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March 13, 2025

The Corporation of the City of Richmond Hill
225 East Beaver Creek Road
Richmond Hill, Ontario
L4B 3P4

Attn: Mayor West and Members of City Council

Dear Mayor West:

**Re: Response to Draft Comprehensive Zoning By-law (Centres & Corridors)
30 Beech Avenue, 211, 223, 235, 251, 273, 291, and 305 Jefferson
Sideroad, and 196, 21, 234, 246, 260, 278, 288, and 307 Harris Avenue
Country Wide Homes (Jefferson) Inc. and Giuseppina Brunetto**

Goldberg Group acts on behalf of Country Wide (Jefferson) Inc., and Giuseppina Brunetto, collectively the 'Owner' of lands legally described as 'Lots 1, 3, 4, and 5, Registered Plan 9597; Lots 11, 15, 16, 17, 18, 20, 21, 22, 23, 24, 27, and 28, Registered Plan 1916, Part 1 on Plan 65R-37933, Lot 2, Registered Plan 9597, Part 1 on Plan 65R-38488', and 'Lot 3, Plan 65M-2071', and municipally described as 30 Beech Avenue, 211, 223, 235, 251, 273, 291 and 305 Jefferson Sideroad, and 196, 210, 226, 234, 246, 260, 278, 288, and 307 Harris Avenue (the 'subject property'). The subject property is an assembly of a number of properties generally located south of Jefferson Sideroad east of Beech Avenue, and west of Settlement Crescent.

The City of Richmond Hill previously issued decisions for Plan of Subdivision Application 19T(R)-16002 on April 6, 2018, and Applications 19T(R)-14008 and 19T(R)-16002 on July 7, 2021. Cumulatively, the developments will facilitate the creation of:

- 3 new local streets (James Pollard Drive, Moose Avenue, Flower Court)
- The widening of Beech Avenue
- 117 single detached dwellings
- 12 semi-detached dwellings
- 35 street townhouse dwellings,
- A stormwater management block (Block 131)
- 2 blocks for pedestrian walkway (Blocks 132 and 133)
- 6 blocks for 0.3 metre reserves (Blocks 124, 125, 135, 136, 137, and 138)

At present, the Owner is in the process of registering the Plan of Subdivision, which will hopefully be concluded in March 2025.

The Zoning framework for the subject property was established through a series of Zoning Amendments (the "ZBLA") as implemented through the following instruments:

- By-law 36-18, passed April 16, 2018;

- By-law 37-18, passed April 16, 2018; and
- By-law 88-21, passed July 7, 2021.

We have reviewed the March 2025 draft of the Comprehensive Zoning By-law (the “**CZBL**”), and note that a new **Regulation 1.12.7** has been included with respect to the transition of Draft Plan of Subdivision approvals.

While we appreciate the inclusion of this Regulation, we remain concerned with respect to the applicability of the General Regulations and Parking standards included in the CZBL. Given the draft CZBL was not available for review at the time of approval of the proposed development, our Client did not have the benefit of including and site specific regulations into the ZBLA to ensure the proposed built form would comply.

On this basis, and on behalf of our Client, we therefore request that the ZBLA be incorporated as a site specific exception prior to adoption or approval of the CZBL, and that this exception include clarification that the General Regulations, Parking, and Loading Standards will not apply to the development of the subject property.

We welcome the opportunity to meet with City Staff to discuss the above comments and concerns, and request to be notified of any further activity or reporting on this matter.

If you have any questions or require additional information, please do not hesitate to contact the undersigned at ext. 2101.

Yours truly,

GOLDBERG GROUP



Adam Layton, MCIP, RPP

cc. Country Wide Homes (Jefferson) Inc.
Ms. Giuseppina Brunetto
Mr. Gus Galanis
Ms. Deborah Giannetta
Mr. Salvatore Aiello