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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)  
13351 and 13359 Yonge Street  
Yonge Ridge Developments Inc.**

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Goldberg Group acts on behalf of Yonge Ridge Developments Inc., the “**Owner**” of the property legally described as ‘Part of Lots 1, 2 and 3, Plan 226’, and municipally known as 13351 and 13359 Yonge Street (the “**subject property**”).

The Owner has previously amended the City Zoning By-law to permit the redevelopment of the subject property with 50 stacked townhouse dwelling units (City File: D02-17044). The implementing Zoning By-law Amendment (the “**ZBLA**”) was passed the City on July 6, 2022 through By-law 96-22. At present, the Site Plan Control process is nearly complete, with only execution of the Site Plan Agreement remaining (City File: D06-19028).

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. Yonge Ridge Developments Inc.