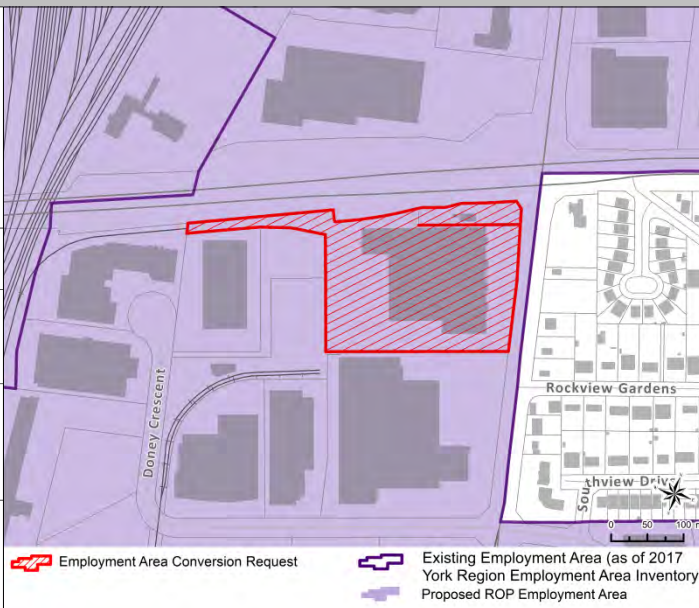


Request#: V10		City of Vaughan	
Address	Part of Lot 14 and 15, Concession 5		
Site Area	39.20 ha		
Employment Area	Vaughan Mills Centre		
Applicant	Miele Developments		
Owner	Vaughan Mills Mixed Use Centre Landowners Group		
Nature of Request	A request to re-designate the subject lands from employment to residential/ mixed-use.		
Summary of Assessment	<ul style="list-style-type: none"><li>- Lands are part of a larger contiguous employment area, and the introduction of non-employment uses has the potential to negatively impact viability of existing or future surrounding employment uses in the employment area by putting pressure for future conversions in the adjacent parcels.</li><li>- Site has visibility from, and is adjacent to the Highway 400 goods movement corridor contributing to its economic development potential and supporting goods movement. Converting this site would set precedent for the conversion of other sites located along the 400 series highway and is contrary to Regional and Provincial planning objectives.</li><li>- The site is 39 ha and is considered a large-sized employment area site and should be protected over the long term to support a diverse range, size, and mix of employment opportunities.</li></ul>		
Local Municipal Council Position	No position at this time.		
<b>Recommendation:</b> Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.			

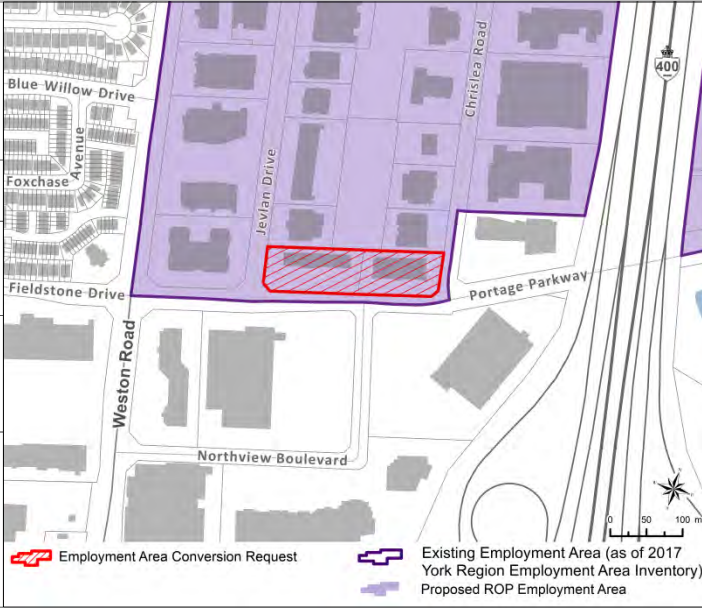



Request#: V11		City of Vaughan
Address	6241 Rutherford Road	
Site Area	8.18 ha	
Employment Area	West Vaughan – Huntington East	
Applicant	Weston Consulting	
Owner	Di Poce Management Limited	
Nature of Request	A request to convert employment lands from the current Prestige Employment designation to commercial/recreational mixed land use.	
Summary of Assessment	<ul style="list-style-type: none"><li>- Entire perimeter of the site is surrounded by lands designated for employment uses. The introduction of a non-employment use would destabilize and/or impact the existing and/or future viability of the employment area</li><li>- Site is part of a larger contiguous employment area, and the introduction of non-employment uses has the potential to destabilize the employment area and/or negatively impact viability of existing or future surrounding employment uses by putting pressure for future conversions in the adjacent parcels.</li><li>- Site should be maintained as employment but lands may offer the potential for more permissive employment uses to be assessed through the development of the Region's employment policy framework.</li></ul>	
Local Municipal Council Position	No position at this time.	
<b>Recommendation:</b> Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.		

Request#: V12		City of Vaughan	
Address	2739 Highway 7		
Site Area	0.34 ha		
Employment Area	Jane South		
Applicant	Humphries Planning		
Owner	2276771 Ontario Inc.		
Nature of Request	A request to convert employment lands to residential uses.		
Summary of Assessment	<ul style="list-style-type: none"><li>- The site is in close proximity to the CN MacMillan yard and is surrounded by traditional employment uses. Permitting non-employment uses could potentially introduce compatibility issues with surrounding employment uses. Sites in this area should be retained as employment as they require separation from sensitive uses including residential that are sensitive to noise, activity and/or odour.</li><li>- There are sufficient designated lands to support non-employment uses in close proximity to the subject site.</li><li>- Site should be maintained as employment but lands may offer the potential for more permissive employment uses to be assessed through the development of the Region's employment policy framework.</li></ul>		
Local Municipal Council Position	No position at this time.		
<b>Recommendation:</b> Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.			

