

March 26, 2025

File No. 321792

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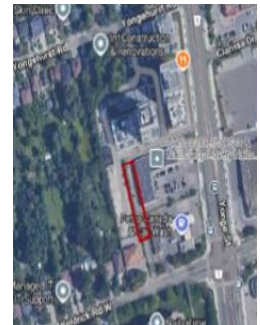
Mayor and Members of City Council  
City of Richmond Hill  
225 East Beaver Creek  
Richmond Hill, ON L4B 3P4

Dear Mayor and Members of City Council:

**Re: Comprehensive Zoning By-law (Centres and Corridors)**  
**City File MZBA-23-0001**  
**Council Meeting March 26, 2025**  
**Item 15.1.10**  
**9618 Yonge Street**

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We represent **2771222 Ontario Inc.**, the owner of a parcel of land that is approximately 10.5 metres wide by approximately 80.7 in length and located west of Yonge Street, east of a future north south street, between Weldrick Avenue and Yongehurst Road (“**Site**”). It is municipally known as 9618 Yonge Street and legally described as Parts 4 & 5, Plan 65R-39059 and identified as PIN 03155-0510(LT) in the Land Registry Office. The location of the Site is shown in Figure 1. I



**FIGURE 1 -  
LOCATION OF SITE**

Our client recently had the opportunity to review the February 25, 2025 version of the draft Comprehensive Zoning By-law (Centres and Corridors) and sought clarification from Planning staff regarding the proposed zoning of the Site. Based on an email from Planning staff and a meeting with Planning staff held on City planning staff on March 6, 2025, City staff confirmed that the Site is located within the Regional Mixed-Use Corridor and that the proposed by-law schedule related to the Site would be modified slightly to clearly show that the Site is within the RMU-COR1 zone.

Following the meeting with City staff, our client reviewed the Staff Report that was considered by the Committee of the Whole at the Meeting that occurred on March 19, 2025, and was pleased to see that the boundary of the RMU-COR1 Zone was shifted slightly west and the mapping now clearly shows that the Site is within the RMU-COR1 zone. Our client is content with the revision. We understand that City Staff or Council may, as a result of further consultation with City Councillors and people who have provided written communications to the City, be making further changes to the draft by-law prior to adoption. It is unclear if any changes will modify the proposed zoning regulations related to our client's Site and as such we reserve the right to raise any concerns with the proposed draft by-law if necessary.

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We also are writing to request notice of passing of the Comprehensive Zoning By-law (Centres and Corridors).

If you have any questions or require additional information, please do not hesitate to contact the undersigned.

Yours truly,

AIRD & BERLIS LLP



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Partner

AS:SM

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