

Report to: Development Services Committee

Report Date: May 21, 2013

SUBJECT: Draft Official Plan 2012 – Employment Conversion and Redesignation Applications

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RECOMMENDATION:

- 1) That the report and staff presentation entitled “Draft Official Plan 2012 – Employment Conversion and Redesignation Applications” dated May 21, 2013, be received;
- 2) That Committee allow for deputations by applicants following the staff presentation, and prior to consideration of the staff report and recommendations;
- 3) That the following applications to redesignate employment lands to a non-employment land use, as described in Appendix B to this report, be denied, and that the land use designations currently proposed for these properties in the 2012 Draft Official Plan be reflected in the final Official Plan:
 - a) Lindvest Properties (Cornell) Ltd – File No. OP 12-132870
 - b) Neamsby Investments Inc – File No. OP 13-108448
 - c) Times Group Corporation – File No. OP 13-131100
 - d) Box Grove Hill Developments Inc – File No. OP 13-108173
 - e) Cathedral Town Ltd (Cathedral) – File No. OP 13-114066
 - f) Jolis Investments (Ontario) Ltd – File No. OP 13-114950
 - g) Wemat One Ltd – File No. OP 13-113480
 - h) Holborn Properties – File No. OP 13-116651
 - i) Kings Square Ltd – File No. OP 10-116596
 - j) Romandale Farms Ltd (Future Employment Area) - File No. OP 13-114027
 - k) Catholic Cemeteries, Archdiocese of Toronto (Future Employment Area) – File No. OP 13-116842
- 4) That Committee confirm direction provided on March 19, 2013 for consideration of residential or mixed use development on the former Canac site in Thornhill (Condor Acquisition Ltd, File No. OP 13-108797, described in Appendix B) in light of the employment conversion analysis in this report;
- 5) That any additional applications proposing conversion or redesignation of employment lands to non-employment uses received prior to Council adoption of the Official Plan, be considered by Committee within the context of the analysis in this report (i.e., the cumulative impact) prior to the adoption of the Official Plan;
- 6) And that staff be authorized and directed to do all things necessary to give effect to this resolution.

EXECUTIVE SUMMARY:

A number of requests have been received to convert or redesignate approximately 120 hectares (300 acres) of employment lands to non-employment uses. Provincial policy restricts consideration of employment conversion requests to the time of a municipal comprehensive review, which is currently underway. The purpose of this report is to address 12 official plan amendment applications for employment land conversion or redesignation received as part of the Official Plan Review and to obtain Committee/Council direction on these requests for the purpose of finalizing land use designations in the new Official Plan. The 12 applications are identified in Appendix 'A' and 'B'.

In order to assist Committee in their determination of whether the lands in question should be removed from the employment land supply, this report provides the following information:

- Markham's requirement to plan for employment lands to 2031 and beyond;
- how the Draft Official Plan accommodates forecast employment growth to 2031, and ensures protection of employment lands;
- the impact of the conversion requests on the City's ability to achieve the employment forecasts, and maintain a strong and competitive economy, as well as the impact on the residential land budget;
- additional community planning and economic development objectives related to employment lands;
- assessment of the 12 applications with respect to potential loss of employment land; and
- recommendations and next steps.

The current Official Plan Review determined that Markham's current employment lands, plus the new employment lands proposed in the urban expansion area, are all required to meet employment forecasts to 2031. Although the York Region Official Plan provides only a total employment forecast figure for Markham, the Regional land budget on which the forecast is based, contains forecasts for three broad employment types: major office (MOE), industrial (ELE) and population-related (PRE). Markham must demonstrate that each type of employment is planned for and can be accommodated. Notwithstanding the forecasts, it is in Markham's interest to ensure economic viability and diversity, and the opportunity for jobs across all employment types, with a sufficient land supply provided for each employment type.

If approved, the employment conversions/redesignations being requested would hinder Markham's ability to meet the forecasts, especially the forecasts for industrial (ELE) jobs. Although individually the impact of each application on the total employment lands supply may appear manageable, cumulatively and as measured against vacant employment land supply, the impact is substantial, and a serious threat to achieving employment forecasts. Of the approximately 750 net hectares of vacant employment lands designated to accommodate the employment forecasts to 2031, approval of the conversion/redesignation requests would result in a loss of approximately 120 hectares, representing approximately 18% of the total vacant employment lands needed to accommodate the employment forecasts. To put this land area in context, approximately 230 net hectares have been added in the Future Urban Area for employment uses – if the 120 net hectares under consideration for conversion/redesignation is to be made up elsewhere in the City, it would require an additional urban expansion area approximately half the size of the 'Future Employment Area' lands in north Markham.

In addition to the impact on the employment land budget, the employment conversion/redesignation requests also have an impact on the residential land budget. The total number of additional residential units proposed is approximately 5,700 units, representing

additional population of approximately 12,000 people. This is roughly equivalent to one-third the population planned for in the entire 'Future Neighbourhood Area' in north Markham.

Council should be aware that the Ontario Municipal Board is in the process of determining the amount of urban expansion land required in Markham to 2031, as part of the ROP 2010 and ROPA 3 appeals. The landowners who are asking the OMB to add more land to ROPA 3 could argue that any employment land that is converted within the existing and proposed urban boundaries should be compensated for by adding that amount of land outside the proposed ROPA 3 boundaries.

The Growth Plan provides specific direction regarding the conversion of employment lands. Policy 2.2.6.5 states that municipalities may permit conversion of lands within employment areas to non-employment uses, only through a municipal comprehensive review where it has been demonstrated that the following six tests have been met:

- a) there is a need for the conversion,
- b) the municipality will meet the employment forecasts allocated to it by the Growth Plan,
- c) the conversion will not adversely affect the overall viability of the employment area, and achievement of the intensification target, density target and other policies of the Plan,
- d) there is existing or planned infrastructure to accommodate the proposed conversion,
- e) the lands are not required over the long term for the employment purposes for which they are designated, and
- f) cross-jurisdictional issues have been considered.

The 12 Official Plan Amendment (OPA) applications received are described in detail in Appendix B, including each applicant's justification for how the 6 tests for conversion have been addressed. Staff comments on the applicants' justification are also provided.

Based on the analysis in this report, the staff recommendation is to deny the conversion and redesignation applications put forward in this report for the following reasons:

- need has not been demonstrated – applicants generally justify the need for removal of employment lands by asserting that residential development will help to achieve Markham's residential intensification targets or provide for short term ground-related housing; staff maintain that Markham's residential intensification targets can be easily achieved without the proposed residential development and the urban expansion area will provide for ground-related housing; however, all of the employment lands are needed to achieve the employment targets
- staff are not satisfied that employment targets will be met by the proposed developments – applicants either assume higher density employment types such as office on less employment land within their proposed developments, or suggest that employment lost from their proposals can be made up on other employment lands in Markham; staff feel the higher density employment assumptions are generally not achievable, and some other locations assumed to accommodate displaced employment are themselves the locations of conversion applications
- staff are not satisfied that the conversions/redesignations will not affect the viability of the employment area – in some cases, the remaining employment lands no longer provide the critical mass needed to ensure the success of an employment area, or limit the types of businesses that could locate within them; in other cases, the proposed uses introduce

sensitive uses that could limit the types of employment uses that would be attracted to adjacent employment lands

- staff are of the opinion that all employment lands in Markham are required over the long term to provide potential locations for a variety of economic activities, not just office and retail, in order to maintain and grow a strong and vibrant economy

The tests regarding infrastructure capacity and cross-jurisdictional factors are generally not at issue with these applications, although there may be some localized impacts that would need to be addressed.

In addition to the Growth Plan tests, there are other community planning and economic development objectives that would not be achieved if the conversion/redesignation applications are approved, such as the provision of a range of live-work opportunities in east Markham with the employment lands in Box Grove and Cornell, and the focus of major office employment along rapid transit corridors (Hwy 7 and Yonge Street). In addition, it is important to maintain the Hwy 404 corridor and certain areas of the Hwy 407 corridor as key employment areas as has historically been the direction of Markham Council and as directed now by Provincial and Regional policy.

Notwithstanding staff's recommendations for denial, if Council direction on any of the applications is that conversion or redesignation be considered, the OPA application will then proceed through the regular OPA application process, including submissions of any required technical studies and holding a Public Meeting for the application, to determine appropriate site-specific land use policies and requirements for development.

The direction from Council on the employment conversion applications will be incorporated in a revised Official Plan (e.g., through identification of deferral areas if necessary) which is intended to be brought forward for Council adoption prior to the summer recess. Once adopted by Markham Council, the Official Plan will be forwarded to York Region for approval. All employment conversion applications are subject to approval by York Region. The Region must be satisfied that the employment forecasts for each employment type assigned to Markham can be achieved before the Official Plan is approved.

A number of the applicants have requested an opportunity to address Committee at the May 21, 2013 DSC meeting. It is suggested that Committee allow for deputations following the staff presentation and prior to consideration of the staff report and recommendations.

PURPOSE:

The purpose of this report is to address applications for employment land conversion or redesignation received as part of the Official Plan Review and to obtain Committee/Council direction on these requests for the purpose of finalizing land use designations in the new Official Plan.

BACKGROUND:

In the March 19, 2013 staff report (considered by DSC on April 9, 2013), which provided an overview of comments received on the Draft Official Plan, staff identified a number of requests received to redesignate certain employment lands.

The requests can be categorized as follows:

- a) Employment conversions/redesignations – redesignations which would result in removing lands from an existing employment designation in the current urban area (e.g., from 'Industrial' to either 'Residential' or 'Commercial');
- b) Requests for a non-employment designation in the Future Urban Area – redesignation of lands from the 'Future Employment Area' designation to the 'Future Neighbourhood Area' or other designation in the Draft Official Plan; and
- c) Requests to redesignate lands in the current urban area from one employment designation to another employment designation (e.g., 'General Industrial' to 'Business Park Area').

Conversion requests and requests to remove employment designations in the Future Urban Area (the first two categories) are summarized in Appendix 'A'. At the time of the March 19, 2013 report eight requests were identified. Since that time, an additional four requests have been submitted. The employment land components of the 12 properties in question total approximately 120 hectares at minimum, and potentially up to approximately 150 hectares.

Ten of these requests involve the redesignation of current employment lands to non-employment uses, that is, employment conversions. Provincial policy stipulates that municipalities may only consider employment conversions at the time of a municipal comprehensive review. Markham's current Official Plan Review constitutes a municipal comprehensive review. Part of the review entails the development of a land budget to determine how the population and employment forecasts assigned to Markham in the 2010 York Region Official Plan (ROP 2010) and the associated Regional land budget, will be accommodated.

In the March report, staff indicated that the lands designated within the Draft Official Plan (comprised generally of existing employment lands plus identified new employment lands in the urban expansion area) were just sufficient to accommodate the employment growth assigned to Markham by the Region. Staff indicated serious concern over the ability to accommodate the 2031 employment forecasts on remaining employment lands, if any of the proposed employment conversions and redesignations are allowed to proceed. Because of this concern, staff recommended in the March report that these applications, and any additional employment conversion applications submitted, be considered in more detail by Committee for direction on whether these lands should be considered for non-employment designations/uses in the new Official Plan.

In order to consider conversion requests as part of the current municipal comprehensive review, staff have required the submission of an official plan amendment (OPA) application for each of the properties in question. The request for an OPA application for these employment-related redesignation requests is consistent with the requirement that OPA applications be submitted for any significant land use change request in the new Official Plan - staff have no basis for making a determination on detailed land use and development requirements in the absence of a planning application review process.

The employment OPA applications are being considered in a two-step approach, the first step being consideration by Council of the appropriateness of the conversion/redesignation of employment lands. As part of the first step, proponents have been asked to submit an application with sufficient justification to address the six tests for conversion as set out in the Growth Plan (outlined in Section 1.1 below). If Council is prepared to consider removal of any of the properties in question from the employment lands supply, the OPA applications would then proceed in accordance with standard application processing procedures (the second step). The

proponent would then be required to submit any additional required studies (e.g., servicing and traffic studies) to support the proposed new use(s), and the application would proceed in the usual manner, including the holding of a Public Meeting for the application.

This report seeks Committee/Council direction on the first step only, that is, whether the lands should be considered for removal from the employment land supply. In order to assist Committee in their determination of whether the lands in question should be considered for removal from the employment land supply, this report provides the following information:

- 1) Markham's requirement to plan for employment lands to 2031 and beyond, including Provincial and Regional policy requirements;
- 2) how the Draft Official Plan accommodates forecast employment growth to 2031, and ensures protection of employment lands;
- 3) the impact of the conversion/redesignation requests on the City's ability to achieve the employment forecasts, and maintain a strong and competitive economy; as well as the impact on the residential land budget;
- 4) additional community planning and economic development objectives related to employment lands;
- 5) assessment of the 12 applications with respect to potential loss of employment land; and
- 6) recommendations and next steps.

OPTIONS/DISCUSSION:

1.0 Markham's Requirement to Plan for Employment Lands

Markham's requirement to plan for employment lands is based on Provincial policy as implemented through York Region policy and the Regional Official Plan (2013). Even before current Provincial policy came into effect, Markham had a history of placing a priority on ensuring a strong and competitive economy, building on the City's success as a diverse and major employment centre in York Region. Provincial, Regional and Markham policy regarding the importance of protecting employment land supply is outlined in more detail below.

1.1 Provincial Policy Direction for Protecting Employment Lands

The Province introduced a new policy framework in the mid 2000s which places a greater emphasis on the protection of employment lands within municipalities. This new policy direction was reflected in the 2005 Provincial Policy Statement (PPS), the 2006 Growth Plan for the Greater Golden Horseshoe (Growth Plan), and modifications to the Planning Act (Bill 51) in 2007. The new policy direction was partially a response to the loss of employment lands through conversion to other uses following a downturn in the economy in the 1990s. The combination of a downturn in the manufacturing sector and resulting vacancies, with strong growth in residential and commercial (big box) retail markets, put pressure on the vacant employment land supply to be converted for these uses.

Conversion of employment lands is problematic in at least two respects. Once employment lands are converted to another use, the lands are lost from the supply of available land for employment uses. In addition, the new non-employment uses can also destabilize adjacent employment lands by increasing their value (and therefore decrease their viability as affordable land for large land-intensive business operations), or making it difficult for existing employment uses to continue functioning or expanding because of compatibility issues with newly introduced non-employment uses, such as residential.

