



January 20, 2025

Mr. Gus Galanis, Commissioner, Planning and Building Services
City of Richmond Hill
Development Planning Department
225 East Beaver Creek Road
Richmond Hill, ON L4B 3P4

RE: SRPBS.25.003 – Municipal Servicing Capacity and Allocation Summary Update

Mr. Galanis,

On behalf of Parkgate Holdings Inc. ("Parkgate"), this letter is being provided with respect to the proposed amendments to the Municipal Servicing Capacity and Allocation policies, as outlined in the Subject Staff Report.

Parkgate is a landowner in the North Leslie West Residential Landowners Group which registered its Plan of Subdivision in May 2022 (65M-4737) with full servicing capacity allocated for its lots. Since that time Parkgate has sold its lots, which have all been built out and occupied, except for the part lots and blocks which it shares with Richview 19 Holdings Inc. and Devon Lane Construction Inc., to its south and north respectively ("the adjacent lands").

Those part lots and blocks located on the adjacent lands are tied up in litigation between the two adjacent landowners, and does not include Parkgate. As such, Parkgate has no control over these proceedings and is unable to complete the part lot exchanges with the adjacent owners in order to be able to sell its part lots and complete its building program. Enclosed is Parkgate's Registered Plan of Subdivision 65M-4737 identifying the part lots and blocks that remain unable to be constructed.

It is noted that throughout the Staff Report, reference is made to "approval of Draft Plan of Subdivision" being the trigger to start the three-year timeline to pull permits. However, given that the Planning Act provides for a 3 year time limit from Draft Plan Approval to clear conditions of Draft Plan Approval, obtain Engineering Drawing approval, construct municipal servicing to base course asphalt, and register the Draft Plan of Subdivision (the conditions precedent to the release of Building Permits also referred to as Permit Servicing Clearance), it is our opinion that the trigger should be revised to the issuance by the City of the Permit Servicing Clearance, as it is only after the issuance of such clearance that building permits will be issued by the City. Unless we are misinterpreting the policy and that in fact allocation provided to registered plans of subdivision prior to enactment of this By-law are grandfathered and not affected by the new policies.

We understand that a resolution between the adjacent owners is imminent, and as such we respectfully ask that this special situation be recognized and allocation be held in light of the fact it has been provided to Parkgate and its southerly neighbours. In addition, we request that the trigger be revised as suggested herein, together with clarification that the servicing capacity allocated to Parkgate will not be rescinded for the unbuilt lots after three years post Draft Plan Approval, and that Parkgate's allocation be maintained until such time that the litigation between the adjacent landowners concludes and Parkgate is able to complete its transactions and building program.

We are open to further discussions on this matter.

Yours truly,
PARKGATE HOLDINGS INC.

A handwritten signature in black ink, appearing to read "Lisa La Civita". The signature is fluid and cursive, with the first name "Lisa" being more prominent than the last name "La Civita".

Lisa La Civita, Senior Development Manager
Armland Group

CC: *Deborah Giannetta, Director Development Planning*
Stephen Huycke, City Clerk and Director of Legislative Services

METRIC: DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METERS AND CAN BE CONVERTED TO FEET BY DIVISION BY 0.3048.

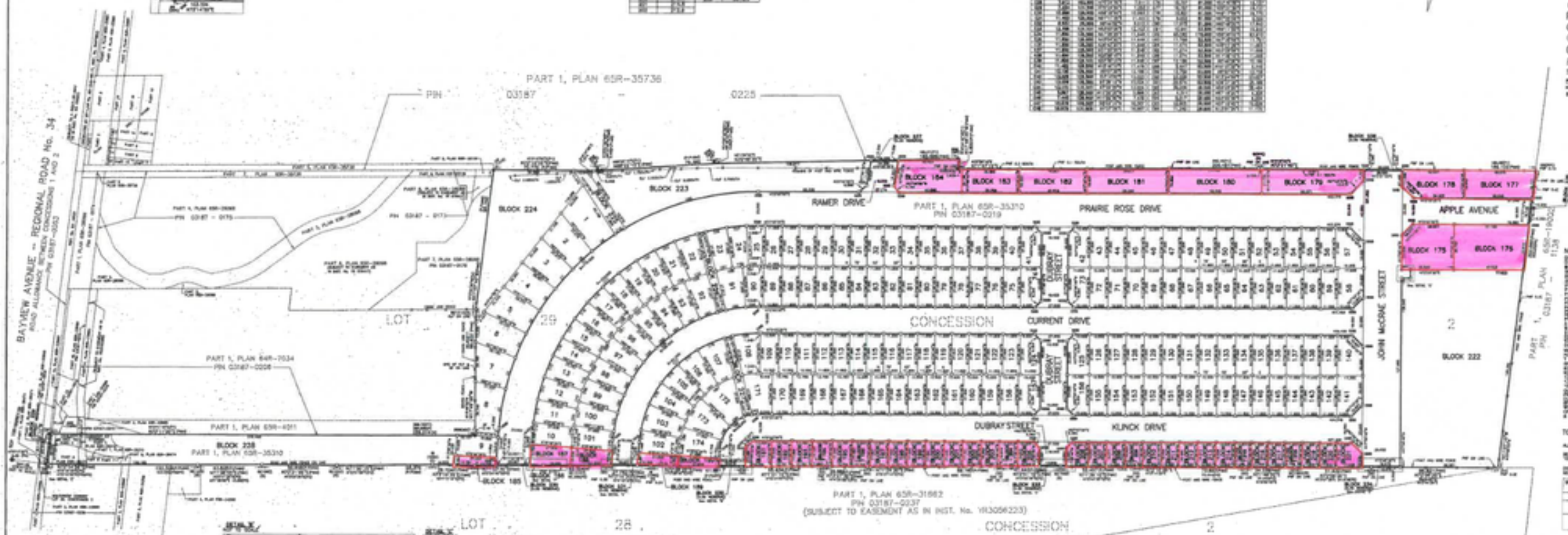


Table with 5 columns: CURVE NO., CHORD BEARING, CHORD DIST., ARC BEARING, ARC DIST.

