

**STAFF RECOMMENDATIONS FOR EACH REQUEST**

ID	Applicant	Address
1	Brookvalley Project Management Inc.	45, 65, 85, 115 Bowes Road and 1950 and 1970 Highway 7

**Location**

The subject property is bounded by Highway 7 to the south and Bowes Road to the west.

**Request**

To re-designate lands from "Employment Commercial Mixed-Use" to "Mixed-Use Commercial/Residential".

**Staff Recommendation**

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.

**Staff Comment**

- The City is currently undertaking a Mobility Hub Study for this area to support the case for the corporate priority of attracting a GO station. The supporting studies undertaken through the Mobility Hub Study will determine the appropriate land uses.
- The lands are currently within Deferral Area A as identified in the Concord Go Centre Secondary Plan, Volume 2 of Vaughan Official Plan 2010.
- The lands form part of a logical planning unit identified by the Concord Go Centre Secondary Plan that is currently being planned.

ID	Applicant	Address
2	Western Point Builders Inc.	11421 Weston Road; Part of Lot 30, Concession 5

#### Location

The subject property is located in the southeast quadrant of Kirby Road and Weston Road.

#### Request

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.

WITHDRAWN.

#### Staff Recommendation

Not applicable.



#### Staff Comment

Not applicable.

ID	Applicant	Address
3	Typhon Group	233 Four Valley Drive and 1040-1080 Edgeley Boulevard

#### Location

The property is located in the southeast quadrant of Bass Pro Mills Drive and Edgeley Boulevard.

#### Request

A request to re-designate employment land to support mixed-use development on site, including residential.

#### Staff Recommendation

Do not support the request for conversion.



#### Staff Comment

- The site is part of a larger employment area.
- The site has strong potential as employment lands.
- The lands are located in proximity to the Highway 400 which provides a further level of incompatibility with sensitive uses.
- The conversion would introduce sensitive uses to an area that is predominated by uses that are incompatible with sensitive uses.
- A conversion at this site will potentially create expectations of further conversions in the area.
- The land is located in an area that is deficient in the appropriate ambience and services. The land does not have sidewalks, parks, schools or community facilities.
- The conversion would constitute an unplanned expansion of a defined secondary plan area. The land is outside the Vaughan Mills Centre Secondary Plan area.



ID	Applicant	Address
4	Robvit Developments Inc.	11, 27 and 37 Jacob Keefer Parkway

#### Location

The subject property is located at the southeast corner of Rutherford Road and Jacob Keefer Parkway.

#### Request

A request to permit residential use on the subject lands currently designated as "Employment Commercial Mixed-Use" in the 2010 Vaughan Official Plan.

#### Staff Recommendation

Do not support the request for conversion.



#### Staff Comment

- The site is bounded on three sides by industrial uses. As per the Region's Criteria, the approval of the request may destabilize or adversely affect current or future viability and/or identity of the employment area.
- The conversion will potentially prejudice the future of the current uses and create expectations of further conversion.
- The site has strong potential as employment lands. The surrounding employment area would require a Mobility Hub Study centred on the Rutherford GO Station, which could be identified in a future Municipal Comprehensive Review.



ID	Applicant	Address
5	716051 Ontario Limited & 1214420 Ontario Limited	7625 Martin Grove Road and 211 Woodstream Boulevard

#### Location

The subject property is located south of Highway 7, east of Martin Grove Road on the north and south sides of Woodstream Boulevard.

#### Request

A request to re-designate lands from employment uses to mid-rise mixed-use.

#### Staff Recommendation

Do not support the request for conversion.



#### Staff Comment

- The larger employment planning unit, of which the site is a part, is not being examined for other uses. A conversion would constitute piecemeal planning.
- The site is almost entirely bounded by employment uses (with institutional uses to the south). The requested conversion is located in an area where its approval would constitute piece-meal planning and will potentially prejudice the future of the current uses and create expectations of further conversion.
- The site has strong potential as employment lands.
- The requested conversion would introduce of sensitive uses to an area that is predominated by uses that are incompatible with sensitive uses.

ID	Applicant	Address
6	Battcorp Holdings (Vaughan) Ltd.	661 and 681 Chrislea Road

#### Location

The subject property is located in the southwest quadrant of Langstaff Road and Highway 400.

#### Request

A request to re-designate subject lands from Employment use to High-Rise Mixed Use.

#### Staff Recommendation

Do not support the request for conversion.



