

From: Michael Manett

Sent: Monday, August 25, 2025 3:05 PM

To: Salvatore Aiello salvatore.aiello@richmondhill.ca; Edwin Li edwin.li@richmondhill.ca

Cc: Clerks Richmondhill clerks@richmondhill.ca; Greg Macri; Kat DesOrmeaux; troy; Tomas Vilde tvilde@mplaninc.com

Subject: Comments and input on City of Richmond Hill Comprehensive Zoning By-law regarding 12030 Yonge Street

Sal/Edwin:

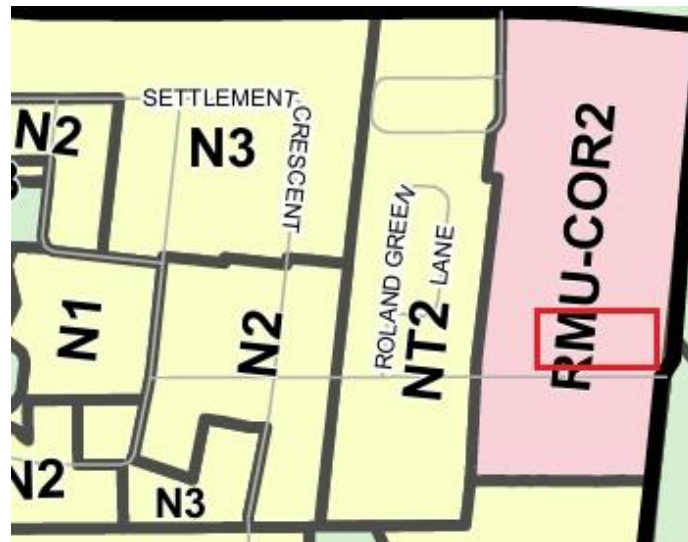
Further to the Notice received regarding the Council Public Meeting scheduled for September 2, 2025, the following comments are provided as input to the process related to Council's consideration of the proposed City of Richmond Hill Comprehensive Zoning by-law on behalf of JG Cordone, owner of 12030 Yonge Street, for whom I act on this matter.

12030 Yonge Street was the subject of an Official Plan Amendment and Zoning By-Law Amendment which were filed to permit a mixed use building that is up to 8 storeys or 30 metres in height, and with a Floor Space Index of 3.56 based on a lot area of 3291.3 m² (according to the Official Plan Amendment), or 3.60 based on a lot area of 3290 m² (according to the Zoning By-Law Amendment). The By-Law numbers for the site specific OPA and ZBA are 72-24 and 73-24 respectively, and the By-Laws entered into force on July 3, 2024 (see attached Clerk's Certificate).

Richmond Hill has prepared a new Comprehensive Zoning By-Law (CZBL) and has published a draft of it prior to a Council Public Meeting scheduled for September 2, 2025. It is understood the proposed CZBL is to replace Bylaw 30-25, which was appealed to the OLT and subsequently withdrawn from the associated OLT hearing by Counsel, acting on behalf of the City, due to an error in the required Public Notice.

