

June 06, 2018

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Ms. Deborah Giannetta, M.Sc.Pl., MCIP, RPP  
Manager of Development – Site Plans  
Planning and Regulatory Services Department  
Town of Richmond Hill  
225 East Beaver Creek Road  
Richmond Hill, ON L4C 4Y5

11-2067

Dear Ms. Giannetta:

**RE: Request for Permission to File an Application for a Minor Variance  
386, 396 & 400 Highway 7 East  
1857481 Ontario Inc. (Times Group Corporation)**

Malone Given Parsons Ltd. was retained by 1857481 Ontario Inc. ("Times Group") as the planning consultant for the properties municipally known as 386, 396, and 400 Highway 7 East. On behalf of Times Group, we are requesting permission to submit a Minor Variance application within two years of an approved zoning by-law amendment (By-law 12-17) to the Town of Richmond Hill.

The proposed development consists of a total of 356 residential units, comprised of 2 condominium apartment buildings, one of 10 storeys (Building 'A' - 142 units), and the other one of 15 storeys (Building 'B' - 169 units), and 45 three-storey condominium townhouses to the rear of the apartments. We are seeking a minor variance for the eastern side yard setback as it relates to Building 'B'.

At the time the Site Plan application was approved, Building 'B' was in compliance with the zoning standards of By-law 12-17. The area of non-compliance is due to the accuracy of the boundary survey of which the Site Plan was superimposed – which was an older survey. As part of the building permit submission, a newer survey was produced that identified the eastern lot line shifting slightly westward. This shift results in an eastern side yard setback of 5.87 metres, whereas a minimum of 6.0 metres is required. As such, we are now respectfully requesting for permission to submit a Minor Variance application in order to remedy this issue.

We look forward to discussing this project with you. Should you have any questions or concerns, please do not hesitate to contact me at [llo@mgp.ca](mailto:llo@mgp.ca) or (905) 513-0170 x107.

Yours truly,

**MALONE GIVEN PARSONS LTD.**



Lincoln Lo, MCIP, RPP  
Associate