

From: Jeffrey @ LAND LAW
To: Randy Grimes; David Dexter; Clerks Richmondhill
Copy: Ilan Treiger; Gary Scandlan; Nancy Neal; Dan Terzievski; Jeff Walters
Sent: Mon 5/27/2019 10:01 AM
Subject: Re: May 15th Meeting -Follow-up re Local Rd. – West of Yonge St. between Carville and Garden Ave. Project # 41 (submission to May 28 DC council meeting)
Good morning,

It was my understanding that the above project - referred to as project #41 on page 4-17 of the background study was justified for inclusion in the town wide dc (even back in 2014) because of the 2014 HDR TMP study (link attached).

It remains our view that local roads - designated by the OP as local roads - are in eligible for inclusion in the DC bylaw projects. According to the table found on page 4-17 of the background study, this road has a gross cost of \$7.7 million of which \$5.7 million is proposed to be recovered from DCs and of which \$4.5 fall on the residential component of DCs.

To our knowledge there is no alignment for this road - which is odd given that the 2014 TMP called for it to be a priority and be constructed by 2021. Yet according to Page 4-17 of the 2019 background study, the road's timing is now pushed out to 2031.

It is significant that the 2014 TMP provides the following on page 35 under section 6.2.4.

6.2.4 Local Streets

The primary function of local streets is to provide direct access and facilitate the movement of low volumes of traffic to collector streets and some arterial streets. Local streets should generally maintain a minimum right-of-way width of 20 metres in accordance with the policies of the OP. This right-of-way width may be reduced to 18 metres where there is a demonstrated benefit to the Town. Local streets should be designed to discourage through traffic and through truck traffic should generally be restricted on local streets within the interior of neighbourhoods. Sidewalks should be provided on one side of local streets where feasible and should be required on both sides of a local street where the need is determined by the Town in accordance with the policies of the Town's OP. The Town should plan for a high quality streetscape design along local streets to promote a walkable and pedestrian-oriented environment.

On page 52 of the 2014 HDR TMP, it states that the justification for this road is "to support growth in the regional centre".

And so we now have a proposed local road that should discourage through traffic (presumably within the Yonge 16 KDA) yet its purpose is to support growth in a different area - outside of the Yonge 16 KDA.

This is why all projects need to be evaluated both for need and cost before being considered for inclusion in a townwide DC bylaw.

Thank you.

Jeffrey E Streisfield, BA LLB MES

Land Lawyer & Land Development Manager

2018 LAND USE RATE SCHEDULE

Based on our market research and analysis, it is our opinion that the land rates for the described categories, as of July 1, 2018, is as follows:

2018 Land Use	Low	High	Land Value
<u>Residential - Low Density</u>			
Richmond Hill South	\$3,500,000 /acre	\$4,500,000 /acre	\$4,000,000 /acre
Oak Ridges Area	\$4,000,000 /acre	\$5,000,000 /acre	\$4,500,000 /acre
<u>Residential - Lots</u>			
Richmond Hill South	\$21,500 /front ft.	\$23,500 /front ft.	\$22,500 /front ft.
Oak Ridges Area	\$20,000 /front ft.	\$22,000 /front ft.	\$21,000 /front ft.
<u>Residential - Medium Density</u>			
Richmond Hill South	\$4,500,000 /acre	\$5,500,000 /acre	\$5,000,000 /acre
Oak Ridges Area	\$3,500,000 /acre	\$4,500,000 /acre	\$4,000,000 /acre
<u>Residential - High Density</u>			
Downtown - Uptown & Civic District	\$160 /sq.ft.	\$180 /sq.ft.	\$170 /sq.ft.
Downtown - Village District	\$140 /sq.ft.	\$140 /sq.ft.	\$140 /sq.ft.
Yonge Street Corridor (A)	\$170 /sq.ft.	\$170 /sq.ft.	\$170 /sq.ft.
Yonge Street Corridor (B)	\$120 /sq.ft.	\$120 /sq.ft.	\$120 /sq.ft.
Outside Yonge Street Corridor	\$100 /sq.ft.	\$150 /sq.ft.	\$125 /sq.ft.
<u>Industrial</u>			
Leslie/404 Industrial Corridor	\$1,200,000 /acre	\$1,400,000 /acre	\$1,300,000 /acre
New Kirk Business District	\$1,200,000 /acre	\$1,400,000 /acre	\$1,300,000 /acre
<u>Commercial / Retail</u>			
Richmond Hill South	\$2,000,000 /acre	\$2,500,000 /acre	\$2,250,000 /acre
Oak Ridges Area	\$4,000,000 /acre	\$5,000,000 /acre	\$4,500,000 /acre