

From: Michael Cara

Sent: Thursday, October 26, 2023 4:21 PM

To: Clerks Richmondhill <clerks@richmondhill.ca>; OPUUpdate <OPUpdate@richmondhill.ca>

Cc: Christopher Tanzola

Subject: Re: City Plan - Update on Batch 2 amendments

Good afternoon –

We are the lawyers for 9218 Yonge Street Incorporated and Taheri Development Inc., owner and developer of the lands municipally known as 9218 Yonge Street in the City of Richmond Hill (the “Site”). The Site is located within the proposed boundary of the Yonge and Carrville / 16th Avenue Key Development Area which is the subject of City-initiated Official Plan Amendment 18.5 (“OPA 18.5”).

Our client’s lands are the subject of site-specific applications for an Official Plan Amendment and Zoning By-law Amendment which were filed with the City of Richmond Hill on November 9, 2021. The applications were subsequently appealed to the Ontario Land Tribunal on April 27, 2022 (OLT Case No. 22-003667). Since that time, the appeals have been the subject of multiple Case Management Conferences and are scheduled for a Hearing commencing on April 22, 2024.

Given that the applications pre-date the adoption of OPA 18.5, in our submission, the redevelopment permissions for the Site should be determined based on the decision and order that will be issued by the Ontario Land Tribunal. That being said, to the extent that anything in OPA 18.5 is interpreted by the City in such a way that prejudices the proposed development or if further modifications or relief would be required to the current draft of OPA 18.5 in order to accommodate our client’s proposed development, our client seeks to have such policies amended or deleted prior to the adoption of OPA 18.5 by council.

Please provide us with written notice of City Council’s consideration of this matter, as well as notice of any other reports, studies or public meetings related to this matter. Our contact information is provided below.

Thank you,
Michael

Overland LLP
Michael Cara