

September 16, 2025

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

Attention: Mr. Sal Aiello, Manager
Development Zoning & Committee of Adjustment

**Re: City of Richmond Hill Comprehensive Zoning By-law
11188 & 11240 Yonge Street
1001178728 Ontario Ltd. & 1001178791 Ontario Ltd. (PAG Direct)**

Dear Sal:

Macaulay Shiomi Howson Ltd. (MSH) is acting on behalf of 1001178728 Ontario Ltd. & 1001178791 Ontario Ltd., owners of 11188 and 11240 Yonge Street, respectively, herein collectively referred to as "PAG Direct".

11188 and 11240 Yonge Street are located on the west side of Yonge Street, north of Brookside Drive. 11188 Yonge Street is occupied by the Richmond Hill Hyundai automobile sales establishment and 11240 Yonge Street is occupied by the Richmond Hill Toyota Dealership (the "Site"/"Subject Site").

This letter is in follow up to our comments submitted on September 2, 2025 (copy attached), regarding the City's proposed Comprehensive Zoning By-law (CZBL). Although we acknowledge that our concerns were addressed verbally at the statutory public meeting on September 2, 2025, and within the associated Staff Report (SRPBS.25.080), we note that no modifications have been made to the draft CZBL to address our concerns.

Staff have indicated that it was not their intention to eliminate auto service centre as an accessory use to a dealership however, this has not been clarified through modification to the CZBL. It has already been confirmed to be interpreted by the City's Zoning Examiner as not being permitted (see attached email).

Given that there is obvious room for interpretation, it is our opinion that a simple clarification to avoid any issues or confusion in the future is required. As such, we respectfully object to the draft CBZL in its current form as it relates to the matter of accessory auto service centre to a car dealership and request either of the proposed modifications outlined below:

1. A definition for automobile sales establishment be re-introduced to the CZBL, and specifically within those lands affected by ZBL No. 30-25, which includes permissions for accessory automobile service centre.
2. The definition for Commercial use be modified to specify that an automobile sales establishment shall include an accessory automobile service centre.

Should you have any questions or require additional information regarding the above-referenced matter, please do not hesitate to call.

Sincerely,

MACAULAY SHIOMI HOWSON LTD.



Angela Sciberras, MCIP, RPP
Principal
Encls.

Cc: Mr. Mohan Janakiraman

ATTACHMENTS

August 22, 2025

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

Attention: Mr. Sal Aiello, Manager
Development Zoning & Committee of Adjustment

**Re: City of Richmond Hill Comprehensive Zoning By-law
11188 & 11240 Yonge Street
1001178728 Ontario Ltd. & 1001178791 Ontario Ltd. (PAG Direct)**

Dear Sal:

Macaulay Shiomi Howson Ltd. (MSH) is acting on behalf of 1001178728 Ontario Ltd. & 1001178791 Ontario Ltd., owners of 11188 and 11240 Yonge Street, respectively, herein collectively referred to as "PAG Direct".

11188 and 11240 Yonge Street are located on the west side of Yonge Street, north of Brookside Drive. 11188 Yonge Street is occupied by the Richmond Hill Hyundai automobile sales establishment and 11240 Yonge Street is occupied by the Richmond Hill Toyota Dealership (the "Site"/"Subject Site").

Both properties sell new and previously owned vehicles, contain indoor showrooms; and, have on-site service departments for their respective customers.

The Subject Site was initially zoned General Commercial 2 (GC2) under By-law 190-87, as amended, which, among other things, permitted the sale and service of automobiles.

The new Centres & Corridors Zoning By-law No. 30-25 rezoned the Site to "Regional Mixed Use Corridor Two (RMU-COR2). The RMU-COR2 does not specify automobile sales establishment (automobile sales establishment) as a permitted use.

Through discussions held with the City's Zoning Division, City Staff confirmed that automobile sales is considered a commercial use and is therefore considered a permitted use within RMU-COR2, without being specifically identified. City Staff also advised that an automobile service centre in association with a automobile sales establishment *is not* permitted.

We assume this is not the intention of Planning Staff as this would result in virtually all automobile sales establishments, and any other commercial use that has an accessory automobile service centre, becoming legal non-conforming uses.

