

December 11, 2018

Mayor and Members of Council
225 East Beaver Creek
Richmond Hill, ON
L4B 3P4

MGP File: 15-2407

Dear Members of Committee:

RE: December 11th Committee of the Whole Agenda
Item 12.4- Cash in Lieu of Parkland Dedication
10922, 10944, 10956 Yonge Street and 10684 Yonge Street, Town of Richmond Hill

We are the land use planners for Dogliola Developments Ltd., the owner of the lands municipally known as 10922, 10944 and 10956 Yonge Street located on the southwest corner of Yonge Street and Canyon Hill Avenue in the Yonge-Bernard Key Development Area; and Sibella Ridge Developments Inc., the owner of the lands municipally known as 10684 Yonge Street located on the southeast corner of Yonge Street and Elgin Mills Road (herein referred together as "Treasure Hill").

We have recently become aware of a motion scheduled for the December 11th Committee of the Whole Meeting that seeks to establish a fixed amount of cash-in-lieu of parkland dedication for Residential Units within a Multi Residential Building to \$10,000 per unit.

The purpose of this letter is to advise that Treasure Hill supports this motion.

Item 12.4- Cash in Lieu of Parkland Dedication

In short, Treasure Hill supports the notion of placing a fixed rate on the cash in lieu of parkland amount collected by the Town for Multi-Residential units.

The Town's current parkland dedication by-law (58-13) prescribes that Multi-Residential development/redevelopment provide the lesser of 1 hectare of parkland per 300 dwelling units or 730 persons housed. For developments required to pay cash-in-lieu of parkland, the value of land is determined as of the day before the building permit is issued. With residential land prices increasing substantially in recent years, the Town's parkland policies have acted as a significant disincentive for development along the Town's intensification corridors.

While Treasure Hill supports the motion, we note that it has certain limitations on which developments can take advantage of the proposed cash-in-lieu cap. Specifically, the motion expires on December 31, 2020; and does not place a cap on medium density townhouse development.

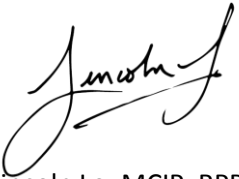
A lifespan of only two years will mean that only those applications which are sufficiently advanced through the site plan approval process will benefit from the proposed cap. New applications will likely not progress through the development approval process to take advantage of the parkland cap. To allow additional developments to avail themselves of this potential relief, we request that the lapse date be extended for a 5-year period, through to December 31st, 2023.

Additionally, the current parkland rates are not only a disincentive for high-density development, but townhouse development as well. A medium density townhouse development may be required to provide a mix of land and cash-in-lieu and the relief provided in the motion should be extended to this form of development. Compact townhouse development is an affordable ground-related housing alternative relative to single/semi-detached homes and the Town should be encouraging a greater mix of housing types than the singles/semis that have historically typified much of the development in Richmond Hill.

Thank you for the opportunity to provide this written submission. Please ensure that we are provided written notice of the Committee's recommendations and any subsequent decisions made by Council with respect to these matters.

Yours very truly,

MALONE GIVEN PARSONS LTD.

A handwritten signature in black ink, appearing to read 'Lincoln Lo', with a stylized flourish at the end.

Lincoln Lo, MCIP, RPP

Associate

llo@mgp.ca

cc: Treasure Hill Homes