Request#: V13		City of Vaughan
Address	2267 Highway 7 & 7700 Keele Street	
Site Area	5.50 ha	
Employment Area	Keele	
Applicant	KLM Planning	
Owner	Seven Keele Ltd/ 7700 Keele St. Ltd	
Nature of Request	A request to re-designate the subject lands to a residential/ mixed-use.	
Summary of Assessment	<ul style="list-style-type: none"><li>- The site is in close proximity to the CN MacMillan yard and is surrounded by traditional employment uses. Permitting non-employment uses could potentially introduce compatibility issues with surrounding employment uses. Sites in this area should be retained as employment as they require separation from sensitive uses including residential that are sensitive to noise, activity and/or odour.</li><li>- There are sufficient designated lands to support non-employment uses in close proximity to the subject site.</li><li>- Site should be maintained as employment but lands may offer the potential for more permissive employment uses to be assessed through the development of the Region's employment policy framework.</li></ul>	
Local Municipal Council Position	No position at this time.	
<b>Recommendation:</b> Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.		


**Request#: V14****City of Vaughan**

Address	156 Chrislea Road & 15 Jevlan Drive	
Site Area	1.49 ha	
Employment Area	Weston 400	
Applicant	Land Solutions Ontario	
Owner	FDF Investments/Playcor Holdings	
Nature of Request	A request to allow greater flexibility in the permitted uses including more retail and service commercial type uses.	
Summary of Assessment	<p>- Lands are part of a larger contiguous employment area, and the introduction of non-employment uses has the potential to disconnect the employment area and/or negatively impact viability of existing or future surrounding employment uses by putting pressure for future conversions in the adjacent parcels.</p> <p>- Lands should be retained as employment as they provide an appropriate transition between the employment area and the adjacent non-employment uses and may offer the potential for more permissive employment uses to be assessed through the development of the Region's employment policy framework.</p> <p>- Site is in proximity to Highway 400, contributing to its economic development potential and supporting goods movement. Converting this site is contrary to Regional and Provincial planning objectives.</p>	
Local Municipal Council Position	No position at this time.	
<b>Recommendation:</b> Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.		

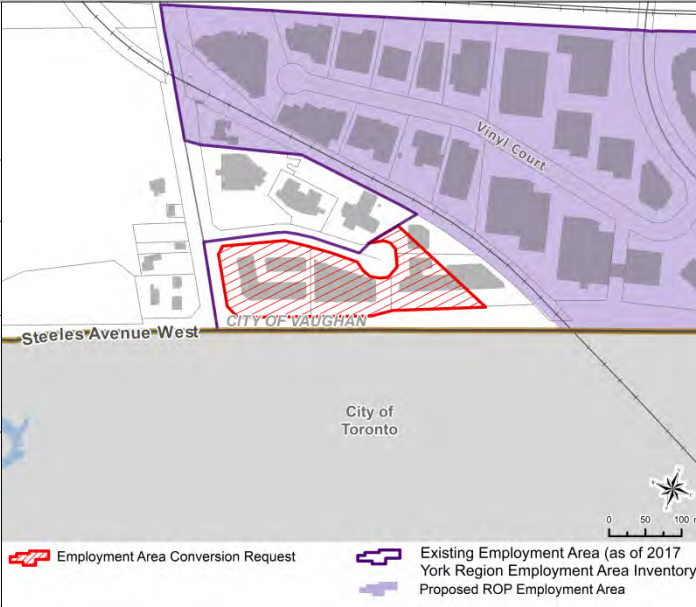
Request#: V15		City of Vaughan
Address	201 Millway Avenue	
Site Area	1.92 ha	
Employment Area	Vaughan 400	
Applicant	Weston Consulting	
Owner	York Region Condominium Corporation 945	
Nature of Request	A request to re-designate lands from Prestige Employment to a mixed-use designation.	
Summary of Assessment	<ul style="list-style-type: none"><li>- Lands are part of a larger contiguous employment area and non-employment uses would destabilize and/or adversely affect the overall viability of existing and/or future employment uses in the employment area</li><li>- The conversion would impact a currently logical employment boundary.</li><li>- Lands should be retained as employment as they provide an appropriate transition between the employment area and the adjacent non-employment uses and may offer the potential for more permissive employment uses to be assessed through the development of the Region's employment policy framework.</li></ul>	
Local Municipal Council Position	No position at this time.	
<b>Recommendation:</b> Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.		



