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Fasken Martineau DuMoulin LLP
Barristers and Solicitors
Patent and Trade-mark Agents

333 Bay Street, Suite 2400
P.O. Box 20
Toronto, Ontario M5H 2T6
Canada

T +1 416 366 8381
+1 800 268 8424
F +1 416 364 7813
fasken.com

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Neil M. Smiley
Direct Line / Fax +1 416 865 5122
nsmiley@fasken.com

By E-Mail: clerks@richmondhill.ca

City of Richmond Hill
Council Chambers
225 East Beaver Creek Road
Richmond Hill, Ontario

Dear: Mayor and Members of Council

Re: Comprehensive Zoning By-Law Project (“**CZBL**”)
Weins Auto Group (“**Weins**”)
0 Gamble Road, City of Richmond Hill & 11552 Yonge Street, City of Richmond Hill
 (“**Properties**”)

We are lawyers for Weins.

Weins is the owner of the Properties.

Macaulay Shiomi Howson Ltd. (“**MSH**”) are the planning consultants for Weins.

We write this letter to submit Weins’ position on the CZBL, which was previously presented to the City and Council by MSH, on behalf of Weins, via deputation at the public meeting held on September 2, 2025, and letter dated September 2, 2025 submitted in connection with the public meeting.

Weins operates Lexus on Richmond Hill at 11552 Yonge Street and has ongoing development applications (for zoning-by law amendment and site plan approval) at 0 Gamble Road for development of a new Lexus pre-owned motor vehicles sales establishment.

The proposed CZBL applies to both of the Weins’ Properties.

Among other things, the CZBL proposes to re-zone the Properties for a “Regional Mixed Use” corridor. Based on a preliminary review of the CZBL, there are several concerns with the proposed zoning, which relate to both existing and future uses, which include the following:

1. “Commercial” use: It is understood that the “Commercial” use is intended to permit a motor vehicle sales establishment. However, said use does not expressly permit the



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servicing of motor vehicles, which is essential to both the existing and future uses at the Properties.

2. Height requirement: The CZBL includes a minimum height requirement for two storeys. As part of its application for 0 Gamble Road, Weins has proposed taller buildings which generally appear to be multi-storey, but do not meet the definition of “storeys” in the CZBL.
3. Additional development standards: If the Properties are zoned as “Regional Mixed Use”, requirements such as bike parking, which are typically geared towards high density residential or mixed use development, would be inadvertently applied to uses such as the existing and proposed motor vehicles sales establishment and are at levels that are not possible to conform with.

We understand that the version of the CZBL that was provided to the Committee on September 17, 2025 included revisions that may address item 1 above. However, it does not address the other concerns set out in this letter and/or discussed with the City.

As presently drafted, the CZBL leaves room for interpretation. Weins has not been provided sufficient time to review and meaningfully engage with the City staff on appropriate revisions. To address the foregoing concerns, Weins requests a site specific exception, to ensure that its existing and proposed future uses may continue and be developed, as the case may be. The site specific provisions would need to address concerns raised herein at a minimum.

As such, Weins cannot endorse the CZBL as provided to Council and requests a deferral of the adoption of the CZBL as it relates to the Properties until such time as the site specific provisions, and any further modifications agreed to by City staff, are reflected in the CZBL.

As Weins has not had sufficient time to review the revised CZBL, the comments herein are without prejudice to its findings from a further and more detailed review of the CZBL.

Weins remains committed to working with the City to achieve an appropriate resolution and sincerely appreciates the opportunity to provide this input.

Yours truly,

FASKEN MARTINEAU DuMOULIN LLP



Neil M. Smiley*

*Practising through a professional corporation

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Enclosure