#### Staff Comment

- The site is almost entirely surrounded by industrial uses. Permitting non-employment uses can potentially introduce compatibility issues with surrounding employment uses.
- The site is located in proximity to the Highway 400 and abuts a ramp to the highway which provides a further level of incompatibility with sensitive uses.
- The site is located in an area where its approval would constitute piece-meal planning and will potentially prejudice the future of the current uses and create expectations of further conversion. As per the Region's Criteria, the approval of the request may destabilize or adversely affect current or future viability and/or identity of the employment area.
- The site is considered as a viable functioning employment land.
- The site is located in an area that is deficient in the appropriate ambience and services. The land does not have sidewalks, parks, schools or community facilities.

ID	Applicant	Address
7	Vaughan 400 North Landowners Group Inc.	3440 Kirby Road and 11720 Jane Street

#### Location

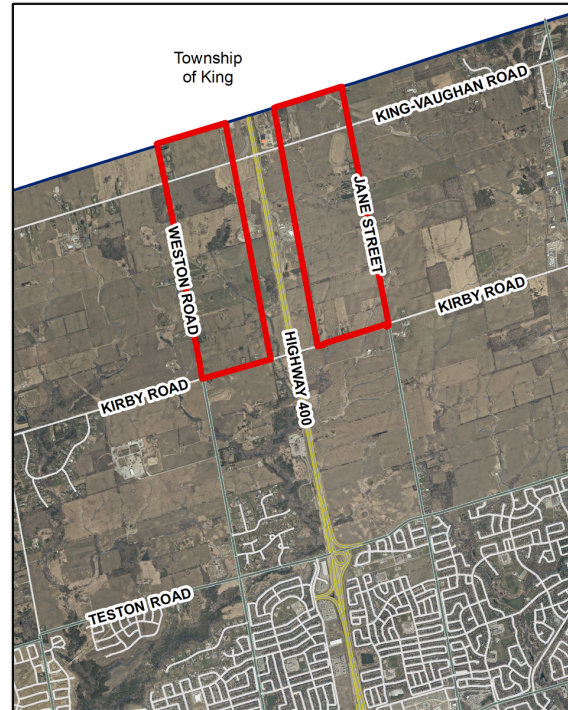
The subject lands are located on the east and west sides of Highway 400.

#### Request

A request to re-designate the subject lands from employment to residential uses.

#### Staff Recommendation

Do not support the request for conversion.



#### Staff Comment

- The lands form part of Vaughan's 400 North Employment Area (known Regionally as ROPA 52). As per the Region's Criteria, employment areas within ROPA 52 will not be considered for conversion as the lands were brought into the urban boundary to accommodate employment growth to 2031 and have not yet had the opportunity to properly develop due to servicing constraints.
- The lands are 291 hectares of prime employment land and represent some of the largest vacant employment lands in the Region. As per the Region's Criteria, conversion of a site that is 10 hectares or greater would compromise the Region's and the City's supply of large sized employment area sites and limit the range of potential employment uses within the City (i.e. manufacturing, warehousing, distribution).
- The lands have access to and are located in proximity to the Highway 400 which provides a further level of incompatibility with sensitive uses. The site is also adjacent to a potential interchange between Highway 400 and the GTA West Corridor.



ID	Applicant	Address
8	Chris Barnett	8083 Jane Street

#### Location

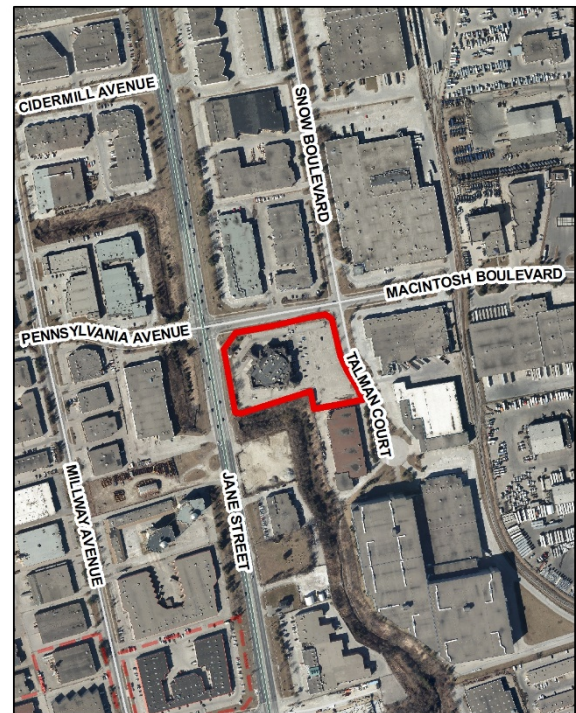
The subject lands are located at the southeast corner of Jane Street and Macintosh Boulevard.