In order to prevent compromise of the long term employment land supply, the Province made protection of employment lands a priority in order to protect the future economic well-being of the Province and the Greater Golden Horseshoe. The protection of employment lands also works hand-in-hand with provincial policy direction to create complete communities that offer more options for living and working in close proximity, thereby reducing travel times and the need for continuous expansion of the urban area.

Provincial Policy Statement (2005) and Planning Act (2007)

Section 1.3.1 of the PPS requires that municipalities promote economic development and competitiveness by:

- providing for an appropriate mix and range of employment opportunities (including industrial, commercial and institutional uses) to meet long term needs,
- providing opportunities for a diversified economic base including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses,
- planning for, protecting and preserving employment areas for current and future uses, and
- ensuring the necessary infrastructure is provided to support current and projected needs.

Section 1.3.2 also specifically provides for the protection of employment lands by stipulating that planning authorities may permit conversion of lands within employment areas to non-employment uses only through a comprehensive review, and only where it has been demonstrated that the land is not required for employment purposes over the long term, and that there is a need for the conversion.

Municipalities must keep their official plans up to date with the PPS and all decisions of Council 'shall be consistent with' the PPS. The policies of the PPS continue to apply after adoption and approval of a municipal official plan.

In addition to the PPS, the *Planning Act* was amended to introduce new provisions to protect employment lands by requiring municipalities to confirm or amend their policies dealing with areas of employment, including designations and policies dealing with conversion by means of a 5-year review to the Official Plan. The *Planning Act* allows municipalities to deny requests for employment land conversion, without the possibility of applicants appealing to the Ontario Municipal Board, unless they occur during the course of a municipal comprehensive review.

Growth Plan for the Greater Golden Horseshoe

The Growth Plan provides employment forecasts to 2031 that municipalities must plan to achieve, as well as policies that relate to the provision of a range of employment types and the protection of employment lands, similar to the PPS. The Growth Plan includes policies that speak to the importance of a range of employment uses as being vital to achieving complete communities. These include, among others:

- ensuring the availability of sufficient land for employment to accommodate forecasted growth to support the Greater Golden Horseshoe's economic competitiveness;
- planning and investing for a balance of jobs and housing to reduce the need for long distance commuting;
- developing complete communities with a diverse mix of land uses, a range and mix of employment and housing types, high quality open space and easy access to local stores and services;

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- planning intensification areas to cumulatively attract a significant portion of population and employment growth;
 - providing a diverse and compatible mix of land uses, including residential and employment uses, to support vibrant neighbourhoods;
 - planning urban growth centres (e.g., Markham Centre, the Langstaff Gateway) to, among other things, accommodate a significant share of employment growth, and serve as high density major employment centres attractive to significant employment uses;
 - directing Major Office and institutional uses to urban growth centres or areas with frequent or higher order transit services;
 - protecting employment lands from conversion to other uses;
 - identifying significant employment areas including prime industrial lands;
 - designating and preserving lands within settlement areas in the vicinity of existing major highway interchanges, as areas for manufacturing, warehousing, and associated retail, office and ancillary facilities.

These policies are meant to help municipalities plan for economic growth and ensure that the Greater Golden Horseshoe continues to be an important centre of business, manufacturing, agriculture, research, education and culture. The aim is to help municipalities anticipate and plan for population and employment growth, and to assist in accommodating skilled workers, attracting new investment, creating new opportunities, and increasing the diversity of jobs and economic activity.

Municipalities are required to bring their Official Plans into conformity with the Growth Plan. The Places to Grow Act, which enables the Growth Plan, also requires that all municipal planning decisions be in conformity with these policies.

Municipal requirements regarding conversion of employment lands

The Growth Plan builds on the conversion policy in the PPS (Policy 1.3.2 mentioned above) by including a more detailed policy regarding conversion. Growth Plan Policy 2.2.6.5 states that municipalities may permit conversion of lands within employment areas to non-employment uses, only through a municipal comprehensive review where it has been demonstrated that the following six tests have been met:

- a) there is a need for the conversion;
- b) the municipality will meet the employment forecasts allocated to it by the Growth Plan;
- c) the conversion will not adversely affect the overall viability of the employment area, and achievement of the intensification target, density target and other policies of the Plan;
- d) there is existing or planned infrastructure to accommodate the proposed conversion;
- e) the lands are not required over the long term for the employment purposes for which they are designated; and
- f) cross-jurisdictional issues have been considered.

Policy 2.2.6.5 also states that for the purpose of this conversion policy, major retail uses are considered non-employment uses.

1.2 York Region Requirements for Protecting Employment Lands

The 2010 Regional Official Plan contains policies to conform to this new provincial planning framework. The ROP assigns a total employment forecast of 240,400 jobs for Markham by 2031, representing 31% of the Region's forecast employment.

The ROP requires that Markham protect, maintain and enhance the long term viability of all employment lands designated for employment land uses. The ROP provides for consideration of employment land conversion provided that a municipal comprehensive review has been completed in accordance with the applicable policies, forecasts and land budget of the Region.

Other relevant ROP policies include the provision for a limited amount of ancillary uses on employment lands provided that the proposed use is designed to primarily service businesses in the employment lands. As well, the ROP policies provide for local municipalities to determine the location, amount and size of ancillary uses on employment lands that is commensurate with the planned function, size and scale of the overall employment land area.

1.3 Markham's Strategy for Protecting Employment Lands

An overview of the opportunities and challenges Markham faces in ensuring a strong and competitive economy are outlined in the Markham Economic Strategy (Markham 2020), and the Employment Lands Strategy undertaken to inform the employment policies of the new Official Plan.

Markham 2020, the City's Economic Development Strategy, identified 4 key employment sectors for Markham to pursue:

- Convergence of Information and Communication Technology and Life Sciences;
- Information, Entertainment and Cultural Industries;
- Professional, Scientific and Technical Services; and
- Finance and Insurance.

The Strategy identified that companies that are part of these key sectors, are located in a wide range of building types and forms, reflecting the variations in accommodation preferred by a high proportion of smaller companies. It also identified that Markham's competitiveness is constrained by the limited and diminishing supply of appropriately sized and located employment lands available for development, particularly for sale to end-users.

To remain competitive, Markham would require a development-ready land supply that can serve the growth needs of existing businesses as they transition through the growth cycle from small to larger space requirements, and adapt to changing functional and technological building requirements.

The Employment Lands Strategy (ELS) provided an analysis of the employment forecasts assigned to Markham by the three broad employment types used by the Province and Region in preparing the forecasts. The employment types include:

- Major Office Employment (MOE) – employment located in large office buildings, provided for in employment areas or in community areas; the Growth Plan directs MOE to centres and corridors along rapid transit routes;
- Employment Land Employment (ELE) - employment related to manufacturing, processing, warehousing and distribution uses (typical of traditional industrial activities occurring in Markham business parks); requires large, serviced land areas near major transportation routes;

- Population Related Employment (PRE) – employment that clearly serves the population and the traveling public (e.g., retail, service, institutional uses); generally located within communities but a small amount also provided for in employment areas.

The ELS recommended that all lands designated for employment be protected from conversion to major retail and residential uses. In particular, the study concluded that protecting Markham's employment land supply must remain a high priority in dealing with applications that seek to convert major parcels of industrially designated land for non-office or non-employment uses. Industrial lands are the most vulnerable to conversion. The report states that conversion of employment lands to other uses, including major retail will only serve to accelerate the City's pending industrial land deficit and for that reason Markham should avoid all conversions to its current employment land base.

The ELS represented a balanced approach to meeting Markham's employment growth needs to 2031, with a variety of choices for accommodating the key identified sectors of Markham's economy. The recommendations were endorsed by Council as the basis for the employment land use designations and policies in the Draft Official Plan.

2.0 How the Draft Official Plan accommodates the employment forecasts and protects employment land supply

The Draft Official Plan provides a range of land use designations and policies that provide for a land supply sufficient to accommodate the employment forecasts, as well as policies intended to protect the employment land supply. This section outlines how the land use designations accommodate the forecasts by type and the impact of the conversion/redesignation requests on the supply of land.

2.1 Employment Land Supply - how much employment land do we need?

The employment forecasts assigned to Markham by the Region were developed through a Regional land budget exercise, part of the Regional municipal comprehensive review that led to the new Regional Official Plan. The forecast employment for Markham forms part of the employment and economic development strategy for York Region and establishes Markham's role and contribution to this strategy in responding to the forecasts and policies in Provincial Plans.

Forecasts were developed for the three employment types mentioned previously: Major Office Employment (MOE), Employment Land Employment (ELE), and Population-Related Employment (PRE), as shown in Table 1.

Table 1			
Forecast Employment Growth in Markham by Employment Type, 2006 to 2031			
Employment Type	2006 (total)	2006-2031 (additional)	2031 (total)
Major Office	47,300	37,500	84,800
Employment Land	50,000	33,000	83,000
Population Related	47,500	25,100	72,600
Total Employment	144,800	95,600	240,400
Source: York Region			

To ensure economic viability and diversity, and the opportunity for jobs across all employment types, a sufficient land supply must be provided for each employment type. The forecasts for Markham specifically identify employment types, and it is not sufficient for applicants to demonstrate that only the total forecast employment can be accommodated - it must be demonstrated that each type of employment, contributing to the identified mix of employment, is planned for and can be accommodated. In addition, the Official Plan must incorporate policies that will ensure an adequate supply of land will be retained over time to accommodate the forecasts established for Markham. Table 1 is included in the Draft Official Plan.

Job forecasts are translated into land area through the application of a density assumption for each type of employment (jobs per net hectare) as shown in Table 2. A minimum of 2,259 hectares are needed to accommodate the Region's forecast employment for Markham. Of the total, over 60% (1,383 ha) of the lands are required to accommodate ELE (industrial) jobs.

Table 2				
Translation of the Job Forecasts to Land Supply Requirements *				
	Jobs	Average Jobs/Net Hectare	Hectares	%
Employment Type				
Major Office	84,800	205	414	19
Employment Land	83,000	60	1,383	61
Population Related*	34,600	75	462	20
Total Employment	202,400		2,259	100
<i>* Not including population-related jobs within communities</i>				
<i>All numbers are approximate.</i>				
Source: City of Markham				

The net densities used to forecast land requirements are relatively high in a York Region and GTA context. Unlike some densities employed to estimate land requirements, they do not incorporate a contingency factor. Nor does this forecast presently add land to the estimated requirement to incorporate a contingency factor. The land area resulting from the application of these densities is therefore the minimum requirement.

2.2 How do the Draft Official Plan land use designations accommodate the required employment lands?

The Draft Markham Official Plan establishes land use designations intended to accommodate the forecast ELE, MOE and PRE employment. One or more types of employment and differing amounts of employment are associated with each designation, consistent with the intended function of the designation, including:

- 'Employment Lands' designations:
 - Lands within the 'Business Park Employment', 'Business Park Office Priority', 'General Employment' and 'Service Employment' designations, accommodating employment uses
- 'Commercial' - employment lands that accommodate mainly PRE uses
- 'Mixed Use' designations:
 - Lands within the 'Mixed Use Mid Rise', 'Mixed Use High Rise', 'Mixed Use Office Priority', 'Mixed Use Health Care Campus' and 'Mixed Use Heritage Main Street' designations that may accommodate some employment uses but also accommodate residential or other uses
- 'Future Employment Area' designation – lands within the Future Urban Area intended for employment uses

Table 3 and Table 4 illustrate how the 2031 employment forecast for each employment type is accommodated through the land use designations in the Draft Official Plan - by jobs in Table 3 and by land area in Table 4. As some designations may also be used for other purposes, the land area in these cases is also identified. The employment generated for the land area assigned to each designation is shown, as well as the assignment of total land area and total employment to each category. Where appropriate, recent Council decisions or directions that affect the land supply or assignments of employment are reflected in the assignments.

Table 3					
Distribution of 2031 Job Forecasts within Draft Official Plan Land Use Designations					
	'Employment Lands' *	'Future Employment Area'	'Commercial'	'Mixed Use' ** (Incl 'Future Neighbourhood Area')	Total
Employment Type					
Major Office	72,700 (86%)	-	-	12,100 (14%)	84,800 (100%)
Employment Land	70,800 (85%)	12,200 (15%)	-	-	83,000 (100%)
Population Related***	10,400 (30%)	1,700 (5%)	6,700 (19%)	15,900 (46%)	34,700 (100%)
Total Employment	153,900 (76%)	13,900 (7%)	6,700 (3%)	28,000 (14%)	202,500 (100%)
* Includes the 'Business Park Employment', 'Business Park Office Priority', 'General Employment', and 'Service Employment' designations					
** Includes the 'Mixed Use Mid Rise', 'Mixed Use High Rise', 'Mixed Use Office Priority', 'Mixed Use Health Care Campus' and 'Mixed Use Heritage Main Street' designations, and Mixed Use areas with the 'Future Neighbourhood Area'					
*** Not including population-related jobs within 'Residential' designations.					
All numbers are approximate.					
Source: City of Markham					

The following observations are of particular relevance to the conversion and redesignation requests and illustrate the importance of the 'Employment Lands' and 'Future Employment Area' lands in accommodating forecast employment:

- The minimum 2,259 hectares of land required to accommodate the employment forecasts by type (not including residential areas) are provided for within the 'Employment Lands',

'Future Employment Area', 'Commercial' and 'Mixed Use' designations in the Draft Official Plan;

- the majority of the forecast employment (83%) is accommodated in 'Employment Lands' or 'Future Employment Area' designations;
- the majority (86%) of major office employment is accommodated within 'Employment Lands' designations (a large portion of these lands are in Regional Centres and Key Development Areas);
 - the remaining 14% is accommodated in 'Mixed Use' designations, which also provide for a number of uses other than major office;
- ELE (industrial) jobs are accommodated only in the 'Business Park', 'Business Park Office Priority', 'General Employment', 'Service Employment' and 'Future Employment Area' designations:
 - 100% of the lands within the 'General Employment' designation are required to accommodate forecast ELE jobs;
 - in addition, 78% of the lands within the 'Business Park' designation, 90% of the 'Future Employment Area', and 24% of the 'Service Employment' lands, are required to accommodate ELE forecasts.

Therefore for ELE, it is not just removal/loss of 'General Employment' lands that is of concern - removing lands from the 'Business Park', 'Service Employment' and 'Future Employment Area' designations also substantially affects Markham's ability to achieve ELE employment forecasts.

- PRE employment is accommodated primarily within the 'Mixed Use', 'Service Employment' and 'Commercial' designations, with a small amount also provided for in the 'Business Park Employment' designation.