I attended the City's Comprehensive Zoning By-law (CZBL) Open House on August 19th and understand that ZBL No. 30-25 will be incorporated into the ultimate CZBL.

We respectfully request that the City make the necessary modifications to ZBL No. 30-25 and the CZBL to rectify this situation.

We offer two options for the City's consideration:

1. A definition for automobile sales establishment be re-introduced to the CZBL, and specifically within those lands affected by ZBL No. 30-25, which includes permissions for accessory automobile service centre.
2. The definition for Commercial use be modified to specify that an automobile sales establishment shall include an accessory automobile service centre.

In the event it is the City's intention to remove accessory service centres from automobile sales establishments as a permitted use, please be advised that my clients strongly object and will be attending and/or providing written submissions to this effect at the Statutory Public Meeting.

Should you have any questions or require additional information regarding the above-referenced matter, please do not hesitate to call.

Sincerely,

MACAULAY SHIOMI HOWSON LTD.



Angela Sciberras, MCIP, RPP
Principal
Encls.

Cc: Mr. Mohan Janakiraman

Liam Kofoed

From: Bennett Hannam <bennett.hannam@richmondhill.ca>
Sent: Thursday, July 24, 2025 11:26 AM
To: Liam Kofoed
Subject: RE: Request for Zoning By-law Information - [REDACTED]

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Liam,

Yes, some level of further approval would be required to allow for accessory repair/service operations. To discuss this further and to get some insight on whether a by-law amendment or a minor variance would be most appropriate for this request, you should reach out to Planning staff (planning@richmondhill.ca). As for existing uses which are not compliant under By-law 30-25, yes, cases would have to be made regarding their legal non-conformity.

Thanks again,
Bennett

Bennett Hannam, Zoning Examiner
Building Division | Planning and Building Services Department
225 East Beaver Creek Road, Richmond Hill, ON L4B 3P4



COVID-19 VIRUS

Please be advised that with the COVID-19 VIRUS, the City of Richmond Hill has implemented preventative measures to limit the spread of the VIRUS. In this regard, the main Municipal Office features a new customer-centric service area on the ground floor and the Building Division currently provides in-person services at this time, limited to residential building permit applications only. We continue to encourage online prescreening building permit submission for all eligible types of permits. Please view the City's website at www.richmondhill.ca or, contact the Building Division at 905-771-8810 or building@richmondhill.ca to find out more.

From: Liam Kofoed <kofloed@mshplan.ca>
Sent: Thursday, July 24, 2025 10:09 AM
To: Bennett Hannam <bennett.hannam@richmondhill.ca>
Subject: RE: Request for Zoning By-law Information - [REDACTED]

CAUTION: This email is from an external source (Sender : Liam Kofoed <kofoed@mshplan.ca> with e-mail address : kofoed@mshplan.ca) Please do not click links or open attachments unless you recognize the sender.

Hi Bennett,

Thanks for clarifying, would a site-specific zoning amendment be required then to include accessory repair/service operations for a motor vehicle sales use or can this be sought through a MV? Most auto dealerships have a service/repair component built into them. Would this mean that all future motor vehicle sales uses will need to apply for a ZBLA/MV to permit the repair/maintenance of vehicles as an accessory use to the main operation? Also, what does this mean for existing motor vehicle sales uses that have accessory repair/maintenance uses? Would they now be legal non-conforming?

Regards,

Liam Kofoed, BURPL
Planner
Macaulay Shiomi Howson Ltd.

E kofoed@mshplan.ca	#202-520 Industrial
M [REDACTED]	Pkwy S
T 905.503.3440, ext 224	Aurora, Ontario
F 905.503.3442	L4G 6W8 Canada



From: Bennett Hannam <bennett.hannam@richmondhill.ca>
Sent: Thursday, July 24, 2025 9:52 AM
To: Liam Kofoed <kofoed@mshplan.ca>
Subject: RE: Request for Zoning By-law Information - [REDACTED]

Hi Liam,

Yes, a motor vehicle sales use would be considered a commercial use under by-law 30-25. However, no accessory service/repair type operations would be permitted as of right with a motor vehicle sales use.

