

March 11, 2020

*MGP File: 15-2437*

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

via email: [regional.clerk@york.ca](mailto: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  
Parkway Hotels and Convention Centre Inc.  
Sheraton Lands, City of Richmond Hill**

Malone Given Parsons Ltd. (“MGP”) is the planning consultant to Parkway Hotels and Convention Centre Inc. (“Sheraton”), who own approximately 7.59 hectares of land located at the northeast corner of Highway 7 and Leslie Street (“Sheraton Lands”), within 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”. We have reviewed the Report and do not support the recommendation, as it relates to Request #RH11, to deny the employment conversion and designate the lands as employment in the Regional Official Plan.

We continue to believe that the Sheraton Lands represent an opportunity to create a mixed-use growth area, based on the existing mix of uses (including high-rise residential uses), the site’s location adjacent to existing rapid transit along Highway 7, and its inclusion in the Leslie-Hwy 7 BRT Station Major Transit Station Area.

Richmond Hill City Council considered a Staff Report on the Employment Land Conversion Requests at its meeting on March 5, 2020. City Council supports Sheraton’s site-specific conversion as well as the proposed municipally initiated conversion of employment lands for the broader area (the south-eastern part of the Beaver Creek Business Park) for mixed-uses.

We support Richmond Hill Council’s position that a mixed-use designation would recognize the existing employment and high-density residential uses in the area and allow for a range and mix of uses in a compact, transit-oriented built-form to be developed.

**Request**

**We continue to request that York Region support the conversion of the Sheraton Lands to a non-employment designation to recognize the current non-employment permissions in the City of Richmond Hill’s Official Plan and the existing mixed-use function of these lands. Further we request that York Region support the City to undertake a municipally initiated conversion of employment lands for the broader area (the south-eastern part of the Beaver**

**Creek Business Park) for mixed-uses. Finally, we request that these lands are not designated employment in the Regional Official Plan.**

We look forward to continuing to work with Staff towards the creation of a mixed-use growth area for the East Beaver Creek Business Park that includes the Sheraton Lands.

Should you have any 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. Jason Kaptyn, Kaptyn Realty  
Sandra Malcic, York Region  
Patrick Lee, City of Richmond Hill  
Kelvin Kwan, City of Richmond Hill