

June 24, 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

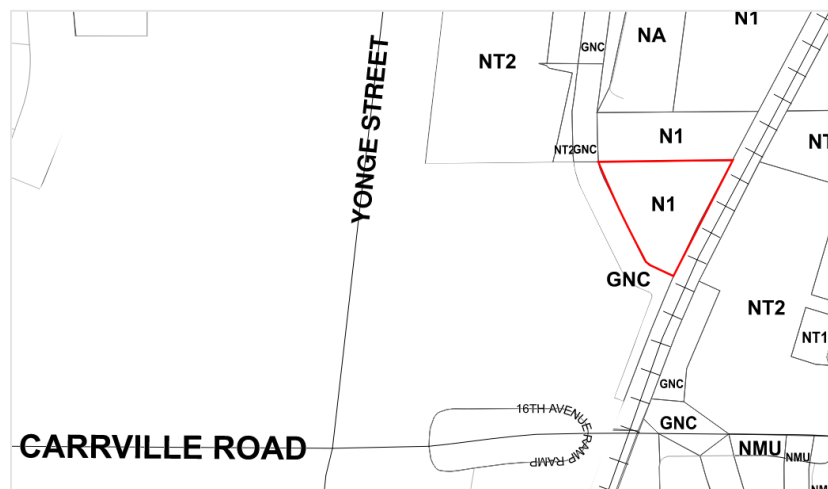
**RE: Comments on Comprehensive Zoning By-law Project (Neighbourhood, Greenway System)**  
**City of Richmond Hill – City File MZBA-23-0001**  
9301, 9325 and 9335 Yonge Street  
Whitehorn Investments Limited, Stephen Mitchell Realty Limited, 891566 Ontario Limited and  
Ledrow Investments Ltd.

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Dear Mr. Aiello,

On behalf of Whitehorn Investments Limited, Stephen Mitchell Realty Limited, 891566 Ontario Limited and Ledrow Investments Ltd., the owners of the shopping centre located at the northeast corner of Yonge Street and 16<sup>th</sup> Avenue, we are writing to provide comments on the latest update to the Comprehensive Zoning By-law (the “CZBL”) with regard to the Neighbourhood zones.

On Schedule A of the CZBL, as shown below, we noted that the zoning for the northeast triangle land parcel has changed from Community Commercial Special Provision (CC[S]) to Neighbourhood One (N1).



*Excerpt from Schedule A of Draft Richmond Hill CZBL*

While we support the introduction of residential uses on the lands, our preference is to have a commercial zoning that would provide the opportunity to expand the existing shopping centre with additional commercial uses, should market conditions permit. The shopping centre offers a range of in demand retail and commercial services, and the opportunity to expand these offerings would enable us to better serve the community. In addition, we welcome the proposed residential use of the lands, and in our opinion residential uses can be thoughtfully incorporated to allow for a mix of uses in on the property. By providing the flexibility to build out future phases with either additional commercial offerings or residential uses, in a manner that is compatible with the surrounding area, we can ensure that the lands are developed to their full potential. This area provides an excellent opportunity to create a vibrant community that incorporates a mix of uses, heights, and densities that would lead to the creation of complete communities with convenient access to retail and transit. We would be happy to explore these options with Staff to arrive at a solution that benefits all parties.

If you have any questions, please do not hesitate to contact the undersigned at (647) 695-4043 or [dbranzea@smartcentres.com](mailto:dbranzea@smartcentres.com). Thank you in advance for your consideration, and we look forward to discussing the CZBL in further detail with Staff.

Sincerely,

Whitehorn Investments Limited, Stephen Mitchell Realty Limited, 891566 Ontario Limited and Ledrow Investments Ltd.

Daniel Branzea  
Development Manager