



June 25, 2025

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

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

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)
10594 Yonge Street
2593000 Ontario Ltd.**

Goldberg Group acts on behalf of 2593000 Ontario Ltd., the “**Owner**” of the property legally described as ‘Part of Block C, Registered Plan M-816’, and municipally known as 10594 Yonge Street (the “**subject property**”).

We have previously attended a pre-consultation meeting with City Staff to review the potential redevelopment of the property with a tall building containing a mix of uses (City File: PRE-24-0053). Comments and submission requirements were provided by the City on August 22, 2024. We are presently in the process of coordinating the preparation of materials to support the required applications to permit the intended development.

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, nor any potential future development applications. 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

A handwritten signature in blue ink, appearing to read "Adam Layton".

Adam Layton, MCIP, RPP

cc. 2593000 Ontario Ltd.