

## **Appendix A1 – Staff Report SRPRS.20.117**

### **Extract from Council Meeting C#06-20 held February 26, 2020 Confirmatory By-law 24-20**

#### **13. Committee and Staff Reports**

##### **13.9 SRPRS.20.003 – York Region’s Municipal Comprehensive Review (Part 1): Requests for Employment Area Conversions**

Moved by: Councillor West  
Seconded by: Councillor Cilevitz

a) That staff report SRPRS.20.003 regarding York Region's Municipal Comprehensive Review (Part 1), Requests for Employment Area Conversions, be received;

b) That the Region consider staff report SRPRS.20.003 as local municipal input into the Region’s evaluation process, and that City Council advise the Region of the following:

- i) That City Council supports the conversion request submitted by Cedartrail Developments Inc. (refer to ID# 40.1 on Map 1 of staff report SRPRS.20.003), for the principle reasons set out in staff report SRPRS.20.003;
- ii) That City Council supports the conversion request submitted by Congio Enterprises Inc. (refer to ID# 41.1 on Map 1 of staff report SRPRS.20.003), for the principle reasons set out in staff report SRPRS.20.003;
- iii) That City Council does not support the conversion request submitted by Baif Developments Ltd. (refer to ID# 123 on Map 1 of staff report SRPRS.20.003), for the principle reasons set out in staff report SRPRS.20.003;
- iv) That City Council supports the proposed use expansion as requested by Toronto Montessori Schools and 1355314 Ontario Inc. (refer to IDs #72.1 and 73.1 on Map 1 of staff report SRPRS.20.003) but rather than facilitating the requested expansion through an employment lands conversion, staff work with the applicant to facilitate the applicant’s request through the best available alternative means;

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- v) That City Council supports the proposed permissions for automobile dealerships to locate on employment lands as requested by Orlando Corporation (refer to ID#88 on Map 1 of staff report SRPRS.20.003), however, staff recommend that rather than facilitating the request through an employment lands conversion, staff work with the applicant to facilitate the applicant's request through the best available alternative means;
  - vi) That City Council does not support the conversion request submitted by Upper City Corporation (refer to ID# 127 on Map 1 of staff report SRPRS.20.003), for the principle reasons set out in staff report SRPRS.20.003;
  - vii) That City Council supports the proposed permissions for automobile dealerships to locate on employment lands as requested by Richmond Hill Honda (non-geographic request), however, staff recommend that rather than facilitating the request through an employment lands conversion, staff work with the applicant to facilitate the applicant's request through the best available alternative means;
- c) That York Region be advised of Council's decision at its meeting on September 18, 2019 supporting a request for employment land conversion by Rice Commercial Group for 1577-1621 Major Mackenzie Drive East (refer to ID# 29.1 on Map 1 of staff report SRPRS.20.003);
- d) That in response to Items #1, #2 and #3 of Council's Member Motion dated November 20, 2019, whereby City Staff were directed to investigate the following employment land conversions, City Council be advised as follows:
- i) That in response to Item #1, City Staff have evaluated the conversion request submitted by 1835942 Ontario Inc. and Stonecourt Construction affecting the lands municipally known as 10481 Yonge Street and 10537 Yonge Street (refer to ID#92 on Map 1 of staff report SRPRS.20.003) and recommend that Council support the conversion request for

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the principle reasons set out in staff report SRPRS.20.003, and that the Region be advised of Council's decision;

- ii) That in response to Item #2, City staff have investigated the appropriateness of an employment land conversion affecting lands within the Newkirk Business Park south of Elgin Mills Road and north of Centre Street East for mixed-use development (refer to Map 1 of staff report SRPRS.20.003), and recommend that the lands not be converted for the principle reasons set out in staff report SRPRS.20.003;
- iii) That in response to Item #3, City Staff have investigated the appropriateness of an employment land conversion within the Newkirk Business Park in the vicinity of the Newkirk GO Station for mixed-use development (refer to MIC-Area #1 on Map 1 of staff report SRPRS.20.003), and recommend that Council support a conversion for the principle reasons set out in staff report SRPRS.20.003;

e) That the Region be advised of Council's interest in considering a municipally initiated conversion of employment lands within the south-eastern part of the Beaver Creek Business Park (refer to MIC-Area #2 on Map 1 of staff report SRPRS.20.003) for mixed-use development for the principle reasons set out in staff report SRPRS.20.003 and in doing so are also supportive of the conversion requests submitted by Parkway Hotels and Convention Centre Inc. (refer to ID#111 on Map 1 of staff report SRPRS.20.003) and Crestpoint Real Estate Inc. (refer to ID# 156 on Map 1 of staff report SRPRS.20.003);

f) That the Region be advised of Council's interest in considering a municipally initiated conversion of employment lands for the lands located on the east side of Leslie Street and south of Major Mackenzie Drive in the Headford Business Park (refer to MIC-Area #3 on Map 1 of staff report SRPRS.20.003) for the principle reasons set out in staff report SRPRS.20.003 and in doing so are also supportive of the conversion request submitted by Carefirst Seniors and Community Services Association (refer to ID# 153 on Map 1 of staff report SRPRS.20.003);

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g) That the City Clerk forward a copy of staff report SRPRS.20.003 to York Region as input to the Region's Municipal Comprehensive Review process.

Carried