



The Regional Municipality of Durham Report

To: Planning and Economic Development Committee
From: Commissioner of Planning and Economic Development
Report: #2020-P-11
Date: June 2, 2020

Subject:

Proposed Employment Area Conversion Criteria and Submission Review Process, File D12-01

Recommendation:

That the Planning and Economic Development Committee recommends to Regional Council:

- A) That the principles and criteria for assessing requests for Employment Area conversion contained in Section 5 and the submission review process contained in Section 6 of this report be endorsed; and
 - B) That a copy of this report be forwarded to all Envision Durham interested parties, the Area Municipalities, Building Industry and Land Development (BILD) – Durham Chapter, and the Ministry of Municipal Affairs and Housing.
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Report:

1. Purpose

- 1.1 The protection of the Region's supply of employment land is important to the economic vitality of the Region. Policies that speak to the protection and maintenance of an adequate supply of employment areas are found in the Provincial Policy Statement, the Growth Plan, the Regional Official Plan (ROP), and Council's Strategic Plan. As required by the Province, Regional planning staff are in the process of preparing a new Official Plan through a "Municipal

Comprehensive Review” (MCR) process, which has been branded as “Envision Durham”. The MCR is well underway and to date, a number of requests for Employment Area conversion have been received. In the coming months, each conversion request needs to be evaluated and a determination made on whether or not the request merits Council’s approval.

- 1.2 The purpose of this report is to recommend evaluation criteria and a formal process for considering requests for Employment Area conversion through Envision Durham.

2. Background

- 2.1 As part of the Region’s MCR, a Growth Management Study is being completed in two phases. The first phase focuses on the completion of a Land Needs Assessment (LNA). The LNA is a comprehensive review and calculation of the Region’s land base, including existing urban areas, to determine how the Growth Plan population and employment forecasts can be accommodated and how much, if any, additional urban land is required. The second phase of the Growth Management Study, if required, will focus on determining the most appropriate location for Urban Boundary Expansion.
- 2.2 Several studies will be undertaken to inform key inputs for the LNA. The Growth Management Study includes an Employment Analysis to understand employment trends and opportunities in the Region, develop an Employment Area density target, and assess the ability of the Region, and especially its Employment Areas, to accommodate the employment forecast. Evaluating the conversion of Employment Area lands is a key step in the LNA to determine where and how much Employment Area lands may be re-designated to permit non-employment uses (e.g. residential).
- 2.3 The Province is currently undertaking a review of its LNA methodology¹ as well as the population and employment forecasts contained in the Growth Plan. This review has necessitated a pause on certain components of the Region’s Growth Management Study related to the LNA. In the meantime, staff and the consultant team continue to advance the Study where potential changes to Provincial

¹ The Growth Plan requires the completion of a Land Needs Assessment as part of the Region’s Municipal Comprehensive Review. To guide this process and ensure consistency the Province issued a guideline document entitled “Land Needs Assessment Methodology for the Greater Golden Horseshoe” which outlines the steps, variables, data, assumptions and related studies that must be completed when calculating the Region’s land budget. The Provincial LNA methodology is currently under review.

requirements are not anticipated to have a major impact. This work includes establishing the criteria for Employment Area conversion identified within this report.

3. Planning for Employment

Durham's Current Employment (Job) Distribution

- 3.1 Employment (job) distribution in Durham is spread across the Region in a variety of locations, forms, and functions. For forecasting and land needs assessment purposes, employment uses are situated in one of the following land use policy areas:
- a. **Community Areas:** are lands inside the Urban Area Boundary, other than designated Employment Areas, that may be used for residential, commercial and/or other purposes. Community Areas employment is often referred to as “population related”, which includes commercial, some office, retail, institutional (e.g. schools) and community service jobs. More than half (approximately 59%) of all jobs in Durham are currently located within Community Areas.
 - b. **Employment Areas (Urban):** are lands inside the Urban Area Boundary that are within designated Employment Areas. Jobs within these areas tend to be in the form of manufacturing, warehousing, office, storage, and assembly and processing. Roughly one-third (approximately 31%) of all jobs in Durham are currently located within Urban Employment Areas.
 - c. **Employment Related Areas:** are employment generators that are uniquely identified on Schedule “A” of the ROP. This includes the Pickering and Darlington nuclear generating stations and the Oshawa Airport. Approximately 3.5% of all jobs in Durham are currently provided within Employment Related Areas.
 - d. **Rural Employment Areas:** are those areas within the Rural System that are designated as Rural Employment Areas. Employment uses in these areas tend to be similar to Urban Employment Areas but are subject to additional restrictions and considerations for water use, impact on the surrounding natural environment and agricultural areas, and limited pollution / noxious emissions. There are three of these Rural Employment Areas, two of which are in the Township of Uxbridge and one in the Township of Brock. Approximately 0.5% of all jobs in Durham are currently provided within Rural Employment Areas.

- e. **Rural Areas:** are lands outside the Urban Area Boundary. Employment in Rural Areas is primarily agriculture (farms) and related businesses, services and commercial/retail within hamlets, and recreational uses such as golf courses and skiing facilities. Approximately 6% of all jobs in Durham are currently provided within Rural Areas.

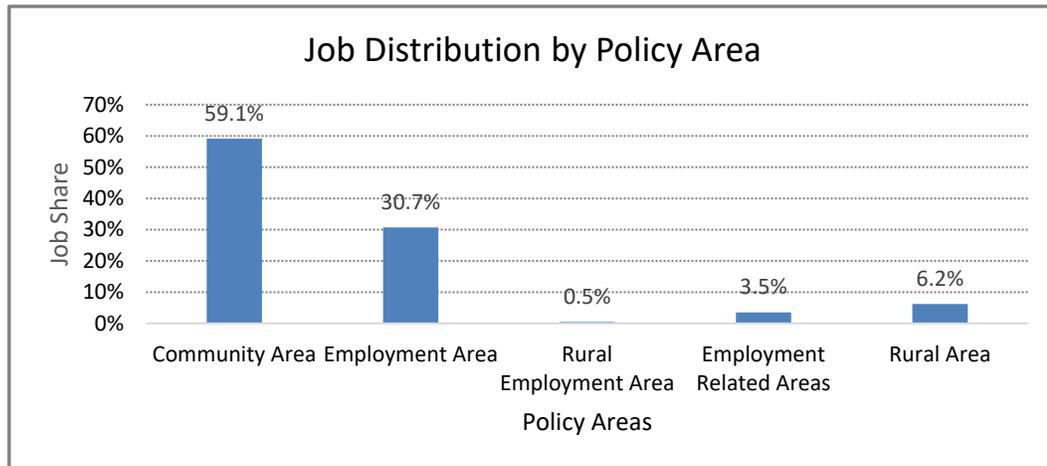


Table 1: The distribution of jobs in Durham Region by Policy Area (source: Durham Region Business Count).

Provincial Policy Requirements for Employment Areas

- 3.2 The Provincial Policy Statement (PPS) requires the Region to plan, protect, and preserve Employment Areas for current and future uses. The Growth Plan requires the Region to designate Employment Areas in the ROP and protect them for appropriate employment uses over the long term. Both the PPS and the Growth Plan require the prohibition of residential uses within designated Employment Areas, while other sensitive uses that are not ancillary to the primary employment use must also be prohibited or limited.
- 3.3 The Growth Plan includes several additional requirements for the planning and protection of Employment Areas. For example, the Region is required to plan to accommodate a long-term employment forecast, specifically through the protection of an adequate supply of designated Employment Areas. The Region’s employment forecast included in the Growth Plan is 430,000 jobs by 2041, which is under review by the province.

