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Communication

Official Plan Update Sub-Committee

August 7, 2025

Items # 1

DATE: July 25, 2025

TO: Mayor and Members of Council

FROM: Vince Musacchio, Interim Deputy City Manager, Planning, Growth Management and Housing Delivery
Christina Bruce, Director, Policy Planning and Special Programs

RE: COMMUNICATION – Official Plan Sub-Committee, August 7, 2025

Item 1

Employment Land Conversion Process Overview

Purpose

The purpose of this memorandum is to provide a general overview of the employment land conversion process, including the policy framework through which employment land conversions were considered. It also outlines the continued need for further study and site-specific Official Plan Amendments before the lands are redesignated.

Background

Employment land conversion requests are typically submitted to pursue uses that would not be permitted in employment areas such as residential or major retail. In 2020, under the Planning Act, Provincial Policy Statement, and Growth Plan 2019, employment lands may only be considered for conversion to non-employment lands through a Municipal Comprehensive Review process, only where it has been demonstrated that the land is not required for employment purposes in the long term and that there is a need for conversion. Provincial policies required York Region and City of Vaughan to plan for employment and protect employment area lands. Employment land conversions requests were evaluated comprehensively and in coordination with regional growth forecasts, land needs, and planning policy.

As part of the Municipal Comprehensive Review process, York Region undertook a review of 71 employment land conversion requests, 30 of which were located within the City of Vaughan. Attachment 1 includes a chart and map outlining the employment land conversion requests within the City of Vaughan. It identifies the nature of each request, the recommendations provided by Vaughan Council and York Region, and any development applications that have been submitted for the associated address. These requests were evaluated by the Region using criteria that was developed based on the Growth Plan 2019 conversion criteria including, demonstrating the need for conversion, confirming the lands were not required for long-term employment purposes, and assessing infrastructure availability and land use compatibility; at a high level. The Region's criteria addressed Regional objectives to ensure a diverse and adequate supply of employment lands and protect employment areas adjacent to major transportation corridors such as the 400 series highways, and CP and CN rail corridors.

Regional and local planning staff also conducted one-on-one meetings with the applicants seeking an employment land conversion. City staff continued to engage with regional staff throughout the employment land conversion evaluation process.

City of Vaughan staff had also developed additional criteria that considered community-building objectives, land use compatibility, viability of employment areas and the risks associated with piecemeal development. These were used to guide the City's input into the Region's evaluation. On May 20, 2020, City staff brought forward a report to Council seeking endorsement of staff recommendations on the 30 Vaughan-based conversion requests submitted to York Region. These recommendations formed the basis of the City's input into the Region's evaluation of employment land conversions through the Municipal Comprehensive Review process.

Further Study Required to Determine Final Land Use Designations

Employment Areas that were converted have been identified as Community Areas on Schedule 1 (Urban Structure) of the Draft Official Plan 2025. To increase clarity, the City has identified approved regional conversion sites in Appendix 1 of the Draft Official Plan 2025 and will show them as an overlay in Schedule 13. Lands that have been approved for employment land conversion are not automatically redesignated to non-employment uses. Lands identified for employment land conversion will require comprehensive studies to:

- Determine the appropriate land use designation and supporting policy framework
- Assess the appropriate mix of uses, densities, infrastructure requirements, and urban design considerations
- Evaluate site context, land use compatibility, and potential impacts on surrounding employment areas

This approach has consistently been part of the City's planning process, and staff have communicated to applicants that additional review and studies would be required to determine appropriate land use designations and supporting policies.

The employment land conversion requests submitted were not subject to the same requirements or level of review as a typical development application. The requests were not circulated to the internal departments, external agencies or members of the public that would typically be engaged through the development application review process, and neither were applicants required to submit the supporting technical studies. The employment land conversion requests that were submitted varied widely in detail as some consisted of a brief email request while others included supplementary information. For this reason, these requests should not be considered as having been fully assessed.

Lands approved for employment land conversion must submit a site-specific Official Plan Amendment for Council's consideration. This process enables the staff to evaluate proposals in detail, ensure alignment with broader planning objectives, and protect the long-term viability of the City of Vaughan's employment lands. It also helps maintain policy consistency, prevent destabilization of surrounding areas, and support coordinated growth management.

Conclusion

Appendix 1 and Schedule 13 identifies approved employment land conversions. Any future consideration of non-employment uses will need to follow the City's formal planning process, including a site-specific Official Plan Amendment supported by appropriate studies and consultation. This ensures alignment with provincial and regional policy frameworks and supports the City's commitment to coordinated, complete, and well-planned communities. Staff will continue to assist Council in implementing this process and advancing the City's long-range planning objectives.