Thanks,
Bennett

Bennett Hannam, Zoning Examiner
Building Division | Planning and Building Services Department
225 East Beaver Creek Road, Richmond Hill, ON L4B 3P4



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From: Liam Kofoed <kofoed@mshplan.ca>
Sent: Wednesday, July 23, 2025 3:44 PM
To: Bennett Hannam <bennett.hannam@richmondhill.ca>
Subject: RE: Request for Zoning By-law Information - [REDACTED]

CAUTION: This email is from an external source (Sender : Liam Kofoed <kofoed@mshplan.ca> with e-mail address : kofoed@mshplan.ca) Please do not click links or open attachments unless you recognize the sender.

Hi Bennett,

Thanks very much for getting back to me and providing copies of the Zoning By-law.

Regarding the City’s new CPZL, I am wondering if a **Motor Vehicle Sales Establishment** would fall under the **Commercial** use definition. **Motor Vehicle Sales Establishment** is bolded in the By-law, so I am assuming it is a defined term/use however, I don’t see it listed under the definition section. Furthermore, if a **Motor Vehicle Sales Establishment** is considered a **Commercial** use, is vehicle service and repair permitted as an accessory use? I only ask as the **Commercial** use specifically excludes “repair shops for internal combustion engines, motorized vehicles or similar uses” but does not clarify if this is in regard to the sole use of the site.

For context, the site is zoned RMU-COR2 under the new CPZL.

Regards,

Liam Kofoed, BURPI
Planner
Macaulay Shiomi Howson Ltd.

E kofoed@mshplan.ca | #202–520 Industrial
M [REDACTED] | Pkwy S
T 905.503.3440, ext 224 | Aurora, Ontario
F 905.503.3442 | L4G 6W8 Canada



From: Bennett Hannam <bennett.hannam@richmondhill.ca>
Sent: Wednesday, July 23, 2025 3:07 PM
To: Liam Kofoed <kofoed@mshplan.ca>
Subject: RE: Request for Zoning By-law Information - [REDACTED]

Hi Liam,

The subject property – [REDACTED] – is split-zoned [REDACTED].
[REDACTED] I've attached copies of these By-laws for your review.

In addition to the above information, please note that the City has recently approved a new Comprehensive Zoning By-law for the City's Centres, Corridors and Key Development Areas, which includes this property. I have also attached a copy of this new By-law, By-law 30-25, for your information. This By-law has been approved by City Council but is still subject to appeal and as such is not yet final and binding. In addition to complying with the provisions of the current By-laws as indicated above, any proposed use or development must also be in compliance with the provisions of this By-law as well. For information on the approval status of this By-law, please reach out to the City's Development Zoning Team at zoning@richmondhill.ca.

Thanks,
Bennett

Bennett Hannam, Zoning Examiner
Building Division | Planning and Building Services Department
225 East Beaver Creek Road, Richmond Hill, ON L4B 3P4



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Please be advised that with the COVID-19 VIRUS, the City of Richmond Hill has implemented preventative measures to limit the spread of the VIRUS. In this regard, the main Municipal Office features a new customer-centric service area on the ground floor and the Building Division currently provides in-person services at this time, limited to residential building permit applications only. We continue to encourage online prescreening building permit submission for all eligible types of permits. Please view the City's website at www.richmondhill.ca or, contact the Building Division at 905-771-8810 or building@richmondhill.ca to find out more.

From: noreply@richmondhill.ca <noreply@richmondhill.ca>
Sent: Wednesday, July 23, 2025 12:41 PM

To: Zoning Info <zoninginfo@richmondhill.ca>

Subject: Request for Zoning By-law Information [REDACTED]

Hello,

Please note the following response to Request for Zoning By-law Information has been submitted on Wednesday July 23rd 2025 12:37 PM with reference number 2025-07-23-020.

- **Date of Request**
07/23/2025 12:37 PM
- **Applicant Name**
Liam Kofoed - Macaulay Shiomi Howson Ltd. (MSH)
- **Address of Property**
[REDACTED]
- **Email Address**
kofoed@mshplan.ca
- **Phone**
[REDACTED]
- **Information Requested/Question**
Please provide all current and old zoning information for the subject site including By-law 190-87 and any amending by-laws as well as By-law 2523. Please don't hesitate to reach out to my email or phone if there are any questions.

[This is an automated email notification -- please do not respond]

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