- 3.4 Further protections and restrictions contained in the Growth Plan include the requirement to establish a threshold for Major Retail² uses. Further, any retail uses that exceed the size and/or scale of the threshold must be prohibited in Employment Areas.
- 3.5 The Growth Plan also includes a requirement that appropriate buffering between Employment Areas and non-employment uses (including sensitive uses) be utilized. The development of sensitive uses, Major Retail uses and/or major office uses must also avoid, or where avoidance is not possible, minimize and mitigate adverse impacts on industrial, manufacturing and other uses that are vulnerable to encroachment.
- 3.6 In recent years the Province of Ontario has undertaken an exercise to identify **Provincially Significant Employment Zones (PSEZs)**³. The Growth Plan broadly defines PSEZs as areas reserved for job creation and economic development.
- 3.7 There are three PSEZs in Durham, all of which are located within the lakeshore municipalities of Pickering, Ajax, Whitby, Oshawa and Clarington. Durham's PSEZs generally encompass Employment Areas in proximity to Highway 401 and rail infrastructure. Further information on the current PSEZs locations in Durham are described in Council Information Report [#2020-INFO-3](#).
- 3.8 Growth Plan Policy 2.2.5.9 outlines the conditions in which lands within Employment Areas may be converted to permit additional, new, non-employment uses through a Municipal Comprehensive Review. It also specifies the conditions/criteria that must be demonstrated to permit the conversion.
- 3.9 The Provincial requirements that must be demonstrated when considering Employment Area conversion are not subject to review or alteration, and have been incorporated into the proposed approach (further discussed in Section 5). The Growth Plan requires Employment Area conversions to demonstrate:

² The Growth Plan defines Major Retail as large-scale or large-format stand-alone retail stores or retail centres that have the primary purpose of commercial activities. The ROP currently defines Major Retail Use as large scale, retail operations and commercial facilities, having a gross leasable area of 2,000 m² or greater.

³ The Growth Plan defines Provincially Significant Employment Zones as Areas defined by the Minister in consultation with affected municipalities for the purpose of long-term planning for job creation and economic development. Provincially Significant Employment Zones can consist of employment areas as well as mixed-use areas that contain a significant number of jobs.

- a. There is a need for the conversion;
 - b. The lands are not required over the horizon of the Growth Plan for the employment purposes for which they are designated;
 - c. The municipality will maintain sufficient employment lands to accommodate forecasted employment growth to the horizon of the Growth Plan;
 - d. The proposed uses would not adversely affect the overall viability of the Employment Area or the achievement of the minimum intensification and density targets in the Growth Plan, as well as the other policies of the Growth Plan; and
 - e. There are existing or planned infrastructure and public service facilities to accommodate the proposed uses.
- 3.10 Growth Plan Policy 2.2.5.10 allows consideration of Employment Area conversion outside a municipal comprehensive review process, provided the conversion would:
- a. Satisfy the requirements of policy 2.2.5.9 a), d) and e);
 - b. Maintain a significant number of jobs on those lands through the establishment of development criteria; and
 - c. Not include any part of an employment area identified as a provincially significant employment zone.
- 3.11 As the Region is currently “within” its MCR process, the above-noted Growth Plan policy is not applicable at this time.
- 3.12 Policy 8C.2.16 of the ROP only permits the consideration of Employment Area conversion as part of a municipal comprehensive review.
- 3.13 The ROP reflects Provincial Policy requirements by designating Employment Areas on Schedule ‘A’ and protecting these lands for appropriate employment uses through associated policies. The ROP’s current planning horizon of 2031 and associated employment forecast of 350,000 jobs is being reviewed and updated through the Growth Management Study to align with new timelines and revised employment forecasts that will be prescribed by the province. The total quantum of required Employment Area land within Durham will then be designated accordingly in consultation with the Area Municipalities and subject to Regional Council approval.

Durham's Current Employment Area Land Supply

3.14 In 2019 the Region, in consultation with the Area Municipalities, completed and published an updated Employment Land Inventory (ELI). As reported in the ELI, there are over 6,000 hectares of designated Employment Areas within Durham's Urban System. The Region's Employment Areas can further be categorized by built and servicing status:

- **Built:** 1,697 ha (28%)
- **Vacant:** 3,040 ha (50%), of which 1,022 hectares of vacant land are serviced⁴
- **Underutilized**⁵: 964 ha (16%), of which 625 hectares of underutilized lands are fully serviced.
- **Constrained:** 340 ha (6%)

3.15 The complete ELI results (both Regional and by Area Municipality), including servicing status of Employment Areas, are available on the Region's website and provided as Attachments #7 through #15 accessible via hyperlinks.

4. Evaluating Employment Area Conversions

4.1 The PPS, Growth Plan, and ROP define and specify requirements for Employment Area conversion. Provincial policy describes Employment Area conversion as the re-designation of Employment Areas to permit non-employment uses. The ROP defines Employment Area conversion as "a re-designation from Employment Areas to another urban designation, or the introduction of a use that is otherwise not permitted in the Employment Areas designation."

4.2 The purpose of an Employment Area conversion may be:

- a. to re-designate Employment Areas to a Living Areas designation to permit primarily residential uses;

⁴ Serviced means water and sewage services are available at the property line.

⁵ Underutilized means that the property has the opportunity for further development. This may include properties with no structures but are used for employment uses (such as truck parking, parking lots and outdoor storage); properties that are designated for employment uses but are currently occupied by non-conforming uses (such as residential dwellings); or properties that are partially built but have remaining capacity for additional development.

- b. to establish a new Regional Centre or delineate a Major Transit Station Area within which a mix of residential and other compatible employment uses, would be permitted; or
- c. to permit other uses that are not permitted within Employment Areas, such as a Major Retail use.

Current Employment Area Conversion Requests

- 4.3 Since the initiation of Envision Durham in 2018, the Region has received both written submissions and informal inquiries for Employment Area conversion. A formal request is categorized as a written submission with a clear “ask” that the Region consider the conversion of specific Employment Area lands to a non-employment use. Informal inquiries include phone calls, emails, and pre-submission meetings in which there appears to be an interest in an Employment Area conversion, however no clear written request has yet been submitted to the Region to accompany the inquiry.
- 4.4 As of April 27, 2020, 14 written submissions for Employment Area conversion have been received by the Region. The lands subject to the existing Employment Area conversion requests are primarily vacant or underutilized. Together, these submissions affect approximately 231 hectares (roughly 4% of designated Employment Areas in Durham). Additional details on each submission are summarized in Attachment #3 with location maps provided in Attachments #4 through #6.

5. Considerations and Proposed Criteria for Evaluating Employment Area Conversion

- 5.1 Lands designated as Employment Areas should be protected and reserved for uses that require access to transportation infrastructure (including goods movement infrastructure), require separation from sensitive lands uses (i.e. residential uses), and/or benefit from locating within proximity to similar uses (ROP Policy 8C.2.1). Employment Areas offer a range of land parcel sizes, including large sized land parcels, which are required by land intensive employment uses such as manufacturing, warehousing and logistics.
- 5.2 Inappropriate Employment Area conversions can have substantial and long-term impacts which may include the encroachment of sensitive land uses into an otherwise stable Employment Area. This may cause land use compatibility issues, reduce the viability of existing/future employment uses, and create pressure for additional conversions of the Employment Area. It is essential to have an adequate

supply of designated employment land to accommodate the employment forecasts contained within the Growth Plan. Once converted, it is unlikely the lands will ever return to an employment use. Accordingly, requests for Employment Area conversion must be carefully evaluated.

5.3 Watson and Associates, in their April 30, 2020 Memo (Attachment #1) provided principles and criteria for evaluating requests for Employment Area conversion. In addition, Watson and Associates identified several potential negative impacts if systematic and careful evaluation is not applied to requests for Employment Area conversion, including:

- reduced employment opportunities and imbalances between population and employment (jobs);
- eroding the Region's employment land supply and leading to further conversion pressure through the encroachment of non-employment uses within, or adjacent to, Employment Areas; and
- fragmenting existing Employment Areas and further undermining their ability to function.

5.4 The Memo, which outlines the framework for evaluating requests for Employment Area conversion is summarized below.

Guiding Principles

5.5 Based on Provincial policy direction, and incorporating best practices for the planning, protection and development Employment Areas, the following will serve as the guiding principles for the evaluation of requests for Employment Area conversion:

- a. Protect Employment Areas in proximity to major transportation corridors and goods movement infrastructure to ensure businesses have access to a transportation network that safely and efficiently moves goods and services.
- b. Maintain the configuration, location and contiguous nature of Employment Areas in order to prevent fragmentation and provide business supportive environments.
- c. Provide a variety of Employment Area lands in order to improve market supply potential and Regional attractiveness to a variety of employment sectors and business sizes.
- d. Maintain or improve the employment function and job potential of Employment Areas.

- e. Support efforts of transformational change in Major Transit Station Areas if it can be demonstrated that the employment and job potential of Employment Areas can be maintained or improved.
- f. Align with municipal interests and policies related to Employment Areas.
- g. Limit and/or mitigate land use incompatibilities where necessary.
- h. Consider the Provincial interests and guidance regarding Provincially Significant Employment Zones.