For more information, contact Fausto Filipetto, Senior Manager, Policy Planning ext. 8699.

Respectfully submitted by,

A handwritten signature in black ink, appearing to read 'V. Musacchio', written over a horizontal line.

Vince Musacchio, Interim Deputy City Manager,
Planning, Growth Management and Housing Delivery

Attachments

1. Employment Land Conversion Chart

Employment Land Conversion Chart (Map below)

| ID | Address | Nature of Request | Applicant / Owner | Staff Recommendation | Vaughan Council Recommendation May 27, 2020 | York Region Council Recommendation Oct 22, 2020 | Applications |
|----|--|---|-------------------------------------|--|---|---|---|
| 1 | 45, 65, 85, 115 Bowes Road and 1950 and 1970 Highway 7 | A request to re-designate lands from "Employment Commercial Mixed-Use" to "Mixed-Use Commercial/Residential". | Brookvalley Project Management Inc. | Support the conversion of lands identified within Deferral Area A in VOP 2010 to continue to pursue a GO station at this location through the Concord GO Mobility Hub Study. | Support Conversion Approved Staff Recommendation | Support Conversion Approved Staff Recommendation | Previous Applications: 1970 Highway 7 - DA.17.070 -DA.23.013 No active applications |
| 2 | 11421 Weston Road; Part of Lot 30, Concession 5 | A request to re-designate lands to allow mixed-use permissions (including residential use) beyond employment uses permitted by the City of Vaughan OPA 637. | Western Point Builders Inc. | Withdrawn. | Committee – Approved Staff Recommendation | Withdrawn | Ongoing applications: -OP.22.020 -Z.22.041 -19T-22V015 To facilitate 1 mixed use employment/commercial Block and 1 employment use Block |
| 3 | 233 Four Valley Drive and 1040-1080 Edgeley Boulevard | A request to re-designate employment land to support mixed-use development on site, including residential. | Typhon Group | Do not support the request for conversion. | Approved Conversion (staff opposed conversion) | Approved Conversion (staff opposed conversion) | No active applications |

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| 4 | 11, 27 and 37 Jacob Keefer Parkway | A request to permit residential use on the subject lands currently designated as "Employment Commercial Mixed-use" in the 2010 Vaughan Official Plan. | Robvit Developments Inc. / Alvit Developments Inc. | Do not support the request for conversion. | Approved Conversion (staff opposed conversion) | Approved Conversion (staff opposed conversion) | Previous Applications: -DA.19.033 |
| 5 | 7625 Martin Grove Road and 211 Woodstream Boulevard | A request to re-designate lands from employment uses to mid-rise mixed-use. | 716051 Ontario Limited & 1214420 Ontario Limited | Do not support the request for conversion. | Approved Conversion (staff opposed conversion) | Approved Conversion (staff opposed conversion) | Ongoing applications: -OP.24.016 -Z.24.040 -19T-24V011 To facilitate a 7 building, 9 tower mid to high rise mixed-use development, consisting of boutique style auto showrooms and community retail on the ground floor with residential apartment units above. |
| 6 | 661 and 681 Chrislea Road | A request to re-designate subject lands from Employment use to High-Rise Mixed Use. | Battcorp Holdings (Vaughan) Ltd. (Battista) | Do not support the request for conversion. | Not Approve Conversion Approved Staff recommendation | Approved Conversion (staff opposed conversion) | Ongoing applications: -Z.23.020 -OP.23.011 Facilitating 4 residential tower (two at 35 storeys and two at 32 storeys) split between two 4 storey podiums that includes 1,4888 residential units and at grade commercial uses |

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| 7 | Lots 26 to 35, Vaughan Concession 5 & Lot 1, King Concession 5 (3440 Kirby Road and 11720 Jane Street) | A request to re-designate the subject lands from employment to residential uses. | Vaughan 400 North Landowners Group Inc. | Do not support the request for conversion. | Approved Conversion (staff opposed conversion) | Approved Conversion (staff opposed conversion) | No active applications |
| 8 | 8083 Jane Street | A request to re-designate lands from "Prestige and General Employment" to high density residential, office and commercial uses. | Chris Barnett | Do not support the request for conversion. | Not Approve Conversion Approved Staff recommendation | Not Approve Conversion Approved Staff recommendation | Ongoing application: -OP.23.010 -Z.23.019 To permit the inclusion of residential units (previously CIHA.23.001) |
| 9 | 8821 Weston Road | A request to re-designate subject lands from "Prestige Employment" to "Employment Commercial – Mixed use". | Kevin Bechard (Weston Consulting) / Andrew Zappone | Do not support the request for conversion. | Not Approve Conversion Approved Staff recommendation | Not Approve Conversion Approved Staff recommendation | No active applications |

