

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 S&A Developments Limited
Owner of 80 Norman Bethune (also referred to as 0 East Beaver Creek)
City of Richmond Hill

Dear Mayor and Members of Council,

Macaulay Shiomi Howson Ltd. (MSH) are the planning consultants for S&A Developments Limited the Owner of 80 Norman Bethune (also referred to as 0 East Beaver Creek), in the City of Richmond Hill (the 'Subject Lands' or 'Site').

The Site has been the subject of an ongoing site plan application since 2023, which was conditionally approved on May 23, 2023. An associated Minor Variance was approved earlier this year (January 30, 2025). Further applications for Site Alteration were filed in late August. There is also an associated Building Permit application (BP-25-00847) that was submitted on March 26, 2025, and accepted April 16, 2025.

On September 2, 2025, we provided correspondence regarding the proposed Comprehensive Zoning By-law (CZBL) which proposes to re-zone the subject lands. We noted that the proposal is that existing approvals will 'carry forward' in the new CZBL, however, we have not received any clarity on the mechanics of this and potential future zoning interpretations as it relates to the lands. While some items may 'carry forward', our concern is that 'new' CZBL provisions will be included and further approvals may be necessary.

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