Evaluation Criteria

5.6 To satisfy Provincial policy and implement the previously noted guiding principles, the following criteria will be used to systematically evaluate requests for Employment Area conversion:

- a. To satisfy Provincial Policy Statement policy, it must be demonstrated that the land is not required for employment purposes over the long term and that there is a need for the conversion.
- b. To satisfy Growth Plan policy, it must be demonstrated that:
 - There is a need for the conversion.
 - The lands are not required over the horizon of the Growth Plan for the employment purposes for which they are designated.
 - The municipality will maintain sufficient employment lands to accommodate forecasted employment growth to the horizon of the Growth Plan.
 - The proposed uses would not adversely affect the overall viability of the Employment Area or the achievement of the minimum intensification and density targets in the Growth Plan, as well any other applicable policies.
 - There are existing or planned infrastructure and public service facilities to accommodate the proposed uses.
- c. The site is not located in proximity to major transportation corridors and goods movement infrastructure.
- d. The site does not offer direct access to major transportation corridors and goods movement infrastructure.
- e. The site is located outside or on the fringe of an assembly of Employment Areas.
- f. The site offers limited market supply potential for Employment Area development due to size, configuration, access, physical conditions, and/or servicing constraints, etc.

- g. The proposed conversion to non-employment uses is compatible with surrounding land use permissions and potential land use conflicts can be mitigated.
 - h. The conversion of the proposed site to non-employment uses would not compromise the overall supply of large Employment Area sites at the Regional or Area Municipal level.
 - i. The conversion request demonstrates total job yield of the site can be maintained or improved.
 - j. The conversion request is within a proposed Major Transit Station Area.
 - k. The conversion request is supported by Area Municipal staff/Council and does not conflict with municipal interests and policies.
 - l. The conversion of the site would not present negative cross-jurisdictional impacts that could not be overcome.
- 5.7 The above criteria will be used to evaluate submissions and to provide an indication of whether or not a site is suitable for conversion. The criteria evaluation, paired with a qualitative assessment, will be used to form staff recommendations on requests for Employment Area conversion.
- 5.8 Consultation between Regional staff, the consultant team and Envision Durham's Area Municipal Working Group on the draft Employment Area conversion principles and criteria took place on March 12, 2020. Adjustments were made to incorporate comments from Area Municipal planning staff received as of April 30, 2020.
- 5.9 Upon Council's endorsement, the criteria will be applied to evaluate requests for Employment Area conversion. To aid in the evaluation, it is recommended that any conversion request complete the Submission Form included in Attachment #2 and be supplemented/supported by additional studies and/or reports, such as a planning rationale, land use compatibility study, concept plan(s), etc. as may be necessary to inform the request.
- 6. Submission and Review Process**
- 6.1 Following Council's approval of this Report, a 90-day submission window for new and/or amended requests for Employment Area conversion will commence. **The final date to submit a request for consideration through Envision Durham will be September 23, 2020.** Submissions should be made directly via email to EnvisionDurham@durham.ca and must include a completed Submission Form.

- 6.2 This report and instructions will be posted to the project web page at durham.ca/EnvisionDurham for public access. Criteria and Submission Review Process will also be announced by way of:
- a. News release and public service announcement;
 - b. Social media platforms, including Facebook, Twitter and LinkedIn;
 - c. Email notifications, directly to the Envision Durham interested parties list, as well as to any stakeholders that have already made Employment area conversion requests and/or inquiries; and
 - d. Circulation of this report to the Area Municipalities, BILD – Durham Chapter, and the Ministry of Municipal Affairs and Housing.
- 6.3 Requests for Employment Area conversion, including the Submission Form and any other supporting documentation, will be evaluated by staff and the consultant team. Area Municipalities will be circulated any requests for Employment Area conversion located within their jurisdiction and will be asked to provide their recommendation. The position of Area Municipal staff and/or Councils will be used to inform the Region's review.
- 6.4 The impact of Employment Area conversions on the Region's land supply will be included as part of the Land Needs Assessment.

7. Conclusion

- 7.1 The Region is required by Provincial Policy to plan for and protect Employment Areas. Employment Areas play a specific and unique role in attracting and accommodating businesses and creating local jobs.
- 7.2 Provincial and Regional Policy permits the conversion of Employment Areas to non-employment uses through a Municipal Comprehensive Review. It is recommended that the principles, criteria and process outlined in Sections 5 and 6 of this Report be used to inform recommendations to Council on requests for Employment Area conversion.
- 7.3 A copy of this report will be sent electronically to all Envision Durham interested parties, including all stakeholders that already submitted a formal request or inquiry for Employment Area conversion. Those that have submitted information previously will be asked to enhance the documentation previously submitted by completing the Submission Form and supplementing their request with additional information, such as a covering letter, professional reports and studies (i.e. planning rationale, land use compatibility assessments, etc.,) and land use plans or concept sketches. The

additional information will be used by Regional staff and the consultant team to aide in the evaluation of requests for Employment Area conversion.

- 7.4 A copy of this report will also be forwarded to all Envision Durham Interested Parties, the Area Municipalities, the Building Industry and Land Development (BILD) – Durham Chapter, and the Ministry of Municipal Affairs and Housing.
- 7.5 This report has been prepared in consultation with Corporate Services - Legal Services and Economic Development staff.

8. Attachments

Attachment #1: Employment Conversion Principles and Criteria Memo, May 12, 2020, Watson and Associates Limited

Attachment #2: Submission Form

Attachment #3: Summary of Requests for Employment Area Conversion received as of April 27, 2020

Attachment #4: Map 1: Requests for Employment Area Conversions – Ajax and Pickering

Attachment #5: Map 2: Requests for Employment Area Conversions – Clarington, Oshawa and Whitby

Attachment #6: Map 3: Requests for Employment Area Conversions – Cannington (Township of Brock)

Attachment #7: [Employment Land Inventory – Region of Durham](#)

Attachment #8: [Employment Land Inventory - Ajax](#)

Attachment #9: [Employment Land Inventory - Brock](#)

Attachment #10: [Employment Land Inventory - Clarington](#)

Attachment #11: [Employment Land Inventory - Oshawa](#)

Attachment #12: [Employment Land Inventory - Pickering](#)

Attachment #13: [Employment Land Inventory - Scugog](#)

Attachment #14: [Employment Land Inventory - Uxbridge](#)

Attachment #15: [Employment Land Inventory - Whitby](#)

Respectfully submitted,

Original signed by

Brian Bridgeman, MCIP, RPP
Commissioner of Planning and
Economic Development

Recommended for Presentation to Committee

Original signed by

Elaine C. Baxter-Trahair
Chief Administrative Officer

Memorandum

To	Gary Muller, Director, Region of Durham Colleen Goodchild, Manager, Region of Durham Brad Anderson, Principal Planner, Region of Durham
From	Jamie Cook, Watson & Associates Economists Ltd. Elizabeth Bang, Watson & Associates Economists Ltd.
Date	May 12 th , 2020
Re:	Durham Region Employment Area Conversion Principles and Criteria

Fax Courier Mail Email

The purpose of this memo is to recommend Employment Area Conversion Principles and Criteria for the employment conversion task of the Durham Region Growth Management Strategy (G.M.S.). The recommended criteria has been prepared by drawing on the following:

- A review of best practices across the Greater Golden Horseshoe (G.G.H), considering feedback from Durham staff, Area Municipal staff, as well as a review of the Durham Region Urban Systems Discussion Paper;
- Relevant Provincial planning policies and supporting documents related to A Place to Grow, the Province's Growth Plan for the G.G.H., hereafter referred to as the Grow Plan, 2019, and Provincial Policy Statement (P.P.S.), 2020; and
- The evolving nature of Employment Areas in some areas of Durham Region with respect to land use, economy and transportation.

This memo is intended to provide the following:

- An overview of the impetus of planning for and protecting Employment Areas in Durham Region;
- Recommend principles to guide the approach to the employment conversions criteria development and evaluation process;
- Recommend employment conversion criteria;
- An overview of how the employment conversion would be used; and
- Definitions of common terms that can be found in the criteria.



1.1 Planning for Employment Areas in Durham Region

When considering the Region's regional competitive ranking, a major factor influencing the future competitiveness of the Region's economic base is the structure and quality of its Employment Areas. In Durham Region, Employment Areas typically include a broad range of light, medium and heavy industrial lands, business and research parks, as well as rural Employment Areas.