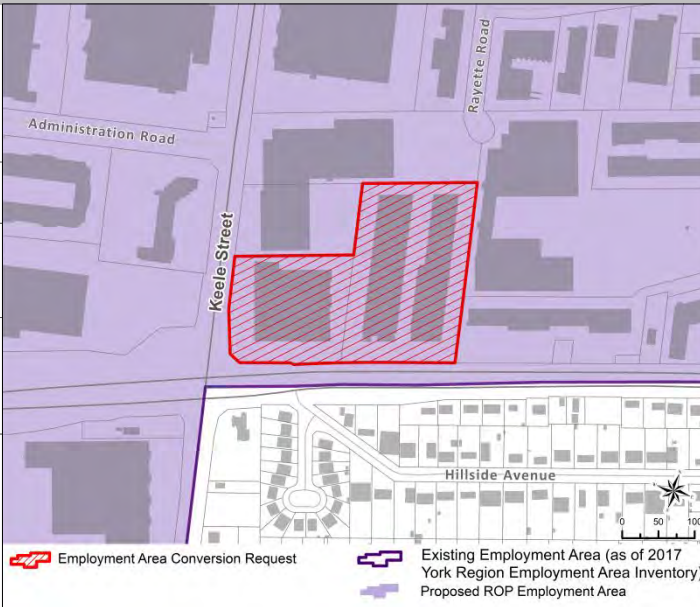
**Request#: V16****City of Vaughan**


Address	163 & 175 Bowes Road	
Site Area	5.91 ha	
Employment Area	Keele	
Applicant	Weston Consulting	
Owner	Unknown	
Nature of Request	A request to re-designate lands from employment to a mixed-use.	
Summary of Assessment	<ul style="list-style-type: none"><li>- Conversion to non-employment uses supports the local municipal planning objectives of the evolving urban structure proposed through the Concord GO Secondary Plan</li><li>- The lands north of Oster Lane to be designated as employment in the Regional Official Plan. Lands south of Oster Lane to be designated at the discretion of the Local Municipality.</li></ul>	
Local Municipal Council Position	No position at this time.	
<b>Recommendation:</b> A portion of the area recommended for conversion to non-employment uses. Designate remainder as employment in the Regional Official Plan.		

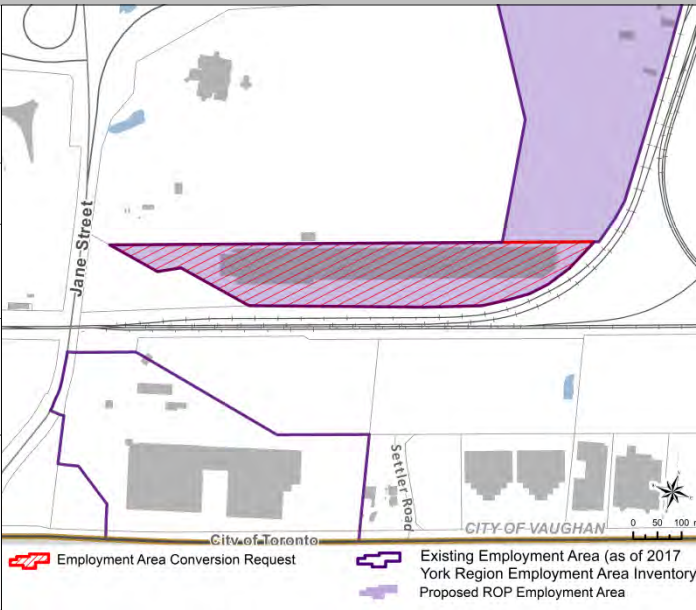


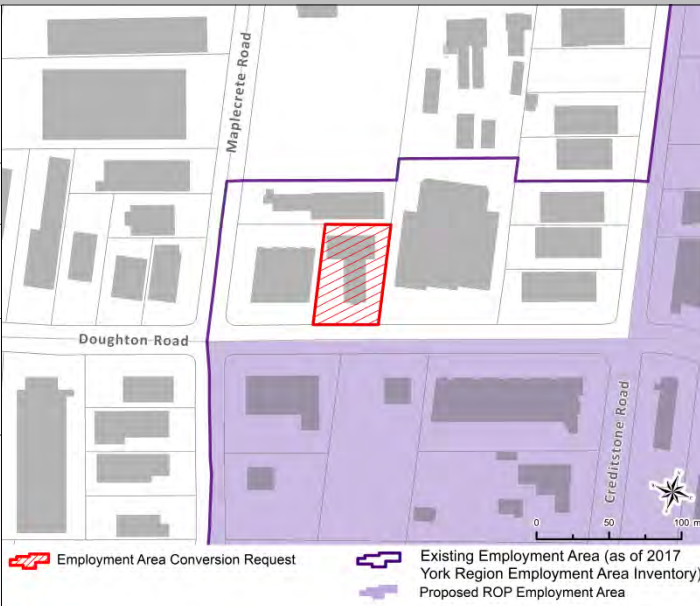
Request#: V17		City of Vaughan
Address	4600 Steeles Ave West	
Site Area	3.00 ha	
Employment Area	Steeles West	
Applicant	MHBC Planning	
Owner	Ricbru Investments Inc.	
Nature of Request	A request to re-designate "Employment Commercial Mixed Use" lands to facilitate mixed use development on site.	
Summary of Assessment	- Conversion to non-employment uses is reflective of the evolving local urban structure, will likely have minimal impact on adjacent employment uses and results in a more logical employment area boundary.	
Local Municipal Council Position	No position at this time.	
<b>Recommendation:</b> Area not identified as employment in the Regional Official Plan. Designation at the discretion of the Local Municipality.		