Table 4 illustrates that the 2031 forecast employment by type shown in Table 1 can be accommodated within the land use designations proposed in the Draft Official Plan.

The assignments of employment by type are in balance with the available land in the designations and consistent with the planned function of each designation. Table 4 illustrates that there is no surplus of land available to accommodate more employment, or to compensate for the removal of land for non-employment purposes.

The Draft Official Plan provides policies and land use designations which can accommodate a broad range of employment opportunities. Designations were carefully designed to distinguish the planned function of the lands and to reduce possible land use conflicts. This ensures viability of employment lands for the long term, and to ensure that different types of employment continue to be viable. Policies are also included regarding the conversion of employment lands, similar to the Growth Plan policies.

Table 4							
Lands within Draft Official Plan Land Use Designations which Accommodate 2031 Employment (hectares)							
	Business Park/ Business Park Office Priority	General Employment	Service Employment	Future Employment Area	Commercial	Mixed Use * (incl 'Future Neighbourhood Area')**	Total
Total Hectares Designated in Draft Official Plan	841	593	240	226	89	270	2,259
Minimum Lands Required to Accommodate Forecast Employment by Type to 2031 (hectares)							
Employment Type							
Major Office	286	0	69	0	0	59	414
Employment Land	533	593	54	203	0	0	1,383
Population Related	22	0	117	23	89	211	462
Total	841	593	240	226	89	270	2,259
Surplus/(Deficit) compared with Total Hectares Designated	0	0	0	0	0	0	0
<i>* Additional Mixed Use lands are assumed for non-employment uses.</i>							
<i>** Subject to confirmation of number and density of major retail jobs in 'Future Neighbourhood Area'</i>							
<i>All numbers are approximate.</i>							
Source: City of Markham							

3.0 Impact of the employment conversion and redesignation applications on Markham's vacant employment land supply

Given that the designated employment lands in the Draft Official Plan are just sufficient to accommodate forecast employment, if approved, the employment conversions/redesignations being requested would hinder Markham's ability to meet the forecasts, especially the ELE forecasts. Although individually and as measured against the total employment lands supply, the impact of each application may appear manageable, cumulatively and as measured against vacant employment land supply, the impact is substantial, and a direct threat to achieving employment forecasts.

Of the approximately 675 net hectares of vacant designated employment lands available to accommodate the employment forecasts to 2031, approval of the conversion/redesignation requests would result in a loss of approximately 120 hectares, representing approximately 18% of the total vacant employment lands needed to accommodate the employment forecasts (see Table 5). To put this land area in context, a total of approximately 230 net hectares have been added in the Future Urban Area for employment uses – if the 120 net hectares under consideration for conversion or redesignation is to be made up elsewhere in the City, it would require an additional urban expansion area approximately half the size of the 'Future Employment Area' lands in north Markham.

Table 5					
Impact of Conversions/Redesignations on Employment Lands Supply (% of Vacant Employment Lands Required)					
	Business Park/Business Park Office Priority	General Employment	Service Employment	Future Employment Area	Total
Total Hectares of Vacant Land Required to Accommodate Forecasts	322	90	35	226	673
Total Hectares subject to requests for conversion/redesignation	57	21	7	35	120
As % of Vacant Land required	18%	23%	20%	15%	18%
<i>All numbers are approximate.</i>					
Source: City of Markham					

Of particular concern is that approximately 65 ha of the vacant employment lands under consideration for conversion/redesignation are development ready, i.e., serviced. There is a short supply of undeveloped and serviced employment lands available in the City's inventory. Approval of all of the applications could result in a 25% loss of the serviced undeveloped employment inventory, representing a loss of short term economic opportunities for the City.

Most of the applications involve the potential loss of ELE jobs. Although the submissions supporting the conversion/redesignation applications offer differing opinions on the loss of total jobs resulting from the proposals, and recognizing that assumptions may be different than the assumptions used in the City's analysis, the end result is a net loss in ELE in the order of approximately 5,500 jobs. These jobs would need to be accommodated elsewhere in the City. Given the tight land supply and the high number of jobs the only viable location would be a further expansion of the urban area. It should be noted that assuming a transfer of ELE jobs to other municipalities within the 2031 planning horizon is not an option, as most other York Region municipalities have recently adopted or approved Official Plans that align with their assigned growth forecasts.

The proposed additional office jobs resulting from the applications are in the order of almost 4,000 jobs. These office jobs are in addition to the MOE jobs already planned for, and which already account for 70% of the forecast MOE growth within the Region. This raises questions of whether Markham can actually capture a larger office market than already assumed in the Region's forecasts. As Council and staff have seen in the past, if the anticipated market for office development does not materialize, pressure may be exerted to have the lands approved for retail or residential development. The result could be the further erosion of employment lands for both major office and industrial jobs. Of concern as well, is the potential loss through conversion of office jobs within rapid transit corridors.

3.1 Impact on Markham's residential land budget and potentially the Future Urban Area

In addition to the impact on the employment land budget, the employment redesignation requests also have an impact on the residential land budget. As indicated in Table 6, the total number of residential units proposed is approximately 5,700 units, representing additional population of approximately 12,000 people. This is roughly equivalent to one-third of the population planned for in the entire Future Urban Area. The majority (70%) of the units are apartments, with the remaining 30% being ground-related housing types.

This additional population was not anticipated in the allocation of Markham's 2031 population forecasts, particularly in consideration of the amount of expansion land needed to accommodate the forecast 2031 population. Nor are the additional units required to achieve the City's intensification targets.

Table 6				
Additional Residential Units Proposed in Conversion/Redesignation Requests				
	Property	Total	Ground-Related	Apts
A.	Lindvest Properties (Cornell)	3,176*	317*	2,858*
B.	Neamsby Investments (14 th Avenue)	654	654	0
C.	Times Group (Leitchcroft)	2,830	68	2,762
D.	Box Grove Hill Developments (Box Grove)	193	193	0
E.	Cathedral Town (Cathedral)	192	192	0
F.	Jolis Investments (Woodbine North)	120	8	112
G.	Wemat One Ltd (Commerce Valley)	550	0	550
H.	Holborn Properties (Cathedral)	131	131	0
I.	King Square (Woodbine North)	650	0	650
L.	Condor Acquisitions (Thornhill)	108	108	0
	Subtotal	5,428	1,354	4,074
J.	Romandale Farms (Elgin Mills Rd)	275	275	0
K.	Catholic Cemeteries (19 th Ave)	n/a – proposed cemetery		
	Total	5,703+	1,629+	4,074+
* The number of dwelling units on the Lindvest lands currently designated for employment use are proposed to not result in an increase in total units within the limits of the application; therefore the units are not included in the totals.				

Council should be aware that the Ontario Municipal Board is in the process of determining the amount of urban expansion land required in Markham to 2031, as part of the ROP 2010 and ROPA 3 appeals. The landowners who are asking the OMB to add more land to ROPA 3 could argue that any employment land that is converted within the existing and proposed urban boundaries should be compensated for by adding that amount of land for employment uses outside the proposed ROPA 3 boundary. The significant increase in residential units that would result from the conversion requests would also complicate the land budget and urban boundary issues currently before the OMB – for example it could be argued that part of the lands currently being shown for residential expansion would no longer be needed for residential or should only be included if for employment uses.

4.0 Community planning objectives and economic development considerations

In addition to assessing the impact of the conversion/redesignation requests against achievement of the employment forecasts assigned by the Region, it is equally important to assess the applications against the good planning objectives and community vision outlined in the Official Plan and underlying secondary plans.

Markham has a history of planning for a balance of housing and employment uses, especially with access to major transit and road networks, in an effort to build complete communities. For example, the Box Grove and Cornell communities were planned with a critical mass of employment lands centred around the Hwy 407 and Donald Cousens Parkway interchange to provide live-work opportunities in the east end of Markham and to reduce outbound commuting. In addition, the employment lands in Leitchcroft, Commerce Valley and Cornell are planned around the Hwy 7 rapid transit corridor, and continue to make sense to support transit-oriented job opportunities.

Markham's economy has also benefited greatly by the presence of Hwy 404 and Hwy 407, and Markham has historically reserved lands along these corridors for employment uses. The requirement to plan and protect for employment uses in the corridors adjoining 400-series highways, is directed in Provincial policy and in the ROP.

Determining appropriate locations for employment, and preserving and wisely managing the land supply to accommodate employment are essential to ensuring that forecast employment growth can occur and that Markham will retain a competitive advantage in attracting and retaining businesses that will contribute to a strong and vibrant local economy. These actions contribute to achieving the objectives set out in the Draft Official Plan regarding live-work balance and supporting investment in rapid transit.

Some of the factors and priorities that are essential to incorporate into decisions about planning for employment in Markham are as follows:

- Securing and preserving a supply of employment land sufficient in amount, location and diversity is essential to accommodating forecast employment, and ensuring that Markham will be economically competitive in retaining and attracting new industrial and office development. The loss of land that accommodates wealth-generating industrial and office employment (which deliver the greatest economic returns and tax assessment), to other uses that contribute less to the City's economy, or that potentially increase costs to the City, will impact long term prosperity.

- Industrial and office uses are far more location sensitive than retail/service and residential uses. Their location requirements establish the necessity of protecting land suited to accommodating industrial employment and preferred locations for office development. There is no imperative to use land needed for industrial and office employment for other purposes.
- New office development located in the Yonge Street and Hwy 7 corridors and served by regional rapid transit has the greatest chance to be large scale and successful. Office development displays higher densities of people than any other form of development including residential and retail/service uses. The resulting potential in transit riders is correspondingly higher and provides the greatest support to transit investment.
- Provision for some office development away from regional rapid transit corridors complements other employment uses in business parks and diversifies mixed-use development. Relatively little land is required in such locations, but should be accorded priority in relation to visibility and accessibility to the highway and arterial road systems. There will likely never be sufficient office market demand in Markham to require all business park land for office use. The balance of the lands in business parks are needed for and must be devoted to, industrial uses.
- There is sufficient land designated in the draft Official Plan to accommodate Markham's forecast industrial employment, but there is not sufficient land (i.e., no oversupply) to allow for any reduction. Any land removed from the current supply within the current urban area that cannot be replaced within the urban area, can only be compensated for by the addition of land in the urban expansion area. Simply changing the job type forecast to assume more high density office jobs on less land, as suggested by some applicants, would not be consistent with job forecasts by type, and is likely not achievable nor economically viable.
- Lands required for industrial use must be protected from the intrusion of economically competitive uses and conflicting sensitive uses that threaten a sustained environment for viable, competitive business operations.
- Markham enjoys a supply of designated employment land and a stock of relatively new, well-maintained industrial buildings that provide a competitive choice of accommodation that is an economic advantage for the City. Maintaining and building on this advantage over the long term to the benefit of existing and new businesses is critical to the economic success and sustainability of Markham. Economic vibrancy is identified as a sustainability priority in the Greenprint, which can be supported by providing for a diverse range of business types and sizes.
- The incremental loss of smaller employment land parcels can lead to destabilization of a larger employment land area. This is evidenced in the Highway 404 corridor between Hwy 7 and Major Mackenzie Drive, which was initially planned for strictly employment uses between Hwy 404 and Woodbine Avenue, and has seen the loss of employment land to residential and commercial uses over time.

5.0 Assessment of Individual Conversion/Redesignation Applications

The 12 individual Official Plan Amendment applications received to date for conversion/redesignation of employment lands are described in detail in Appendix B, including the applicant's justification for how the six Growth Plan tests for conversion have been addressed. Staff's comments on whether the 6 tests have been satisfactorily addressed are also provided.

Based on the analysis in this report, the staff recommendation is to deny the conversion and redesignation applications put forward in this report for the following reasons:

- need has not been demonstrated – applicants generally justify the need for removal of employment lands by asserting that residential development will help to achieve Markham's residential intensification targets or provide for short term ground-related housing; staff maintain that Markham's residential intensification targets can be easily achieved without the proposed residential development and the urban expansion area will provide for ground-related housing. However, all of the employment lands are needed to achieve the employment targets. A shortfall in employment lands also makes Markham less competitive and possibly jeopardizes opportunities for the city's economy.
- staff are not satisfied that employment targets will be met by the proposed developments – applicants either assume higher density employment types such as office on less employment land within their proposed developments, or suggest that employment lost from their proposals can be made up on other employment lands in Markham; staff feel the higher density employment assumptions are generally not achievable, and some other locations assumed to accommodate displaced employment are themselves the locations of conversion applications
- staff are not satisfied that the conversions/redesignations will not affect the viability of the employment area – in some cases, the remaining employment lands no longer provide the critical mass needed to ensure the success of an employment area, or limit the types of businesses that could locate within them; and in other cases, the proposed uses introduce sensitive uses that could limit the types of employment uses that would be attracted to adjacent employment lands. Critical mass is important to those industries that like to locate close to other businesses where there are synergetic relationships, or to those businesses that like to locate close to where there is nearby land available for expansion. The loss of employment lands and introduction of sensitive uses represents a loss of future economic opportunities, and a loss of growth options for existing industries.
- staff are of the opinion that all employment lands in Markham are required over the long term to provide potential locations for a variety of businesses, not just office and retail, in order to maintain and grow a strong and vibrant economy

The tests regarding infrastructure capacity and cross-jurisdictional factors are generally not at issue with these applications.

In addition to the 6 conversion tests, additional site-specific arguments put forward for justifying conversion or redesignation proposals are as follows:

- the conversion/redesignation represents a small fraction of land or job loss for the City
- there is an economic shift away from manufacturing occurring in the Markham economy

-
- the site has unique characteristics that make it unsuitable for employment
 - the proposal will have a positive fiscal impact for the City
 - the proposal responds to the City's new OP, the Region's OP, the PPS, and the Growth Plan

Staff offer the following comments in response:

- Each application on its own, if compared with the total employment land supply, may appear manageable in impact. But as shown in the analysis above, the cumulative impact of all of the conversion/redesignation requests represent approximately 18% of the total vacant employment land supply. To put this land area in context, the 120 net hectares under consideration for conversion/redesignation, if to be made up elsewhere in the City, would require an additional urban expansion area approximately half the size of the 'Future Employment Area' lands in north Markham.
- With respect to an economic shift away from manufacturing, Markham is required to accommodate the ELE forecasts assigned by the Region. As well, it is in Markham's interest to continue to plan to accommodate a range of employment uses over long term business cycles. Changes in the market for the different employment types will be monitored and reflected in the next Regional 5-year review.
- Some of the sites that are suggested as being unsuitable for employment are among the very few vacant sites remaining in Markham with high visibility on Hwy 407 and Hwy 7; with respect to other sites that are adjacent to residential areas, there are examples in the City where certain types of employment uses have successfully been developed adjacent to residential neighbourhoods.
- With respect to fiscal impact, the development of lands for employment use also has a positive impact on the City's overall finances and the residential tax rate. Property taxes collected on employment lands help take away the pressure from the residential tax base to pay for the City's services and functions, so that the residents are not burdened with paying for the bulk of these costs.
- The land use designations and urban structure proposed in the Draft Official Plan also responds to the ROP, Growth Plan and PPS, and on a more considered and comprehensive basis than the site specific applications.

