

Staff Report
SRPRS.20.085
July 8, 2020
Attachment 1



SIGNATURE

COMMUNITIES

June 2nd, 2020

City of Richmond Hill
Planning & Regulatory Services
225 East Beaver Creek Rd.
Richmond Hill, Ontario
L4B 3P4

Dear Mr. Guerreiro

I am writing to you with respect to Signature Communities Red Maple Development at 153 16th Avenue (City File Number D06-12122).

As part of our approval for the above noted development, there was a requirement for Signature Communities to contribute toward the construction of a staircase from Red Maple Road up to 16th Ave in exchange for reduced parking requirements for the site. This commitment was estimated to be in the order of \$100,000, and securities in this amount of \$144,000 were posted as part of our approval. Through negotiations with the former Planning Commissioner, there was an understanding that we would make best efforts to construct these stairs on behalf of the City as part of our development application, if the costs were reasonably within the above noted range.

However, upon discussions and exploration of different staircase options with the various approval authorities (including the Region of York and the City) and completion of a more detailed design, the cost is over 4 times what we had originally anticipated (approximately \$424,000). There are a number of reasons for this increase, which include:

- Significant increases in material costs over the last few years;
- Complications with the design, including avoiding utility conflicts and protecting for the future widening of 16th Avenue; and
- The addition of approximately \$81,000 in illumination costs, which was not originally discussed or contemplated for these stairs.

This increased amount leaves Signature Communities very unfavorable position. Our project budget does not account for this additional expense and frankly, it would be unfair for us to absorb the full amount of these works, as these stairs service the broader community.



From recent discussions with you, I understand that there may be an opportunity for City contribution from Development Charges for these works. However, this would be only 30 percent of the total cost (approximately \$127,000). This would still leave approximately \$297,000, which is still approximately 3 times more than what was originally anticipated and includes \$81,000 of unexpected costs associated with illumination.

Instead, As originally agreed to, Signature is willing to contribute \$120,000 towards the cost of this project as we have already spent approximately \$30,000 to date on design fees, etc and we kindly requests that the remaining amount be funded by the City.

Please advise at your earliest convenience if the City is agreement with this arrangement, as our contractors are currently mobilized and awaiting direction.

Regards,



SEBASTIAN MIZZI MCIP, RPP
VICE PRESIDENT

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