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March 14, 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)  
8, 10, 12, and 14 Yongehurst Road  
Yongehurst Developments Inc.**

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Goldberg Group acts on behalf of Yongehurst Developments Inc., the owner of the properties located at 8, 10, 12, and 14 Yongehurst Road, legally described as 'Part of Lots 11 and 12, Registered Plan 1923', in the City of Richmond Hill (the 'subject property').

The Owner has previously amended the City Zoning By-law to permit the redevelopment of the lands with a 9-storey apartment building (City File: D02-17043). The implementing Amendment (the "**ZBLA**") was enacted through By-law 19-21 on March 10, 2021, and is now in force and effect. An application for Site Plan Control approval remains pending, with only the execution of the Site Plan Agreement remaining (City File D06-19035).

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 lack of transition regulations to recognize and maintain the prior approval for the subject property.

Additionally, we are concerned with the speed with which the approval of the document has been advanced.

While the CZBL has been advertised as being for the 'Centres and Corridors', the document contains Administration, General Regulations, and Parking/Loading Standards which appear to be intended to apply City-wide. The 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.

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. Yongehurst Developments Inc.  
Mr. Gus Galanis  
Ms. Deborah Giannetta  
Mr. Salvatore Aiello