**Request#: V18****City of Vaughan**

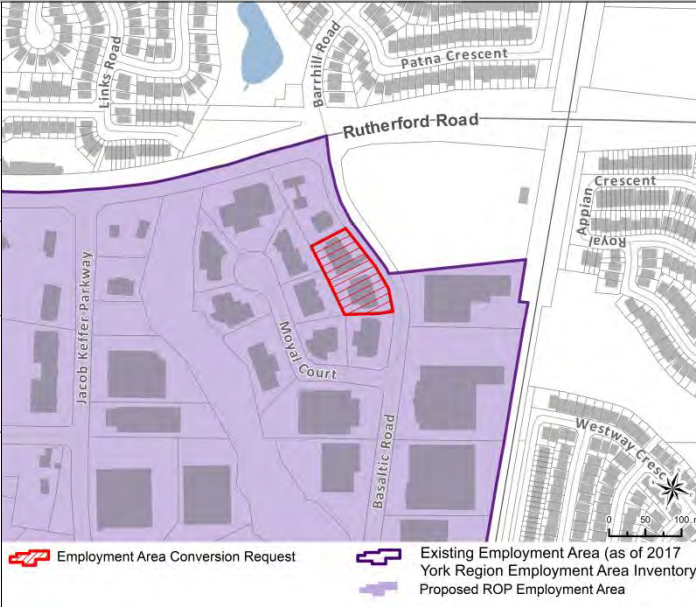
Address	7777 Keele St and 2160-2180 Highway 7	
Site Area	6.20 ha	
Employment Area	Keele	
Applicant	MHBC Planning	
Owner	Steele Valley Developments Limited and Bonneville Homes Limited.	
Nature of Request	A request to re-designate "Employment Commercial Mixed Use" lands to facilitate mixed use development on site.	
Summary of Assessment	<ul style="list-style-type: none"><li>- The site is in close proximity to the CN MacMillan yard and is surrounded by traditional employment uses. Permitting non-employment uses could potentially introduce compatibility issues with surrounding employment uses. Sites in this area should be retained as employment as they require separation from sensitive uses including residential that are sensitive to noise, activity and/or odour.</li><li>- There are sufficient designated lands to support non-employment uses in close proximity to the subject site.</li><li>- Site should be maintained as employment but lands may offer the potential for more permissive employment uses to be assessed through the development of the Region's employment policy framework.</li></ul>	
Local Municipal Council Position	No position at this time.	
<b>Recommendation:</b> Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.		

Request#: V19		City of Vaughan
Address	31 Jevlan Drive and 172 Chrislea Road	
Site Area	1.03 ha	
Employment Area	Weston 400	
Applicant	Weston Consulting	
Owner	Luana Colalillo	
Nature of Request	A request to broaden land permission to allow for a greater range of development opportunities on the subject lands, including residential uses.	
Summary of Assessment	<ul style="list-style-type: none"><li>- Lands are part of a larger contiguous employment area, and the introduction of non-employment uses has the potential to disconnect the employment area and/or negatively impact viability of existing or future surrounding employment uses by putting pressure for future conversions in the adjacent parcels.</li><li>- Lands should be retained as employment as they provide an appropriate transition between the employment area and the adjacent non-employment uses and may offer the potential for more permissive employment uses to be assessed through the development of the Region's employment policy framework.</li><li>- Site is in proximity to Highway 400, contributing to its economic development potential and supporting goods movement. Converting this site is contrary to Regional and Provincial planning objectives.</li></ul>	
Local Municipal Council Position	No position at this time.	
<b>Recommendation:</b> Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.		

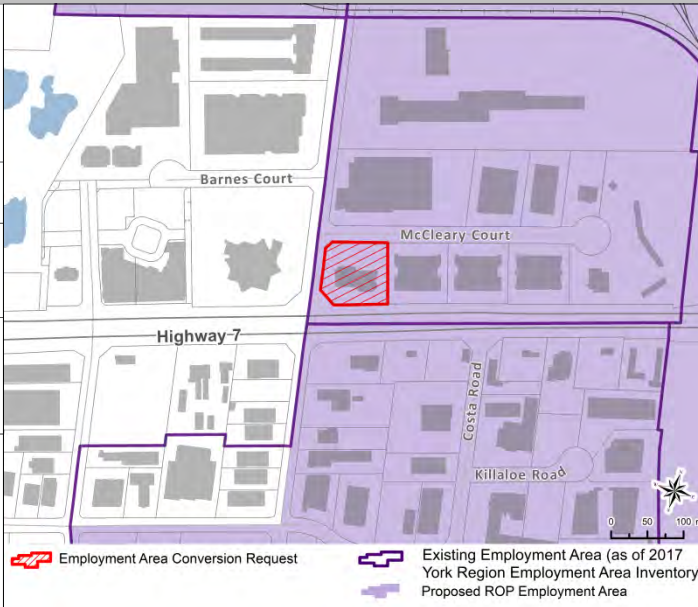
Request#: V20		City of Vaughan
Address	7171 Jane Street	
Site Area	9.93 ha	
Employment Area	Beechwood	
Applicant	Stellarbridge Management Inc.	
Owner	Stellarbridge, ARG Group of Companies	
Nature of Request	Request that lands be re-designated from their current employment designation to a mixed-use designation permitting higher density residential and commercial uses.	
Summary of Assessment	<ul style="list-style-type: none"><li>- The site is 9.93ha and is considered a large-sized employment area site and should be protected over the long term to support a diverse range, size, and mix of employment opportunities.</li><li>- Site is in proximity to Highway 407, contributing to the Region's and local municipality's economic development potential and supporting goods movement. Converting this site is contrary to Regional and Provincial planning objectives.</li></ul>	
Local Municipal Council Position	No position at this time.	
<b>Recommendation:</b> Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.		

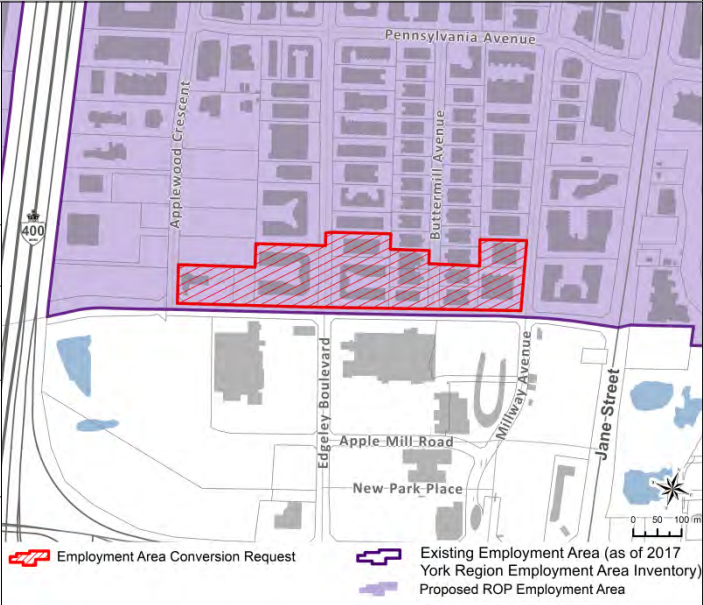
Request#: V21		City of Vaughan
Address	140 Doughton Road	
Site Area	0.31 ha	
Employment Area	Jane South	
Applicant	Weston Consulting	
Owner	Omer Investments Inc.	
Nature of Request	Request that the subject property be converted from the General Employment designation to the Station Precinct designation and the subject property be incorporated within the Vaughan Metropolitan Centre Secondary Plan boundary as part of the ongoing Municipal Comprehensive Review.	
Summary of Assessment	- Conversion to non-employment uses is reflective of the evolving local urban structure, will likely have minimal impact on adjacent employment uses and results in a more logical employment area boundary.	
Local Municipal Council Position	No position at this time.	
<b>Recommendation:</b> Area not identified as employment in the Regional Official Plan. Designation at the discretion of the Local Municipality.		



