

**From:** Christopher Tanzola <ctanzola@overlandllp.ca>  
**Sent:** Tuesday, March 4, 2025 4:52 PM  
**To:** Carlton Thorne <carlton.thorne@richmondhill.ca>; Zoning <zoning@richmondhill.ca>; Clerks Richmondhill <clerks@richmondhill.ca>; Salvatore Aiello <salvatore.aiello@richmondhill.ca>  
**Cc:** Natalie Ast <nast@overlandllp.ca>; Justine Reyes <jreyes@overlandllp.ca>; Daniel Artenosi <dartenosi@overlandllp.ca>; Michael Cara <mcara@overlandllp.ca>; Rowan Barron <rbarron@overlandllp.ca>; Daniel Teichman <dteichman@overlandllp.ca>  
**Subject:** Richmond Hill -- Centres and Corridors Zoning By-law (MBA-23-001)

Hello All,

I understand there is a report going to the March 19, 2025 City Council meeting regarding zoning for the Centres and Corridors (**SRPBS.25.029** – Request for Approval – Comprehensive Zoning By-law (Centres and Corridors) – City File MZBA-23-0001).

Can you please advise how this matter relates to **SRPBS.25.017** – Request for Comments – Comprehensive Zoning By-law Project (Centres and Corridors) – City of Richmond Hill – City File MZBA-23-001, which was before the Committee of the whole on February 25, 2025 and received for information purposes.

Our firm represents:

- Taheri Development Ltd. & 9218 Yonge Street Inc., the owner of lands at 9218 Yonge Street; and
- Yonge Sixteen Inc., the owner of the lands at 9251 Yonge Street.

Both properties are the subject of site-specific approvals (Official Plan Amendments and Zoning By-law Amendments), approved recently by the Ontario Land Tribunal.

Nothing in the City's current zoning exercise for Centres and Corridors should derogate from the site-specific approvals for these properties approved by the OLT in Case No. 22-003667 and No. 21-001156, respectively. Transition provisions in the Centres and Corridors zoning by-law should respect the fact that the OLT has made a substantive decision on the zoning for these properties and should not be drafted in a way that suggests there is a time-limit to the approvals already obtained through the Planning Act process. Substantively, the Centres and Corridors zoning by-law should implement the site-specific permissions, including uses, heights, density, parking, and built-form permissions already obtained through the Planning Act process.

We note in particular that despite the fact that the most recent draft Table of Contents indicates that there should be transition provisions related to Planning Act approvals in Section 1.12.3, that section deals only with permissions under Section 45(2) of the Planning Act.

We note that Section 19 of the draft Centres and Corridors zoning by-law provides for site-specific exceptions. However, the properties are not included in this section in the current draft. Staff should be directed to engage with our clients to determine whether incorporation of a site-specific exception in Section 19 would address the concerns noted above.

To the extent that the proposed Centres and Corridors zoning by-law does not respect the existing approvals for these properties, our clients object thereto.

Please ensure that this correspondence is included with the above noted items for consideration by the Committee of the Whole and by City Council before it makes a decision on this matter.

Please provide us notice to all the members of our firm listed on this email of consideration of this matter by the Committee of the Whole, City Council, and any other committee of Council. Our email addresses are listed above. Our mailing address is Overland LLP, 5255 Yonge Street, Suite 1101, Toronto, ON, M2N 6P4.

Thank you,

Chris

Christopher Tanzola

Partner

**Overland LLP**