

DEPUTATION REQUEST

SPECIAL REGIONAL COUNCIL

SEPTEMBER 17, 2020

Subject: Planning for Employment and Employment Conversions

Spokesperson: Lauren Capilongo

Name of Group or person(s) being represented (if applicable): Sheraton Parkway Hotel,
Richmond Hill

Brief summary of issue or purpose of deputation:

To discuss the staff recommendation

OFFICE OF THE REGIONAL CLERK

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September 14, 2020

MGP File: 15-2437

Chairman Wayne Emmerson and Members of Regional Council
Regional Municipality of York
17250 Yonge Street
Newmarket, ON L3Y 6Z1

via email: regional.clerk@york.ca

Dear Chairman Emmerson and Members of Regional Council:

**RE: Special Regional Council Meeting – September 17, 2020
Agenda Item #F1 - “Planning for Employment and Employment Conversions”
Sheraton Parkway Hotel, 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 on behalf of Sheraton in response to the September 17, 2020 Special Meeting of York Region Council, which I understand is an additional opportunity to participate in the planning for employment process by expressing their opinions to Regional Council, in advance of the October 2020 Council meeting. **We ask that Regional Council consider the position of Richmond Hill Council in your decision for Sheraton’s site-specific employment conversion request.**

On February 26, 2020, Richmond Hill Council supported the employment land conversion request submitted by Sheraton. More specifically, the Council resolution states:

*“the Region be advised of Council’s interest in considering a municipally initiated conversion of employment lands within the south-eastern part of the Beaver Creek Business Park (refer to MIC-Area #2 on Map 1 of staff report SRPRS.20.003) for mixed-use development for the principle reasons set out in staff report SRPRS.20.003 and **in doing so are also supportive of the conversion [request] submitted by Parkway Hotels and Convention Centre Inc.** (refer to ID#111 on Map 1 of staff report SRPRS.20.003)[...]”*

Based on the Planning for Employment and Employment Conversions memorandum, prepared by Regional Staff on September 10, 2020, we understand that Staff do not recommend conversion of the Sheraton Lands, despite Richmond Hill Council’s support for this request. We continue to 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.

Sheraton Lands Provide an Opportunity to Create a Mixed-Use Growth Area

The Sheraton Lands currently contain a mix of land uses including the Sheraton Parkway Hotel and Convention Centre, a Best Western Hotel, the Shoppes on the Parkway (retail uses), two residential apartment towers and an office building. The effect of this mix of uses is that, despite the Employment Land designation, the Sheraton Lands are more appropriately characterized as a mixed-use area.

Secondly, the Sheraton Lands offer an opportunity to locate increased density and a mix of uses adjacent to existing rapid transit. The Sheraton Lands have direct frontage along Highway 7, which is identified on Schedule 5 of the Growth Plan as a Priority Transit Corridor. Highway 7 is designated in the York Region Official Plan as both a Regional Corridor and Rapid Transit Corridor, where a significant amount of intensification is planned. In addition, the Sheraton Lands are well within a 200-metre walking distance of two Major Transit Station Areas (being in the Leslie-Highway 7 BRT Station MTSA and the East Beaver Creek BRT Station MTSA), both of which have minimum targets of 200 people and jobs per hectare.

It is based on these attributes that we continue to believe that the Sheraton Lands represent an opportunity in the Region to create a mixed-use growth area. The conversion of these lands to a mixed-use growth area will provide the policy framework to allow for the creation of a truly mixed-use community, which continues to provide some employment function, along with commercial and retail uses and additional residential uses. A mixed-use designation will also allow for an opportunity to create public spaces (parkettes, public squares etc.) that will support the existing and planned residents and allow this area to evolve into a mixed-use and complete community.

A similar context exists east of East Beaver Creek Road where residential is permitted and has been developed at the southeast corner of Norman Bethune Avenue and East Beaver Creek Road. These lands in combination with the Sheraton Lands provides an opportunity to create a broader mixed-use growth area.

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.

For the reasons stated above, we request that Regional Council approve Sheraton's employment land conversion request.

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
Kelvin Kwan, City of Richmond Hill
Mayor Barrow, Richmond Hill
Regional Councillor Carmine Perrelli
Regional Councillor Joe DiPaola