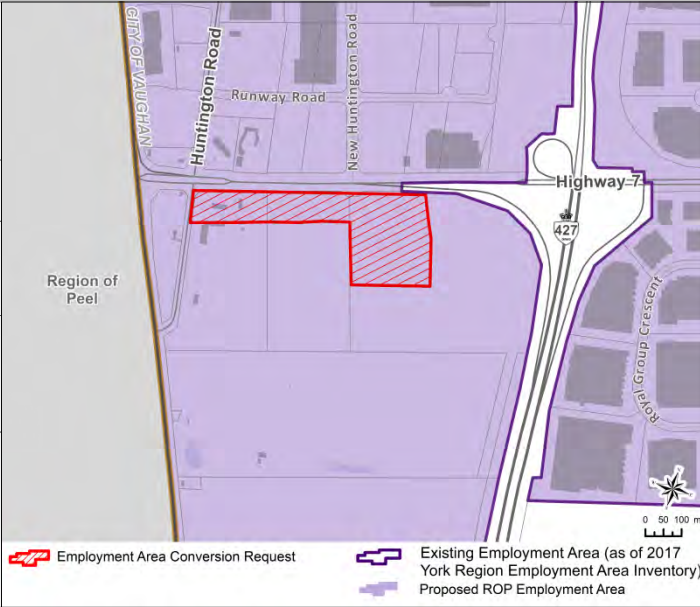
Request#: V22		City of Vaughan
Address	676, 696 Westburne Drive	 <p>Employment Area Conversion Request</p> <p>Existing Employment Area (as of 2017 York Region Employment Area Inventory)</p> <p>Proposed ROP Employment Area</p>
Site Area	1.02 ha	
Employment Area	Tudor West	
Applicant	KLM Planning Partners Inc.	
Owner	Arcovit Holdings Inc.	
Nature of Request	Allow for the re-designation of subject lands to allow for a mixed use high density residential development.	
Summary of Assessment	<p>- Site is part of a larger contiguous employment area, and the introduction of non-employment uses has the potential to destabilize the employment area and/or negatively impact viability of existing or future surrounding employment uses by putting pressure for future conversions in the adjacent parcels.</p>	
Local Municipal Council Position	No position at this time.	
<b>Recommendation:</b> Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.		