#### Request

To re-designate lands from “Prestige and General Employment” to high density residential, office, and commercial uses.

#### Staff Recommendation

Do not support the request for conversion.



#### Staff Comment

- The land is entirely surrounded by employment uses. As per the Region’s Criteria, and employment area will not be considered for conversion if the entire perimeter of the site is surrounded by employment uses. Permitting non-employment uses can potentially introduce compatibility issues with surrounding employment uses.
- The lands form part of a logical employment planning unit.
- As identified in previous reports to Council, Jane Street requires a comprehensive review through a corridor study.

ID	Applicant/Agent	Address
9	Andrew Zappone/Kevin Bechard	8821 Weston Road

#### Location

The subject lands are located south of Rutherford Road, north of Langstaff Road, on the east side of Weston Road and west of Highway 400.

#### Request

A request to re-designate the subject lands from “Prestige Employment” to “Employment Commercial – Mixed Use”.

#### Staff Recommendation

Do not support the request for conversion.



#### Staff Comment

- The request received by the applicant proposes changing the designation of the site to “Employment Commercial – Mixed Use”. Staff opinion is that a conversion is not required because the “Employment Commercial – Mixed Use” designation is considered an employment land designation.
- This is a site-specific request that can proceed through the regular development review process.

ID	Applicant	Address
10	Vaughan Mills Mixed Use Centres Landowners Group	Part of Lot 14 and 15, Concession 5 (Anland)

#### Location

The subject property is located in the southeast quadrant of Rutherford Road and Weston Road

#### Request

A request to re-designate the subject lands from employment to residential/ mixed-uses.

#### Staff Recommendation

Do not support the request for conversion.



#### Staff Comment

- The lands represent 39 hectares of prime employment land. As per the Region's Criteria, conversion of a site that is 10 hectares or greater would compromise the Region's and the City's supply of large sized employment area sites and limit the range of potential employment uses within the City (i.e. manufacturing, warehousing, distribution).
- The site has strong potential as employment lands.
- The lands have access to and are located in proximity to the Highway 400 which provides a further level of incompatibility with sensitive uses.



ID	Applicant	Address
11	Di Poce Management Limited	6241 Rutherford Road

#### Location

The subject property is located on the south side of Rutherford Road, to the west of Highway 27.

#### Request

A request to convert employment lands from the current “Prestige Employment” designation to facilitate the development of a banquet hall.

#### Staff Recommendation

Do not support the request for conversion.



#### Staff Comment

- The site is entirely surrounded by employment uses. As per the Region’s Criteria, an employment area will not be considered for conversion if the entire perimeter of the site is surrounded by employment uses. Permitting non-employment uses can potentially introduce compatibility issues with surrounding employment uses.
- The site should be maintained as employment. There may be opportunity through the Region’s review of their employment policy framework to identify more permissive employment uses.

ID	Applicant	Address
12	N/A	2739 Highway 7

#### Location

The subject lands are bounded by Highway 7 to the north and Costa Road to east.

#### Request

To convert employment lands to allow residential uses.

#### Staff Recommendation

Do not support the request for conversion.



#### Staff Comment

- The land is entirely surrounded by employment uses. As per the Region's Criteria, a site will not be considered for conversion if the entire perimeter of the site is surrounded by employment uses. Permitting non-employment uses can potentially introduce compatibility issues with surrounding employment uses.
- The requested conversion would introduce sensitive uses to an area that is predominated by uses that are incompatible with sensitive uses.
- The land is in proximity to the Vaughan Metropolitan Centre Secondary Plan area. The conversion would constitute an unplanned expansion of a defined secondary plan area.

ID	Applicant	Address
13	Humphries Planning Group	2267 Highway 7 and 7700 Keele Street

#### Location

The subject lands are bounded by Highway 7 to the north and Keele Street to the east.

#### Request

To convert employment lands to permit residential uses.

#### Staff Recommendation

Do not support the request for conversion.