CURVE NO.	CHORD BEARING	CHORD DIST.	ARC BEARING	ARC DIST.
1	S 15° 15' 00" W	120.00	150.00	150.00
2	S 75° 00' 00" W	80.00	100.00	100.00
3	N 15° 15' 00" E	120.00	150.00	150.00
4	N 75° 00' 00" E	80.00	100.00	100.00

Table with 5 columns: CURVE NO., CHORD BEARING, CHORD DIST., ARC BEARING, ARC DIST.

CURVE NO.	CHORD BEARING	CHORD DIST.	ARC BEARING	ARC DIST.
1	S 15° 15' 00" W	120.00	150.00	150.00
2	S 75° 00' 00" W	80.00	100.00	100.00
3	N 15° 15' 00" E	120.00	150.00	150.00
4	N 75° 00' 00" E	80.00	100.00	100.00

PLAN 65M-4737

I CERTIFY THAT THIS PLAN IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF THE YORK REGION REGISTRY OFFICE No. 43 AT 2:02 P.M. ON THE 21ST DAY OF NOV 2024 AND EXTENDS IN THE PARCEL REGISTRY FOR PROPERTY IDENTIFIER NO. [redacted]

M. Picardo
Representative For Land Registry

THIS PLAN CONFIRMS ALL OF PN 0207-0212.
SUBJECT TO EASEMENT OVER PART 5, PLAN 65R-0042 AS IN REG. NO. 279984 APPLICABLE PART OF BLOCK 200 AND 201 (STREET FRONTAGE).

**PART OF SUBDIVISION OF
PART OF LOT 29,
CONCESSION 2
(GEOGRAPHIC TOWNSHIP OF MARSHALL, COUNTY OF YORK)
CITY OF RICHMOND HILL
REGIONAL MUNICIPALITY OF YORK**
SCALE 1:1000

SCHAEFFER DZALDOV BENNETT LTD.

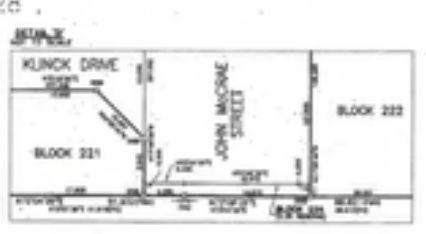
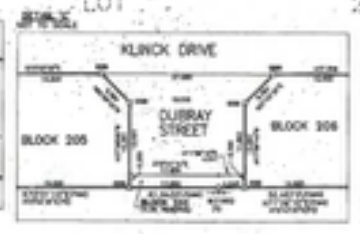
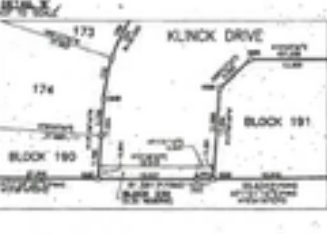
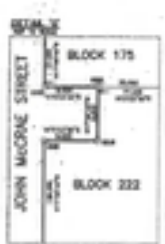
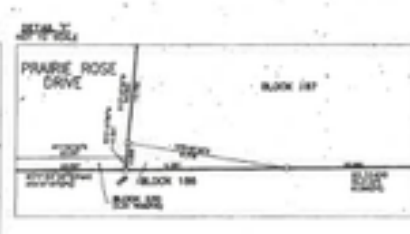
Table with 5 columns: CURVE NO., CHORD BEARING, CHORD DIST., ARC BEARING, ARC DIST.

CURVE NO.	CHORD BEARING	CHORD DIST.	ARC BEARING	ARC DIST.
1	S 15° 15' 00" W	120.00	150.00	150.00
2	S 75° 00' 00" W	80.00	100.00	100.00
3	N 15° 15' 00" E	120.00	150.00	150.00
4	N 75° 00' 00" E	80.00	100.00	100.00

TOTAL AREA OF SUBDIVISION = 14.8962 HA.

ALL L&P RECORDS HAVE BEEN CHECKED FOR CLARITY.

PLAN NO.	DATE	DESCRIPTION
PN 0207-0212	2024-07-12	PLAN 65R-0042
PN 0207-0212	2024-07-12	PLAN 65R-0042
PN 0207-0212	2024-07-12	PLAN 65R-0042



OWNER'S CERTIFICATE
I, the owner, do hereby certify that the information contained in this plan is true and correct and that I have no knowledge of any other person who has an interest in the land shown on this plan.

[Signature]
Dated this 21ST day of NOVEMBER 2024.
PARKGATE HOLDINGS INC.

SURVEYOR'S CERTIFICATE
I, the Surveyor, do hereby certify that I have examined the information contained in this plan and the field notes and that I am satisfied that the same are true and correct and that I have no knowledge of any other person who has an interest in the land shown on this plan.

Dated: November 24, 2024.

[Signature]
Surveyor

SCHAEFFER DZALDOV BENNETT LTD.
ONTARIO LAND SURVEYORS
24 AVENUE DRIVE, CUMBERLAND, ONTARIO L4N 5T2
TEL: (905) 881-2345 FAX: (905) 881-2346
WWW.SDBLTD.COM