Employment Areas form a vital component of Durham Region's land-use structure and are an integral part of the local economic development potential of the Region. They are also home to many of the Region's largest employers. Through development of its Employment Area land base, the Region is better positioned to build more balanced, complete and competitive communities. Thus, a healthy balance between residential and non-residential development is considered an important policy objective for Durham Region.

Employment Areas include a wide range of industrial uses (e.g. manufacturing, distribution/logistics, transportation services), specific office commercial and institutional uses, as well as ancillary/accessory retail uses which generally support the industrial/business function of the Region's Employment Areas.

It is important to recognize that structural changes in the broader economy continue to alter the nature of economic activities in Employment Areas as well as impact the built form and character of these lands. It is also important to recognize that tomorrow's industries have siting, space and built-form requirements that are fundamentally different from traditional industrial sites which exist today. This may include requirements related to broad infrastructure, transit access, energy efficiency, building and urban design standards, eco-industrial design principles and labour force access. Site configuration and integration of uses is also evolving particularly in prestige employment areas which often integrate operations combining office, research and development, warehousing and logistics, and on-site manufacturing in a "campus-style" setting.

With an increasing emphasis on "knowledge-based sectors", major office, flex office and multi-purpose facilities encompassing office and non-office uses are becoming an increasingly dominant built form. Recognizing these recent structural changes in the regional economy and increasing preference towards these types of uses and built forms in Employment Areas, there has been a need for Employment Areas to provide for a wider range of amenities and employment-supportive uses which complement both knowledge-based and traditional industrial sectors.

1.2 Supporting Growth of Durham Region's Employment Areas

Employment uses in Employment Areas (e.g. manufacturing, warehousing and logistics) typically require large tracts of land with good access to trade corridors near major



highway interchanges and other major transportation facilities such as ports, rail yards, intermodal facilities and airports. They also primarily accommodate industries which require adequate separation from sensitive land uses (e.g. residential uses, education and health care facilities, day care centres). Designating new Employment Areas in a municipality becomes challenging without adequate consideration for the requirements that support their success. For these reasons, it becomes increasingly important to protect existing Employment Areas because they provide the opportunity to accommodate employment uses that cannot be easily accommodated in other areas of the Region. Both the 2020 P.P.S. and Growth Plan, 2019 contain policies which protect Employment Areas in proximity to major goods movement facilities and corridors which require those locations. For example, policy 1.3.2.6 of the 2020 P.P.S. states:

Planning authorities shall protect *employment areas* in proximity to *major goods movement facilities and corridors* for employment uses that require those locations.

The Growth Plan, 2019 further demonstrates through policy 2.2.5.1. the significance of promoting the economic development and competitiveness of the Greater Golden Horseshoe (G.G.H.) through various means:

Economic development and competitiveness in the *GGH* will be promoted by:

- a) Making more efficient use of existing *employment areas* and vacant and underutilized employment lands and increasing employment densities;
- b) Ensuring the availability of sufficient land, in appropriate locations, for a variety of employment to accommodate forecasted employment growth to the horizon of this Plan;
- c) Planning to better connect areas with high employment densities to transit; and
- d) Integrating and aligning land use planning and economic development goals and strategies to retain and attract investment and employment.

As such, consideration should be given to reserving strategically important land for future employment purposes throughout the Region of Durham well beyond the Region's Official Plan (O.P) horizon.

If not carefully evaluated, the conversion of Employment Areas to non-employment uses can potentially lead to negative impacts on Durham Region's economy in several ways. Firstly, inappropriate Employment Area conversions can reduce employment opportunities, particularly in export-based sectors, creating local imbalances between population and employment. Secondly, employment conversions can potentially erode the Region's employment land supply and lead to further conversion pressure as a result of encroachment of non-employment uses within, or adjacent to, Employment Areas. Finally, inappropriate Employment Area conversions can potentially fragment



existing Employment Areas and/or reduce their size (i.e. critical mass), undermining their functionality and competitive position. Ultimately, inappropriate Employment Area conversions may reduce the Region's ability to attract and accommodate certain industries.

Given the potential negative impacts resulting from the inappropriate conversion of Employment Areas, it is recognized that there is a need to preserve such designated lands within Durham Region for employment uses. Durham Region also recognizes that under some circumstances, an Employment Area conversion may be justified for planning and economic reasons provided such decisions are made through using a systematic approach and methodology as set out herein.

1.3 Principles for Approaching the Evaluation of Employment Conversions

Given the importance of planning for and protecting Employment Areas, a series of principles, as listed below, for approaching the evaluation of employment conversions has been established.

These principles are meant to provide further rationale to the employment conversion criteria. Again, it is noted that these principles were developed using policy directions and guidance from the P.P.S., 2020, the Growth Plan (2019), and referring to best practices of protecting, planning, and developing designated Employment Areas. They were also developed recognizing the evolving nature of Employment Areas occurring in some parts of the Region with respect to land use plans, market, and context.

- 1) Protect Employment Areas in proximity to major transportation corridors and goods movement infrastructure to ensure businesses have access to a transportation network that safely and efficiently moves goods and services;**

In contrast to other urban land uses (e.g. Commercial, Mixed-Use and Residential Areas), Employment Areas are intended to accommodate industrial sectors that should not be accommodated in other areas of the Region. The Growth Plan, 2019 and the P.P.S., 2020 contain policies which protect Employment Areas in proximity to major goods movement facilities and corridors which require those locations. In order for a municipality to continue to be competitive and attractive to a broad range of industrial and commercial sectors, it needs to ensure that its medium to large-scale vacant sites have good access to trade corridors near major highway interchanges as well as other major goods movement and transportation facilities such as ports, rail yards, intermodal facilities, and airports.

- 2) Maintain the configuration, location, and contiguous nature of Employment Areas in order to prevent fragmentation and provide business supportive environments;**



Preserving the overall configuration, location, and contiguous nature of Employment Areas ensures municipalities continue to be competitive and attractive to a broad range of industrial and commercial sectors. This helps ensure any risks of Employment Areas becoming fragmented over time are mitigated. It further enables businesses to establish relationships and synergies, thereby developing strong business supportive environments at various scales (i.e. locally and regionally).

3) Provide a variety of Employment Area lands in order to improve market supply potential and Regional attractiveness to a variety of employment sectors and business sizes;

Municipalities need to ensure a sufficient supply of Employment Area lands by location, access, site size, zoning, tenure, and servicing potential (i.e. serviced and/or serviceable), etc. are offered. This will ensure a sufficient market choice of designated Employment Areas are provided to accommodate a variety of employment sectors and business sizes. A municipality looking to improve market supply potential and attractiveness to large, land extensive industries will also want to ensure it has a sufficient supply of large vacant employment land sites.

4) Maintain or improve the employment function and job potential of Employment Areas;

Recommended Employment Area conversion should maintain or improve the Region's overall ratio of jobs to population (i.e. employment activity rate), without undermining the functionality and competitive position of existing Employment Areas.

5) Support efforts of transformative change in Major Transit Station Areas if it can be demonstrated that the employment and job potential of Employment Areas can be retained or improved;

It is recognized that some proposed Major Transit Station Areas (M.T.S.A.) within Durham Region are within areas that are designated as Employment Areas. These areas represent priority locations for redevelopment and are anticipated to undergo transformative change over the long-term. Efforts which encourage transformative change in M.T.S.A.s should be supported if it can be demonstrated that the employment conversion request also supports principle number four and is aligned with municipal interests and policies related to Employment Areas.

6) Align with municipal interests and policies related to Employment Areas;

It is recognized that there are various municipal interests and policies related to Employment Areas that speak to planning for, protecting, and preserving Employment Areas. As such, the purpose of this principle is to align as best as possible to mandates, goals, and objectives, for example, included in Corporate Strategic Plans, Official Plans, Secondary Plans, etc. which provide insight on the municipality's vision



towards planning, protecting, and preserving Employment Areas. This alignment will also be identified through engagement with Area Municipalities as they provide local insights and circumstances throughout the course of the Employment Area conversion analysis. Area Municipal staff comments and Council resolutions addressing alignment with this principle will need to be provided in order to be considered while evaluating the conversion request.

7) Limit and/or mitigate land use incompatibilities where necessary; and

The Growth Plan, 2019 and the P.P.S., 2020 contain policies that speak to avoiding or limiting land use incompatibilities with sensitive land uses (e.g. residential uses, education and health care facilities, day care centres). Employment Areas may also accommodate industries which require adequate separation from sensitive land uses.

