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Sent: Friday, January 18, 2019 5:49 PM

To: Clerks Richmondhill <clerks@richmondhill.ca>

Subject: Bridge Rate Parkland Motion - Response to Staff Report SRPRS.19.023
(January 21 COW Meeting)

Dear Mayor and Members of Council,

I represent a number of landowners in Richmond Hill.

The following are my comments on the Staff Report released today:

<https://pub-richmondhill.escrimemeetings.com/filestream.ashx?DocumentId=19729>

1. The Member motion seeks a fixed rate of \$10,000 for apartment units only. The suggestion that the rate should apply to all new residential units was a different member motion.
2. The Staff Report does not recognize the housing affordability crisis in Richmond Hill. The gravity of the situation is described by Town Staff in their request for funds from Budget Committee. See 2019 Capital Budget Request for January 22 BCOW.
3. The Staff Report does not address the need to have a competitive rate for CIL per apartment unit. The City of Vaughan rate is \$8500 per door. Lands in Vaughan include lands fronting onto Yonge Street and Highway 7.
4. The Staff Report does not address the problem of too few apartment units having been created within the Town's intensification areas especially after the 2011 bylaw expired.
5. The suggestion in table 3 of the Staff Report that 7748 units are likely to pay CIL between now and 2031 is not supported by town historical statistics - keeping in mind that the last 5 years were good years.
6. The suggestion in Table 4 of the Staff Report - under Scenario 4 - that apartment units would pay \$29,876 per unit (19.3 million/646 units) whereas low density units would pay \$9,195 per door (\$211,500/23) highlights the housing problem in Richmond Hill. No purpose is served putting this issue off for another year or two in order for Town Staff to conduct the housing affordability study.
7. A payment of \$10,000 per apartment unit would of necessity accompany a payment of DC's. Construction projects create jobs and when completed create housing. New housing generates property taxes. The Town would be forgoing this economic activity if, as the Staff Report suggests, apartment units are required to pay \$29,876 per door - which is a conservative figure according to the Staff Report.

New direction is required in order to get development moving in Richmond Hill. Investments in transit are being made along Yonge Street but there are no new apartment units to support the investment. So while Richmond Hill may want a subway, development trends to date would not justify it.

I would request the opportunity to speak to this matter.

Thank you.

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Land Lawyer & Land Development Manager

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