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November 7, 2023

VIA EMAIL

Mayor David West and Members of Council
City of Richmond Hill
225 East Beaver Creek Road
Richmond Hill, Ontario
L4B 3P4

Your Worship and Members of Council

RE: SRPBS.23.027 - Request for Approval - OPA 18.5 Yonge and Carrville/16th Avenue Key Development Area - (CW Item 11.4) - (Proposed By-law 105-23) City Council Meeting on November 8, 2023 Item 15.4.4

We are the lawyers for Yonge Sixteen Inc., owner and developer of the lands municipally known as 9251 Yonge Street in the City of Richmond Hill (the "Site"). The Site is located within the Yonge and Carrville / 16th Avenue Key Development Area which is the subject of City-initiated proposed 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 (the "Site Specific Applications"). The development proposed by our client and implementing Site Specific Applications are supported by City Staff. Our client appealed the Site Specific Applications to the Ontario Land Tribunal in June 2021 (OLT Case No. OLT-21-001156) on the basis of non-decisions. The appeals proceeded to a hearing in October 2022 and the parties are awaiting a decision of the Tribunal.

We submit that OPA 18.5, as it applies to the Site, should be consistent, or not conflict with, the Site-Specific Applications. To the extent that anything in OPA 18.5 conflicts with the proposed development and implementing Site Specific Applications, our client objects thereto.

Please provide us with written notice to the undersigned and Natalie Ast (nast@overlandllp.ca) 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 herein.

Yours truly,
Overland LLP

Per: 
Daniel B. Artenosi
Partner