8) Consider the Provincial interests and guidance regarding Provincially Significant Employment Zones.

According to the Province, Provincially Significant Employment Zones (P.S.E.Z.) are areas of high economic output and strategically located to provide stable, reliable employment across the region. The P.S.E.Z. designation provides a higher level of protection for employment uses within Employment Areas requiring the conversion of lands to non-employment uses within such areas to be considered through a municipal comprehensive review. As such, conversions within P.S.E.Z. will be evaluated within the context of this Provincial policy.

Memorandum

1.4 Recommended Employment Area Conversion Criteria

The following recommended Employment Area Conversion Criteria was developed to collectively align with the principles to approach Employment Area conversions previously as described in section 1.3. The criteria consists of two parts – (1) Provincial policies regarding Employment Area conversions and (2) localized criteria developed within the context of Durham Region.

No.	Theme	Principle	Criteria	Relation to Provincial Policy
Provincial Policy				
1	X	X	Provincial Policy Statement (2020) 1.3.2.4 – Planning authorities may permit conversion of lands within <i>employment areas</i> to non-employment uses through a <i>comprehensive review</i> , 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.	X
2	X	X	Place to Grow (2019) 2.2.5.9 – The conversion of lands within <i>employment areas</i> to non-employment uses may be permitted only through a <i>municipal comprehensive review</i> where it is demonstrated that: a) there is a need for the conversion; b) the lands are not required over the horizon of this Plan for the employment purposes for which they are designated; c) the municipality will maintain sufficient employment lands to	X



			<p>accommodate forecasted employment growth to the horizon of this Plan;</p> <p>d) the proposed uses would not adversely affect the overall viability of the <i>employment area</i> or the achievement of the minimum intensification and density targets in this Plan, as well as the other policies of this Plan; and</p> <p>e) there are existing or planned <i>infrastructure</i> and <i>public service facilities</i> to accommodate the proposed uses.</p>	
Localized Criteria				
3	Location	1	The site is not located in proximity to major transportation corridors (e.g. highways, goods movement network, cross-jurisdictional connections) and goods movement infrastructure (e.g. airports, intermodal yards, and rail).	P.P.S. 1.3.2.6. P.G. 2.2.5.5. P.G. 3.2.4.1. P.G. 3.2.4.3.
4	Access	1	The site does not offer direct access to major transportation corridors (e.g. highways, goods movement network, cross-jurisdictional connections) and goods movement infrastructure (e.g. airports, intermodal yards, and rail).	P.P.S. 1.3.2.6. P.G. 2.2.5.5. P.G. 3.2.4.1. P.G. 3.2.4.3.
5	Employment Area Configuration	2	The site is located outside or on the fringe of an assembly of Employment Areas.	Localized Criteria
6	Site Configuration	3	The site offers limited market supply potential for Employment Areas development due to size, configuration, access, physical conditions, servicing constraints, etc.	Localized Criteria P.P.S. 1.3.1 b) and c)
7	Land Use	7	The proposed conversion to non-employment uses is compatible with surrounding land use permissions and potential land use conflicts could be mitigated.	P.P.S. 1.2.6.1. P.P.S. 1.2.6.2. P.P.S. 1.3.2.2. P.P.S. 1.3.2.3. P.P.S. 1.6.9.1.
8	Supply	3	The conversion of the proposed site to non-employment uses would not compromise the overall supply of	Localized Criteria



			large Employment Area sites at both the Regional and local level.	P.P.S. 1.3.1 b) and c)
9	Jobs	4	The conversion request demonstrates total job yield of the site can be maintained or improved.	Localized Criteria
10	Major Transit Station Area	5	The conversion request is within a Major Transit Station Area.	Localized Criteria P.P.S. 1.3.1 d)
11	Municipal Interests and Policy	6	The conversion request is supported by Area Municipal Councils and does not conflict with municipal interests and policies.	Localized Criteria
12	Municipal Interests and Policy	6	The conversion of the site would not present negative cross-jurisdiction impacts that could not be overcome.	Localized Criteria

This criteria will generally be used in a check-list style. If the criteria is met, it receives a check mark. If it is not met, it receives an "X". Each criteria is not given a specific weighting, however consideration will be given to site-specific circumstances when evaluating the criteria. A site mostly receiving check marks will generally be considered for conversion. A site not meeting most of the criteria will generally not be considered for conversion.

However, it should not be assumed that a site which does or does not meet more than half of the criteria is immediately considered or not considered for conversion, respectively. This criteria will be used as a starting point during the Employment Area conversion analysis to evaluate the conversion requests and accompanying documentation. It will be accompanied by a qualitative evaluation which also considers local insights and circumstances.

Memorandum

1.5 Definitions

Cross-jurisdictional Connections – A type of transportation network connection between municipal jurisdictions.

Cross-jurisdiction Impacts – Types of impacts that could range from traffic to land use incompatibility issues as a result of the conversion occurring on a site in one municipal jurisdiction. This has been qualified in criteria #12 to consider cross-jurisdiction impacts that could not be overcome through, for example, coordination, planning, infrastructure, etc. solutions.

Market Supply Potential – The site and locational selection options available to different employment sectors and business sizes related to the choice of Employment Area Lands (e.g. various site sizes, locations, access, zoning, tenure, etc.)

Municipal Interests – mandates, goals, and objectives, for example, included in Corporate Strategic Plans, Official Plans, Secondary Plans, etc. which provide insight on the municipality's vision towards planning, protecting, and preserving Employment Areas.

Memorandum

1.6 Provincial Policy or Direction

The following provincial policies and directions were used to inform the employment conversion criteria:

Provincial Policy Document	Section	Policy
Provincial Policy Statement (2020)	1.2.6.1	<p><i>Major facilities and sensitive land uses</i> shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential <i>adverse effects</i> from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of <i>major facilities</i> in accordance with provincial guidelines, standards and procedures.</p>
	1.2.6.2	<p>Where avoidance is not possible in accordance with policy 1.2.6.1, planning authorities shall protect the long-term viability of existing or planned industrial, manufacturing or other uses that are vulnerable to encroachment by ensuring that the planning and <i>development</i> of proposed adjacent <i>sensitive land uses</i> are only permitted if the following are demonstrated in accordance with provincial guidelines, standards and procedures:</p> <ul style="list-style-type: none"> a) there is an identified need for the proposed use; b) alternative locations for the proposed use have been evaluated and there are no reasonable alternative locations; c) <i>adverse effects</i> to the proposed <i>sensitive land use</i> are minimized and mitigated; and



		d) potential impacts to industrial, manufacturing or other uses are minimized and mitigated.
	1.3.1	<p>Planning authorities shall promote economic development and competitiveness by:</p> <p>a) providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs;</p> <p>b) 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;</p> <p>c) facilitating the conditions for economic investment by identifying strategic sites for investment, monitoring the availability and suitability of employment sites, including market-ready sites, and seeking to address potential barriers to investment;</p> <p>d) encouraging compact, mixed-use development that incorporates compatible employment uses to support liveable and resilient communities, with consideration of housing policy 1.4; and</p> <p>e) ensuring the necessary infrastructure is provided to support current and projected needs.</p>
	1.3.2.1	Planning authorities shall plan for, protect and preserve <i>employment areas</i> for current and future uses and ensure that the necessary <i>infrastructure</i> is provided to support current and projected needs.
	1.3.2.2	At the time of the official plan review or update, planning authorities should assess <i>employment areas</i> identified in local official plans to ensure that



		<p>this designation is appropriate to the planned function of the <i>employment area</i>.</p> <p><i>Employment areas</i> planned for industrial and manufacturing uses shall provide for separation or mitigation from <i>sensitive land uses</i> to maintain the long-term operational and economic viability of the planned uses and function of these areas.</p>
	1.3.2.3	<p>Within <i>employment areas</i> planned for industrial or manufacturing uses, planning authorities shall prohibit residential uses and prohibit or limit other <i>sensitive land uses</i> that are not ancillary to the primary employment uses in order to maintain land use compatibility.</p> <p><i>Employment areas</i> planned for industrial or manufacturing uses should include an appropriate transition to adjacent <i>non-employment areas</i>.</p>
	1.3.2.4	<p>Planning authorities may permit conversion of lands within <i>employment areas</i> to non-employment uses through a <i>comprehensive review</i>, 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.</p>
	1.3.2.5.	<p>Notwithstanding policy 1.3.2.4, and until the official plan review or update in policy 1.3.2.4 is undertaken and completed, lands within existing <i>employment areas</i> may be converted to a designation that permits non-employment uses provided the area has not been identified as provincially significant through a provincial plan exercise or as regionally significant by a regional economic development corporation working together with affected upper and single-tier municipalities and subject to the following:</p>



