



ADAM LAYTON, MCIP, RPP
alayton@goldberggroup.ca
(416) 322-6364 EXT. 2101

June 20, 2025

The Corporation of the City of Richmond Hill
Planning and Infrastructure Department
225 East Beaver Creek Road
Richmond Hill, Ontario L4B 3P4

Attn: Mr. Salvatore Aiello, Manager, Development Zoning

Dear Mr. Aiello:

**Re: Response to Draft Comprehensive Zoning By-law 30-25 Amendment
Report SRPBS.25.070 (City File: MZBA-23-0001)
8, 10, 12, and 14 Yongehurst Road
Yongehurst Developments Inc.**

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).

Our Client is an Appellant of the 'Centres and Corridors' portion of the Comprehensive Zoning By-law (the "**CZBL**"), previously adopted by City Council.

We have reviewed the proposed amendment to the CZBL and wish to reiterate our prior concerns for the record to ensure that the proposed amendments do not prejudice the ongoing appeals before the Tribunal, the outstanding development applications noted above, nor the subsequent implementation of the proposed development on the site. If the CZBL as amended is to apply to the site, either as adopted by Council, or as modified on appeal, or following any transition period, the by-law should incorporate zoning permissions that permit the proposed development.

If you have any questions or require additional information, please do not hesitate to contact the undersigned at ext. 2101.

Yours truly,

A handwritten signature in black ink, appearing to read 'Adam Layton'.

Adam Layton, MCIP, RPP

cc. Yongehurst Developments Inc.