

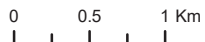
Town of Aurora Proposed ROP Employment Area Mapping and Conversion Requests

October 2020

Produced by:
The Regional Municipality of York
Corporate Services,
Planning and Economic Development
August 2020

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|--|---|--|-----------------------------|
| | Employment Area conversion request supported | | Towns and Villages |
| | Employment Area conversion not required | | Urban Area |
| | Employment Area conversion request not supported | | Lake/River |
| | Existing Employment Area (as of 2017 York Region Employment Area Inventory) | | Railway |
| | Proposed ROP Employment Area | | Regional Municipal Boundary |
| | | | Local Municipal Boundary |

Summary of York Region Staff Employment Area Conversion Recommendations

Employment Area Conversion requests highlighted in grey are those where the Region recommends Council not approve however have been supported or deferred for later consideration by Local Municipal council


Staff Report ID	Submitted By	On behalf of	Address	Municipality	Staff Recommendation	Local Municipal Council Position
A1	Matt Bagnali, Larkin Plus	Luba Czepurnyi	180 & 182 Centre Crescent	Aurora	Area not identified as employment in the Regional Official Plan. Designation at the discretion of the Local Municipality.	Unknown
A2	Malone Given Parsons	Stronach Group	377 Magna Drive	Aurora	Area not identified as employment in the Regional Official Plan. Designation at the discretion of the Local Municipality.	Unknown
A3	Malone Given Parsons	TFP Aurora Development Limited	20 & 25 Mavrinac Boulevard	Aurora	Area not identified as employment in the Regional Official Plan. Designation at the discretion of the Local Municipality.	Unknown
A4	Humphries Planning	2352107 Ontario Inc.	1588 St. John's Sideroad	Aurora	Conversion Not Required. Designate as employment in the Regional Official Plan	Unknown
A5	MHBC Planning	1623 Wellington Street Developments Limited	Southwest Corner of Wellington Street and First Commerce Drive	Aurora	Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.	Unknown
A6	MHBC Planning	Whitwell Developments Limited, Calloway REIT (Aurora North) Inc., and SmartREIT (Aurora North II) Inc.	Northwest corner of Highway 404 and Wellington Street East	Aurora	Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.	Unknown
A7	Michael Smith Planning Consultants; Development Coordinators Ltd.	M6 Developments Inc.	240 Edward Street	Aurora	Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.	Unknown
A8	David Tomlinson	David Tomlinson	181 Centre Crescent	Aurora	Area not identified as employment in the Regional Official Plan. Designation at the discretion of the Local Municipality.	Unknown

York Region Site Specific Employment Area Conversion Assessment Summary

Request#: A1		Town of Aurora	
Address	180 & 182 Centre Crescent		
Site Area	0.73 ha		
Employment Area	Industrial Parkway North		
Applicant	Matt Bagnali, Larkin Plus		
Owner	Luba Czepurnyi		
Nature of Request	A request to re-designate subject lands from employment and light industrial uses to residential use.		
Summary of Assessment	<ul style="list-style-type: none"> - Conversion to non-employment uses reflects the evolving local urban structure, will likely have minimal impact on adjacent employment uses and results in a more logical employment area boundary. - Conversion to permit non-employment uses recognizes that the surrounding context has changed since the lands were originally designated as employment. - Site is not integral to support employment land employment growth to 2051. 		
Local Municipal Council Position	No position at this time.		
<p>Recommendation: Area not identified as employment in the Regional Official Plan. Designation at the discretion of the Local Municipality.</p>			

Request#: A2

Town of Aurora

Address	377 Magna Drive	
Site Area	7.96 ha	
Employment Area	Magna	
Applicant	MGP Malone Given Parsons	
Owner	Stronach Group	
Nature of Request	A request to re-designate lands from Business Park employment use to Mixed Use, Medium – High Density Residential, and Community Commercial uses.	
Summary of Assessment	<ul style="list-style-type: none">- Conversion to non-employment uses reflects the evolving local urban structure, will likely have minimal impact on adjacent employment uses and results in a more logical employment area boundary.- Conversion to permit non-employment uses recognizes that the surrounding context has changed since the lands were originally designated as employment.- Site is not integral to support employment land employment growth to 2051.	
Local Municipal Council Position	No position at this time.	
Recommendation: Area not identified as employment in the Regional Official Plan. Designation at the discretion of the Local Municipality.		