6.0 Recommendation and Next Steps

Because conversions of employment lands can only be considered as part of a municipal comprehensive review, staff are requesting Council direction on the applications prior to finalizing the new Official Plan. Based on the forgoing analysis, the staff recommendation is to deny the conversion/redesignation applications as outlined in this report.

A number of the applicants have requested an opportunity to address Committee on May 21, 2013. It is suggested that Committee allow for deputations following the staff presentation and prior to consideration of the staff report and recommendations.

As mentioned above, if Council direction on any of the applications is that conversion or redesignation be considered, the OPA application will then proceed through the regular OPA application process, including submissions of any required technical studies and holding a Public Meeting for the application, to determine appropriate site-specific land use policies for the site.

The direction from Council on the employment conversion applications will be incorporated in a revised Official Plan (e.g., identification of deferral areas if necessary) which is intended to be brought forward for Council adoption prior to the summer recess.

Once adopted by Markham Council, the Official Plan will be forwarded to York Region for approval. All employment conversion applications are subject to approval by York Region. The Region must be satisfied that the employment forecasts for each employment type assigned to Markham can be achieved before the Official Plan is approved. This could raise significant issues of employment forecasts, land budget, urban boundary and land use designations, all within the context of *Planning Act* requirement that the Markham Official Plan must conform to Provincial policy and the new Regional Official Plan.

FINANCIAL CONSIDERATIONS:

To be considered in the recommendation report for adoption of the Official Plan.

HUMAN RESOURCES CONSIDERATIONS:

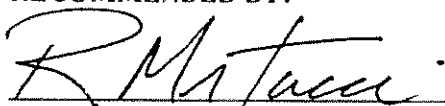
To be considered in the recommendation report for adoption of the Official Plan.

ALIGNMENT WITH STRATEGIC PRIORITIES:

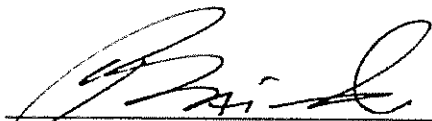
The Draft Official Plan relates to all strategic priorities of Building Markham's Future Together, and specifically addresses the Growth Management priority.

BUSINESS UNITS CONSULTED AND AFFECTED:

The Economic Development and Legal Departments have been consulted regarding the recommendations of this report.

RECOMMENDED BY:

Rino Mostacci M.C.I.P., R.P.P.
Director of Planning and Urban Design



Jim Baird M.C.I.P., R.P.P.
Commissioner of Development Services

ATTACHMENTS:

Appendix 'A' Figure 1: Location of Employment Conversion and Redesignation Requests
Table 1: Summary of Employment Conversion and Redesignation Requests

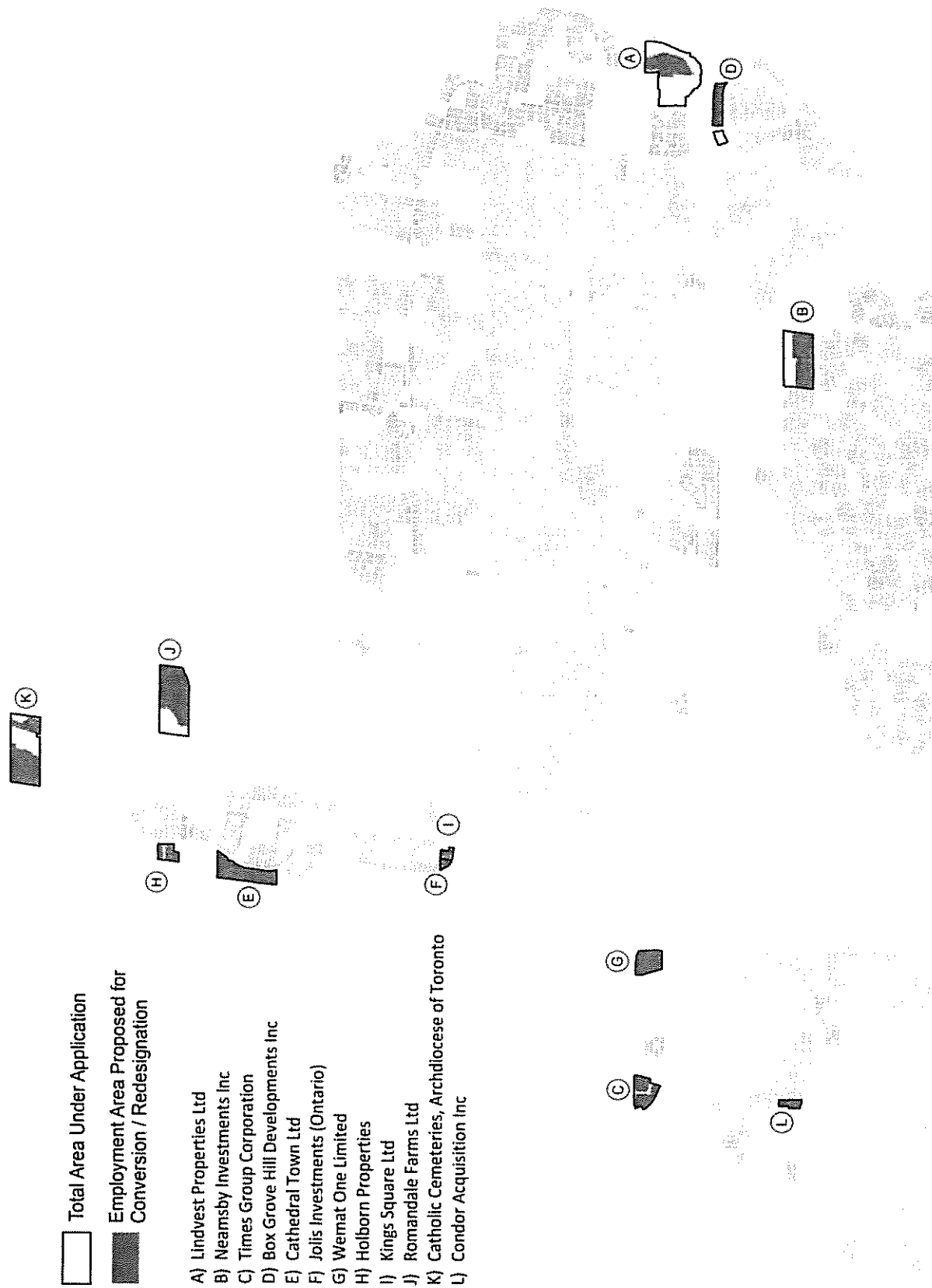
Appendix 'B' Assessment of Employment Conversion and Redesignation Applications

Appendix 'A'

Table 1: Summary of Employment Conversion and Redesignation Applications

			Area of existing 'Industrial' designations proposed for non-employment uses (net ha)*				Proposed Residential Units*		
	Property	Total Area of Application (net ha)	Total	Business Park	General Industrial	Business Corridor	Total	Ground Related	Apts
Requests for Conversion/Redesignation within the Urban Area									
A.	Lindvest Properties (Cornell)	31	14	14	0	0	3,176 **	317**	2,858**
B.	Neamsby Investments (14 th Avenue)	32	22	0	22	0	654	654	0
C.	Times Group (Leitchcroft)	12	12	7	0	5	2,830	68	2,762
D.	Box Grove Hill Developments (Box Grove)	11	8	8	0	0	193	193	0
E.	Cathedral Town (Cathedral)	19	9 (up to 19)	9	0	0	192	192	0
F.	Jolis Investments (Woodbine North)	2	2	2	0	0	120	8	112
G.	Wemat One Ltd (Commerce Valley)	12	4 (up to 12)	4	0	0	550	0	550
H.	Holborn Properties (Cathedral)	6	6	5	0	1	131	131	0
I.	King Square (Woodbine North)	3	3	3	0	0	650	0	650
L.	Condor Acquisitions (Thornhill)	3	3	0	0	3	108	108	0
	Subtotal	131	83 (up to 101)	52	22	9	5,428	1,354	4,074
Requests for Redesignation within the Future Urban Area									
J.	Romandale Farms (Elgin Mills Rd)	29	14 (up to 29)	na	na	na	275	0	275
K.	Catholic Cemeteries (19 th Ave)	27	22	na	na	na	N/A – proposed cemetery		
	Subtotal	56	36 (up to 51)				275	0	275
	Total	187	119 (up to 152)				5,703+	4,074+	1,629+
<i>All numbers are approximate.</i> <i>* The number of dwelling units on the Lindvest lands currently designated for employment use are proposed to not result in an increase in total units within the limits of the application; therefore the units are not included in the totals.</i>									

FIGURE 1: Official Plan Amendment Applications for Conversion / Redesignation of Employment Lands



APPENDIX 'B'

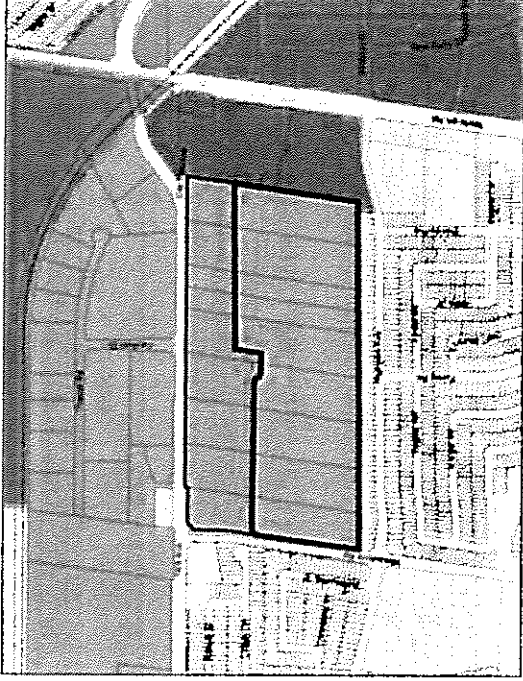
ASSESSMENT OF EMPLOYMENT CONVERSION AND REDESIGNATION APPLICATIONS

A. Owner/Applicant	Lindvest Properties (Cornell) Limited
File No.	OP 12-132870
Address/Location	Cornell Centre South of Hwy 7, West of Donald Cousens Parkway
	Legend - Formal Waste Disposal Sites - Official Plan Amendment Application Area - Employment Area Proposed for Conversion / Redesignation - Delema's - Study Area - Agriculture - Large/Large Urban Growth Area Study Area - Cornell Study Area - Future Urban Area - Special Policy Area - Urban Residential - Pathway Belt - Open Space - Institutional - Transit Utility - Industrial - Hazard Lands - Rural Residential - Commercial - Oak Ridge Moraine - Hamlet - Environmental Protection Areas
Site Area (net ha)	Total area of application: 31 ha Employment area proposed for conversion/redesignation: 14 ha

Site and Area Context	Subject Lands: located on the south side of Hwy 7 rapid transit corridor; frontage along the Donald Cousens Parkway; visible from Hwy 407 Surrounding Uses: North: vacant lands designated for high density residential and high density employment uses to the north, across Hwy 7 East: vacant lands designated for employment uses (also owned by applicant), across Donald Cousens Parkway South: open space and stormwater management facilities, and Hwy 407 West: vacant lands zoned for retail uses (also owned by applicant) and Bur Oak Avenue extension
Official Plan designation(s)	Lands in the vicinity of the Hwy 7/Donald Cousens Parkway intersection are identified in the York Region Official Plan as 'Strategic Employment Lands' Industrial (Business Park Area) in Markham OP Business Park Area, Business Park Area – Avenue Seven Corridor
Secondary Plan designation(s)	Business Park Employment, Business Park Office Priority, Key Development Area (KDA)
Draft OP designation(s)	Agriculture 1 (A1), Rural Residential 1 (RR1), Rural Residential 2 (RR2) By-law 304-87
Zoning	
Proposal	To redesignate 14 ha of the total designated employment lands to low, medium and high density residential development; the remaining 8 ha of the employment lands, fronting Donald Cousens Parkway, are proposed to remain as employment lands Number of Proposed Units (on lands currently designated employment): 3,176 +/- - 317 grade-related - 2,858 apartments The number of dwelling units on the lands currently designated for employment are proposed to not result in an increase in total units within the limits of the application; i.e., no net gain in residential units over the application area
Growth Plan Conversion Criteria	Applicant's Justification
a) Need for Conversion	- The subject site is within a planned intensification corridor and centre, intended to be an important focus of east Markham; the redesigned community would contribute to the residential supply identified for Markham through the Regional land budget exercise - The need for the conversion arises from the opportunity to address the updated Regional Plan direction to assess updated economic input and more detailed planning of streets, blocks, community facilities and pedestrian connections in an overall community design

	b) Employment Forecasts can be met	- The proposed redesignation will not limit Markham's ability to achieve the employment forecasts established by the ROP; the proposal is expected to generate approximately 5,000 jobs primarily in Major Office employment compared to the 4,000 jobs estimated to be generated from the current Secondary Plan, thereby delivering more jobs on less land - Although the redesignation would result in a slight reduction of the Employment Land area, the relevant policies at a provincial and regional level address total job forecasts and not land area; the concept plan is anticipated to balance the reduction in employment land area with provision and support for higher density employment yielding a greater number of jobs - The proposed concept will develop faster if it focuses on employment in office buildings rather than in traditional business parks - The reduction of 700 ELE jobs can be accommodated on a variety of sites more ideally suited for this type of employment, e.g., along Hwy 404 or in the Armadale Employment Area; the reduction in ELE jobs will be made up in MOE jobs - Lands directly south of Hwy 407 in Box Grove which have direct exposure to Hwy 407 are preferable as employment lands
	c) Conversion will not adversely affect viability of the employment area, and achievement of intensification target, density targets and other policies of the Growth Plan	- The redesignation of the employment lands will not adversely affect the overall viability of the employment lands or limit Markham's ability to achieve intensification or density targets; the lands will provide additional employment opportunities for the City; the lands are located along Hwy 7, an intensification corridor, and Donald Cousens Parkway, and will thus develop using higher density standards - The redesignation of 12.6 ha of Business Park lands (BPA BPA-AS) is not determinative given that the overall employment generation figures will be met or exceeded
	d) There is existing or planned infrastructure to accommodate the proposed use	- The intensified form of development can be accommodated in terms of overall existing and planned transportation infrastructure, schools and parks.
	e) The lands are not required over the long term for the employment purposes for which they are designated	- The lands are not required over the long-term for employment purposes for which they are designated; Markham is already transitioning to higher density and office-based forms of employment which is consistent with the intent underlying the reconfigured employment area - Interior portions of the subject lands are not suitable for space extensive employment uses or office uses; internal parcels are better suited for residential development - The updated concept plan fully addresses the ROP policies re: strategic employment lands but continuing a strong presence on Donald Cousens Parkway and Reesor Rd
	f) Cross-jurisdictional issues have been addressed	- None applicable

