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June 19, 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.25.090 (City File: MZBA-23-0001)
11580 Leslie Street
Leslie View Developments 11580 Inc.**

Goldberg Group acts on behalf of Leslie View Developments 11580 Inc., the “**Owner**” of the property described as ‘Part of Lot 31, Concession 2 (Formerly Town of Markham)’, and municipally known as 11580 Leslie Street (the “**subject property**”).

The subject property has previously been subject to applications to amend the City of Richmond Hill Zoning By-law, and for approval of a Draft Plan of Subdivision and Draft Plan of Condominium (common element) to permit the redevelopment of the subject property with 19-townhouse dwellings of common element condominium tenure (City Files: D02-18006, D03-18005, and D05-18001). At its meeting of July 6, 2022, City of Richmond Hill Council accepted the recommendations to approve the Zoning By-law Amendment in principle, and to approve the Draft Plan of Subdivision.

A Site Plan Control application was also submitted to the City, and deemed complete as of April 26, 2019 as City File D06-19037.

As of the date of this letter, the amending Zoning By-law is not yet in force and effect as the implementing instrument must still be brought forward to Council for approval. We have been working with Planning Staff to expedite this approval.

Additionally, our Client is an Appellant of the CZBL. Therefore, without prejudice to the ongoing appeal, we provide the following comments on behalf of our Client.

We have reviewed the draft amendments to the CZBL appended to Staff Report SRPBS.25.070 and maintain our comments related to the General Provisions of **Section 3.0**. We also note that the subject property has been excluded from the present amendment on

the basis that the site has not yet been re-zoned in accordance with the North Leslie Secondary Plan

On this basis, we ask that the future instrument to implement the Zoning By-law Amendment respecting the above noted application be included as a site-specific exception within **Section 19.0** of the CZBL such that it is not necessary to rely on the Transition Regulations of **Section 1.12**. In any event, we also suggest that the Transition Regulations are inadequate in their current form, and should not expire upon issuance of building permits or 3 years following the enactment of the CZBL.

We welcome the opportunity to meet with City Staff to discuss the above comments and concerns, and request to be notified of any further activity or reporting on this matter.

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

Yours truly,

GOLDBERG GROUP



Adam Layton, MCIP, RPP

cc. Leslie View Developments 11580 Inc.