#### Staff Comment

- A conversion at this location would set a precedent for further conversion requests in the surrounding stable employment area of which it is part. The employment uses are in proximity to the CN MacMillan Rail Yard. As per the Region's Criteria, the approval of the request may destabilize or adversely affect current or future viability and/or identity of the employment area.
- The lands form part of a logical employment planning unit.
- This land is not an appropriate place to put a community. This area is deficient in services and amenities that would be required to create a livable and attractive environment for residents - it is currently an isolated area; future residents would not have access to community facilities or amenities.
- Highway 7 to the north and Keele Street to the east are solid boundaries that separate the heavy employment uses surrounding the site from the adjacent residential uses to the east (the Concord West Community).
- A conversion at this location introduces compatibility issues in proximity to the CN rail yard. CN will likely object to this request.
- The site is part of an MTSA (Keele BRT Station, MTSA 14) area that serves an important function of providing transit to an employment area.
- Current permissions in VOP 2010 already meet and exceed MTSA density objectives.
- See Analysis and Options subsection of this report titled "Keele Street/Highway 7".



ID	Applicant	Address
14	FDF Investments Ltd and Playacor Holdings Ltd.	156 Chrislea Road and 15 Jevlan Drive

#### Location

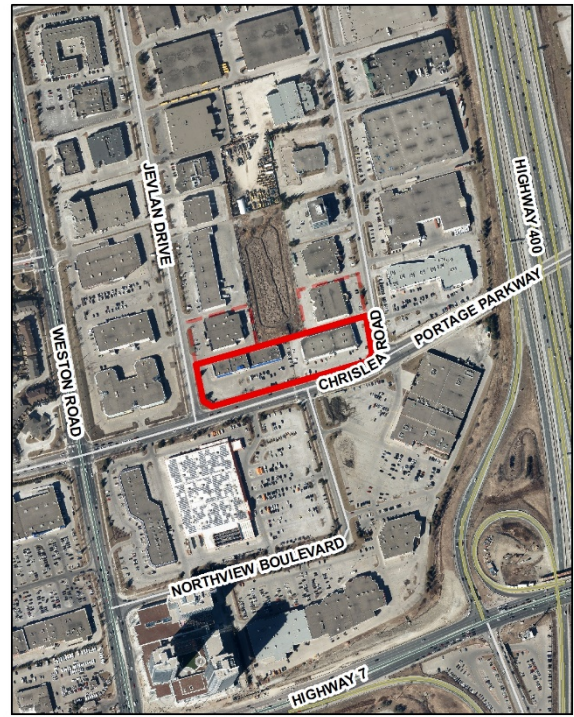
The subject property is bounded by Jevlan drive to the west, Chrislea Road to the south and east.

#### Request

A request to allow greater flexibility in the permitted uses including more retail and service commercial type uses.

#### Staff Recommendation

Do not support the request for conversion.



#### Staff Comment

- Staff opinion is that a conversion is not required because the “Employment Commercial Mixed-Use” designation is considered an employment land designation.
- This is a site-specific request that can proceed through the regular development review process.

ID	Applicant	Address
15	John Zipay and Associates	201 Millway Avenue

#### Location

The subject lands are located at the northwest corner of Portage Parkway and Jane Street.

#### Request

To re-designate lands from “Prestige Employment” to include employment, commercial and residential mixed uses.

#### Staff Recommendation

Do not support the request for conversion.



#### Staff Comment

See Analysis and Options subsection of this report titled “Adjacent to the VMC – North side of Portage Parkway between Jane Street and Applewood Crescent, Conversion of land is not supported”.

ID	Applicant	Address
16	Weston Consulting	163 and 175 Bowes Road

#### Location

Located southeast of Oster Lane and Bowes Road.

#### Request

To convert the subject employment lands to permit residential and commercial uses.

#### Staff Recommendation

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 .



#### Staff Comment

- The subject lands are partially within Deferral Area A in the Concord GO Centre Secondary Plan, Volume 2 of Vaughan Official Plan 2010, as identified by York Region.
- The City is currently undertaking the Concord GO Mobility Hub Study (MHS) to determine the future land uses within the study area.
- The portion of the lands outside the Concord GO MHS should remain employment lands.
- The underlying studies that support the MHS will determine the appropriate land uses. The “market-based approach” to the delivery of the station is currently being explored. The study will include the accommodation of the GO station and its infrastructure to inform the future Transit Project Assessment.
- The lands form part of a logical planning unit which is currently part of a developing Secondary Plan study.



