

October 16, 2019

MGP File: 13-2214

Mayor Barrow & Members of Council
225 East Beaver Creek
City of Richmond Hill
ON L4B 3P4

via email: clerks@richmondhill.ca

Dear Mayor Barrow and Members of Council:

**RE: Council Public Meeting- October 16, 2019
Zoning Bylaw Amendment- City of Richmond Hill File No. D24-19002
Zamani Homes (Richmond Hill) Ltd, 10423 Yonge Street**

Malone Given Parsons Ltd. ("MGP") is the land use planning consultant to Zamani Homes (Richmond Hill) Ltd, the owner of a 1.14-hectare site located at the north end of the Downtown Local Centre ("Zamani Lands"). The site is currently occupied by an auto dealership, autobody and auto repair shop.

We are writing in response to the City's initiated Zoning Bylaw Amendment for the Downtown Local Centre to request that the auto-related uses continue to be permitted as-of-right on the Zamani Lands.

Figure 1: Zamani Lands



Vision for the Downtown Local Centre and the Zoning Bylaw Update

The Zamani Lands are located within the Downtown Local Centre which is envisioned to develop as a mixed-use centre with retail/commercial uses in concert with high-density residential use. Zamani supports this vision and recognizes that this is a long-term vision which will develop over time.

The staff report characterizes the purpose of the City's initiated Zoning Bylaw update as one that expands the commercial use permissions for the Downtown Local Centre. However, the report also proposes to exclude auto dealerships, auto repair shops and auto-related uses within the Downtown Local Centre. These uses are currently operational on the Zamani Lands.

While we recognize that the zoning permissions for commercial and retail uses in this area should be modernized, the Zoning Bylaw update should include recognition of existing uses. As such, we request that the City's Zoning Bylaw update continue to permit the auto dealership, autobody and auto repair shop on a site-specific basis until such time as Zamani receives zoning approval for its mixed-use high-density development.

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.

A handwritten signature in blue ink, appearing to be 'LC' or similar initials, written in a cursive style.

Lauren Capilongo, MCIP, RPP
Principal

cc. Zamani Homes (Richmond Hill) Ltd.