		<p>a) there is an identified need for the conversion and the land is not required for employment purposes over the long term;</p> <p>b) the proposed uses would not adversely affect the overall viability of the <i>employment area</i>; and</p> <p>c) existing or planned infrastructure and <i>public service facilities</i> are available to accommodate the proposed uses.</p>
	1.3.2.6	Planning authorities shall protect <i>employment areas</i> in proximity to <i>major goods movement facilities and corridors</i> for employment uses that require those locations.
Place to Grow (2019)	2.2.5.5	Municipalities should designate and preserve lands within <i>settlement areas</i> located adjacent to or near <i>major goods movement facilities and corridors</i> , including major highway interchanges, as areas for manufacturing, warehousing and logistics, and appropriate associated uses and ancillary facilities.
	2.2.5.9	<p>The conversion of lands within <i>employment areas</i> to non-employment uses may be permitted only through a <i>municipal comprehensive review</i> where it is demonstrated that:</p> <p>a) there is a need for the conversion;</p> <p>b) the lands are not required over the horizon of this Plan for the employment purposes for which they are designated;</p> <p>c) the municipality will maintain sufficient employment lands to accommodate forecasted employment growth to the horizon of this Plan;</p> <p>d) the proposed uses would not adversely affect the overall viability of the <i>employment area</i> or the achievement of the minimum intensification and</p>



	<p>density targets in this Plan, as well as the other policies of this Plan; and</p> <p>e) there are existing or planned <i>infrastructure</i> and <i>public service facilities</i> to accommodate the proposed uses.</p>
2.2.5.10	<p>Notwithstanding policy 2.2.5.9, until the next <i>municipal comprehensive review</i>, lands within existing <i>employment areas</i> may be converted to a designation that permits non-employment uses, provided the conversion would:</p> <p>a) satisfy the requirements of policy 2.2.5.9 a), d) and e);</p> <p>b) maintain a significant number of jobs on those lands through the establishment of development criteria; and</p> <p>c) not include any part of an <i>employment area</i> identified as a <i>provincially significant employment zone</i>.</p>
2.2.5.12	<p>The Minister may identify <i>provincially significant employment zones</i> and may provide specific direction for planning in those areas to be implemented through appropriate official plan policies and designations and economic development strategies.</p>
3.2.4.1	<p>Linking <i>major goods movement facilities and corridors</i>, international gateways, and employment areas to facilitate efficient goods movement will be the first priority of highway investment.</p>
3.2.4.3	<p>Municipalities will provide for the establishment of priority routes for goods movement, where feasible, to facilitate the movement of goods into and out of <i>employment areas</i> and other areas of significant</p>



		commercial activity and to provide alternate routes connecting to the provincial network.
	Definition	<p>Provincially Significant Employment Zones</p> <p>Areas defined by the Minister in consultation with affected municipalities for the purpose of long-term planning for job creation and economic development. <i>Provincially significant employment zones</i> can consist of <i>employment areas</i> as well as mixed-use areas that contain a significant number of jobs.</p>



Office Use Only	
Submission Number:	Date Received:
Municipality:	

Submission Form for Requests for Employment Area Conversion

The protection of the Region's supply of employment land is important to the economic vitality of the Region.

As outlined in Council Report 2020-P-11, requests for Employment Area conversion through the Region's Municipal Comprehensive Review process may be considered subject to certain principles and criteria. **The final date to submit a request for consideration through Envision Durham is September 23, 2020.**

To aid in the evaluation of requests for Employment Area conversion and inform appropriate recommendation to Regional Council, this Submission Form must be completed and submitted to the Regional Planning and Economic Development Department. Please:

- Answer each question on this Form;
- Attach any additional documents (e.g. reports/studies, location map, development concept) to support your conversion request; and
- Submit your request electronically to EnvisionDurham@durham.ca

If the submission must be made in hard copy, submit it to:

Envision Durham
 Durham Region Planning Division
 605 Rossland Road East, 4th Floor
 Whitby, ON L1N 6A3

Should you have any questions prior to making a formal request for an Employment Area conversion, it is recommended that you contact Jonah Kelly, Principal Planner: Jonah.Kelly@durham.ca

Applicant Information

Complete the information below:

Land Owner Contact Information

Name: _____

Address: _____

City/Postal Code: _____

Phone/Fax: _____

Email: _____

Authorized Agent:

Name: _____

Mailing Address: _____

Phone/Fax: _____

Email: _____

Does the request for Employment Area conversion include lands that are not under your ownership?

Yes No

If yes, please describe the lands subject to the request that are not within your ownership:

Property Information of Subject Lands

Legal Description including Lot & Concession _____

Municipal Address(es) _____

Assessment Roll Number(s) 18- _____ (15 digits total)

Total Parcel Land Area (Hectares) _____

If the request for Employment Area conversion applies to only a portion of the subject property, or conversely, includes lands outside of your ownership, please identify the total land area subject to the request (Hectares) _____

Current use of the subject property _____

Servicing status (indicate if water and/or sanitary sewer is available) _____

Description of the Request

The Submission is:

- A new request for Employment Area conversion _____
- Amends a previous request for Employment Area conversion with additional information (write in date of previous submission) _____
- Replaces a previous request for Employment Area conversion. By checking this box, the content contained in the previous submission will be removed from the Region’s files (write in date of previous submission to be replaced) _____

The request is to re-designate the subject lands from Employment Areas to permit the following use(s):

- Residential uses Major retail uses Retail/Commercial uses
- Mixed Residential/Employment uses Other (write in) _____

Briefly describe the request for Employment Area conversion, including the full range of proposed land uses:

Employment Area Conversion Details

Is there a demonstrated need for the Employment Area conversion?

- Yes No

If yes, please explain:

Is the proposed Employment Area conversion compatible with the surrounding existing land uses and/or planning permissions?

- Yes No

If yes, please explain how the proposed Employment Area conversion will not have an adverse impact on surrounding land uses and the broader Employment Area:

What is the anticipated population, residential unit count and type (single, semi, townhouse, apartment, etc.), and employment (jobs) that would be created through development of the subject site if the Employment Area conversion request is granted?

Population: _____

Employment (jobs): _____

Units (number and type): _____

Non-Residential Gross Floor Area and type (specify the gross floor area for each non-residential land use):

Are there existing or planned infrastructure and public service facilities needed to accommodate the proposed use(s)?

Yes No

If yes, please provide additional details below:

Existing or planned infrastructure (as defined in A Place to Grow, 2019): _____

Existing or planned public service facilities (as defined in A Place to Grow, 2019): _____

Is the site within proximity to major transportation corridors and/or goods movement infrastructure (arterial roads, highways, airports, harbours/ports, railways)?

Yes No

If yes, identify which transportation corridors and/or goods movement infrastructure (arterial roads, highways, airports, harbours/ports, railways): are nearby and their approximate distance (measured in metres):

Does the site offer direct access to major transportation corridors and/or goods movement infrastructure (arterial roads, highways, airports, harbours/ports, railways)?

- Yes No

If yes, identify which transportation corridors and/or goods movement infrastructure (arterial roads, highways, airports, harbours/ports, railways) and describe how direct access is provided from the site:

Describe the site's location within the context of the broader Employment Area. Is the site best described as:

- Located on the edge/fringe of an Employment Area.
- Located within an Employment Area with existing employment uses/planning permissions for employment use(s) on 1 or more sides of the subject site.
- Located wholly within an Employment Area and surrounded by existing employment uses/planning permissions for employment use(s) on all sides of the subject site.

Additional description and explanation _____

Is the site constrained for employment use due to the site size, configuration, access, physical conditions and/or servicing availability?

- Yes No

If yes, explain and demonstrate why the lands are constrained for employment uses due to site size, configuration, physical conditions, and/or servicing availability:

Is the site located partially or wholly within a proposed Major Transit Station Area boundary as identified in the Region's [Urban System Discussion Paper](#)?

- Yes No

If yes, which proposed Major Transit Station Area boundary is the site located within?

Is the site located partially or wholly within a Provincially Significant Employment Zone?

