

From: Inventions Inc <tak@inventions-inc.com>

Sent: Tuesday, September 23, 2025 11:05 AM

To: Clerks Richmondhill <clerks@richmondhill.ca>; Inventions Inc <inventions-inc@outlook.com>

Subject: Submission For Comprehensive Zoning Bylaw -

Re: "The Land" at NW of Centre St. E. and CN Rail Tracks, owned by Zexin Inc.

Submission to the City of Richmond Hill Council meeting of 2025- 09- 24

I, Tak Amiri, as Director of Zexin Inc., have made written submissions and in-person presentations to the council and committee meetings of 2nd and 17th of Sept. regarding the City's proposed Comprehensive Zoning Bylaw, one of many points therein was that:

Nothing can be built under the proposed N1 zoning for the Land, is IMPRACTICAL and ILOGICAL, as numerous costs of preparing the Land are many times the value of one or max two detached homes that can be built, not building it has dire consequences for the City and its vicinity, while its development will have much broader positive impact for the whole area.

I have also stated before that " while is is difficult to decipher the details of each zoning category from what is availed to the public, it appears, within current Official Plan Neighbourhood and Infill Designation(s), NA, or Neighbourhood Apartments, apparently Medium Density, Apartment Blocks, up to Six floors, including Walk Up Apartments, is the minimal density & Rise that may be viable."

I had a brief conversations with a senior staff after the Sept 2 meeting, who suggested " the City will proceed with N1 but the owner can challenge it via the OLT". She seemed to me to imply to have realized that N1 is a mistake that can be fixed via OLT.

I fail to understand the logic of said suggestion. Why can it be not fixed by the City, now, while Zoning is the agenda and all relevant decision makers are present. Why did the City and the Public went through some 3 years of deliberations, only to come up with an Illogical and Impractical Zoning, in need of OLT to be fixed. What happens if for any reason, the OLT Deadline is missed. Is this what the City wants?

I also had a brief telephone conversation before the Committee of the Whole Meeting of the 17th Sept. who told me, in effect, that " N1 zoning for the Land is provisional and the Owner can follow the process of modifying it.". I understood this to mean he agreed N1 is a mistake, but can be fixed.

Again, I fail to understand why the City Staff and or the Council cannot remedy such mistake now.

If the City policy or process is to “ Attach a temporary zoning, even if impractical, necessitating future , lengthy, expensive and exhaustive processes to attempts to fix it.”

Such policy renders some 3 years of deliberations a pointless but costly exercise. Is this what the City Council want or can condone?

I, like almost all citizens think that Zoning should identify the best and highest use for each land or zone, so that any buyer can have a reasonable idea what can be built on each land, not just a temporary Tag assigned after so many years of work by all, including the public.

If the Council or the Staff have logical reason to have irrelevant Zonings attached to some lands, then I suggest UNZONED category as a better some lands, including our Land. In such case, any developer and buyer will assume that the land need be Zoned, hopefully to its best and highest use. Thus the land is not zoned “undevelopable”, having Negative Value, in view of taxes and maintenance costs.

Regards, Tak Amiri- Director

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