Request#: A3		Town of Aurora
Address	20 & 25 Mavrinac Boulevard	
Site Area	6.90 ha	
Employment Area	Magna	
Applicant	MGP Malone Given Parsons	
Owner	TFP Aurora Development Limited	
Nature of Request	A request to re-designate lands from Business Park employment use to Residential uses.	
Summary of Assessment	<ul style="list-style-type: none"> - Conversion to non-employment uses reflects the evolving local urban structure, will likely have minimal impact on adjacent employment uses and results in a more logical employment area boundary. - Conversion to permit non-employment uses recognizes that the surrounding context has changed since the lands were originally designated as employment. - Site is not integral to support employment land employment growth to 2051. 	
Local Municipal Council Position	No position at this time.	
<p>Recommendation: Area not identified as employment in the Regional Official Plan. Designation at the discretion of the Local Municipality.</p>		

Request#: A4		Town of Aurora	
Address	1588 St. John's Sideroad		
Site Area	1.05 ha		
Employment Area	Aurora 2C		
Applicant	Humphries Planning		
Owner	2352107 Ontario Inc.		
Nature of Request	A request to permit the development of an education and sports complex on Block 5. This use is not permitted through local municipal Business Park designation.		
Summary of Assessment	<p>- Site is in proximity to Highway 404, contributing to the Region's and local municipality's economic development potential and supporting goods movement. Converting this site is contrary to Regional and Provincial planning objectives.</p> <p>- The proposed use on these lands is considered an employment use elsewhere in the Town of Aurora Official Plan. On this basis, the proposed use could be accommodated through the local planning approval process.</p>		
Local Municipal Council Position	No position at this time.		
<p>Recommendation: Conversion is not required as increased flexibility in the permitted uses for this site, including the uses requested, can be accommodated through Regional and Local municipal employment area planning frameworks. Designate as employment in the Regional Official Plan.</p>			

Request#: A5		Town of Aurora	
Address	Southwest Corner of Wellington Street /First Commerce Drive		
Site Area	0.81 ha		
Employment Area	Wellington/404		
Applicant	MHBC Planning		
Owner	1623 Wellington Street Developments Limited		
Nature of Request	A request to re-designate subject lands from Business Park employment use to mixed-use including retail and residential uses for retirement living.		
Summary of Assessment	<p>-Existing site-specific permissions on the site already allow for more flexible employment uses such as retail. Introducing residential uses, such as seniors housing, is not suitable for the surrounding context due to lack of amenities within proximity that support age friendly communities.</p> <p>Site is part of a larger contiguous employment area, and the introduction of non-employment uses, such as residential uses for retirement living, has the potential to destabilize the employment area and/or negatively impact viability of existing or future surrounding employment uses and adding pressure for future conversions on adjacent parcels. Site is in proximity to Highway 404, contributing to the Regional and local municipality's economic development potential and supporting goods movement. Converting this site is contrary to Regional and Provincial planning objectives.</p>		
Local Municipal Council Position	No position at this time.		
<p>Recommendation: Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.</p>			

Request#: A6		Town of Aurora
Address	Northwest corner of Highway 404 and Wellington Street East	
Site Area	4.35 ha	
Employment Area	Wellington/404	
Applicant	MHBC Planning	
Owner	Whitwell Developments Limited, Calloway REIT (Aurora North) Inc., and SmartREIT (Aurora North II) Inc.	
Nature of Request	A request to re-designate subject lands from Business Park employment use to mixed-use, including residential uses.	
Summary of Assessment	<ul style="list-style-type: none"> - Existing site-specific permissions on the site already allow for more flexible employment uses such as retail. The introduction of non-employment uses, such as residential, is not compatible with the surrounding context due to its proximity to a 400 series highway. - Site is part of a larger contiguous employment area, and the introduction of non-employment uses has the potential to destabilize the employment area and/or negatively impact viability of existing or future surrounding employment uses and adding pressure for future conversions of adjacent parcels. - Site has visibility from and/or is adjacent to, Highway 404, contributing to the Regional and local municipality's economic development potential and supporting goods movement. Converting this site is contrary to Regional and Provincial planning objectives. 	
Local Municipal Council Position	No position at this time.	
<p>Recommendation: Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan.</p>		