- Yes No

If yes, which Provincially Significant Employment Zone is the site located within?

The Applicant acknowledges and agrees that the collection, use and disclosure of information provided to the Regional Municipality of Durham shall be governed by the provisions of the *Municipal Freedom of Information and Protection of Privacy Act*, R.S.O. c. M.56, as amended (MFIPPA). Information to be submitted on or with the application that the Applicant considers confidential or to be otherwise exempt from disclosure under MFIPPA must be claimed as such in accordance with MFIPPA at the time of submission.

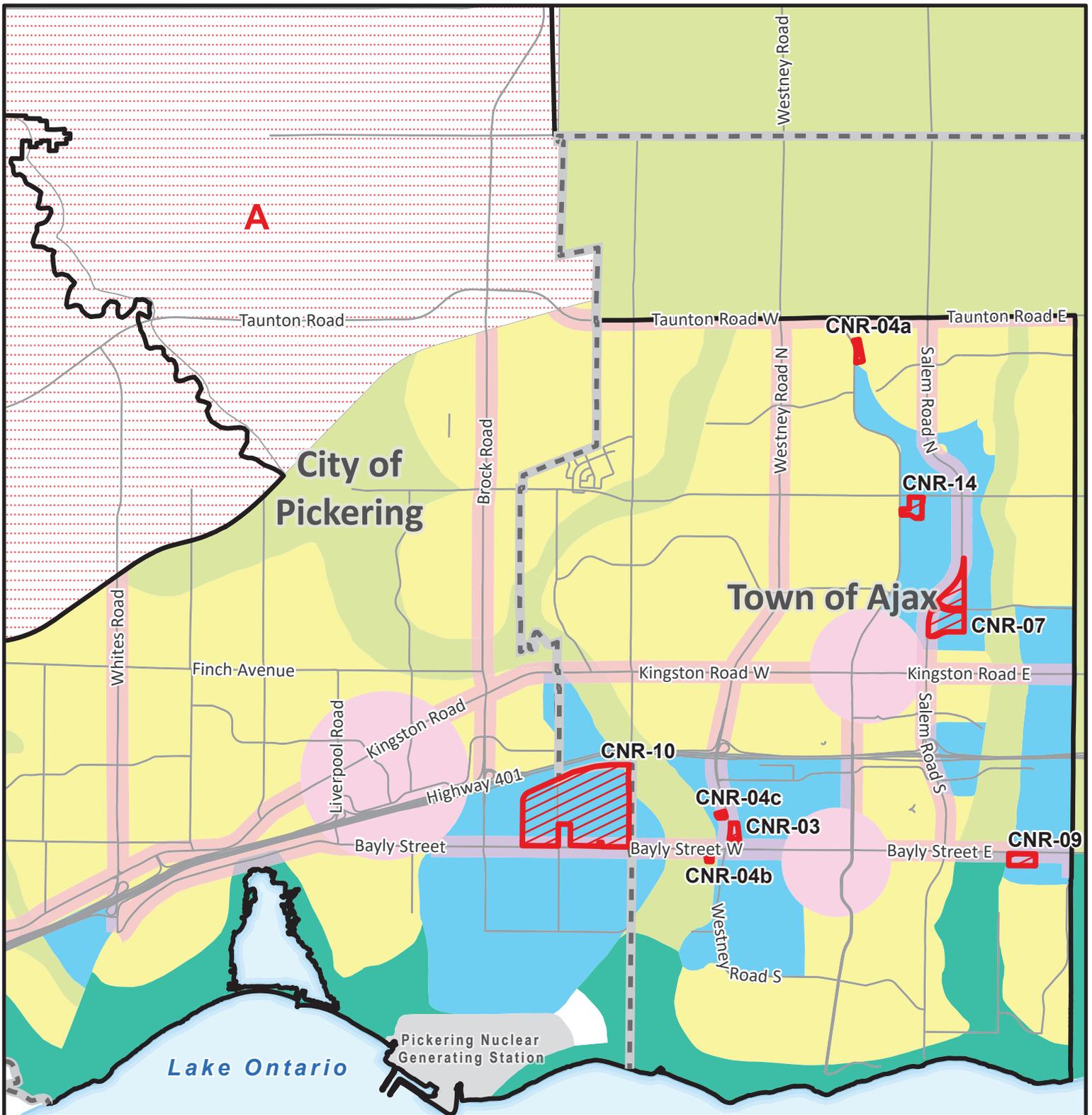
Current Requests for Employment Area Conversion as of April 27, 2020

Conversion Request-ID	Municipality	Date Received	Site Location	Land Area (Hectares)*	Description of Request (as described by proponent)
CNR-01	Brock	August 23, 2018	Multiple lots on the east of Sideroad 18, south of the Beaver River Wetland Trail, Cannington	4.46	To re-designate the subject lands as residential lands.
CNR-02	Whitby	November 15, 2018	1151 & 1275, Dundas Street West	40.14	To add the additional use of mid-density residential that would allow a 15-storey residential building for a mixed-use development with both employment and residential uses.
CNR-03	Ajax	December 20, 2018	275 Westney Road South	1.84	To re-designate the subject lands to permit a mid to high rise residential and employment mixed use development.
CNR-04a	Ajax	February 7, 2019	1901 Harwood Avenue North	1.54	To add and/or intensify residential uses on the subject lands.
CNR-04b	Ajax	February 7, 2019	493 Bayly Street West	0.91	To add and/or intensify residential uses on the subject lands.
CNR-04c	Ajax	February 7, 2019	190 Westney Road South	0.60	To add and/or intensify residential uses on the subject lands.
CNR-05	Oshawa	September 2, 2019	305 Columbus Road West	6.07	To re-designate the subject lands for residential development.

Conversion Request-ID	Municipality	Date Received	Site Location	Land Area (Hectares)*	Description of Request (as described by proponent)
CNR-06	Whitby	September 5, 2019	Lands north of Victoria Street & west of Montecorte Street (referred to as the "West Lands")	18.36	To re-designate the subject lands to permit high density mixed-use residential uses. Also recommend the inclusion of the lands within the Whitby Major Transit Station Area.
CNR-07	Ajax	September 6, 2019	North-east and South-east corners of Salem Road & Kerrison Drive (Part of Lot 6, Concession 2)	18.02	To re-designate the subject lands to Living Areas.
CNR-08	Whitby	September 6, 2019	1730 Dundas Street West	2.21	To re-designate a portion of the subject lands fronting Dundas Street West to Living Areas.
CNR-09	Ajax	September 9, 2019	465 and 479 Bayly Street East	4.03	To re-designate the subject lands fronting Bayly Street East from Employment Area to allow a mix of residential and retail/commercial uses.
CNR-10	Pickering	September 27, 2019	2028 & 1902 Kellino Street and 1802 Bayly Street (referred to as "Durham Live Lands")	91.6	Remove or amend the Employment Areas Designation for the entirety of the subject lands (Durham Live Lands) in order to permit a wider range of uses including retail and residential.

Conversion Request-ID	Municipality	Date Received	Site Location	Land Area (Hectares)*	Description of Request (as described by proponent)
CNR-11	Clarington	October 29, 2019	1766 Baseline Rd, (Courtice)	11.15	Remove the Employment Area designation from the subject lands to allow residential and commercial uses and be included in the Courtice MTSA boundary.
CNR-12	Whitby	November 2, 2019	1275 Dundas Street West	12.89	To re-designate the subject lands to permit mixed use / residential development.
CNR-13	Brock	November 28, 2019	276 Cameron Street East, (Cannington)	13.62	To re-designate the subject property from Employment Area to Living Areas.
CNR-14	Ajax	January 9, 2020	1,3,5 & 7 Rossland Road East and 901 Harwood Ave. North	3.9	To re-designate a portion of the subject lands to Living Areas to permit residential development.

* Land area is as provided by the proponent, or as estimated by staff when not provided by the proponent.