ID	Applicant	Address
17	MHBC	4600 Steeles Avenue West

#### Location

The subject property is at the northeast corner of Islington and Steeles Avenue

#### Request

A request to re-designate "Employment Commercial Mixed Use" lands to facilitate mixed use development on site.

#### Staff Recommendation

Support the request for conversion.



#### Staff Comment

- The request is supportable based on Regional and local criteria.
- The area forms a logical planning unit; the site is surrounded by residential areas, with the rail corridor forming a logical border to the employment area east of the request.
- The site is a logical extension of compatible residential uses to the west and south.

ID	Applicant	Address
18	MHBC	7777 Keele St and 2160-2180 Highway 7

#### Location

Located north of and fronting onto Highway 7 between Keele Street and Bowes Road.

#### Request

To convert the subject employment lands to permit residential and commercial uses.

#### Staff Recommendation

Do not support the request for conversion.



#### Staff Comment

- The lands form part of a logical employment planning unit.
- The conversion is located in an area where its approval would constitute piece-meal planning and will potentially prejudice the future of the current uses and create expectations of further conversion. As per the Region's Criteria, the approval of the request may destabilize or adversely affect the current or future viability and/or identity of the employment area.
- The location of the subject lands is deficient in amenities and isolated as a potential community.
- The site is located on the edge of an established large employment area and is almost entirely surrounded by employment uses. Permitting non-employment uses can potentially introduce compatibility issues with surrounding employment uses.
- The subject lands are adjacent to major industrial uses and in proximity the CN MacMillan Rail Yards.
- The site is part of an MTSA (Keele BRT Station, MTSA 14) area that serves an important function of providing transit to an employment area.
- Current permissions in VOP 2010 already meet and exceed MTSA density objectives.
- Highway 7 is a logical boundary between the closest residential area, Concord West to the south, and the broader employment area that the subject lands are a part of.
- The conversion would constitute an unplanned expansion of a defined secondary plan area.
- See Analysis and Options subsection of this report titled "Keele Street/Highway 7".

ID	Applicant	Address
19	Glen Schnarr & Associates Inc.	31 Jevlan Drive and 172 Chrislea Road

#### Location

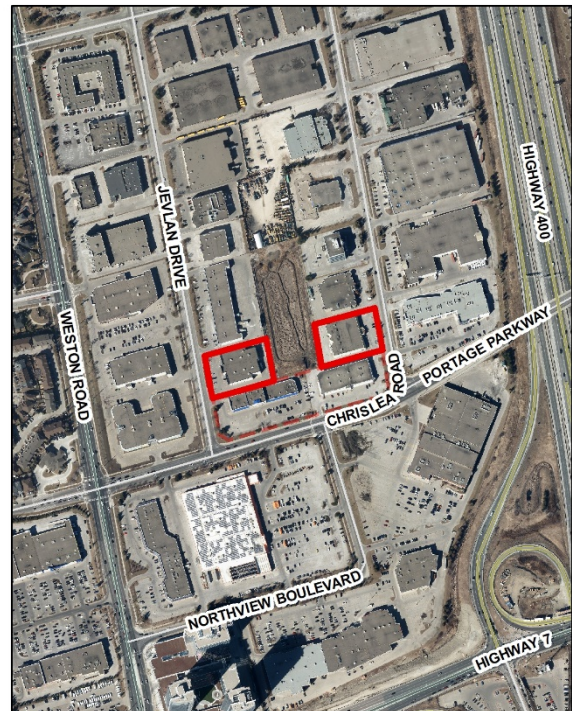
The subject lands are located on the north of Chrislea Road, south of Carlauren Road, east of Jevlan drive and west of Chrislea Road.

#### Request

A request to broaden land permission to allow for a greater range of development opportunities on the subject lands.

#### Staff Recommendation

Do not support the request for conversion.



#### Staff Comment

- Staff opinion is that a conversion is not required because the “Employment Commercial Mixed-Use” designation is considered an employment land designation.
- This is a site-specific request that can proceed through the regular development review process.



ID	Applicant	Address
20	Stellarbridge Management Inc.	7171 Jane Street

#### Location

The subject property is located on the east side of Jane Street and south of Highway 407.

#### Request

Request that lands be re-designated from their current employment designation to a mixed-use designation permitting higher density residential and commercial uses.

