

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 Owner of 1 Cynthia Crescent
City of Richmond Hill

Dear Mayor and Members of Council,

Macaulay Shiomi Howson Ltd. (MSH) are the planning consultants for the Owner of 1 Cynthia Crescent, in the City of Richmond Hill (the ‘Subject Lands’ or ‘Site’).

In October 2024, the Ontario Land Tribunal (OLT), approved a Zoning By-law Amendment for the subject lands for the purpose of creating 2 additional lots on the subject lands (for a total of 3 lots). A subsequent application to the Committee of Adjustment for a severance was approved earlier this year. The severance has yet to be registered.

On September 2, 2025, we provided correspondence regarding the proposed Comprehensive Zoning By-law (CZBL) which proposes to re-zone the subject lands. While we understand that the proposal is that existing approvals will ‘carry forward’ in the new CZBL, it is not clear how the mechanics of this and potential future zoning interpretations will work, as it relates to the lands.

Since that time, while we have had further 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.

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