



*land use planning
&
development*

23 Foxwood Road. Thornhill, ON L4J 9C4
Tel: 905.889.1564 | Fax: 905.889.6309
Website : Manettplanning.com

June 13, 2024

Mayor David West and Members of Council

City of Richmond Hill

225 East Beaver Creek Road, Richmond Hill, Ontario L4B 3P4

Dear Mayor West and Councillors:

Re: City Files ZBLA-23-0004 and ZBLA-23-00007 (Related File SP-23-0009)

Proposed Automobile dealership at 11592 Yonge Street

I am retained and act on behalf of the owners of 11610 Yonge Street, the property immediately to the north of 11592 Yonge Street. The subject applications were considered at the Committee of Whole (COW) Meeting of June 12, 2024 at which time a representative of the owners of 11610 Yonge Street addressed the COW requesting an adjournment due to the late receipt by mail of the Notice of the Meeting. As a result of the late receipt of the notice, a written submission outlining the legitimate concerns of the immediate neighbour to the north was not provided to the City indicating problems with the proposed car dealership plan, as it will affect the 11610 Yonge Street property.

I understand that the applications, and the recommendations of the COW from the June 12, 2024 meeting, will be going forward to Council for consideration (and an expected decision) on June 19, 2024. Through this correspondence, on behalf of the owners of 11610 Yonge Street, it is requested that two modifications be made to the proposed plan prior to any approval being considered.

It is understood that a car dealership is a permitted use under the current applicable GC Zoning and, as a result, the owners of 11610 Yonge Street must accept the use being proposed. However, the proposed reduction of the required Minimum Side Yard (North), immediately adjacent to the 11610 Yonge Street property, from 3.0m to the requested 1.61m is not appropriate and should not be approved. The proposed reduction will clearly have an impact on a number of trees located along the common property boundary. Therefore, the first request of Council is to:

- 1. MAINTAIN THE MINIMUM SIDE YARD SETBACK (NORTH) AT 3.0m (9.84 ft.).**

The Proposed Site Plan, illustrated on Map 5 of Staff Report SRPBS.24.068, indicates that lands immediately to the rear of 11610 Yonge Street, which we understand are also now owned by the applicant, are intended to be used for parking spaces as a result of a revision to the Natural Core designation of the City of Richmond Hill Official Plan (illustrated on Map 3 of Staff Report SRPBS.24.068). This creates an unusually shaped parcel of land (currently designated protected Open Space) that wraps around the rear yard of 11610 Yonge Street. As a result, any development proposed on those lands as part of the proposed automotive dealership, including the proposed parking area (approximately 12 spaces), should be required to have an appropriate setback, incorporating a landscape buffer strip and appropriate fence. Therefore, the second request of Council is to:

2. AS A CONDITION OF APPROVAL, IT IS REQUIRED THAT NO PARKING SPACES SHALL BE LOCATED WITHIN 6m OF THE SIDE OR REAR YARD OF 11610 YONGE STREET AND A LANDSCAPED BUFFER STRIP BE PROVIDED WITHIN THIS 6m AREA ALONG WITH A PERIMETER FENCE WITH A MINIMUM HEIGHT OF 1.8m.

It should be noted that in Council's consideration of this application:

- The proposed development and car dealership is within a Major Transit Station Area (MTSA) which is intended for higher density, transit supportive mixed-use. **A car dealership is not a higher density, transit supportive mixed-use;**
- The existing Official Plan designation for the subject property is Regional Mixed-Use Corridor which requires "compact pedestrian-friendly transit oriented built environment". **A car dealership could not be more opposite to a pedestrian-friendly transit oriented built environment;**
- The City of Richmond Hill is currently carrying out a Regional Corridor and MTSA Study which is intended to lead to formulation of an Official Plan Update and OPA later this year, including these lands. Therefore, consideration of the proposed use is premature and will undermine the comprehensive planning currently being undertaken for the corridor. Notwithstanding the existing zoning permission for the use, **there should be no development approved that does not comply in its entirety with the existing zoning regulations** until after the Official Plan Update is completed.

Therefore, despite these reasons for determining that the proposed development is not appropriate for the long-term planning of this area, if this proposed development is to be approved by Council at this time, at a minimum, the modifications, as we have requested, should be accepted and applied to the approval.

Thank you for your consideration of these minor and reasonable modifications to the proposed development.

Please provide a formal acknowledgement of your receipt of this letter.

Yours truly,

MPLAN Inc.

A handwritten signature in blue ink that reads "Michael S. Manett". The signature is fluid and cursive, with a long horizontal stroke at the end.

Per: Michael S, Manett, MCIP, RPP.

encl.

cc: Sherry Taba
Adam Seif
Ali Vakili
Bobby Vakili
Deborah Giannetta
Gus Galanis