#### Staff Recommendation

Do not support the request for conversion.



#### Staff Comment

- There is a health and safety hazard with large scale residential development on a single road access site. Furthermore, there is increased risk for this site as it is adjacent to a major rail line that conveys significant amount of hazardous goods at grade.
- The land is entirely surrounded by employment uses. As per the Region's Criteria, an employment area will not be considered for conversion if the entire perimeter of the site is surrounded by employment uses. Permitting non-employment uses can potentially introduce compatibility issues with surrounding employment uses.
- The lands are adjacent to employment uses (including a large recycling facility) and in proximity to the Highway 407, the CN MacMillan Rail Yard and a major east-west rail corridor with a high volume of rail traffic which provides a further level of incompatibility with sensitive uses.
- The land is located in an area that is deficient in the appropriate ambience and services. Community facilities and amenities are over 1 kilometre away from the subject lands.
- The site has strong potential as employment lands.
- Vehicle access to the site is by a right-in/right-out and would likely not receive signalized access due to proximity to other signalized intersections.

ID	Applicant	Address
21	Weston Consulting	140 Doughton Road

#### Location

The subject property is located south of Highway 7 between Maplecrete Road and Creditstone Road.

#### Request

Convert the subject lands from “General Employment” to “Station Precinct” and include the subject property in the Vaughan Metropolitan Centre Secondary Plan boundary.

#### Staff Recommendation

Support the request for conversion.



#### Staff Comment

- The request is supportable based on Regional and local criteria.
- See Analysis and Options subsection of this report titled “Adjacent to the VMC – South of Highway 7, east of Maplecrete Road and west of Creditstone Road, Conversion of lands is supported”.

ID	Applicant	Address
22	KLM	676 to 696 Westburne Drive

#### Location

The subject property is located west of Westburne Drive and south of Rutherford Road.

#### Request

To redesignate the lands to allow for mixed used high density residential.

#### Staff Recommendation

Do not support the request for conversion.



#### Staff Comment

- The land is entirely surrounded by industrial uses. As per the Region's Criteria, an employment area will not be considered for conversion if the entire perimeter of the site is surrounded by employment uses as permitting non-employment uses can potentially introduce compatibility issues with surrounding employment uses.
- The requested conversion would introduce sensitive uses to an area that is predominated by uses that are incompatible with sensitive uses.
- A conversion will potentially prejudice the future of the current uses and create expectations of further conversion. As per the Region's Criteria, the approval of the request may destabilize or adversely affect the current or future viability and/or identity of the employment area.
- The lands form part of a logical employment planning unit.
- The site will require a Mobility Hub Study centred on the Rutherford GO Station which could be identified in a future Municipal Comprehensive Review.



ID	Applicant	Address
23	Evans Planning Inc.	2780 Highway 7

#### Location

The subject property is located on the northeast corner of Highway 7 and Creditstone Road

#### Request

To redesignate the lands from “Employment Commercial Mixed Use” to allow residential uses.

#### Staff Recommendation

Do not support the request for conversion.



#### Staff Comment

- The site is located at the entrance of a cul-de-sac that leads to a Regional waste dump facility. The lands are within 800 metres of the CN MacMillan Rail Yard which provides a further level of incompatibility with sensitive uses.
- The requested conversion is located in an area where its approval would constitute piece-meal planning and will potentially prejudice the future of the current uses and create expectations of further conversion. As per the Region’s Criteria, the approval of the request may destabilize or adversely affect the current or future viability and/or identity of the employment area.
- The request is part of a logical planning unit.
- The land is outside of and adjacent to the Vaughan Metropolitan Centre Secondary Plan area. The conversion would constitute an unplanned expansion of a defined secondary plan area.

ID	Applicant	Address
24	MGP	705 Applewood Crescent, 200, 207 & 225 Edgeley Boulevard, 10, 11, 38 & 27 Buttermilk Avenue and 190 Millway Avenue

#### Location

The subject property is north of Portage Parkway and west of Jane Street ("Portage Lands").

#### Request

To redesignate the lands to create a mixed-use transitional area from the Vaughan Metropolitan Centre.

#### Staff Recommendation

Do not support the request for conversion.



#### Staff Comment

See Analysis and Options subsection of this report titled "Adjacent to the VMC – North side of Portage Parkway between Jane Street and Applewood Crescent, Conversion of land is not supported".