Requests for Employment Area Conversion – Ajax and Pickering



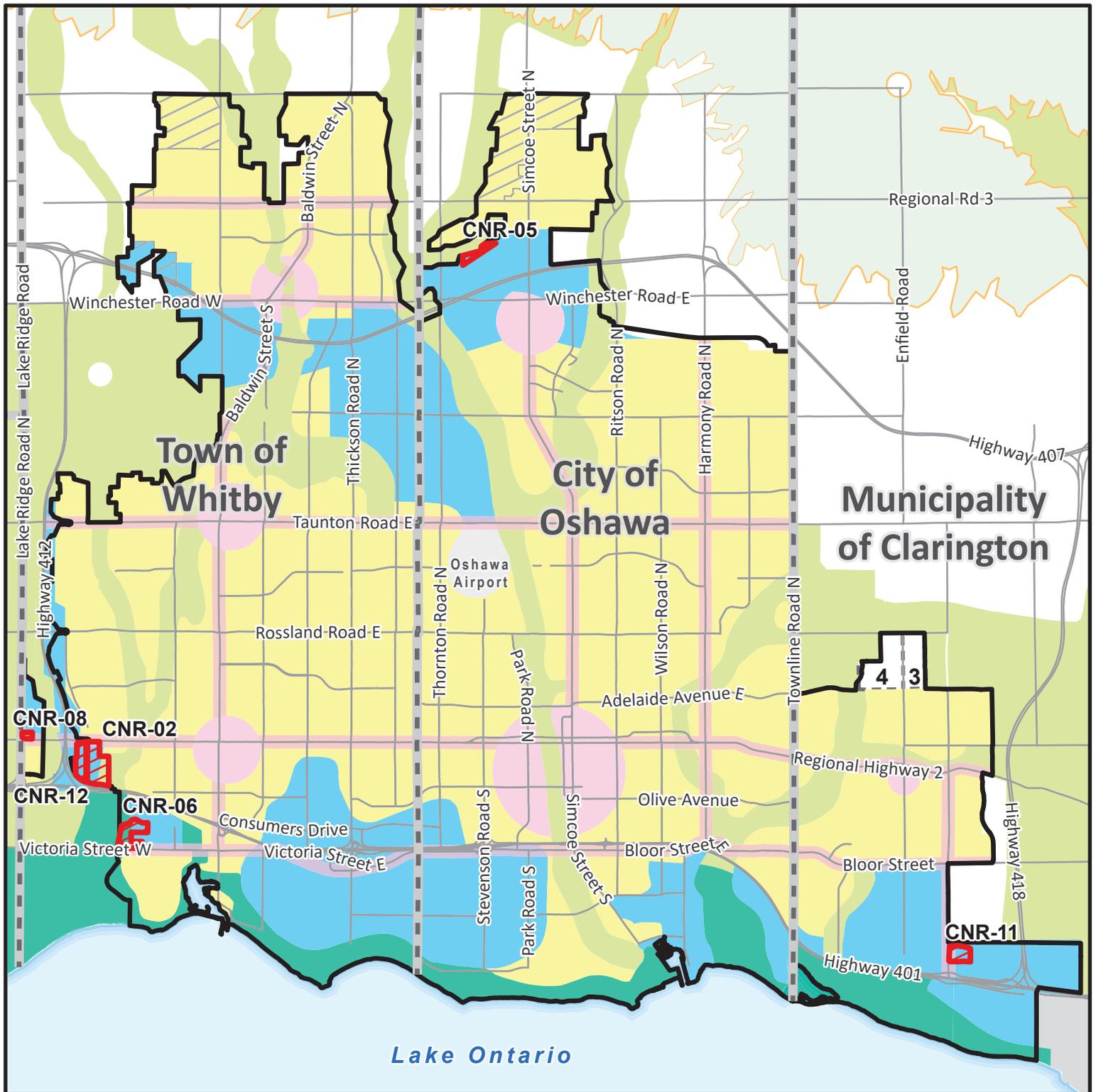
Legend

- Lands Subject to Employment Conversion Request
- Prime Agricultural Areas
- Employment Areas
- Major Open Space Areas
- Waterfront Areas

- Living Areas
- Specific Study Area 'A'
- Regional Corridors
- Regional Centres
- Urban Area Boundary
- Municipal Boundary

Data Sources and Disclaimer

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Requests for Employment Area Conversion – Clarington, Oshawa and Whitby

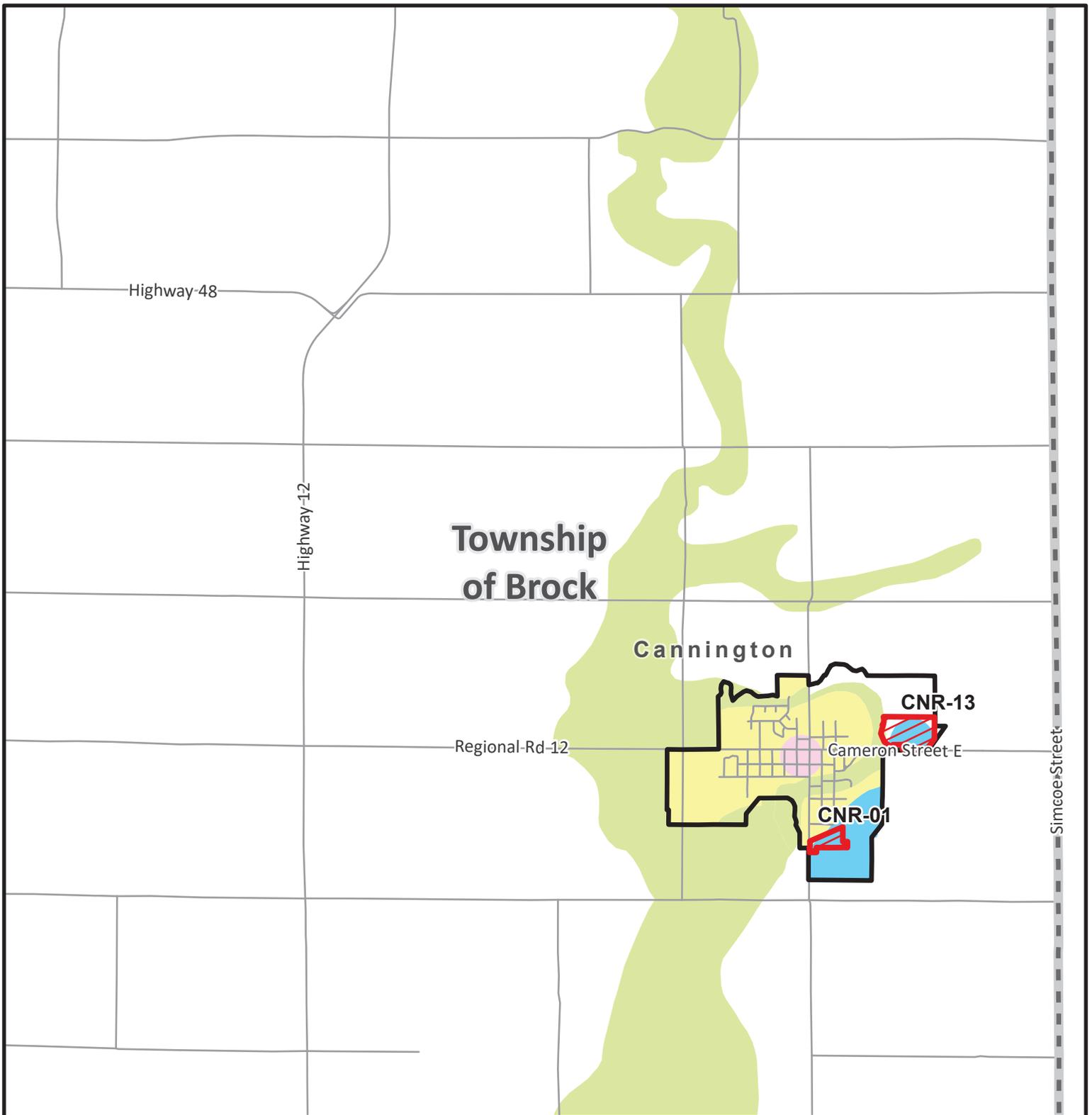


Legend

- Lands Subject to Employment Conversion Request
- Prime Agricultural Areas
- Employment Areas
- Major Open Space Areas
- Waterfront Areas
- Living Areas
- Deferral Areas
- Special Study Areas
- Regional Corridors
- Regional Centres
- Urban Area Boundary
- Municipal Boundary

Data Sources and Disclaimer

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Requests for Employment Area Conversion – Cannington, Township of Brock



Legend

- Lands Subject to Employment Conversion Request
- Prime Agricultural Areas
- Employment Areas
- Major Open Space Areas
- Waterfront Areas
- Living Areas
- Regional Corridors
- Regional Centres
- Urban Area Boundary
- Municipal Boundary

Data Sources and Disclaimer

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