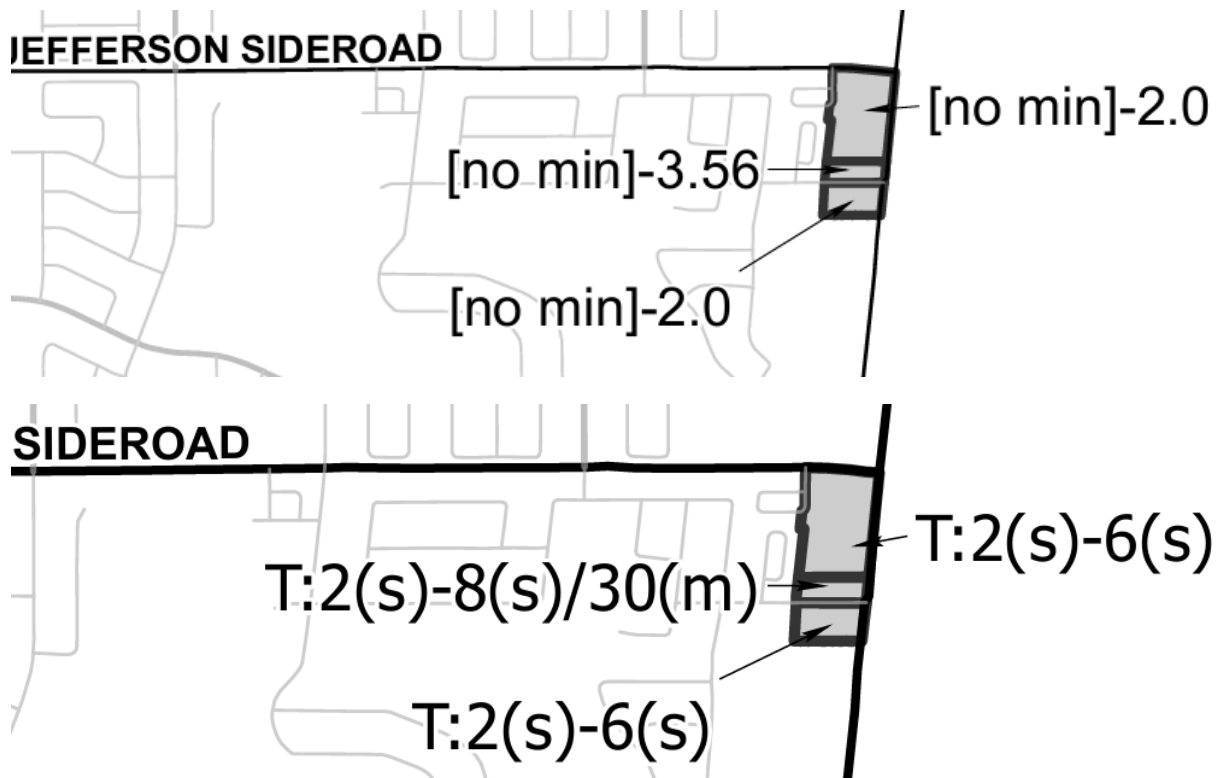
The CZBL does not appear to acknowledge the site-specific amendments related 12030 Yonge St. More specifically, on Draft Schedule "A", included in excerpt below, the

subject site is zoned RMU-COR2, with no inclusion of an exception number or other marker to denote the two approvals that were granted last year.



Excerpt of the Draft Richmond Hill CZBL Schedule "A", Approximate Property Boundaries of 12030 Yonge Street are Outlined in Red

Overlays B and C do acknowledge the height and density provisions approved in the site-specific amendments as can be seen below.



Excerpts of Overlays "B" and "C" Which Provide Maximum and Minimum Densities and Heights for the Subject Site

However, the Overlay for density includes an error. As can be seen above, the CZBL would permit a maximum density of 3.56 on the subject site, however this does not match with the previous approval found in By-Law 73-24, which states that a maximum FSI of 3.6 is permitted on the site, given that the lot area shall be deemed to be 3290m². It appears that the draft CZBL incorporated the standards from the Official Plan Amendment, but did not consider the Zoning By-Law Amendment, and does not provide the lot areas required to properly calculate density that were in the previous approvals.

This mistake should be corrected in the CZBL draft, with an acknowledgement of the site-specific exception that has already been approved whether by the inclusion of an exception for 12030 Yonge Street, or by making the site “exempt” from the by-law, which appears to be the method chosen for other properties with site-specific approvals. The site-specific amendment includes a number of very specific development standards, and it does not appear the CZBL acknowledges them, other than those for height and density, leaving aside that the acknowledgement of the approval for the density is not the one from the Zoning By-law for the site.

Please confirm that these matters will be corrected and provide notice of any action taken by Council at the September 2, 2025, Public meeting in connection with the above matter. Thank you.

Regards,

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