ID	Applicant	Address
25	KLM Planning Partners	Part of Lots 4 and 5, Concession 9, South of Highway 7 (Adjacent) between Huntington Road and Highway 427

#### Location

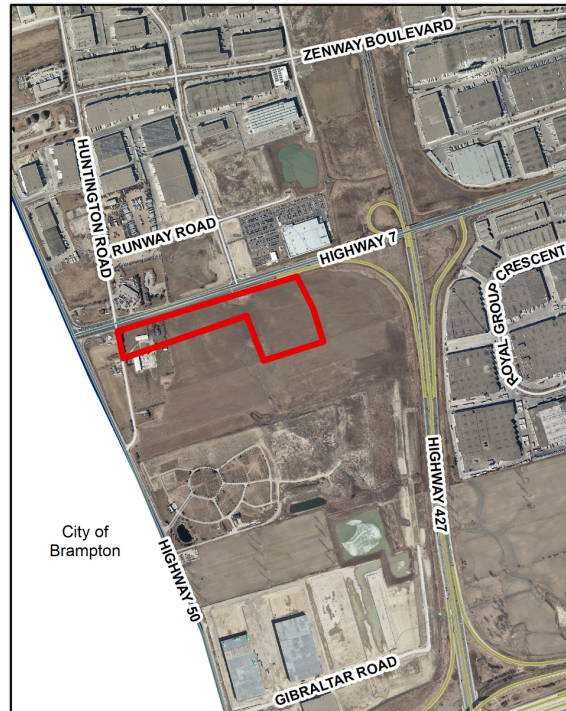
The subject property is located on the south side of Regional Road 7 and east of Huntington Road

#### Request

To redesignate the lands to allow for mixed-use high-density/residential development.

#### Staff Recommendation

Do not support the request for conversion.



#### Staff Comment

- There are no nearby communities. The closest residential area is 1 km away in Brampton.
- This site is one of the few remaining vacant employment lands with direct access to both Highway 7 and Highway 427 and is directly adjacent to Highway 427 with good visibility from the highway.
- The site is located in the centre of a larger employment area and would constitute the introduction of a sensitive use and result in compatibility issues in an area predominated by employment uses.
- The requested conversion is located in an area where its approval would constitute piece-meal planning and will potentially prejudice the future of the current uses and create expectations of further conversion. As per the Region's Criteria, the approval of the request may destabilize or adversely affect the current or future viability and/or identity of the employment area.
- The land is located in an area that is deficient in the appropriate ambience and services. The land does not have parks, schools or community facilities.
- The site has strong potential as employment lands. The site is one of the few remaining vacant employment lands in this employment area.



ID	Applicant	Address
26	Weston Consulting	2104 Highway 7

#### Location

The subject property is located on the north side of Highway 7, east of Keele Street and west of Bowes Road.

#### Request

To redesignate the subject lands to allow for a more diverse mix of land uses.

#### Staff Recommendation

Do not support the request for conversion.



#### Staff Comment

- The lands form part of a logical employment planning unit.
- The conversion is located in an area where its approval would constitute piece-meal planning and will potentially prejudice the future of the current uses and create expectations of further conversion. As per the Region's Criteria, the approval of the request may destabilize or adversely affect the current or future viability and/or identity of the employment area.
- The location of the subject lands is deficient in amenities and isolated as a potential community.
- The site is located on the edge of an established large employment area and is almost entirely surrounded by employment uses. Permitting non-employment uses can potentially introduce compatibility issues with surrounding employment uses.
- The subject lands are adjacent to major industrial uses and in proximity the CN MacMillan Rail Yards.
- The conversion would constitute an unplanned expansion of a defined secondary plan area.
- The site is part of an MTSA area that serves an important function of providing transit to an employment area.
- Current permissions in VOP 2010 already meet and exceed MTSA density objectives.
- Highway 7 is a logical boundary between the closest residential area, Concord West to the south, and the broader employment area of which the subject lands are a part.
- See Analysis and Options subsection of this report titled "Keele Street/Highway 7".

ID	Applicant	Address
27	Doney 80 Corp and Doney Hill Holdings	80, 82 and 220 Doney Crescent

#### Location

The subject property is located south of Highway 7 and west of Keele Street.

#### Request

To consider the entire area north of Doney Crescent south of Highway 7 and west of Keele Street to be included in the conversion

#### Staff Recommendation

Do not support the request for conversion.