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| 10 | Part of Lot 14 and 15, Concession 5 | A request to re-designate the subject lands from employment to residential/mixeduses. | Vaughan Mills Mixed Use Centre Landowners Group | Do not support the request for conversion. | Not Approve Conversion Approved Staff recommendation | Not Approve Conversion Approved Staff recommendation | No active applications |
| 11 | 6241 Rutherford Road | A request to convert employment lands from the current "Prestige Employment" designation to facilitate the development of a banquet hall. | Di Poce Management Limited | Do not support the request for conversion. | Approved Conversion (staff Conversion not required) | Approved Conversion (staff Conversion not required) | No active applications |
| 12 | 2739 Highway 7 | A request to convert employment lands to allow residential uses | 2276771 Ontario Inc | Do not support the request for conversion | Not Approve Conversion Approved Staff recommendation | Not Approve Conversion Approved Staff recommendation | Ongoing application: -Z.24.028 Application to recognize existing outside storage of vehicles on gravel lot |

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| 13 | 2267 Highway 7 and 7700 Keele Street | A request to convert employment lands to permit residential uses. | Humphries Planning Group | Do not support the request for conversion | Approved Conversion (staff opposed conversion) | Approved Conversion (staff opposed conversion) | <p>Previous application: - DA.15.021 -DA.11.112 -DA.17.026 -DA.15.044</p> <p>Ongoing application: -OP.22.008 -19T-22V002 -Z.22.015</p> <p>Facilitating 8 new mixed use buildings ranging in height from 6-60 storeys</p> |
| 14 | 156 Chrislea Road and 15 Jevlan Drive | A request to allow greater flexibility in the permitted uses including more retail and service commercial type uses. | FDF Investments Ltd and Playacor Holdings Ltd. | Do not support the request for conversion. | <p>Not Approve Conversion</p> <p>Approved Staff recommendation</p> | <p>Not Approve Conversion</p> <p>Approved Staff recommendation</p> | <p>Previous application: -Z.19.012 -OP.19.004</p> <p>Ongoing application: -Z.16.048 -OP.16.011</p> <p>Redesignates the lands from general employment to employment commercial mixed use and amend the existing zone to include retail and service commercial uses</p> |

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| 15 | 201 Millway Avenue | A request to re-designate lands from "Prestige Employment" to include employment, commercial and residential mixed uses. | John Zipay and Associates | Do not support the request for conversion. | Approved Conversion (staff opposed conversion) | Approved Conversion (staff opposed conversion) | Ongoing application: -OP.23.006 Proposes 4 high-rise residential mixed-use towers in 3 separate buildings with building height ranging from 30-45 stores |
| 16 | 163 and 175 Bowes Road | A request to convert the subject employment lands to permit residential and commercial uses. | Weston Consulting | Support the conversion of lands identified within Deferral Area A in Vaughan Official Plan 2010 to allow the City to continue to pursue a GO station at this location through the Concord GO Mobility Hub Study. | Approved Conversion (staff supported) and added remainder of lands for conversion (staff opposed) | Partial Conversion only Different versus Vaughan Council recommendation Approved Staff recommendation | No active applications |
| 17 | 4600 Steeles Ave West | A request to re-designate "Employment Commercial Mixed Use" lands to facilitate mixed use development on site. | MHBC | Support the request for conversion. | Approved Conversion Approved Staff Recommendation | Approved Conversion Approved Staff Recommendation | No active applications |

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| 18 | 7777 Keele St and 2160-2180 Highway 7 | A request to convert the subject employment lands to permit residential and commercial uses. | MHBC | Do not support the request for conversion | Approved Conversion (staff opposed conversion) | Approved Conversion (staff opposed conversion) | Ongoing Applications: 2160-2180 Highway 7 -19T-23V002 -DA.23.018 To permit one high-rise mixed-use building (40-storeys) with 413m2 of retail on the ground floor and one high-rise residential building (39-storeys), connected by a two-storey podium, located within the southeast quadrant. |
| 19 | 31 Jevlan Drive and 172 Chrislea Road | A request to broaden land permission to allow for a greater range of development opportunities on the subject lands. | Glen Schnarr & Associates Inc. | Do not support the request for conversion. | Not Approve Conversion Approved Staff recommendation | Not Approve Conversion Approved Staff recommendation | No active applications |