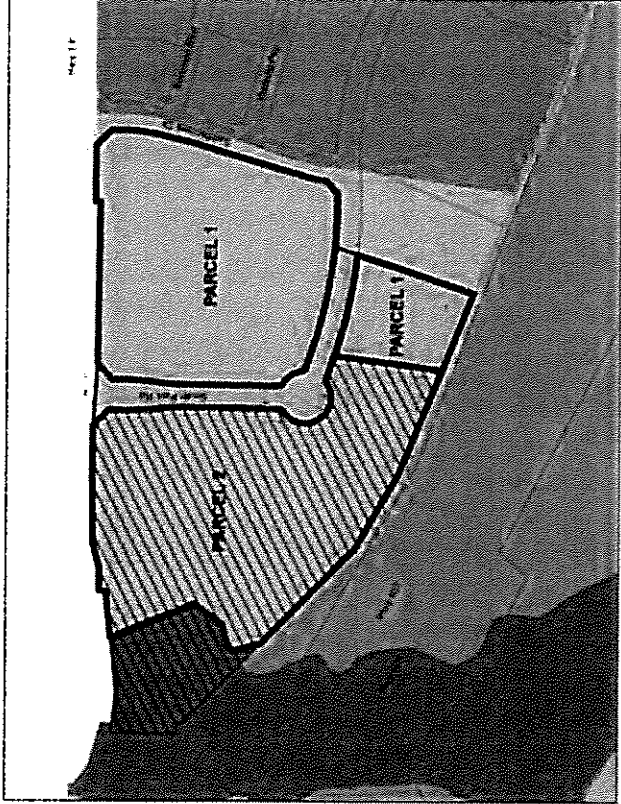
		Staff Response:
		a) Need has not been demonstrated – additional residential lands are not needed in Cornell to achieve Markham’s residential intensification targets; the current Secondary Plan designations provide for higher density residential development to support planned rapid transit along Hwy 7; however, Markham does need all of the lands currently available to achieve the 2031 employment forecasts, and to ensure a range of employment uses are available to 2031, not just major office b) It has not been demonstrated that the employment forecasts can be met – the applicant’s estimated 1,000 additional jobs is proposed to be achieved through major office development; the current Business Park designations already provide for high intensity office development, particularly along Hwy 7, in addition to lower intensity employment uses; it has not been demonstrated how the reduced Business Park lands will achieve an even higher density than that provided for in the current Secondary Plan; in addition the proposal assumes the lost ELE jobs will be accommodated elsewhere in the City, however some of these other locations are also under application for conversion c) The redesignation of the employment lands will reduce the competitiveness of the remaining employment lands because of the increased distance from the VIVA transit station and the shallower building lots; if the demand for office does not materialize to the extent proposed by the applicant, the lands may not be suitable for other employment uses, leading to future pressure to take them out of the employment lands supply; lands for ELE (industrial) development are already under pressure in Markham; the proposal represents further incremental erosion of the employment land supply, similar to what has been experienced in Box Grove d) Existing or planned infrastructure capacity is assumed to be available; to be confirmed through future development approvals e) The lands are required as employment lands in the long term to ensure a variety of employment uses in Cornell Centre in order to achieve the complete (live-work) community anticipated in the Secondary Plan; although the proposal indicates more jobs on less land, it would be prudent to monitor the types of employment that are developed in this area before removing 14 ha from the employment land supply; Markham should be retaining office employment lands along the Hwy 7 transit corridor within the Cornell Centre key development area; as well as along Donald Cousens Parkway, the area identified as Strategic Employment Lands in the ROP f) No cross-jurisdictional issues applicable.
	Staff Recommendation	Staff do not support the proposal. All of the lands within the Business Park Area and Business Park Area – Avenue Seven Corridor designations on the subject site should remain in an ‘Employment Lands’ designation in the new Official Plan. Elements of the OPA application not pertaining to the existing employment lands (south and west of the woodlot) may be considered through the OPA application review process.

B.	Owner/Applicant	Neamsby Investments Inc
	File No.	OP 13-108448
	Address/Location	Armada Industrial Area 5659-5933 14 th Avenue South of 14 th Avenue, between Middlefield Road and Markham Road
		 Legend - Former Waste Disposal Sites - Official Plan Amendment Application Area - Employment Area Proposed for Conversion / Redesignation - Defence - Study Area - Agriculture - Longwell Urban Growth Area Study Area - Conservation Area - Public Urban Area - Special Policy Area - Urban Residential - Partnership - Open Space - Industrial - Transit Utility - Industrial - Hazardous Land - Rural Residential - Commercial - Old Ridge Moraine - Market - Environmental Protection Area
	Site Area (net ha)	Total area of application: 32 ha Employment area proposed for conversion/redesignation: 22 ha

	Site and Area Context Subject Lands: comprise a large part of the Armadale employment area along 14th Avenue Surrounding Uses: North: employment lands, across 14th Avenue East: commercial development (Armadale Square) South: low density residential West: low density residential, across Middlefield Rd
	Official Plan designation(s) Industrial (General Industrial and Business Corridor)
	Secondary Plan designation(s) General Industrial and Business Corridor
	Draft OP designation(s) General Employment
	Zoning Rural Residential (RR2) (RR4) By-law 304-87; Business Corridor (BC) and General Industrial (M), (M*144) By-law 177-96
	Proposal To redesignate the southerly 22 hectares of General Industrial lands to a residential designation to permit 654 residential ground-related units (283 detached, 371 townhouse) To maintain the northerly frontage (9.8 ha) as Business Corridor or equivalent designation for the following purposes: - Community Centre/park – 5.4 ha - Business Corridor uses, including 10 storey office building and light industrial suites – 4.4 ha Intent is to pursue a LEED Platinum accreditation for a greenfield, low rise ground related LEED community
	Growth Plan Conversion Criteria Applicant's Justification
	a) Need for Conversion - The proposed conversion is needed and timely given that the current Industrial designation has been in place for at least 35 years, during which time the locational and surrounding compatibility context have changed considerably while the intended industrial planned function has not - The location of the site is also noted as being a large factor in the unsuitability of the lands for ELE e.g., difficulty competing with Highway 400 corridors; market feedback over the years have indicated that the lands are not viewed as being competitive or preferred as compared to other locations in respect of location, accessibility, rail access and particularly in terms of proximity to residential and other sensitive uses - The proximity of sensitive land uses (residential, community centre/park) limits the function of the lands, and the type of employment the lands can provide would contribute to very few jobs

	b) Employment Forecasts can be met	- The proposal results in no reductions to the employment inventory, with the continued provision of a comparable level of employment but in a more contemporary, compatible and complementary context (i.e., a 10 storey office building on the retained Business Corridor lands)
	c) Conversion will not adversely affect viability of the employment area, and achievement of intensification target, density targets and other policies of the Growth Plan	- There is limited viability for ELE employment due to proximity to sensitive land uses as well as parcel size of the subject employment parcel; compatibility issues related to the sensitive uses are not likely to change in foreseeable future (MOE certificate related issues such as odour, noise, dust, vibration, etc) - The conversion would not establish a precedent as there are unique locational considerations/factors that apply to this site that may not apply elsewhere; i.e., the lands are no longer located within an intended predominant area of interior industrial activity - There are no compatibility issues with the introduction of the residential on the remaining employment lands
	d) There is existing or planned infrastructure to accommodate the proposed use	- The lands are located within an area well served by existing and adequate transportation, servicing and community infrastructure
	e) The lands are not required over the long term for the employment purposes for which they are designated	- The current locational and the surrounding compatibility of the lands do not satisfy the current, long term locational criteria and requirements for industrial lands, including those of the Draft OP, and as such a reassessment of the employment role, function, compatibility and size of the current, and proposed 22.2 ha employment lands designation is appropriate - There are locational disadvantages of the subject lands for the employment function for which they were designated, which is unachievable for the long term - The proposed designation is preferable and more compatible with the urban residential uses around the subject area than the employment or retail activities
	f) Cross-jurisdictional issues have been addressed	- None applicable
	Staff Response:	
		a) Additional residential lands are not needed to achieve Markham's residential targets; however, Markham does need all of the lands currently available to achieve the 2031 employment forecasts, and particularly ELE lands, to ensure a range of employment uses are available to 2031 b) The accommodation of the lost ELE jobs has not been addressed; it is proposed that additional office jobs within the

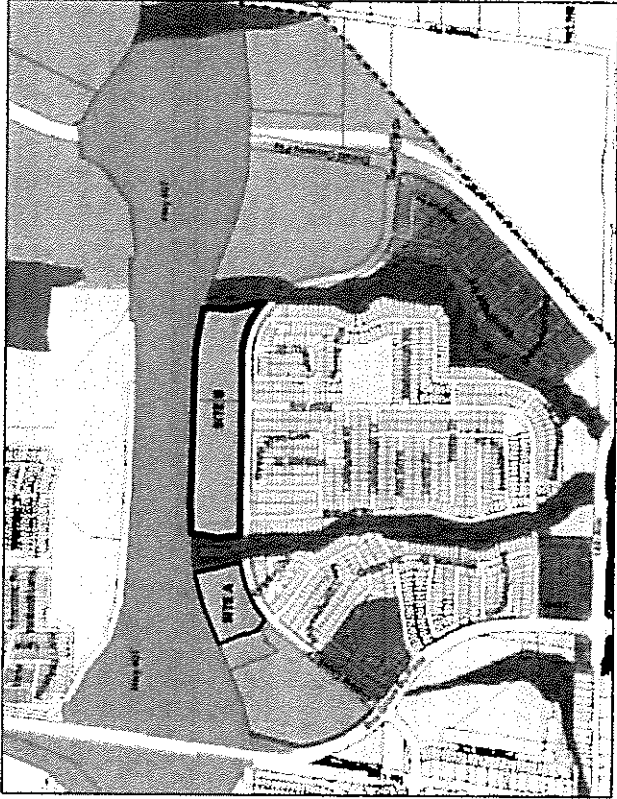
	Business Corridor designation will make up for lost ELE jobs; however, office uses are already permitted within the Business Corridor designation and taken into account in Markham's employment forecasts; the loss of the General Employment lands, which form the majority of the subject lands, reduces the viability of the remaining Business Corridor/Service Employment lands along the 14th Avenue frontage c) Infrastructure capacity is assumed to be available; to be confirmed through future development approvals d) There is a long term need for ELE lands in Markham to ensure a diversity of employment types; the interface with adjoining uses can be appropriately managed, as evidenced at other locations in Markham; the redesignation of the General Employment lands to residential may have the effect of further restricting the uses on the 14th Avenue lands, further compromising Markham's employment forecasts e) No cross-jurisdictional issues applicable Staff note that these lands are identified in other application submissions as being more ideally suited for manufacturing and warehouse related uses.
Staff Recommendation	Staff do not support the proposal. All of the lands within the General Employment designation on the subject site should remain in an 'Employment Lands' designation in the new Official Plan.

C.	Owner/Applicant	Times Group Corporation
	File No.	OP 13-131100
	Address/Location	Leitchcroft Community South of Hwy 7, East of Bayview Ave (Leitchcroft)
		 Legend - Former Waste Deposit Sites - Official Plan Amendment Application Area - Employment Area Proposed for Conversion / Redesignation - Delimited - Study Area - Agriculture - Longstaff Urban Growth Area Study Area - Current Study Area - Future Urban Area - Special Policy Area - Urban Residential - Parkway Belt - Open Space - Institutional - Transit Utility - Industrial - Hazard Lands - Rural Residential - Conservation - Oil Pipeline Corridor - Heritage - Environmental Protection Areas
	Site Area (net ha)	Total area of application: 12 ha Employment area proposed for conversion/redesignation: 12 ha

Site and Area Context	Subject Lands: located on the south side of the Hwy 7 rapid transit corridor (VIVA BRT); visible from Hwy 407 Surrounding Uses: North: commercial and residential development across Hwy 7 in Richmond Hill East: medium and high density residential South: Hwy 407 West: open space and Hwy 407
Official Plan designation(s)	Parcel 1: Industrial – Business Park Area Parcel 2: Industrial – Business Corridor Area, Business Park Area (deferred, subject to removal of Parkway Belt West designation)
Secondary Plan designation(s)	Parcel 1: Business Park Area Parcel 2: Business Corridor Area, Business Park Area (deferred, subject to removal of Parkway Belt West designation)
Draft OP designation(s)	Business Park Office Priority Employment (100%) with Parkway Belt West Plan overlay on Parcel 2
Zoning	Parcel 1: Business Park (BP*49*36)(H); BP*36(H) By-law 177-96 Parcel 2: Business Park (BP*34)(H); Business Corridor (BC*37*49)(H); BC*37(H) By-law 177-96
Proposal	Redesignation of Parcels 1 and 2 to a mixed use designation to permit a mix of retail, office and residential uses as follows: 2,762 apartments 68 townhouses 11,800 m² retail 7,710 m² office
Growth Plan Conversion Criteria	Applicant's Justification (for Parcel 1 only; applicant's position is that Parcel 2 does not currently have an employment designation because of the deferral of the Official Plan and Secondary Plan designations and therefore proposed redesignation is not a conversion)
a) Need for Conversion	- Parcel 1 will add 1,034 residential units (1,020 apts, 14 townhouses) thereby contributing to Markham's ability to achieve its intensification target with a balanced housing supply - the subject lands will still fulfill identified needs for employment uses; job yield expectations will still be met
b) Employment Forecasts can be met	- The proposal retains an employment function on the site, yielding 620 jobs (305 office and 293 retail); essentially the same quantum as would be generated by a 50/50 mix of the office and other permitted uses on the site - Parcel 1 is a small fraction of the land base expected to accommodate employment lands or major office job growth forecasts in Markham - The scale and location of the site in regional and municipal contexts, and its separation from the remainder of the

