

September 16, 2025

By E-Mail Only to clerks@richmondhill.ca and zoning@richmondhill.ca

City of Richmond Hill
225 East Beaver Creek Road
Richmond Hill, ON L4B 3P4

Dear Mayor West and Members of Council:

**Re: City of Richmond Hill Zoning By-law No. 93-25
Comments of Residents of 11211 Yonge Street**

We are counsel to 37 residents of Mon Sheong Court which is located at 11211 Yonge Street. We have reviewed the draft of Zoning By-law No. 93-25 which is intended, among other things, to replace Zoning By-law 30-25.

Our clients have an interest in how Zoning By-law No. 93-25 will apply to 11283 Yonge Street. For example, our clients have filed correspondence with the City on July 7 and 16, 2025 opposing the ongoing site-specific application for 11283 Yonge Street (see attached).

Our clients request that a site-specific provision be imposed on 11283 Yonge Street requiring a maximum tower floorplate of 750m², a minimum southern side yard setback of 25m, and a requirement for a minimum of 244 parking spaces. These measures will help mitigate the negative impact of any potential future development of 11283 Yonge Street on the existing residents of 11211 Yonge Street.

We note that no increases to permitted height and density are proposed for 11283 Yonge Street through this process, though the permitted maximum ground floor height is proposed to increase from 4.5m to 6.5m. We infer that the City's intent is to maintain the *status quo* for height and density on 11283 Yonge Street. We wish to advise that our clients are relying on the City to maintain that *status quo*.

Please add me to the notice list for this matter.

Yours truly,
DAVIES HOWE LLP



Alex Lusty (he/him)