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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)
9712 Yonge Street
9712 Yonge Street General Partner Inc. and 9712 Yonge Street Limited
Partnership**

Goldberg Group acts on behalf of 9712 Yonge Street General Partner Inc. and 9712 Yonge Street Limited Partnership, the “**Owner**” of the property legally described as ‘Part of Lots 1, 2, and 3, Registered Plan 1987’, and municipally known as 9712 Yonge Street (the “**subject property**”).

We have previously submitted applications to amend the City of Richmond Hill Official Plan and Zoning By-law in order to permit the redevelopment of the property with a 24-storey mixed use building. These applications were deemed complete as City Files OPA-23-0004 and ZBLA-23-0005 on April 12, 2023. A further application for Site Plan Control approval was deemed complete as of December 16, 2024 as City File: SP-24-0036.

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,

GOLDBERG GROUP



Adam Layton, MCIP, RPP

cc. 9712 Yonge Street General Partner Inc.
9712 Yonge Street Limited Partnership