

From:

Sent: Thursday, March 20, 2025 5:55 PM

To: Clerks Richmondhill <clerks@richmondhill.ca>; Salvatore Aiello <salvatore.aiello@richmondhill.ca>

Cc: gus.galantis@richmondhill.ca; 'Jeffrey Streisfield'

Subject: SRPBS.25.029 - Request for Approval - Comprehensive Zoning By-law (Centres and Corridors) and Accessible Parking By-law - City of Richmond Hill - City File MZBA-23-0001

Dear Clerk and Mr. Aiello.

I represent the owner of 11005 Yonge Street which is located within the Yonge Bernard KDA. I have reviewed the proposed Comprehensive Zoning By-law (Centres and Corridors) and Accessible Parking By-law – City of Richmond Hill, reviewed the associated Staff Report SRPBS.25.02 and attended the COW Meeting of March 19, 2025 virtually. I have concerns related to the Bylaw and the process being followed in dealing with its approval.

The Yonge Bernard KDA and the associated Zoning By-law 111-17, which includes the zoning for the subject property, was approved relatively recently and the KDA is located within an MTSA.

We question the timing of this Proposed Zoning Bylaw given that the Yonge Street Corridor and MTSA Land Use Policy Study is still ongoing with results expected later this year.

We also question the requirements for EVP when there are no parking requirements associated with MTSA areas as a result of changes to legislation under the Planning Act in 2024.

Having been able to only carry out a cursory review of the proposed Comprehensive Zoning Bylaw, given the extensive material provided and the need for significant cross referencing to fully understand the implications of the regulations, we also require more time to carry out a proper review to determine the impact of the new Bylaw on the subject property.

As an example, we note the language in proposed section 2.3(e), which directly affects the subject property, is significantly different than that contained in bylaw 111-17, which is to be repealed. It is premature to repeal bylaw 111-17 at this time.

Please provide me and counsel for the owner, Mr. Streisfield, with notice of any decision taken by Council on this matter. Thank you.

Regards,

Michael Manett MCIP, RPP.

MPLAN Inc.
23 Foxwood Road
Thornhill, ON L4J 9C4

This e-mail may be privileged and/or confidential, and the sender does not waive any related rights and obligations. Any distribution, use or copying of this e-mail or the information it contains by other than an intended recipient is unauthorized. If you received this e-mail in error, please advise me (by return e-mail or otherwise) immediately.