

**Date:** September 23, 2025

**Attn:** Mayor and Members of Council  
City of Richmond Hill

**Re:** Council Meeting – Item 15.2.8  
SRPBS.25.081 - Request for Approval – Comprehensive Zoning By-law  
Project – City of Richmond Hill – City Files MZBA-23-0001 and MZBA-25-0001  
- (CW Item 11.8) - (Proposed By-law 93-25)  
On behalf of Times 1128 Inc. and 1863106 Ontario Inc.  
Owners of 11280 and 11430 Leslie Street  
City of Richmond Hill

Dear Mayor and Members of Council,

Macaulay Shiomi Howson Ltd. (MSH) are the planning consultants for Times 1128 Inc. and 1863106 Ontario Inc. (Times Group), the Owners of 11280 and 11430 Leslie Street, in the City of Richmond Hill (the 'Subject Lands' or 'Site').

Times Group is actively developing these properties for a mix of townhouse, including back to back and single detached dwellings. There are ongoing development applications on both properties (including draft plan of subdivision and site plan approval) and zoning applications were approved over the last few years. Additional development is contemplated at the south end of the 11280 Leslie Street lands, for a mid-rise building, likely in rental tenure.

On September 2, 2025, we provided correspondence regarding the proposed Comprehensive Zoning By-law (CZBL) which proposes to re-zone the subject lands for a Neighbourhood Townhouse zoning.

Since that time, while we have had some discussions with staff, there have been no revisions made to the proposed CZBL in response to our comments.

Therefore, we would ask Council to:

- 1) Refer the CZBL back to staff for meaningful consultation, with the intent of making required revisions to the CZBL, prior to bringing it back to Council for adoption.

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As we have not had sufficient time to review the revised CZBL and its implications in full, the comments in this letter and in our previous letter are without prejudice to its findings from a further and more detailed review of the CZBL.

As currently constituted, we cannot support the CZBL and would recommend that it not be adopted at this time.

Should you have any questions regarding the information contained herein, please contact me directly, thank you.

Sincerely,

MACAULAY SHIOMI HOWSON LTD.

*Nick Pileggi*

Nick Pileggi, MCIP, RPP  
Principal