

**May 2, 2023**

Clement Chong, Project Manager, Richmond Hill Centre  
City of Richmond Hill  
225 East Beaver Creek Road  
Richmond Hill, Ontario  
L4B 3P4

**Re: Committee of the Whole Meeting – May 3, 2023  
Draft Richmond Hill Centre Secondary Plan (April 21, 2023)  
Item 11.8 - SRCM.23.06 - Richmond Hill Centre Secondary Plan (OPA 41)**

We act on behalf of 1921318 Ontario Limited, the owner of the lands municipally known as 8790 Yonge Street, in the City of Richmond Hill (herein referred to as the “Subject Lands”).

Our client currently operates Land Rover Thornhill on the Subject Lands, which is an active automotive retail and service enterprise and the highest volume Jaguar Land Rover dealer in Canada. Land Rover Thornhill has been in operation for over 20 years and employs a total of 80 employees at this location. There has been a number of different dealerships located on the Subject Lands for over 40 years.

Land Rover Thornhill is currently a single-storey, standalone automotive retail and service provider and has had success operating as it exists at the Subject Lands. However, our client wishes to expand its business by adding a new, compact mixed-use development while maintaining the dealership function at and below grade level in the future.

On October 7, 2021, a draft of the Richmond Hill Centre Secondary Plan (“RHCSPP”) was released. As the RHCSPP proposes to apply to lands in the Richmond Hill Centre, being north of Highway 7 at Yonge Street, the RHCSPP would apply to the Subject Lands. As such, on behalf of our client, we have been actively involved in the RHCSPP review process.

This vision would facilitate Provincial direction for housing intensification in close proximity to transit infrastructure by providing much needed housing on the Subject Lands, while maintaining the significant number of jobs and employment use of the existing Land Rover dealership. Our client is experienced in this type of mixed-use development as it is undertaking a number of similar integrated mixed-use dealership developments across the Greater Toronto area.

On April 14, 2023, our client and its consultants advanced this development concept at a pre-application consultation (“PAC”) meeting with City Staff. From the onset, we expressed a desire



to work with the City on future planning applications for the Subject Lands to advance a dynamic, mixed-use development generally in accordance with built form directions and policies of the West of Yonge Character Area in the set out in the previous draft of the RHCSP from October 7, 2021.

During the PAC meeting, we were advised that a new draft RHCSP would be released for public review. However, we did not receive a date that the draft would be released. We were surprised to receive Notice that the new draft was released on April 26, 2023, less than two weeks after our meeting, and that there would be virtually no comment period provided before the RHCSP would be brought forward to the Committee of the Whole with a recommendation for adoption on May 3, 2023. The new draft RHCSP released last week has substantial modifications to the draft released in 2021. As we have been monitoring the RHCSP review process for some time, we require additional time to review these new modifications to determine how they impact the Subject Lands.

In particular, our client is concerned with the modifications to the designations of the Subject Lands, which remain within the West of Yonge Character area; however, we have not had the opportunity to determine the impact of the newly modified Schedules, outlining additional parks, bicycle facilities, local and collector streets as well as a conceptual alignment of North-South streets, on the Subject Lands. There were also substantial modifications from the first draft to some of the built form and urban design controls which would apply to the development of the Subject Lands.

Our client has particular concerns with the following newly proposed provisions:

1. **The Collector and Local Road Network:** The proposed Schedule 5 identifies a new road network, which includes a new collector road created through a western extension of the existing east-west High Tech Road from the east side of Yonge Street (High Tech Extension) to the west side, which proposes to go through the Subject Lands. The new road network also establishes a new north-south local road that traverses through established neighbourhoods in around Eleonor Circle between Garden Avenue and Roosevelt Drive and again bisects and divides the Subject Lands, which would limit the future development potential of the Subject Lands, including the provision of additional housing.

While we do not oppose the creation of a Secondary Road network adjacent to Yonge Street in its entirety, the rationale behind this particular configuration is unclear as it would effectively be a short, dead-end extension of a collector road (High Tech Road) into an established residential area, when existing roads connecting to Yonge Street already exist to the north (Roosevelt Drive) and to the south (Garden Avenue). The reduction in future development potential that this proposed road network configuration will cause, is not consistent the intent of the proposed West of Yonge Character area nor will it allow these lands to be optimized.

2. **Density and Transition in Scale:** The West of Yonge Character area assigns a maximum density of 3.0. In our opinion, this density does not conform to recent Provincial and



Regional direction to permit increases in development density. The proposed density, when paired with additional regulations, limitations and constraints regarding transition and the angular plane requirements, do not reflect the emerging pattern of growth in the area and stifle the ability to optimize the Subject Lands. For example, policies 10.3.4 to 10.3.5 were modified to seemingly reduce flexibility in assessing the development of sites along the West of Yonge Character area as compared to the former draft of the RHCSP. The revised policies do not recognize or optimize the development potential of deeper sites, such as the Subject Lands, to permit an efficient and desirable mixed-use development.

3. **Type, Extent and Location of Parks:** There are a number of linear park locations proposed within the West of Yonge Character area that may require redevelopment of this area in order to be delivered and contribute to a meaningful and complete system. It is unclear how these parks, including the proposed Linear Park in the West of Yonge Character area, will be implemented/facilitated by the City and developers.
4. **Process and Timing:** As previously indicated, we require additional time to review and provide comments on the new draft RHCSP. A public meeting was held as recently as February 9, 2023, where the former draft RHCSP was presented and proposed. The new RHCSP was released for public review and comment on April 26, 2023 and is recommended for approval on May 3, 2023, just 7 days later. This limited time to allow for those impacted to properly review the modifications to the RHCSP as proposed, and to engage with the City in meaningful discussion and potential modifications is inadequate. In our opinion, permitting additional time to review these modifications will ensure that meaningful consultation and engagement occurs and that the modifications result in appropriate planning that is in the public interest.

As a result of our client's concerns, we respectfully request that City Council defer consideration of the RHCSP to allow for sufficient time for our client and others to properly review and to have discussions with City Staff in an attempt to address or mitigate our client's concerns.

In addition, we request that any future meetings related to this item or any notice of any decision of City Council of its Committees be sent to our attention.

Regards,

Bruce Hall, MCIP, RPP, Principal

CC: Sylvester Chuang  
John Srebot  
Client's Lawyer