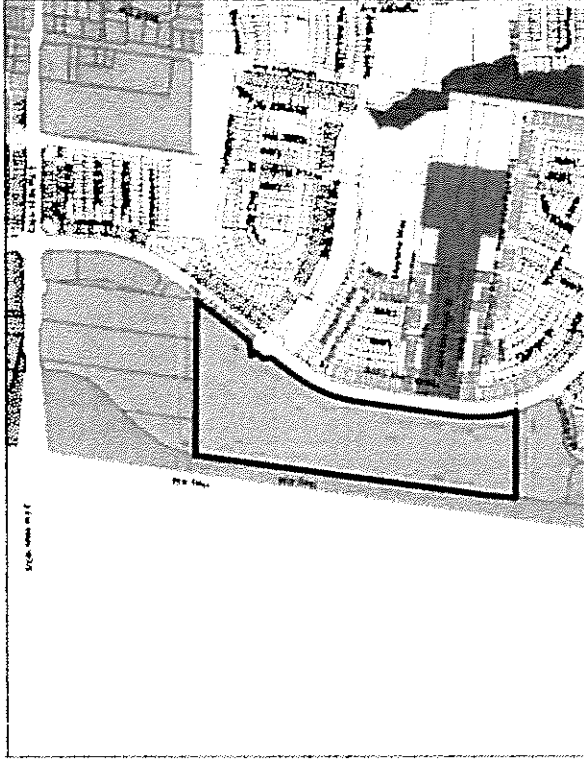
		Commerce Valley major office node leaves the site at a competitive disadvantage relative to larger and better located employment areas - Any possible minor loss of major office employment potential is reasonably expected to be compensated for many times over by higher than anticipated job potential arising from development of other KDA and employment area lands, such as the redevelopment of the Buttonville Airport site
c)	Conversion will not adversely affect viability of the employment area, and achievement of intensification target, density targets and other policies of the Growth Plan d) There is existing or planned infrastructure to accommodate the proposed use	- there is not expected to be any negative influence on the already built-out employment lands in the Leitchcroft Secondary Plan or Commerce Valley Employment Area; i.e., not expected to set a precedent for other sites in the City - the conversion will contribute to York Region and Markham achieving the Growth Plan intensification target
		- The proposed development will be considered as part of a future community facilities and infrastructure study as required by the City
e)	The lands are not required over the long term for the employment purposes for which they are designated	- the decrease in employment potential from the site is reasonably expected to be compensated for by development and redevelopment of other lands in Markham (e.g., Buttonville Airport site) both before and after the 2031 horizon. - Future OP reviews will provide opportunities to designate new greenfields lands to accommodate long term future employment growth
f)	Cross-jurisdictional issues have been addressed	- None applicable
		Staff Response:
		a) Need has not been demonstrated – additional residential lands are not needed to achieve Markham’s residential intensification targets; however, Markham does need all of the lands currently available to achieve the 2031 employment forecasts to ensure a range of employment uses are available to 2031 b) The subject lands are considered a very important contribution to accommodating major office employment forecasts, particularly given its location within a rapid transit corridor within a Key Development Area (KDA) c) The proposal would remove the remainder of the employment lands in the Leitchcroft Community portion of the KDA

	d) Infrastructure capacity is assumed to be available; to be confirmed through future development approvals e) The lands are among the last available large properties with visibility from Hwy 407 and direct access to Hwy 7; the Growth Plan directs major office employment to Key Development Areas within rapid transit corridors, and as such the lands should be maintained for office employment uses f) No cross-jurisdictional issues applicable.
Staff Recommendation	Staff do not support the proposal. All of the lands within the subject site should remain in an 'Employment Lands' designation in the new Official Plan.

D. Applicant	Box Grove Hill Developments Inc.
File No.	OP 13-108173
Address/Location	Box Grove Community South of Hwy 407, north of Copper Creek Drive (Box Grove)
	 Legend - Former Waste Disposal Sites - Official Plan Amendment Application Area - Employment Area Proposed for Conversion / Redesignation - Delimited - Study Area - Agriculture - Longwell Urban Growth Area Study Area - Core Study Area - Future Urban Area - Special Policy Area - Urban Residential - Pathway Belt - Open Space - Industrial - Transit Utility - Industrial - Hazard Lanes - Rural Residential - Commercial - Out Ridges Moraine - Heritage - Environmental Protection Areas
Site Area (net ha)	Total area of application: 11 ha Employment area proposed for conversion/redesignation: 8 ha

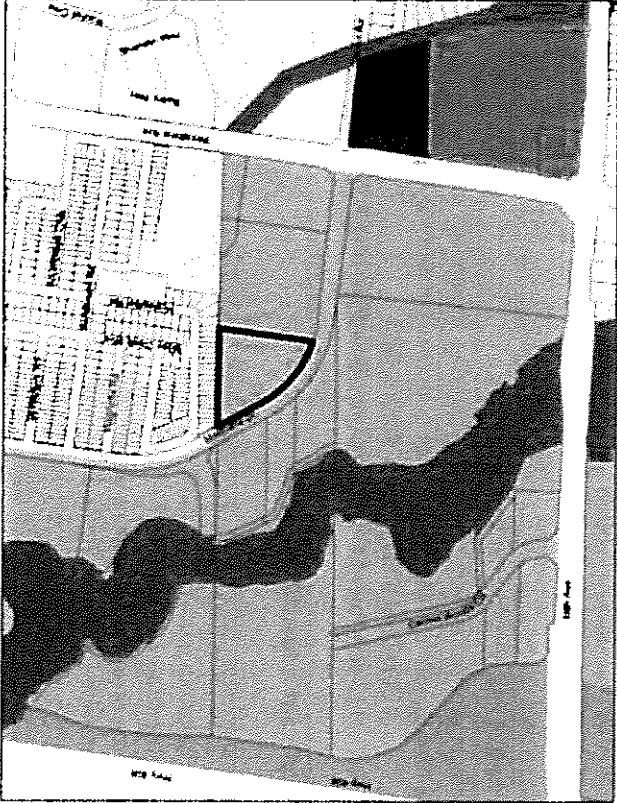
Site and Area Context	Subject Lands: Frontage along Hwy 407 Surrounding Uses: North: Hwy 407 East: open space and retail development South: low density residential West: retail and medical office development	
Official Plan designation(s)	Industrial (Business Park Area)	
Secondary Plan designation(s)	Business Park Area	
Draft OP designation(s)	Business Park Employment	
Zoning	Site A: Business Park (BP*229) By-law 177-96 Site B: Business Park (BP*229), (BP) By-law 177-96	
Proposal	Redesignation of Site A to permit banquet/conference hall and restaurant uses (2,790m²) Redesignation of Site B to permit 119 townhouses and 74 live-work units	
Growth Plan Conversion Criteria	Applicant's Justification	
a) Need for Conversion	- The proposal will add 193 dwelling units to the available housing stock within Markham's Built Boundary, which contributes to achieving the intensification target - The residential units will also contribute to supplying housing to forestall the near term supply shortfall for ground related housing and its related impacts on municipal development charges and fiscal cash flow	
b) Employment Forecasts can be met	- The proposal maintains employment forecasts at densities comparable to the range anticipated from current permissions. The proposal is expected to generate 225 jobs on the lands only 305 fewer jobs than what the lands may have been able to accommodate if they remained employment - The lands represent a small fraction of the land base for employment city-wide; the decrease in employment potential from the site is reasonably expected to be compensated for many times over by higher than anticipated job growth from development and redevelopment in other areas of the city including Buttonville Airport.	
c) Conversion will not adversely affect viability of the	- there are fundamental uncertainties about the attractiveness of these lands as an employment location	

	employment area, and achievement of intensification target, density targets and other policies of the Growth Plan	- The proposal will contribute to meeting the City's intensification target and resolving near term supply shortages - The proposal furthers provincial, regional and municipal policy direction encouraging compact, complete communities. - Proposal is not expected to affect the viability of the remaining employment lands in the Box Grove Employment Area (east of Donald Cousens Parkway)
	d) There is existing or planned infrastructure to accommodate the proposed use	- There is adequate transportation, sewer and community facility infrastructure to serve the proposed population; the York Region District School Board may be under pressure to accommodate the students
	e) The lands are not required over the long term for the employment purposes for which they are designated	- Scale and location characteristics affect ability of the site to fulfill intended employment function - Future Official Plan Reviews will provide opportunities to designate new greenfield lands to accommodate long term future employment growth
	f) Cross-jurisdictional issues have been addressed	- None applicable
		Staff Response:
		a) Need has not been demonstrated – additional residential lands are not needed to achieve Markham's residential intensification targets; however, Markham does need all of the lands currently available to achieve the 2031 employment forecasts to ensure a range of employment uses are available to 2031 b) The subject lands have potential to contribute to achieving a range of employment types; the jobs generated by live-work units are generally population-related whereas the employment designations are planned for MOE and ELE types of jobs c) The proposal would result in the loss of almost all of the vacant employment lands in Box Grove west of the Donald Cousens Parkway d) Infrastructure capacity is assumed to be available; to be confirmed through future development approvals e) Markham has a limited supply of vacant employment lands with Hwy 407 frontage; the future demand potential for these lands is considered to be positive f) No cross-jurisdictional issues applicable
	Staff Recommendation	Staff do not support the proposal. All of the lands within the subject site should remain in an 'Employment Lands' designation in the new Official Plan.

E.	Owner/Applicant	Cathedral Town Ltd
	File No.	OP 13-114066
	Address/Location	Cathedral Community South of Elgin Mills Road, between Hwy 404 and Woodbine By-Pass
		
	Site Area (net ha)	Total area under application: 19 ha Employment area proposed for conversion/re-designation: min 9 ha (up to 19 ha)

	Site and Area Context	Subject Lands: frontage on Hwy 404 Surrounding Uses: North: undeveloped employment lands East: residential and mixed use development across Woodbine Ave By-Pass South: undeveloped employment lands West: Hwy 404
	Official Plan designation(s)	Industrial (Business Park Area)
	Secondary Plan designation(s)	Business Park Area
	Draft OP designation(s)	Business Park Employment
	Zoning	Business Park (BP) By-law 177-96
	Proposal	To permit a mix of uses including employment and residential uses through a Commercial designation
	Growth Plan Conversion Criteria	Applicant's Justification
	a) Need for Conversion	- The single-use overly-prescribed nature of these lands has seen them lay undeveloped for a period of time approaching almost 2 decades; Business Park Area designation will continue to sterilize these lands to investment - A mixed-use designation along Woodbine Ave would be a better form of land use and would not adversely impact the employment growth targets set for Markham - Cathedraltown is an inappropriate location for single-purpose business park due to lack of amenities they offer and their automobile-oriented design. The community is intended to achieve an integration of employment, residential, commercial and institutional uses. - There has been an increase in Business Park Area lands elsewhere throughout Markham which are more desirable locations and on larger swathes of land; mainly those newly designated Business Park areas much closer to Highway 404 and 407 interchange, e.g., Buttonville Airport site - Narrow lot depths and the requirements of the Community Design Plan have resulted in lack of take-up
	b) Employment Forecasts can be met	- Just over half the 19 ha would be required to meet not only the minimums set by the Region, but to achieve the average MOE job density across Markham - There will be no impact on the ability of the municipality to achieve it's forecasted employment, and will be able to achieve an even greater number of jobs within the site with the proposal.
	c) Conversion will not adversely affect viability of the employment area, and	- Required MOE and ELE jobs could be accommodated on half the lands, with 9 ha of land remaining which could be dedicated to other uses

	achievement of intensification target, density targets and other policies of the Growth Plan	- The added density on these lands will support the community's role as a 'local centre' and make higher order transit more viable - Three scenarios tested provide for the same amount of MOE and ELE jobs and will not only leave employment numbers unaffected but also help the City achieve its intensification targets through intensifying the area more than initially planned
	d) There is existing or planned infrastructure to accommodate the proposed use	- There is existing and planned infrastructure to support mixed-use development on the site provided through the Cathedraltown Landowners Group Cost Sharing Agreement
	e) The lands are not required over the long term for the employment purposes for which they are designated	- The concept of single use business parks is becoming increasingly challenged - Encouraging employment to locate within close proximity to 400-series highways is a major factor in congestion, and locating all employment uses along the 404, makes taking public transit a less viable option for residents - Uniform business and industrial parks do not reflect the direction of the 21st century work - places which encourage creativity and collaboration, and built form which blurs the line between working and living is preferred
	f) Cross-jurisdictional issues have been addressed	- The current planning of office and industrial parks or campuses, which the site is planned to function as, is becoming an outdated planning idea which is having an adverse impact on the region in the form of congestion
	Other Considerations	
		Staff Response:
		a) Need has not been demonstrated – additional residential lands are not needed to achieve Markham's residential intensification targets; however, Markham does need all of the lands currently available to achieve the 2031 employment forecasts to ensure a range of employment uses are available to 2031 b) The achievement of ELE jobs on commercially designated lands is questionable given land values associated with commercial lands c) The viability of delivering ELE jobs within mixed use lands is questionable; the Hwy 404 corridor is a key employment corridor in Markham and should not be compromised by the introduction of residential uses d) Infrastructure capacity is assumed to be available; to be confirmed through future development approvals e) Markham has a limited supply of vacant employment lands with Hwy 404 frontage; the future demand potential for these lands is considered to be positive; permissions for a mix of uses would make it less likely that ELE jobs will be achieved f) No cross-jurisdictional issues applicable
	Staff Recommendation	Staff do not support the proposal. All of the lands within the subject site should remain in an 'Employment Lands' designation in the new Official Plan.

