

PRECISION EQUITY CAPITAL INC.

101 Bannockburn Avenue Toronto, ON M5M 2M9
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Dear Ms Hurley, Council Members and Council Support Staff,

We would like to make our support known for Councillor Muench's motions regarding Cash in Lieu of Parkland Dedication and New Direction regarding revitalization of the downtown core of Richmond Hill.

We have corresponded before with the township regarding the secondary plan and have attended many meetings, and continue to feel that the staff's mind was made up before any consultations even began. The integrated mews and courtyards are a non starter, and adding insult to injury by declaring 'without ample and fair compensation', and passing full liability to the landowners. This is draconian. The parking restrictions and height restrictions are arbitrary and not feasible to allow investment to go forward as they are presently written.

When I attend meetings the owners of land in the downtown core are small businessmen who like ourselves worked for 30 years before we had the downpayment to purchase. We are not big land developers that 1 or 2 hundred thousand dollars can be squeezed out at a wave of the wand, and with the monies that you are asking/unit for development are not even calculated at the beginning of a project but will be decided upon when the project gets approved. How can anyone budget to build anything under these pretences. You will force the downtown to continue in its declining state if you have these draconian levies and procedures in place.

I have personally worked in our downtown Richmond Hill plaza for 36 years and have seen the decline in the downtown core. When you move city hall back to Yonge and Major Mackenzie, then there can be reason for investment, but the guidelines must be reasonable and fair to all involved. Their present configuration are unworkable. The property taxes and building levies are the highest in the region with no extra value of services offered for the ask.

I do not want to disparage the process or those involved with my comments, but it has been extremely frustrating. Please pass Councillor Muench's motions which I have listed on the next page, and engage with all stakeholders equally and fairly with no preconceived outcomes.

Ira Kirshen
President
Michael Ostro
Managing Partner
Precision Equity Capital Inc.

HST # 805979903 RT0001

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Cash-in-Lieu of Parkland Dedication (Bridge Rate), which is part of the Section 5.4.4(b) of Procedure By-Law

That states:

Bylaw 58-13 is hereby further amended as follows:

1. That the following be added to section 10 of Bylaw 58-13 after the first sentence: "Notwithstanding the preceding, for the period commencing December 1, 2018 through to December 31, 2020, the value of land shall be calculated at a fixed rate of \$10,000.00 per Multi Residential Dwelling Unit to be located within a Multi-Residential Building."

And the

Downtown Local Centre Secondary Plan (DLCSP) Direction

Whereas new direction is required in order to revitalize Yonge Street;

Now therefore, the Council of the Corporation of the Town of Richmond Hill hereby resolves as follows:

1. The height and density limits within the three districts of the DLCSP shall be revisited with a view to increasing them in order to promote quality development, and revitalization within the Downtown Local Centre.
2. The "linked system of courtyards" policies and schedule shall be deleted from the Official Plan and Secondary Plan for the DLCSP.
3. A zoning bylaw shall be brought forward concurrently with new DLCSP policies that reflect the matters set out in paragraphs 1 and 2 above, and shall include transit supportive parking requirements and other standards in order to reduce automobile use, promote active transportation options within the DLCSP and address housing affordability matters.
4. The LPAT proceeding involving the DLCSP should be stayed to allow the stakeholders and Town Staff to jointly prepare revised policies for the Secondary Plan as well as an implementing zoning bylaw.
5. That Staff do all things necessary to give effect to the above.
6. That this resolution be provided to York Region and LPAT.

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Respectfully Submitted,

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