

AIRD BERLIS

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Committee of the Whole
Regional Council
Region of York
17250 Yonge Street
Newmarket, Ontario
L3Y 6Z1

Attention: Chair, Jim Jones, Regional Councillor

Dear Sirs/Mesdames:

**Re: March 12, 2020 COW Meeting
Agenda Item No. H.2.3
Planning for Employment and Employment Conversions**

**Re: Orlando Corporation
Blocks 2 and 3, Plan 65M-4080
0 Brodie Drive, Richmond Hill
Request No. RH5**

We have been retained by Orlando Corporation in this matter.

The Orlando lands are located on Leslie Street north of 16th Avenue. Our client has currently proposed an amendment to, but not a redesignation of, the Richmond Hill Official Plan to permit an automotive sales use under the current "Employment Area" designation within the Headford Business Park. In a modern dealership, automobile sales represent a small component of the overall operations. However, is the only component which isn't currently permitted on these lands.

We have read the staff report with interest and note the acknowledgement that Regional Council and Staff have and wish to continue to work closely with local municipal Councils and staff in conducting and finalizing this initial Regional MCR. In particular, the staff report states:

p. 5 - 4. Analysis

Local municipal designations provided the basis for comprehensive assessment of Regional employment areas

Regional staff, in partnership with local municipal staff, undertook a broad analysis and assessment of employment areas in the Region to identify areas appropriate for designation as employment in the ROP.

p. 11 - 4. Analysis

Extensive collaboration with local municipalities was undertaken to determine proposed employment area mapping

Local municipalities are an important part of planning for employment as the unique context of each municipality should be considered when determining where to plan for employment. Regional staff and local municipal staff worked together extensively to assess existing employment areas and site-specific conversion requests through a series of workshops, one on one meetings, meetings with landowners and MCR working group meetings (see Attachment 2). Local municipal Council positions on employment area planning including site specific conversion requests have been received from a number of municipalities and were considered through the development of Regional staff recommendations.

p. 12 - 6. Local Impact

Local municipalities are key partners in the ongoing preservation, enhancement and planning of employment areas. Extensive consultation with local municipal staff and consideration for local municipal council decisions was used to inform recommendations on site specific conversion requests and the proposed employment area mapping in the ROP.

Please also see Agenda Item H.1.1., the letter from the City of Richmond Hill, in which you are advised of the City's position of support for our client's development proposal on the subject lands:

- 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: ...
 - 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;...

It is our understanding that Regional Council is not making any decisions at this time respecting Regional staff's recommendations on site specific employment area conversion requests as outlined in their report.

Our client intends to work with the City and Region in advancing its car dealership proposal for its lands and ensure that the Region's MCR ultimately permits this desirable development, its resultant employment and the creation of hundreds of good-paying jobs.

Should you require any further information or clarification respecting this request, please contact the undersigned or Brad Rogers at Groundswell Urban Planners Inc.

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Yours truly,

AIRD & BERLIS LLP


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