F. Owner/Applicant	Jolls Investments (Ontario) Limited
File No.	OP 13-114950
Address/Location	Woodbine North Block 3, Registered Plan 65M-3925 North/east side of Markland Street, west of Woodbine Avenue
	 Legend - Former Waste Disposal Sites - Official Plan Amendment Application Area - Employment Area Proposed for Conversion/Redesignation - Environment - Study Area - Agriculture - Long-term Urban Growth Study Area - Official Study Area - Future Urban Area - Short-term Policy Area - Urban Residential - Parkway Belt - Open Space - Institutional - Transit Utility - Industrial - Hazard Lands - Rural Residential - Commercial - Old Ridge Marshes - Heritage - Environmental Protection Areas
Site Area (net ha)	Total area of application: 2 ha Employment area proposed for conversion/redesignation: 2 ha

Site and Area Context	Subject Lands: Surrounding Uses: North: low density residential East: mixed commercial/industrial development under construction (Kings Square) South: undeveloped employment lands, across Markland Street West: prestige office/industrial buildings, across Markland Street
Official Plan designation(s)	Industrial (Business Park Area)
Secondary Plan designation(s)	Industrial (Business Park Area)
Draft OP designation(s)	Business Park Employment
Zoning	Select Commercial and Industrial (M.C.50%) By-law 165-80
Proposal	To redesignate the employment lands to low and mid rise residential development: - 8 detached units along northerly limit - 112 apartment units (2 mid-rise buildings; max 8 storeys)
Growth Plan Conversion Criteria	Applicant's Justification
a) Need for Conversion	- A Business Park designation is inappropriate for this site given the irregular configuration of the site, the low density residential uses to the north, and the approved commercial development immediately to the east - The irregular, triangular shape of the parcel, and the YDSS easement, limits utilization of the site for industrial uses - The property is adjacent to sensitive residential uses, and any industrial development would likely be subject to residential complaints such as noise, lighting, and truck traffic; industrial users have increased concerns over security when next to residential uses; the sensitive use issue would be exacerbated if residential uses are approved on the King Square property to the east.
b) Employment Forecasts can be met	- The loss of employment (approx. 60 jobs) is not significant in comparison to the total employment forecast to 2031; and could be offset by intensifying other nearby Jolis lands within this subdivision and in the subdivision on the west of the Rouge River - The proposed population (256 persons) would be insignificant when looking at the total anticipated population for 2031.
c) Conversion will not	The conversion to mid-rise housing is in keeping with the shift towards more balanced housing stock composition and

	adversely affect viability of the employment area, and achievement of intensification target, density targets and other policies of the Growth Plan	- responds to providing a greater share of apartment and multiple units rather than single dwellings. - The conversion to residential on this parcel is the same as infill development. It is small-scale next to a residential area and reflects the existing pattern and character of the adjacent development and would complement sizes of existing lots to the north - The mid-rise buildings are on Markland Street, a major collector road, with the 8 detached units providing appropriate transition from the existing low density residential uses to the north; the mid-rise buildings would be adjacent to the King Square commercial development to the east - There would be no precedent created by this proposal because the unique circumstances of this site would not exist elsewhere; and no land use compatibility issues will be arising from the proposal
	d) There is existing or planned infrastructure to accommodate the proposed use	- No additional transportation, servicing or community infrastructure will be required - there should be nominal impact on the business related traffic, truck movements and parking in the surrounding area
	e) The lands are not required over the long term for the employment purposes for which they are designated	- No data is available to address the post 2031 situation.
	f) Cross-jurisdictional issues have been addressed	- None applicable.
		Staff Response:
		a) Need has not been demonstrated – in addition to industrial uses, the Business Park designation also provides for office uses which could be accommodated on the site in a manner that is compatible with the adjacent residential neighbourhood; Markham has had success with developing Business Park lands adjacent to residential areas b) Staff do not agree it is feasible for the displaced jobs to be accommodated on other lands owned by the applicant, and it has not been demonstrated how this might occur c) The redesignation of this site, along with the proposed conversion/redesignation of the neighbouring King Square site would remove all of the remaining employment land north of Markland Street, which is required to meet the 2031 employment forecasts

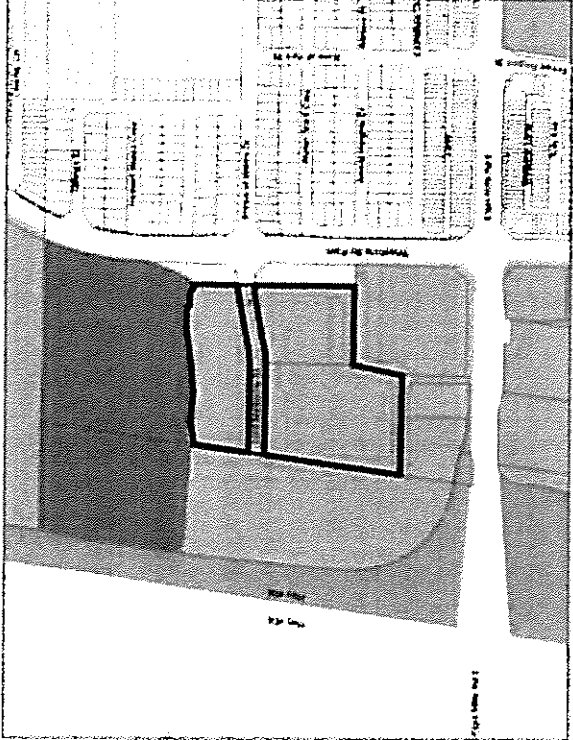
		d) Infrastructure capacity is assumed to be available; to be confirmed through future development approvals e) The lands are required in order to meet the employment forecasts for Markham to 2031 f) No cross-jurisdictional issues applicable
	Staff Recommendation	Staff do not support the proposal. All of the lands within the subject site should remain in an 'Employment Lands' designation in the new Official Plan.

G.	Owner/Applicant	Wemat One Limited
	File No.	OP 13-113480
	Address/Location	Commerce Valley
		South of Hwy 7, between Commerce Valley Drive East and Hwy 404
		Legend - Former Waste Disposal Sites - Official Plan Amendment Application Area - Employment Area Proposed for Conversion / Redesignation - Delisted - Study Area - Agriculture - Landscape Urban Growth Area Study Area - Conced Study Area - Future Urban Area - Special Policy Area - Urban Residential - Partway Belt - Open Space - Industrial - Travel Utility - Industrial - Hazard Lands - Rural Residential - Conservation - Old Ridgeway Moraine - Hamlet - Environmental Protection Areas
	Site Area (net ha)	Total area of application: 12 ha Employment lands proposed for conversion/redesignation: 4 ha (up to 12 ha)

Site and Area Context	Subject Lands: located along the Hwy 7 rapid transit corridor and Hwy 404 corridor; has visibility from Hwy 407 Surrounding Uses: North: commercial development, across Hwy 7 in Richmond Hill East: Hwy 404 South: prestige office/industrial building West: hotel, restaurant complex and vacant lot, across Commercial Valley Drive
Official Plan designation(s)	Industrial (Business Park Area)
Secondary Plan designation(s)	Industrial (Business Park Area)
Draft OP designation(s)	Business Park Office Priority Employment, Key Development Area (KDA)
Zoning	Select Commercial and Industrial (M.C. 90%) By-law 165-80
Proposal	To allow hotel, theatre/convention centre and residential uses within the site in addition to the current office permissions as follows: Office (4 buildings) – 77,700m² Hotel, theatre/convention centre complex – 52,000m² Apartments – 550 units (7 to 25 storeys)
Growth Plan Conversion Criteria	Applicant's Justification
a) Need for Conversion	- The proposal intensifies the site beyond what the current zoning by-law would permit by 8,206m² with new offices and a hotel; - The proposal also introduces high density residential and entertainment uses such as a theatre/convention centre; these additional uses are responding to the 20-40 year old demographic which comprise a significant portion of GTHA residents; this demographic prefers to live close to work, transit and amenities
b) Employment Forecasts can be met	- The proposal includes 77,700m² of office, which based on assumptions of 25m² per employee represents 3,100 new jobs; the theatre/convention centre will add additional jobs - No reduction in employment types or jobs are being requested. The proposal aims to intensify employment on the site while augmenting the number of different uses - The site will add 1,111 residents, representing a fraction of the total city population target - The additional population is within an identified Intensification Area of the new Official Plan, and the proposal is consistent with the City's desire to have higher densities on large sites that are well served by transit

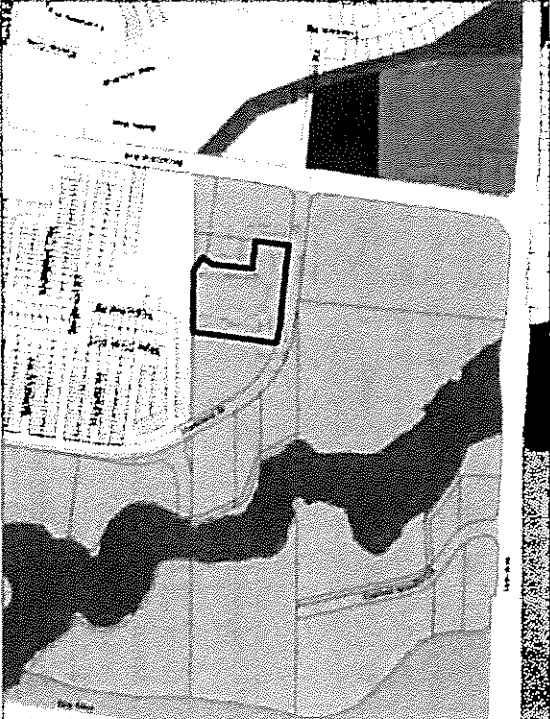
c)	Conversion will not adversely affect viability of the employment area, and achievement of intensification target, density targets and other policies of the Growth Plan	- The proposal is consistent with various sections of the Growth Plan, the Region's OP, and the current OP, by preserving and enhancing employment uses along a regional corridor, intensifying employment on the higher-order transit corridor and by providing for a compact mixed-use development with entertainment for business park employees and guests at nearby hotels - The Leitchcroft community to the west includes nearly 1,600 apartment units, which demonstrates that demand for new residential in the area exists; the new OP cites that this district is to provide for employment and residential in single use and mixed use settings. Other permitted uses within the area include entertainment uses such as bowling alleys, retail, service uses, banquet halls etc. - Neighbouring municipalities have seen employment uses thrive where there are a diverse mix of uses within the area (eg. Toronto's railway lands). - This proposal represents a good model for development and would enhance the attractiveness and economic viability of the business park area. - There is no adverse impact of the proposal and no issue of compatibility.
d)	There is existing or planned infrastructure to accommodate the proposed use	- Municipal servicing is already in place; transportation analysis has not yet been undertaken, but planned transportation improvements in the area (e.g., VIVA rapid transit and Hwy 404 overpass) are expected to help ameliorate any congestion on Hwy 7
e)	The lands are not required over the long term for the employment purposes for which they are designated	- It is not anticipated that the office uses will be built out by 2031, therefore, the long term potential remains intact
f)	Cross-jurisdictional issues have been addressed	- The transportation impact associated with the development is not anticipated to be significant.
	Other Considerations:	
		Staff Response:
		a) Need has not been demonstrated – additional residential lands are not needed to achieve Markham's residential intensification targets; however, Markham does need all of the lands currently available to achieve the 2031 employment forecasts to ensure a range of employment uses are available to 2031; b) The subject lands are considered a very important contribution to accommodating major office employment forecasts

	particularly given its location with a rapid transit corridor within a Key Development Area c) The proposal would adversely impact the remainder of the employment area by introducing residential uses; the Commerce Valley Business Park is a key employment location in Markham and should not be compromised by the introduction of residential uses d) There is no community infrastructure to support residential development; servicing/transportation capacity is assumed to be available; to be confirmed through future development approvals e) The lands are among the last available large properties with visibility from Hwy 407 and Hwy 404 and direct access to Hwy 7; the Growth Plan directs major office employment to Key Development Areas within rapid transit corridors, and as such the lands should be maintained for office employment uses; in addition the Province has identified the lands in the Hwy 404/Hwy 407 as possible provincially strategic employment lands f) No cross-jurisdictional issues applicable
Staff Recommendation	Staff do not support the introduction of residential uses on this site. All of the lands within the subject site should remain in an 'Employment Lands' designation in the new Official Plan.

H. Owner/Applicant	Holborn Properties (1659139 Ontario Inc)
File No.	OP 13-116651
Address/Location	Cathedral Community North of Elgin Mills Road, between Hwy 404 and Woodbine By-Pass Blocks 299, 300 and 301, Plan 65M-4026
	 Legend - Former Waste Disposal Sites - Official Plan Amendment Application Area - Employment Area Proposed for Conversion / Redesignation - Downtown - Study Area - Agriculture - Landscape Urban Growth Area Study Area - Conestoga Study Area - Future Urban Area - Special Policy Area - Urban Residential - Parkway Belt - Open Space - Institutional - Transit Utility - Industrial - Hazardous Land - Rural Residential - Commercial - Dist. Ridge Mergers - Harvest - Environmental Protection Areas
Site Area (net ha)	Total area under application: 6 ha Employment area proposed for conversion/redesignation: 6 ha

Site and Area Context	Subject Lands: Surrounding Uses: North: woodlot East: low density residential across Woodbine Ave By-Pass South: stormwater pond and undevelopment employment lands West: undeveloped employment lands and Hwy 404
	Official Plan designation(s) Industrial (Business Park Area and Business Corridor Area)
	Secondary Plan designation(s) Business Park Area and Business Corridor Area
	Draft OP designation(s) Business Park Employment and Service Employment
	Zoning Business Park (BP), Business Corridor (BC) By-law 177-96
	Proposal To redesignate the employment lands to low rise residential and small scale commercial development: - 131 detached and townhouse units - 2-storey commercial building (808 m² retail, 456 m² office) The development concept shows residential development extending onto the lands to the south, although these lands are not part of this application
	Applicant's Justification
Growth Plan Conversion Criteria a) Need for Conversion	- The need is in part due to the unique situation of the property relative to the bordering woodlot and stormwater pond; the lands have been serviced for many years without any market interest - The residential use is more appropriate and complies with the policies of the OP and will not have any discernable impact on the City's ability to fulfill employment projections. The proposal will respond to the emerging housing market demand for a broader variety of housing types and sizes and will contribute to maintaining a minimum 10-year supply of land designated for housing through intensification and redevelopment and in designated Greenfield areas.
b) Employment Forecasts can be met	- The redesignation from employment to residential will in no way undermine the ability of the City to accommodate employment growth forecasts, as the intention of the policy is not to designate lands for employment that will never perform that function. - The job yield from the site represents a fraction of the total 2031 employment forecasts; 32 jobs will be generated from the proposed development; - The adjacent employment lands to the west could make up the loss of employment along with elsewhere in the City on more suitably designated lands

c)	Conversion will not adversely affect viability of the employment area, and achievement of intensification target, density targets and other policies of the Growth Plan	- The use of the subject site for employment is not a viable option; proximity to 400 series highways may be suitable for employment, but that is not to say all of them are; encourage the Region and the City to investigate opportunities for employment land intensification as a means of meeting targets
d)	There is existing or planned infrastructure to accommodate the proposed use	- The site is already serviced and the required infrastructure and services for residential uses can be accommodated. The proposal will not have any impact on business related traffic.
e)	The lands are not required over the long term for the employment purposes for which they are designated	- The site is not required over the long term - marketing attempts over the last several years have failed to produce any employment, despite the fact that the lands are pre-serviced; the lands are locationally disadvantaged – i.e., sandwiched’ between an existing woodlot, existing stormwater pond, as well as being land locked to the south and west, having no direct exposure to either Elgin Mills or Highway 404.
f)	Cross-jurisdictional issues have been addressed	- No cross jurisdictional issues apply.
		Staff Response:
		a) Need has not been demonstrated – in addition to industrial uses, the Business Park designation also provides for office uses which could be accommodated on the site in a manner that is compatible with the adjacent residential neighbourhood b) Staff do not agree it is feasible for the displaced jobs to be accommodated on other lands and it has not been demonstrated how this might occur c) The redesignation of this site would affect the viability of the remaining employment lands to the west along Hwy 404, which has similar locational attributes, as well as the employment lands to the south; the Hwy 404 corridor is a key employment corridor in Markham and should not be compromised by the introduction of residential uses; all of the employment lands in Markham are required to meet the 2031 employment forecasts d) Infrastructure capacity is assumed to be available; to be confirmed through future development approvals e) The lands are required in order to meet the employment forecasts for Markham to 2031 f) No cross-jurisdictional issues applicable
	Staff Recommendation	Staff do not support the proposal. All of the lands within the subject site should remain in an ‘Employment Lands’ designation in the new Official Plan.

