

***Robert Salna Holdings Inc.***

64 Industrial Rd  
Richmond Hill, Ontario  
L4C 2Y1

Town of Richmond Hill  
255 East Beaver Creek Road  
Richmond Hill, ON  
L4B 3P4

Att: Mayor and Members of Council

**Re:** Member Motions for Parkland Bridge Rate and Downtown Local Centre  
Staff Report SRPRS.19.022-Response to Member Motion on CIL of Parkland  
Staff Report SRPRS.19.023 – Response to Member Motion on Downtown  
Local Secondary Plan  
10217 and 10255 Yonge Street, Richmond Hill (Salna Properties);  
Richmond Hill  
Submission to January 21, 2019 Committee of the Whole

I am the owner of the above noted lands located just north of the Tridel Building and opposite the Richmond Hill Theatre.

I have been engaged in the Town's planning process from the outset and have attempted unsuccessfully to redevelop these properties. What I and likely others have concluded is that it is not possible to proceed with development in the Town of Richmond Hill.

Since 2009 the planning process has been a failure. There is no landowner support for the policy framework proposed for the Downtown Local Centre, and therefore no intensification or revitalization has occurred in the Downtown or other areas along Yonge Street. This is the reality on the ground. The Staff Report does not address this reality.

It is time for newly elected Council to send a clear message to the community that it is open for business. The proposed parkland charge at \$10,000 per apartment dwelling unit would be competitive with Vaughan which charges \$8,500.

With respect to the Staff Report concerning the Downtown Local Centre, Option 1 in the Staff Report is not an option. It is wasteful of everyone's time and resources.

I therefore support the Member motions and urge new Council to support these motions.

If Council does not support the Member motions then the Town runs the risk of squandering away another 10 years of no development in the Downtown. This outcome would not meet the following objectives in the Town's Strategic Plan:

Goal Two "Better Choice in Richmond Hill" seeks to provide better options for where to live by planning for a range of housing that accommodates people at all stages of life. Goal Three "A More Vibrant Richmond Hill" directs that we respect the past, have a sense of identity and place, and look to the future, which includes promoting awareness of the Town's heritage, enhancing the uniqueness of the Downtown, and making it vibrant with civic places for people to gather.

Nor would it address the housing affordability issue in Richmond Hill which Staff describe in their report to the January 22 Budget Committee as follows:

Based on the 2016 Census, out of all of the York Region municipalities, Richmond Hill has the highest proportion of households experiencing affordability issues for both owner and tenant households. More than half (55.8%) of all tenant households are spending 30% or more of their income on shelter costs, while over one-third (33.8%) of owner households are spending 30% or more of their income on shelter costs. These proportions have increased from 44.7% and 28.8% respectively since the 2011 Census.

Nor would it support the Town's request for a subway.

It's time to change direction.

Yours very truly

A handwritten signature in black ink, appearing to read 'R. Salna', written in a cursive style.

Robert Salna

President