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

Request#: A8		Town of Aurora	
Address	181 Centre Crescent		
Site Area	0.19 ha		
Employment Area	Industrial Parkway North		
Applicant	David Tomlinson		
Owner	David Tomlinson		
Nature of Request	A request to re-designate the subject lands from employment to non-employment uses.		
Summary of Assessment	<ul style="list-style-type: none"> - Conversion to non-employment uses reflects the evolving local urban structure, will likely have minimal impact on adjacent employment uses and results in a more logical employment area boundary. - Conversion to permit non-employment uses recognizes that the surrounding context has changed since the lands were originally designated as employment. - Site is not integral to support employment land employment growth to 2051. 		
Local Municipal Council Position	No position at this time.		
<p>Recommendation: Area not identified as employment in the Regional Official Plan. Designation at the discretion of the Local Municipality.</p>			



Project No. 2094

September 11, 2020

The Council of the Regional Municipality of York
York Region Administrative Centre
17250 Yonge Street
Newmarket, Ontario, L3Y 6Z1

Attention: Council members of the Regional Municipality of York

Re: *Request for Employment Conversion*
275 Wellington Street East, Town of Aurora

We are the planning consultants for Dream Unlimited, the owners of 275 Wellington Street East ("The Subject Site") in the Town of Aurora. The subject site currently contains a 2-storey printing facility operated by Transcontinental Printing. We are submitting this letter on behalf of our client to request an employment conversion on 275 Wellington Street East to permit a mix of uses including residential.

As you are aware, York Region is currently undertaking a Municipal Comprehensive Review ("MCR") which will likely result in the adoption of a new Official Plan. Pursuant to the Growth Plan and the Provincial Policy Statement, upper-tier municipalities are now required to identify lands required to accommodate employment to 2041 and beyond. Lands may only be converted from employment lands to non-employment lands through upper-tier MCR's. Non-employment lands include any designation that permits a non-employment use(s) (this includes mixed-use).

As you may know, 275 Wellington Street East is located in a Built-Up Area as identified in the Growth Plan (2019) mapping. The site is not located within a *Provincially Significant Employment Zone*, *Provincially Significant Employment Zones* were recently identified in the Growth Plan 2019 (A Place to Grow). At the regional level, 275 Wellington Street East is located within an *Urban Area* as per Schedule A, Regional Structure of the York Region Official Plan. The site is not included as a Strategic Employment Area as part of the York Region Official Plan. At the local level, 275 Wellington Street East is designated *Aurora Promenade* and *Existing Employment- General Industrial* as per Schedule A, Land Use Map of the Town of Aurora Official Plan, and is zoned E1, Service Employment and E2, General Employment by Zoning By-law No. 6000-17, as amended.

The subject site is an atypical employment site for a variety of reasons. First, the portion of the site that fronts on to Wellington Street East is designated *Aurora Promenade* which

permits dwelling units in all building types, commercial uses, tourist accommodations, small-scale institutional uses. The properties surrounding the subject site are designated *Aurora Promenade, Existing Commercial, Existing Major Institutional and Existing Employment – Light Industrial/ Service*. Wellington Street East is classified as a Boulevard by the Town of Aurora Official Plan. Second, the subject site is within 400 metres of the Aurora GO Station and is within a *Major Transit Station Area* as described in the Growth Plan 2019. Third, the site is across the street from St. Maximilian Kolbe Catholic High School, the locational proximity of a sensitive land use such as a high school would limit the type of employment development that could occur on site.

The employment conversion request is being made to achieve the objectives of the *Aurora Promenade* designation that already exists on the site through an employment conversion that would allow the viable redevelopment of the subject site. Intensification in this area of the Town of Aurora is supportive of numerous Provincial, Regional and Town planning objectives. An employment conversion on this site is an obvious opportunity to support the optimization of land use and infrastructure in keeping with local, regional and provincial policies.

