



ADAM LAYTON, MCIP, RPP
alayton@goldberggroup.ca
(416) 322-6364 EXT. 2101

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)
13351 and 13359 Yonge Street
Yonge Ridge Developments Inc.**

Goldberg Group acts on behalf of Yonge Ridge Developments Inc., the 'Owner' of the property legally described as 'Part of Lots 1, 2 and 3, Plan 226', and municipally known as 13351 and 13359 Yonge Street (the 'subject property').

The Owner has previously amended the City Zoning By-law to permit the redevelopment of the subject property with 50 stacked townhouse dwelling units (City File: D02-17044). The implementing Zoning By-law Amendment (the "ZBLA") was passed the City on July 6, 2022 through By-law 96-22. At present, the Site Plan Control process is nearly complete, with only execution of the Site Plan Agreement remaining (City File: D06-19028).

On behalf of our Client, we have previously provided comments with respect to draft of the Comprehensive Zoning By-law released in February 2025 (the "CZBL").

While we are pleased to see revisions to the document, we continue to have concerns with the transition provisions of the CZBL, as well as the speed with which the approval of the document has been advanced.

The March 2025 draft of the CZBL continues to lack a transition regulation to recognize previous zoning approvals through a Council decision, such as the ZBLA. Given the unique grading configuration of the subject property, as well as the highly specific nature of the regulations contained in the ZBLA, we continue to request that the ZBLA be incorporated into the CZBL as a site specific exception prior to adoption or approval.

Further, preliminary draft of the CZBL was only released for public review prior to the Council Public Meeting on February 25, 2025. Now, a further updated draft has been released, and is proposed for approval only 22 days following the Public Meeting, with only 7 calendar days to review.

On this basis, we feel it is only prudent for the City to defer approval of the CZBL until greater time has been provided to allow for detailed review of the potential impacts of the Regulations on existing and potential development. In doing so, there would also be more time for meaningful consultation directly with stakeholders.

This could potentially avoid delays in the implementation of the CZBL due to appeals, as well as the need to amend the CZBL in the near future to rectify oversights or unforeseen issues, and to bring the document into consistency with the Official Plan when the policies related to the Centres and Corridors are updated as part of the ongoing Review of the Official Plan.

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.

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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. Yonge Ridge Developments Inc.