

March 25, 2025

Our File Nos.: 140432 and 210837

Via Email

Richmond Hill City Council
225 East Beaver Creek Road
Richmond Hill, ON
L4B 3P4

Attention: City Clerk

Dear Mayor West and Members of Council:

**Re: Proposed Comprehensive Zoning By-law (Centres and Corridors)
Staff Report SRPBS.25.029 – City File No. MZBA-23-0001
City Council Meeting – March 26, 2025 – Item 15.1.10**

We are writing on behalf of Baif Developments Limited (“**Baif**”) to follow up on the above-noted item, which was the subject of extensive discussion during the March 19, 2025 Committee of the Whole meeting and subsequent meetings with City staff.

As a result of those discussions, we understand that a revised version of the Comprehensive Zoning By-law (“**CZBL**”) will be recommended for enactment by City Council. Although the revised version has not yet been posted to the agenda for the March 26, 2025 Council meeting, we understand that the following revisions have been made:

- Schedules A4-6, B4-6 and C4-6 have each been revised to remove Baif’s Yonge Block and Major Mackenzie Block (as defined in our previous correspondence dated March 17, 2025) from the “AREA SUBJECT TO THIS BYLAW” and section 19.0 (7.4) has been deleted from the CZBL in its entirety; these revisions ensure that the CZBL will not apply to either of the Yonge Block or Major Mackenzie Block (pursuant to section 1.2 of the CZBL) and that the existing site-specific zoning and section 37 provisions will remain in effect; and
- Schedules A6, B6 and C6 have each been revised to modify the limits of the “AREA SUBJECT TO THIS BYLAW”; these revisions correctly delineate Baif’s Yonge Zone Future Development Blocks (as defined in our previous correspondence dated March 17, 2025) in accordance with the recently approved draft plan of subdivision and proposed By-law 27-25 which is also scheduled for enactment at the March 26, 2025 Council meeting.



We are pleased to advise that the above-noted revisions address the majority of Baif's concerns with the new CZBL. We appreciate the productive discussions we have had over the past week and the good faith efforts of City staff to avoid the unintended consequences that would have otherwise occurred based on the previous draft.

That said, Baif continues to have general and specific concerns with some of the development standards in the CZBL which would apply to its Yonge Zone Future Development Blocks, particularly those pertaining to mandatory electric vehicle parking space requirements, as set out in the letter submitted by Goldberg Group on behalf of Baif on March 14, 2025.

Summary

Thank you for your consideration of Baif's written and oral submissions. Please ensure we are provided with notice of any decision(s) made by Council in respect of this matter.

Yours truly,

Goodmans LLP

A handwritten signature in blue ink, appearing to read "Ian Andres", written in a cursive style.

Ian Andres
IDA/rr

cc: Paul Minz and Lynn Barkey, Baif Developments

1403-3410-8436