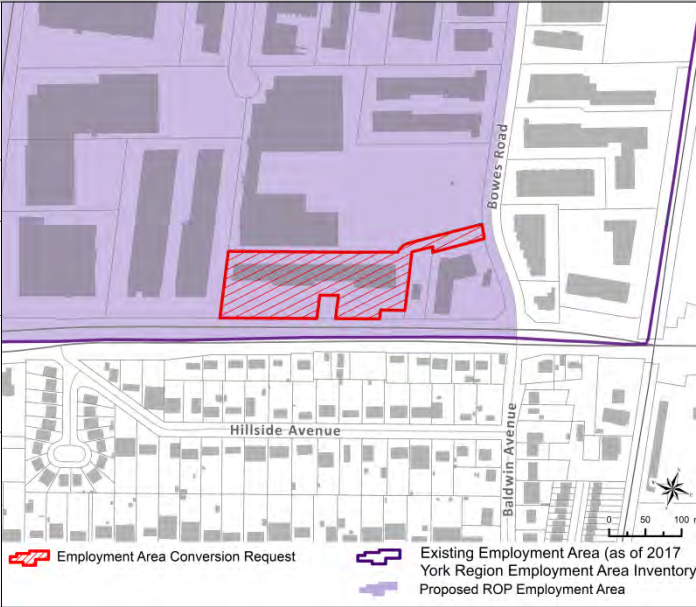


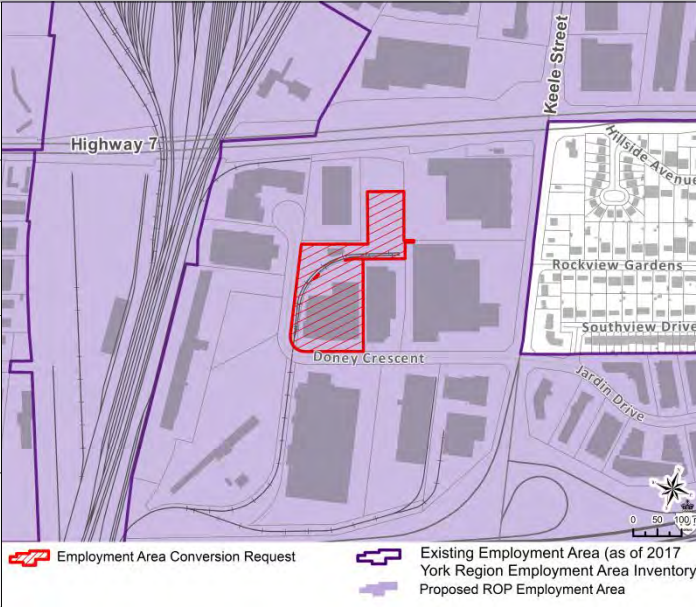
Request#: V23		City of Vaughan
Address	2780 Highway 7	
Site Area	0.75 ha	
Employment Area	Vaughan 400	
Applicant	Evans Planning Inc.	
Owner	2780 Highway 7 Investments	
Nature of Request	A request to allow for the conversion of these lands from only employment generating purposes to also permit residential uses and the associated population to support transit infrastructure investment and so fulfill the intensification and complete community objectives of the Province, Region and City.	
Summary of Assessment	<ul style="list-style-type: none"><li>- The site is in close proximity to the CN MacMillan yard and is surrounded by traditional employment uses. Permitting non-employment uses could potentially introduce compatibility issues with surrounding employment uses. Sites in this area should be retained as employment as they require separation from sensitive uses including residential that are sensitive to noise, activity and/or odour</li><li>- There are sufficient designated lands to support non-employment uses in close proximity to the subject site.</li><li>- Site should be maintained as employment but lands may offer the potential for more permissive employment uses to be assessed through the development of the Region's employment policy framework.</li></ul>	
Local Municipal Council Position	No position at this time.	
<b>Recommendation:</b> Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.		

Address	705 Applewood Cres, 200/225/207 Edgeley Blvd, 10/11/27/38 Buttermill Ave, 190/212 Millway Ave	
Site Area	7.54 ha	
Employment Area	Vaughan 400	
Applicant	Malone Given Parsons Ltd.	
Owner	Portage Landowners Group	
Nature of Request	A request to convert the employment lands to non-employment uses to recognize its location as a transitional area from the VMC.	
Summary of Assessment	<ul style="list-style-type: none"><li>- Site is part of a larger contiguous employment area, and the introduction of non-employment uses has the potential to destabilize the employment area and/or negatively impact viability of existing or future surrounding employment uses by putting pressure for future conversions in the adjacent parcels.</li><li>- Lands should be retained as employment as they provide an appropriate transition between the employment area and the adjacent non-employment uses and may offer the potential for more permissive employment uses to be assessed through the development of the Region's employment policy framework.</li><li>- The conversion would impact a currently logical employment boundary.</li></ul>	
Local Municipal Council Position	No position at this time.	
<b>Recommendation:</b> Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.		

**Request#: V25****City of Vaughan**

Address	Part of Lots 4 and 5, Concession 9	 <p>Region of Peel</p> <p>Employment Area Conversion Request</p> <p>Existing Employment Area (as of 2017 York Region Employment Area Inventory)</p> <p>Proposed ROP Employment Area</p>
Site Area	7.32 ha	
Employment Area	Highway 427 West	
Applicant	KLM Planning Partners Inc.	
Owner	1406979 Ontario Inc. (affiliate of the ZZEN Group)	
Nature of Request	Lands are currently designated Employment Commercial Mixed Use. Proposing to retain some employment area, and convert remainder to high density residential including eleven 35-storey residential towers.	
Summary of Assessment	<ul style="list-style-type: none"><li>- Site has visibility from and/or is adjacent to Highway 427, contributing to the Region's and local municipality's economic development potential and supporting goods movement. Converting this site is contrary to Regional and Provincial planning objectives.</li><li>- Site is part of a larger contiguous employment area, and the introduction of non-employment uses has the potential to destabilize the employment area and/or negatively impact viability of existing or future surrounding employment uses by putting pressure for future conversions in the adjacent parcels.</li></ul>	
Local Municipal Council Position	No position at this time.	
<b>Recommendation:</b> Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.		

Request#: V26		City of Vaughan
Address	2104 Highway 7	
Site Area	2.4 ha	
Employment Area	Keele	
Applicant	Weston Consulting	
Owner	York Region Condominium Corporation 549 ("YRCC 549")	
Nature of Request	A request to re-designate the subject lands to a mixed-use.	
Summary of Assessment	<ul style="list-style-type: none"><li>- The site is in close proximity to the CN MacMillan yard and is surrounded by traditional employment uses. Permitting non-employment uses could potentially introduce compatibility issues with surrounding employment uses. Sites in this area should be retained as employment as they require separation from sensitive uses including residential that are sensitive to noise, activity and/or odour.</li><li>- There are sufficient designated lands to support non-employment uses in close proximity to the subject site.</li><li>- Site should be maintained as employment but lands may offer the potential for more permissive employment uses to be assessed through the development of the Region's employment policy framework.</li></ul>	
Local Municipal Council Position	No position at this time.	
<b>Recommendation:</b> Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.		

Request#: V27		City of Vaughan
Address	80, 82 & 220 Doney Crescent	
Site Area	4.16 ha	
Employment Area	Keele	
Applicant	Brookvalley Project Management Inc., Frank Filippo	
Owner	Doney 80 Corp and Doney Hill Holdings Inc	
Nature of Request	A request to re-designate the subject lands to residential/mixed use. To be considered along with conversion request V13.	
Summary of Assessment	<ul style="list-style-type: none"><li>- Entire perimeter of the site is surrounded by lands designated for employment uses. The introduction of a non-employment use would destabilize and/or impact the existing and/or future viability of the employment area.</li><li>- The site is in close proximity to the CN MacMillan yard and is surrounded by traditional employment uses. Permitting non-employment uses could potentially introduce compatibility issues with surrounding employment uses. Sites in this area should be retained as employment as they require separation from sensitive uses including residential that are sensitive to noise, activity and/or odour.</li><li>- There are sufficient designated lands to support non-employment uses in close proximity to the subject site.</li></ul>	
Local Municipal Council Position	No position at this time.	
<b>Recommendation:</b> Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.		



