

**From:**

**Sent:** Monday, March 24, 2025 11:02 PM

**To:** Clerks Richmondhill <clerks@richmondhill.ca>

**Cc:** Salvatore Aiello <salvatore.aiello@richmondhill.ca>; Gus Galanis <gus.galanis@richmondhill.ca>; Legislative Services <legislative.services@richmondhill.ca>;

**Subject:** FW: 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 owners of 11488 Yonge Street and 49 Gamble Road (the “subject lands”), which are located at the southwest corner of Yonge Street and Gamble Road.

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 and have concerns related to the Bylaw and the process being followed in dealing with its approval.

The eastern portion of the subject lands are identified on Schedules “A4-1” as RMU-COR2 (7.3)(H) and on Schedule “C4-1” as T:2(s)-10(s). The western part of the subject lands is not shown to be located within the Regional Mixed-Use Corridor.

The lands, inclusive of both 11488 Yonge Street and 49 Gamble Road, were included in an OLT decision dated June 28, 2022, that approved By-law 135-20, which amended By-law 190-87 with site specific zoning for the subject lands

Section 1.14 of the Proposed Comprehensive Zoning By-law (Centres and Corridors) and Accessible Parking By-law, repeals By-law 190-87 for the lands subject to this By-law. This process creates considerable confusion related to the approved By-law 135-20 for the subject lands.

In addition, a Section 37 Agreement for the subject (combined) lands was executed on July 3, 2022, between the owners of the subject lands and the City. Once again, this Section 37 Agreement applies to the combined lands as one entity.

It is appropriate for both 11488 Yonge Street and 49 Gamble Road (the “subject lands”), to be included within the Yonge Street Corridor and the 19<sup>th</sup> – Gamble PMTSA #40 since both properties are clearly within the 500m radius of that BRT Station. This is noted in the attached correspondence from the landowner’s solicitor, dated October 20, 2023 which deals with the ongoing Yonge Street Corridor and MTSA Land Use Policy Study, which the owner has been participating in and represented by myself and the owner’s solicitor, as clearly indicated in the letter.

We question the timing of this Proposed Comprehensive Zoning By-law (Centres and Corridors) and Accessible Parking Bylaw, given that the Yonge Street Corridor and MTSA Land Use Policy Study is still ongoing with results expected later this year. In fact, we recently received notice (attached), and an invitation to attend, Public Information Centre: PMTSAs and Corridors -May 28,2025, and an associated Webinar dealing specifically with this matter.

Based on the ongoing process to update and amend the Official Plan for the same Yonge Street Corridor, for which the Proposed Comprehensive Zoning By-law (Centres and Corridors) and Accessible Parking Bylaw is being proposed, **it is premature to approve a new Zoning By-law for which there is no updated and relevant policy basis.** Any new zoning regulations for the Yonge Street Corridor should be based upon the new policies being created for the Yonge Street Corridor and MTSAs for which there has been, and continues to be, a significant public process which we have been engaged in in good faith on behalf of our clients, the landowners of 11488 Yonge Street and 49 Gamble Road.

Please provide this correspondence to members of Council and ensure that it is added to the Agenda for the Council meeting of March 26, 2025, related to this matter. Thank you.

Regards,

*Michael Manett MCIP, RPP.*

MPLAN Inc.

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