

September 16, 2025

VIA EMAIL – clerks@richmondhill.ca

City of Richmond Hill
Planning and Building Services
Development Planning
225 East Beaver Creek Road
Richmond Hill ON L4B 3P4

Dear: Mayor and Members of Council

**Re: CW#12-25 - Agenda Item 11.8
SRPBS.25.081 - Request for Approval – Comprehensive Zoning By-law Project –
City of Richmond Hill – City Files MZBA-23-0001 and MZBA-25-0001**

Aird & Berlis LLP acts for 2705785 Ontario Limited, carrying on business as Dilawri Group of Companies (our “client”), who is the owner of the lands municipally known as 9675, 9677 and 9699 Yonge Street, Richmond Hill, Ontario.

In 2022, our client’s property was the subject of a report dated September 14, 2022 by City of Richmond Hill Development Planning Staff recommending approval of an Official Plan Amendment and Zoning By-law Amendment (City File Nos: D01-18003 & D02-18013) to permit a high density mixed use development including two (2) residential towers with a 4 storey-podium housing a luxury car dealership along Yonge Street with a total proposed density of 4.7 FSI. At its meeting of September 14, 2022, City Council accepted the recommendation of staff and approved the Official Plan Amendment and Zoning By-law Amendment in principle.

On June 19, 2024, Official Plan Amendment 54 was adopted by City Council in respect of the subject lands. The effect was to amend Chapter 6 of the Richmond Hill Official Plan to allow for the site specific development approval on the subject lands, identified as Exception Area Number 49 on Schedule A11 of the Official Plan. That Official Plan Amendment is now in force and applicable for the subject lands. Any zoning by-law which may be enacted by the City of Richmond Hill must conform to the policies found therein.

The Zoning By-law Amendment approved by City Council in 2022 cannot come into effect until certain conditions are met, including the following:

- a. that a Site Plan application be submitted and substantially completed to the satisfaction of the Commissioner of Planning and Infrastructure; and
- b. that the draft Zoning By-law be finalized and updated to address the comments in Staff Report SRPI.22.101 to the satisfaction of the Commissioner of Planning and Infrastructure.

Since the City Council approval in 2022, our client and its consultant team have been working with Richmond Hill staff to advance the final development proposal for the site so as to be able to address the above conditions and bring the Zoning By-law Amendment approved by City Council into effect.

As part of that process, our client and its consultant team have reviewed the draft Comprehensive Zoning By-law 93-25 which we understand is coming forward to City Council for adoption. The current draft of the Comprehensive Zoning By-law does not fully implement the permissions approved by City Council for the property in 2022, including for example tower setbacks; additionally, the current draft would preclude some of the modifications to that approval which are currently being reviewed by City staff.

Were the Comprehensive By-law be adopted in its current form, it would necessitate the need to appeal the instrument to ensure that the 2022 approval was properly recognized. Our client seeks to avoid the need for an appeal and/or for further approvals for the subject site which is neither an efficient process nor a reasonable use of our client or the City's resources.

Accordingly, our client requests a deferral of the adoption of the Comprehensive Zoning By-law as it relates to our client's property until such time as the site specific provisions necessary to fully implement the 2022 City Council approval, and any further modifications agreed to by City staff, can be reflected in the instrument.

We appreciate the opportunity to provide this input to the process and look forward to working with City staff to finalize the approvals for the property as envisioned by City Council with its initial approval in 2022.

Yours truly,

AIRD & BERLIS LLP



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