**Request#: V28****City of Vaughan**

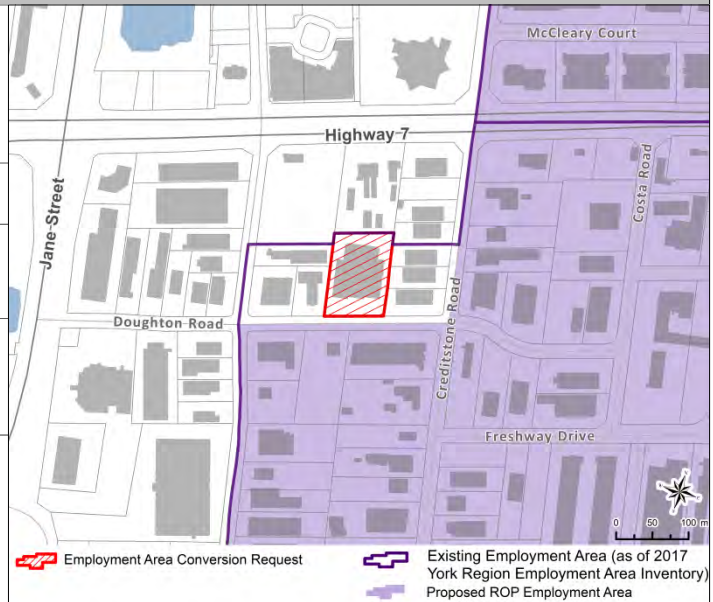
Address 130 Doughton Road

Site Area 0.82 ha

Employment Area Jane South

Applicant KLM Planning Partners Inc.

Owner 130 Doughton Road Investments Inc.



Nature of Request To re-designate from employment uses to a 'Station Precinct' designation to permit residential and major retail uses.

Summary of Assessment - Conversion to non-employment uses is reflective of the evolving local urban structure, will likely have minimal impact on adjacent employment uses and results in a more logical employment area boundary.

Local Municipal Council Position No position at this time.

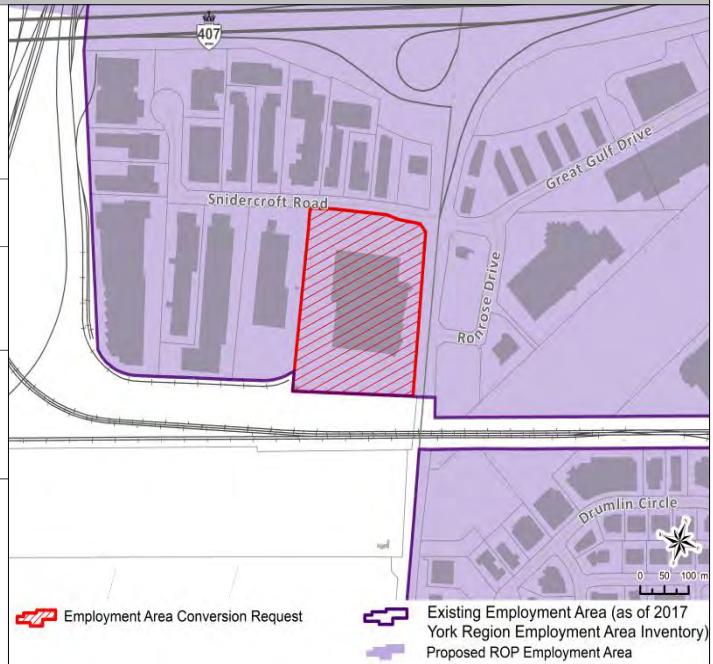
**Recommendation:** Area not identified as employment in the Regional Official Plan. Designation at the discretion of the Local Municipality.



**Request#: V29****City of Vaughan**

Address 7250 Keele Street

Site Area 8.54 ha

Employment Area  
KeeleApplicant  
Weston ConsultingOwner  
York Region Standard  
Condominium  
Corporation No. 1311Nature of Request  
A request to permit greater retail permission on the property.Summary of  
Assessment

- Site is part of a larger contiguous employment area, and the introduction of non-employment uses has the potential to destabilize the employment area and/or negatively impact viability of existing or future surrounding employment uses by putting pressure for future conversions in the adjacent parcels.
- Site is in proximity to Highway 407, contributing to the Region's and local municipality's economic development potential and supporting goods movement. Converting this site is contrary to Regional and Provincial planning objectives.
- Site should be maintained as employment however further discussions are required to explore opportunities to accommodate the proposed request

Local  
Municipal  
Council  
Position

No position at this time.