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| 20 | 7171 Jane Street | Request that lands be re-designated from their current employment designation to a mixed-use designation permitting higher density residential and commercial uses. | Stellarbridge Management Inc. | Do not support the request for conversion. | Not Approve Conversion Approved Staff recommendation | Not Approve Conversion Approved Staff recommendation | Previous Applications: - DA.11.052 - Z.16.034 |
| 21 | 140 Doughton Road | Request to convert the subject lands from "General Employment" to "Station Precinct" and include the subject property in the Vaughan Metropolitan Centre Secondary Plan boundary. | Weston Consulting | Support the request for conversion. | Approved Conversion Approved Staff recommendation | Approved Conversion Approved Staff recommendation | Ongoing Applications: -Z.23.004 Proposed 4 residential towers and 1mixed-use tower ranging in heights from 24-30 storeys. -OP.23.002 Proposed a mixed-use redevelopment of the lands which include residential condominium dwellings, rental apartment dwellings, offices and hotel uses. |
| 22 | 676 to 696 Westburne Drive | To redesignate the lands to allow for mixed used high density residential. | KLM | Do not support the request for conversion. | Approved Conversion (staff opposed conversion) | Approved Conversion (staff opposed conversion) | No active applications. |

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| 23 | 2780 Highway 7 | To redesignate the lands from "Employment Commercial Mixed Use" to allow residential uses. | Evans Planning Inc. | Do not support the request for conversion. | Not Approve Conversion Approved Staff recommendation | Not Approve Conversion Approved Staff recommendation | No active applications. |
| 24 | 705 Applewood Crescent, 200, 207 & 225 Edgeley Boulevard, 10, 11, 38 & 27 Buttermilk Avenue and 190 Millway Avenue | To redesignate the lands to create a mixeduse transitional area from the Vaughan Metropolitan Centre. | MGP | Do not support the request for conversion. | Approved Conversion (staff opposed conversion) | Approved Conversion (staff opposed conversion) | Previous Applications 705 Applewood Crecent -DA.14.096 Ongoing Applications: 10 Buttermilk Ave - Z.24.029 To update the existing site-specific exceptions and a temporary zoning by-law amendment to permit interim commercial uses |
| 25 | Part of Lots 4 and 5, Concession 9, South of Highway 7 (Adjacent) between Huntington Road and Highway 427 | To redesignate the lands to allow for mixed-use high-density/residential development. | KLM Planning Partners | Do not support the request for conversion. | Approved Conversion (staff opposed conversion) | Approved Conversion (staff opposed conversion) | Ongoing Application: -DA.23.049 Westward expansion to existing and under construction industrial building. |

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| 26 | 2104 Highway 7 | To redesignate the subject lands to allow for a more diverse mix of land uses. | Weston Consulting | Do not support the request for conversion. | Approved Conversion (staff opposed conversion) | Approved Conversion (staff opposed conversion) | No active applications. |
| 27 | 80, 82 and 220 Doney Crescent | To consider the entire area north of Doney Crescent south of Highway 7 and west of Keele Street to be included in the conversion. | Doney 80 Corp and Doney Hill Holdings | Do not support the request for conversion. | Not Approve Conversion Approved Staff recommendation | Not Approve Conversion Approved Staff recommendation | No active applications. |
| 28 | 130 Doughton Road | To redesignate the lands to a "Station Precinct Designation" to permit residential and major retail uses. | KLM Planning Partners | Support the request for conversion. | Approved Conversion Approved Staff recommendation | Approved Conversion Approved Staff recommendation | Ongoing Applications: Z.23.012 OP.23.007 To facilitate the development of 2 high-rise residential towers |
| 29 | 7250 Keele Street | To redesignate the lands to permit greater retail uses on the property. | Weston Consulting | Do not support the request for conversion. | Not Approve Conversion Approved Staff recommendation | Not Approve Conversion Approved Staff recommendation | Previous applications: DA.12.008 19CDM-15V002 |

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| 30 | 20 Roysun Road | To redesignate the lands to allow a more diverse mix of land uses including residential. | Weston Consulting | Do not support the request for conversion. | Approved Conversion (staff opposed conversion) | Approved Conversion (staff opposed conversion) | <p>Previous applications: Z.21.056 OP.21.027</p> <p>Ongoing application: DA.24.029</p> <p>Proposes 2 residential towers, 10 and 12-storeys in height located atop six 6 storey podium. Proposes 245 apartment residential dwelling units.</p> |