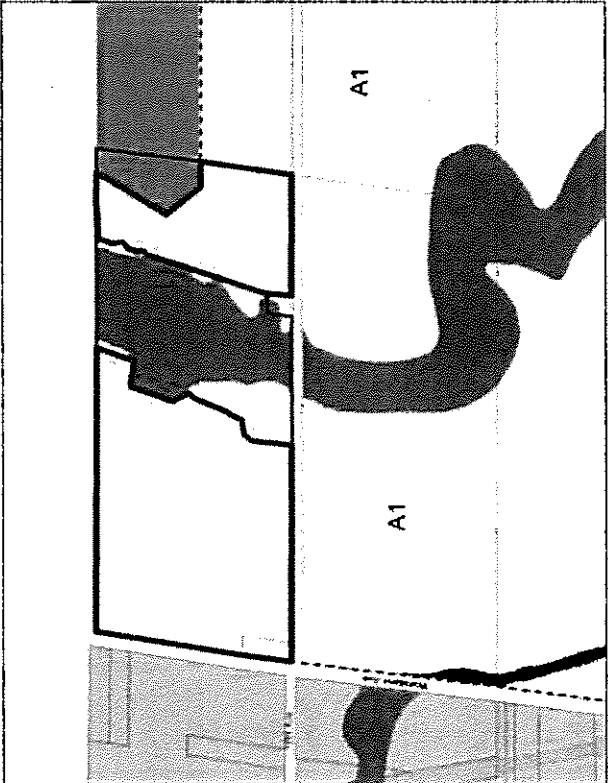
I. Owner/Applicant	King Square Limited, Phase 2
File No.	OP 10-116596
Address/Location	Woodbine North Northwest Corner of Woodbine Avenue and Markland Street
	 Legend - Former Waste Disposal Sites - Official Plan Amendment Application Area - Employment Area Proposed for Conversion / Redesignation - Deferrials - Study Area - Agriculture - Landscape Urban Design Area Study Area - Conservation Area - Future Urban Area - Special Policy Area - Urban Residential - Pathway Belt - Open Space - Institutional - Transit Utility - Industrial - Hazardous Lands - Rural Residential - Commercial - Old Ridge Morsens - Hamber - Environmental Protection Areas
Site Area (net ha)	Total area under application: 3 ha Employment area proposed for conversion/redesignation: 3 ha

	Site and Area Context	Subject Lands: Surrounding Uses: North: stormwater management pond and low density residential East: Phase 1 of the King Square commercial development (under construction) South: employment uses across Markland Street West: employment lands
	Official Plan designation(s)	Industrial (Business Corridor Area)
	Secondary Plan designation(s)	Business Corridor Area
	Draft OP designation(s)	Commercial
	Zoning	Select Commercial and Industrial (M.C.170%) (H) By-law 165-80
	Proposal	The proposal is to redesignate the employment lands to a mixed use designation to permit a mix of uses: - long term stay hotel - 650 apts with grade-related retail
	Growth Plan Conversion Criteria	Applicant's Justification
	a) Need for Conversion	- The addition of residential uses on the site conforms with the intensification objectives and policies of the PPS, the Growth Plan, the ROP and Markham's Official Plan - The development will provide a range of accommodation choices for short-term, long-term and residential, which will cater to the needs of residents, tourists and out-of-town businesses
	b) Employment Forecasts can be met	- The employment forecasts can be accommodated as the development on the site will continue to generate new jobs for the area including office and hotel jobs
	c) Conversion will not adversely affect viability of the employment area, and achievement of intensification target, density targets and other policies of the Growth Plan	- No adverse affect as the development will provide for approximately 920 jobs and approximately 1,170-1,300 residents along a transit corridor
	d) There is existing or planned infrastructure to accommodate	- There is existing or planned infrastructure to accommodate the proposed conversion as both Woodbine Avenue and

	the proposed use	16 th Avenue are identified as part of the Regional Priority Network; the proposal will provide a public park
e)	The lands are not required over the long term for the employment purposes for which they are designated	- The west portion of the Phase 2 lands are not required over the long term for the employment purposes for which they are designated as the rest of the site provides significant employment uses such as office and hotel uses
f)	Cross-jurisdictional issues have been addressed	- Not applicable
		Staff Response:
		a) Need has not been demonstrated – additional residential lands are not needed to achieve Markham’s residential intensification targets; however, Markham does need all of the lands currently available to achieve the 2031 employment forecasts b) It has not been demonstrated how the forecasts can be met by replacing employment use with residential uses. c) The redesignation of this site, along with the proposed conversion/redesignation of the neighbouring Jolis Investments site would remove all of the remaining employment land north of Markland Street, which is required to meet the 2031 employment forecasts d) Infrastructure capacity is assumed to be available; to be confirmed through future development approvals e) The lands are required in order to meet the employment forecasts for Markham to 2031 f) No cross-jurisdictional issues applicable
	Staff Recommendation	Staff do not support the proposal. All of the lands within the subject site should remain in an ‘Employment Lands’ designation in the new Official Plan.

	Site and Area Context	Subject Lands: Surrounding Uses: Primarily agricultural lands
	Official Plan designation(s)	Agriculture 1 and Hazard Lands
	Secondary Plan designation(s)	N/A
	Draft OP designation(s)	Future Employment Area and Greenway
	Zoning	Agriculture One (A1), Open Space (O1) By-law 304-87.
	Proposal	To permit a mix of employment (including major office and industrial uses) and other uses on the lands. MOE and ELE employment uses will be accommodated on 15 ha of the site; with the remaining 14 ha proposed for a mix of other uses including 200-500 residential units.
	Growth Plan Conversion Criteria	Applicant's Justification
	a) Need for Conversion	- There is a need not to have these lands strictly used for employment purposes based upon the vision for these lands to forward the complete community ideals for new community areas.
	b) Employment Forecasts can be met	- Based on a review of the land available for development and density assumptions about what is possible, just over half the lands would be required to meet the minimums set by the Region; there will be no impact on the ability to meet the City's employment forecast. - The proposed land use change is able to provide for a higher yield of jobs and, also provide for additional opportunities for jobs and residential
	c) Conversion will not adversely affect viability of the employment area, and achievement of intensification target, density targets and other policies of the Growth Plan	- The remaining 14 ha could be dedicated to other uses, while the other lands could be used to provide for the same number of jobs anticipated by the forecasts - The added density on these lands will make higher order transit more viable - All three scenarios tested provide for the same amount of MOE and ELE jobs and will not only leave employment numbers unaffected but also help the City achieve it's intensification targets through intensifying the area more than initially planned for
	d) There is existing or planned infrastructure to accommodate the proposed use	- The lands are within a future urban area identified for planned infrastructure - Warden Avenue is planned to be a Regional Transit Priority Network

	e) The lands are not required over the long term for the employment purposes for which they are designated	- Single use Business Parks and Industrial Areas are becoming increasingly challenged and are often a nuisance to landholders due to their inflexibility in being adapted to other uses, their propensity to take up large swathes of land, a lack of urban amenities , and their heavy reliance on automotive transportation - Business park lands are often in close proximity to 400-series highways which are a major factor in congestion - Landowners consider large swathes of employment designated lands as capacity lying underutilized
	f) Cross-jurisdictional issues have been addressed	- The current planning of office and industrial parks or campuses is becoming an outdated planning idea which is having adverse impact on the region in the form of congestion
		Staff Response:
		a) Need has not been demonstrated – additional residential lands are not needed to achieve Markham’s residential targets; however, Markham does need all of the lands currently available to achieve the 2031 employment forecasts to ensure a range of employment uses are available to 2031 b) The achievement of ELE jobs on commercially designated lands is questionable given land values associated with commercial lands c) The viability of delivering ELE jobs within mixed use lands is questionable d) Infrastructure capacity will become available as part of planning for future urban area e) Permissions for a mix of uses would make it less likely that ELE jobs will be achieved f) No cross-jurisdictional issues applicable.
	Staff Recommendation	Staff do not support the proposal. All of the lands within the subject site should remain in an ‘Employment Lands’ designation in the new Official Plan.

K.	Owner/Applicant	Catholic Cemeteries, Archdiocese of Toronto	
	File No.	OP 13-116842	
	Address/Location	Future Urban Area 3010 & 3196 19 th Avenue	
			
	Site Area (net ha)	Total area of application: 27 ha Employment area proposed for redesignation: 22 ha	

	Site and Area Context	Subject Lands: located at the northerly City limit, and the limit of the Future Urban Area Surrounding Uses: North: agricultural uses in Town of Whitechurch Stouffville East: agricultural uses South: agricultural uses across 19 th Avenue West: employment lands across Woodbine Ave
	Official Plan designation(s)	Agriculture, Hazard Lands, and Oak Ridges Moraine
	Secondary Plan designation(s)	n/a
	Draft OP designation(s)	Future Employment Area
	Zoning	Agriculture One (A1), Open Space (O1) and Oak Ridges Moraine (A1-ORM), By-law 304-87
	Proposal	To redesignate the developable land for cemetery purposes
	Growth Plan Conversion Criteria	Applicant's Justification
	a) Need for Conversion	- There is a need for an additional cemetery to serve Markham's Roman Catholic population within the urban area; locating cemeteries outside the urban area on prime agricultural lands is not permitted by the Provincial Policy Statement.
	b) Employment Forecasts can be met	- Not addressed
	c) Conversion will not adversely affect viability of the employment area, and achievement of intensification target, density targets and other policies of the Growth Plan	- Not addressed
	d) There is existing or planned infrastructure to accommodate the proposed use	- The proposed cemetery could be serviced municipally or on private systems
	e) The lands are not required over the long term for the	- Not addressed

	employment purposes for which they are designated	
f)	Cross-jurisdictional issues have been addressed	- Not addressed
		Staff Response:
		a) The need for a cemetery in this location has not been demonstrated; the Regional Official Plan provides for cemeteries outside the urban area on lands that are not prime agricultural lands b) Has not been addressed c) Has not been addressed d) Infrastructure capacity is assumed to be available; to be confirmed through future development approvals e) Has not been addressed; the lands are needed to accommodate Markham's 2031 employment forecasts f) Has not been addressed
	Staff Recommendation	Staff do not support the proposal. All of the lands within the subject site should remain in an 'Employment Lands' designation in the new Official Plan.

L	Owner/Applicant	Condor Acquisition Inc
	File No.	OP 13-108797
	Address/Location	Thornlea Employment Area 360 John Street (former Canac Kitchen site)
		Legend Former Waste Disposal Sites Official Plan Amendment Application Area Employment Area Proposed for Conversion / Redesignation Delimited Study Area Agriculture Longstaff Urban Growth Area Study Area Cornbelt Study Area Future Urban Area Special Policy Area Urban Residential Parkway Belt Open Space Institutional Transit Utility Industrial Hazard Lands Rural Residential Commercial Oak Ridge Moraine Heritage Environmental Protection Areas
	Site Area (net ha)	Total area of application: 3 ha Employment area proposed to be converted/redesignated: 3 ha

Site and Area Context	Subject Lands: Surrounding Uses: North: low density residential across Green Lane East: low density residential South: industrial/commercial uses across John Street West: industrial/commercial uses
Official Plan designation(s)	Industrial (Business Corridor Area)
Secondary Plan designation(s)	Business Corridor Area – John Street/Green Lane
Draft OP designation(s)	Service Employment
Zoning	Industrial (M) By-law 77-73
Proposal	To redesignate the entire site from employment to residential and mixed use designations to permit: 81 Townhouses 27 Live/work townhouses
Growth Plan Conversion Criteria	Applicant's Justification
a) Need for Conversion	- There is a need for a more appropriate transitional use than what is provided by the existing designation; this need for transitional uses on this site was identified by both staff and members of a working group set up to study the future of the Thornlea Employment Area
b) Employment Forecasts can be met	- Due to the changes in function for this site to serve as a transition between the employment area and the residential area, no new industrial (ELE employment) uses are being contemplated for this site. The direction of the Development Services Committee is to restrict the employment uses in the area to reduce incompatibilities of future businesses with the residential areas surrounding this older employment area; this property will provide 40 PRE jobs with the proposed Mixed Use along the Green Lane and John Street frontage
c) Conversion will not adversely affect viability of the employment area, and achievement of intensification target, density targets and other policies of the Growth Plan	- The site will act as a transition property consistent with the policy shift for the entire employment area to a less industrial function
d) There is existing or planned	- There is adequate access for the proposed use, parking will be provided, and existing municipal services exist to

	infrastructure to accommodate the proposed use	accommodate the proposal
	e) The lands are not required over the long term for the employment purposes for which they are designated	- The redevelopment of this site is seen as a means to begin the transformation of this older employment area to a more service employment base. No long term negative consequences are anticipated by the conversion of this property
	f) Cross-jurisdictional issues have been addressed	- None applicable
		Council Direction March, 2013
		At the March 19, 2013 DSC meeting, Committee provided direction to provide for mixed use residential redevelopment (e.g. ground-oriented residential with at grade commercial, retail and office uses along John Street and Green Lane).