

December 11, 2018

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

MGP File: 13-2214

Dear Members of Committee:

**RE: December 11th Committee of the Whole Agenda
Item 12.4- Cash in Lieu of Parkland Dedication and Item 12.5- Downtown Local Centre
Secondary Plan Direction
10425 Yonge Street, Town of Richmond Hill**

We are the land use planners for Zamani Homes (Richmond Hill) Ltd. ("Zamani") the owner of the lands municipally known as 10425 Yonge Street, located at the north end of the Downtown Local Centre Secondary Plan.

We have recently become aware of two motions scheduled for the December 11th Committee of the Whole Meeting; the first to establish a fixed rate of \$10,000 per multi-residential dwelling on the amount of cash in lieu of parkland and the second relates to the Downtown Local Centre Secondary Plan ("Secondary Plan") to, among other things, revisit the height and density limits.

The purpose of this letter is to advise that Zamani supports both motions.

Item 12.4- Cash in Lieu of Parkland Dedication

In short, Zamani supports the notion of placing a fixed rate on the cash in lieu of parkland amount collected by the Town for multi-residential units. 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.

We note however that the motion proposes to establish an expiration date for the cap on cash in lieu of parkland which will lapse on December 31, 2020. As cash-in-lieu of parkland is payable upon issuance of a building permit, only those applications which are sufficiently advanced through the site plan approval process will benefit from the proposed cap. As such, to allow additional developments to avail themselves of this potential cap, we request that the lapse date be extended for a 5-year period, through to December 31st, 2023.

Item 12.5- Downtown Local Centre Secondary Plan

The Zamani site is located at the north end of the Secondary Plan and is within the Uptown District. As part of an Ontario Municipal Board proceeding, Zamani demonstrated that the site could accommodate densities which exceeded those contemplated by the Town's Official Plan. Through an Ontario Municipal Board settlement, the Zamani lands were granted a density permission of 4.0 floor space index however the maximum building heights of 15 storeys remain in place. Should the Town revisit the height and density limits in the Secondary Plan area, we request that the Town consider the Zamani lands for additional height and/or density.

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 blue ink, appearing to be 'LC' or similar initials, written in a cursive style.

Lauren Capilongo, MCIP, RPP

Associate

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cc: Zamani Homes