

March 11, 2020

MGP File: 19-2839

Chairman Wayne Emmerson and Member of Regional Council
Regional Municipality of York
17250 Yonge Street,
Newmarket, ON L37 6Z1

via email: regional.clerk@york.ca

Dear Chairman Emmerson and Members of Regional Council:

**RE: Committee of the Whole Meeting, March 12, 2020
Agenda Item H.2.3 – Planning for Employment and Employment Conversions
Richmond Hill Honda
Automobile Dealerships, City of Richmond Hill**

Malone Given Parsons Ltd. (“MGP”) is the planning consultant to Richmond Hill Honda, currently located at 77 16th Avenue, in the City of Richmond Hill.

We are writing in response to York Region’s March 12, 2020 Committee of the Whole Agenda Item H.2.3 “Planning for Employment and Employment Conversions”.

Request

We have reviewed the Staff Report and note that our non-geographic specific request is not included in the Region’s assessment of received employment conversion requests. We request that York Region allow the City of Richmond Hill to undertake a review of their Official Plan policies to permit automobile dealerships within their employment designations recognizing that this is largely a local matter.

MGP previously submitted an employment conversion request on behalf of Richmond Hill Honda, requesting to permit automobile dealerships within key locations of Employment Area and Employment Corridor designations in the Richmond Hill Official Plan.

In our opinion, automobile dealerships can provide high-quality jobs that are appropriate for key locations within employment designations; this is recognized and permitted by other municipalities within York Region. Automobile dealerships are considered a commercial use under the existing Richmond Hill Official Plan framework and therefore, the request constitutes a conversion.

Given that the York Region Official Plan does not specify permitted uses within employment designations, it is our opinion that the request and determination of automobile dealerships uses is a local matter that should be determined by the local municipality (Richmond Hill), rather than across a regional basis. However, the recent Growth Plan changes have shifted the responsibility of employment land conversions to the upper tier municipalities (York Region).

Therefore, we request that York Region allow the City of Richmond Hill to undertake a review of their local Official Plan policies, to recognize the need and the appropriate location for automobile dealerships within employment designations.

We look forward to continuing to work with the City to permit auto-dealerships within employment designations and resolve this employment conversion request at the local level.

Should you have any additional questions or wish to discuss our comments in greater detail, please contact me at 905.513.0170.

Yours very truly,

Malone Given Parsons Ltd.



Lauren Capilongo, MCIP, RPP
Principal

cc. Richmond Hill Honda
Sandra Malcic, York Region
Kelvin Kwan, City of Richmond Hill
Deborah Giannetta, City of Richmond Hill
Patrick Lee, City of Richmond Hill