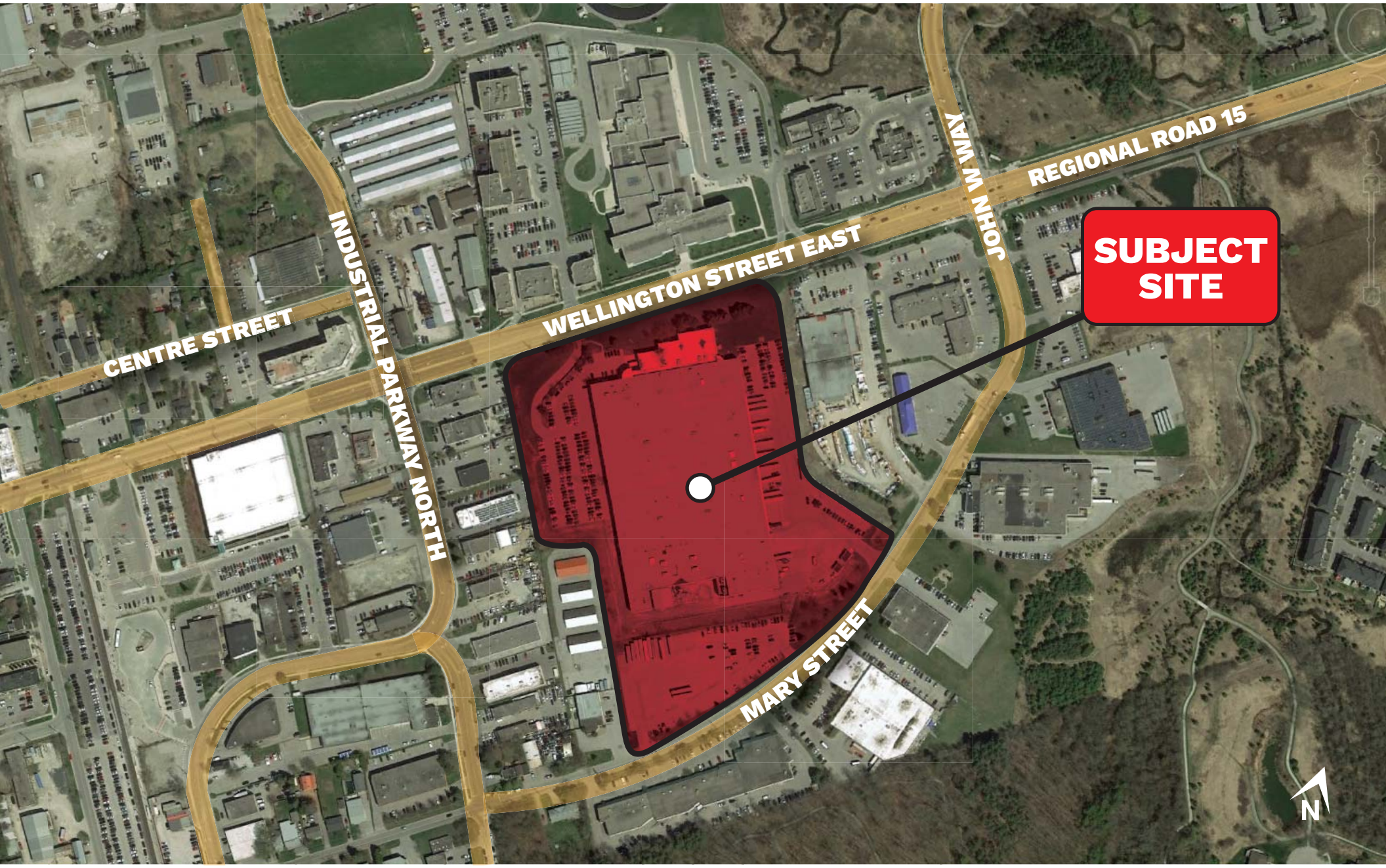
Considering the location of the site on Wellington Street East and the proximity to the Aurora GO Station, the subject lands are currently underutilized. The conversion request would facilitate an opportunity for mixed-use development to optimize the locational proximity to the Aurora GO Station and achieve the intensification goals of York Region. For the foregoing reasons, we would like the opportunity for regional council and staff to consider an employment conversion on the subject site.

We trust that the foregoing is satisfactory for your purposes, however, if you have any questions, please do not hesitate to contact the undersigned or Tyler Hughes from our office. Thank you again for considering us in this regard.

Yours very truly,



Michael Bissett, MCIP, RPP
Bousfields Inc.



**SUBJECT
SITE**

CENTRE STREET

INDUSTRIAL PARKWAY NORTH

WELLINGTON STREET EAST

JOHN W WAY

REGIONAL ROAD 15

MARY STREET