**Recommendation:** Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.

**Request#: V30****City of Vaughan**

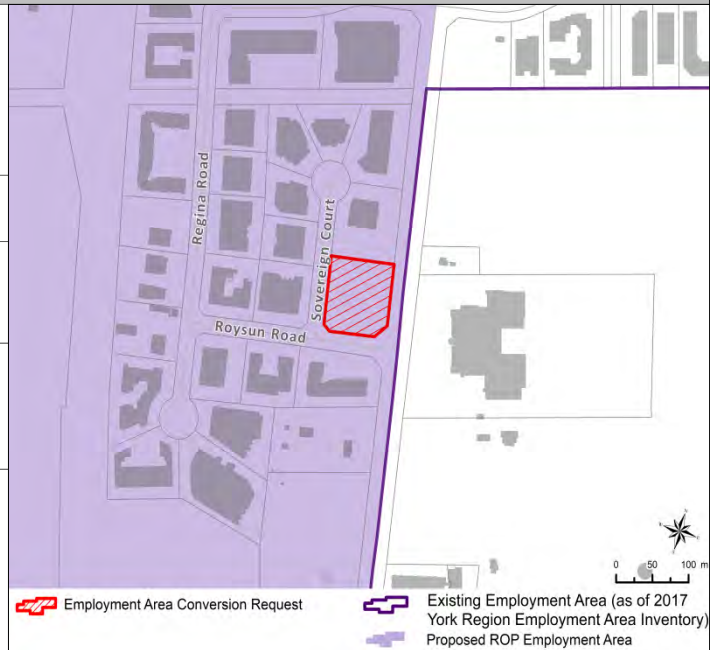
Address 20 Roysun Road

Site Area 0.8 ha

Employment Area West Woodbridge

Applicant Weston Consulting

Owner Co-Mart Holdings Limited



Nature of Request

Proposes intensification of the site with a broader range and mix of uses including office, commercial and residential uses.

Summary of Assessment

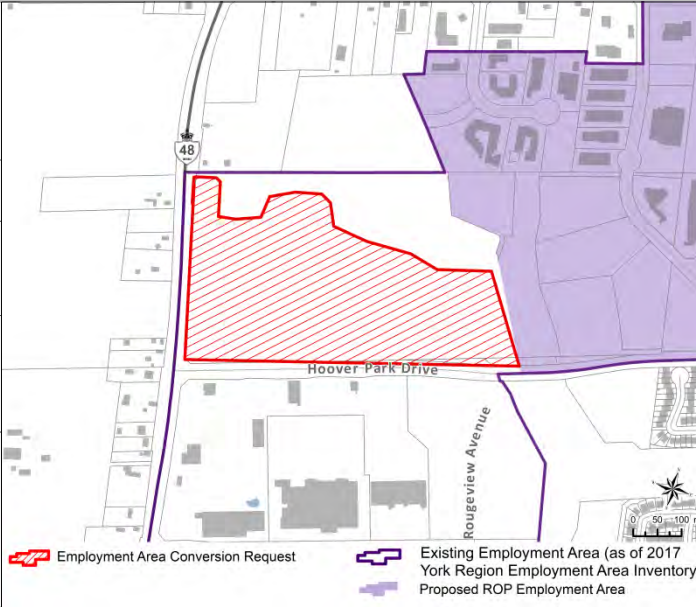
- Site is part of a larger contiguous employment area, and the introduction of non-employment uses has the potential to destabilize the employment area and/or negatively impact viability of existing or future surrounding employment uses by putting pressure for future conversions in the adjacent parcels.

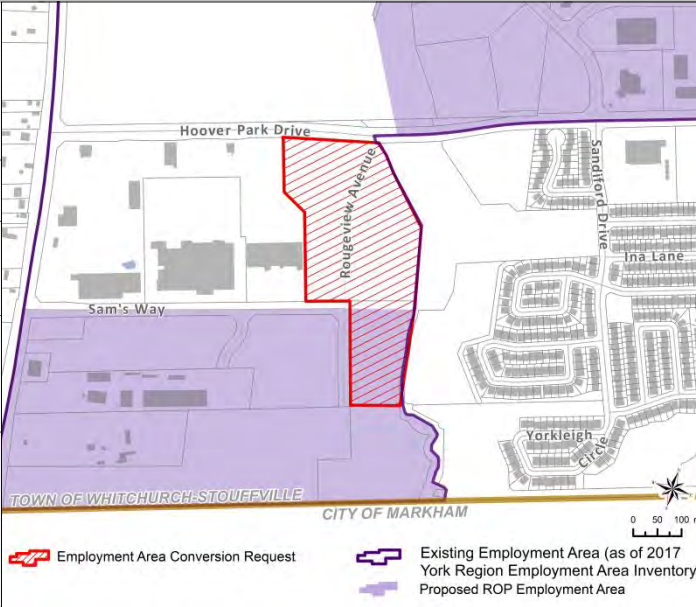
- Site should be maintained as employment but lands may offer the potential for more permissive employment uses to be assessed through the development of the Region's employment policy framework.

Local Municipal Council Position

No position at this time.

**Recommendation:** Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.

Request#: WS1		Town of Whitchurch-Stouffville
Address	12049 Highway 48	
Site Area	18.20 ha	
Employment Area	Stouffville South	
Applicant	Corebridge Development Corp	
Owner	Zhawd Corporation	
Nature of Request	A request to re-designate the subject lands to allow for mixed use residential and commercial development.	
Summary of Assessment	- Site's role as employment land is not of Regional significance and is more appropriately designated at the local level.	
Local Municipal Council Position	Support request and direct staff to require approximately 400 square feet of non-residential space to be built for the approval of each dwelling unit proposed within this area	
<b>Recommendation:</b> Area not identified as employment in the Regional Official Plan. Designation at the discretion of the Local Municipality.		

Request#: WS2		Town of Whitchurch-Stouffville	
Address	300 Rougeview Avenue		
Site Area	11.0 ha		
Employment Area	Stouffville South		
Applicant	MHBC Planning		
Owner	SmartCenters		
Nature of Request	Proposal to allow for a mixed use district and innovation hub which accommodates a mix of office, industrial, retail, residential and park space.		
Summary of Assessment	<div>- Site's role as employment land is not of Regional significance and is more appropriately designated at the local level</div> <div>- The lands north of Sam's Way to be designated at the discretion of the Local Municipality. Lands south of Sam's Way to be designated as employment in the Regional Official Plan.</div>		
Local Municipal Council Position	Support request and direct staff to require approximately 400 square feet of non-residential space to be built for the approval of each dwelling unit proposed within this area		
<b>Recommendation:</b> A portion of the area recommended for conversion to non-employment uses. Designate remainder as employment in the Regional Official Plan.			