#### Staff Comment

- A conversion at this site would set a precedent for further conversion requests in the surrounding stable employment areas in which the site is located. The site is in proximity to the CN MacMillan Rail Yard. As per the Region's Criteria, the approval of the request may destabilize or adversely affect the current or future viability and/or identity of the employment area.
- The lands form part of a logical employment planning unit.
- This land is not an appropriate place to put a community. This area is deficient in services and amenities that would be required to create a livable and attractive environment for residents. It is currently an isolated area. Future residents would not have access to community facilities or amenities.
- Highway 7 to the north and Keele Street to the east are solid boundaries that separate the heavy employment uses surrounding the site from the adjacent residential uses to the east (the Concord West Community).
- A conversion at this location introduces compatibility issues in proximity to the CN rail yard. CN will likely object to this request.
- See Analysis and Options subsection of this report titled "Keele Street/Highway 7".

ID	Applicant s	Address
28	KLM Planning Partners	130 Doughton Road

#### Location

The subject property is located to the south of Highway 7.

#### Request

To redesignate the lands to a “Station Precinct” Designation to permit residential and major retail uses.

#### Staff Recommendation

Support the request for conversion.



#### Staff Comment

- The request is supportable based on Regional and local criteria.
- See Analysis and Options subsection of this report titled “Adjacent to the VMC – South of Highway 7, east of Maplecrete Road and west of Creditstone Road, Conversion of lands is supported”.



ID	Applicant	Address
29	Weston Consulting	7250 Keele Street

#### Location

The subject property is located north of Highway 407

#### Request

To redesignate the lands to permit greater retail uses on the property.

#### Staff Recommendation

Do not support the request for conversion.



#### Staff Comment

- The land is entirely surrounded by employment uses. As per the Region's Criteria, and employment area will not be considered for conversion if the entire perimeter of the site is surrounded by employment uses. Permitting non-employment uses can potentially introduce compatibility issues with surrounding employment uses.
- The lands are near major industrial uses and in proximity to the CN MacMillan Rail Yard spur line which provides a further level of incompatibility with sensitive uses.
- The requested conversion will potentially prejudice the future of the current uses and create expectations of further conversion. As per the Region's Criteria, the approval of the request may destabilize or adversely affect the current or future viability and/or identity of the employment area.
- There is an opportunity for a limited expansion of permissions for retail.

ID	Applicant	Address
30	Weston Consulting	20 Roysun Road

#### Location

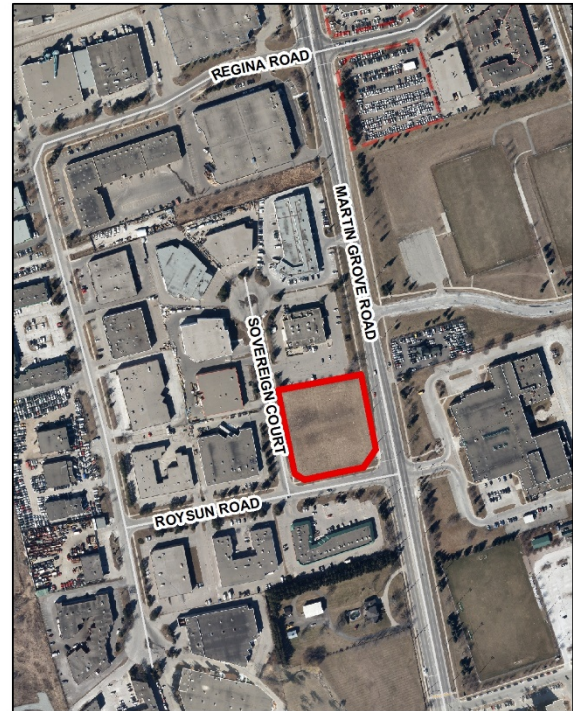
The subject property is located west of Martin Grove Road and south of Highway 7.

#### Request

To redesignate the lands to allow a more diverse mix of land uses including residential.

#### Staff Recommendation

Do not support the request for conversion.



#### Staff Comment

- The site is surrounded on three sides by stable employment uses and it is part of a larger employment area. It is a viable employment site with access to three roads. As per the Region's Criteria, the approval of the request may destabilize or adversely affect the current or future viability and/or identity of the employment area.
- The requested conversion would introduce sensitive uses to an area that is predominated by uses that are incompatible with sensitive uses.
- A conversion will potentially prejudice the future of the current uses and create expectations of further conversion.