



May 20, 2022

MEMO TO: Mayor and Members of Council

COPY TO: Darlene Joslin, Interim City Manager
Gus Galanis, Director of Development Planning
Stephen Huycke, Director of Legislative Services/City Clerk
Denis Beaulieu, Manager of Development – Subdivisions
Jeff Healey, Senior Planner - Subdivisions

FROM: Kelvin Kwan, Commissioner of Planning and Infrastructure

SUBJECT: **Richmond Hill City Council Motion of May 11, 2022**
Staff Report SRPI.22.045 – Request for Denial – Official Plan Amendment and Zoning By-law Amendment Applications – Elgin House Properties Limited – 1000 Elgin Mills Road East – City Files D01-21005 and D02-21008 (Related File D06-21032)

Background:

At its meeting of May 11, 2022, Council considered a memorandum from the Commissioner of Planning and Infrastructure dated May 6, 2022 in relation to the recommendations contained in Staff Report SRPI.22.045, and adopted the following Referral Motion (refer to Appendices “A” and “B”):

“That the applications submitted by Elgin House Properties Limited for lands known as Part of Lots 26 and 27, Concession 2, E.Y.S. (Municipal Address: 1000 Elgin Mills Road East), City Files D01-21005 and D02-21008, be referred back to staff to engage in discussions with the applicant on increasing the number of units in Rent-to-Own Program, to a maximum of 52 units, and a report back to Council on May 25, 2022.”

Staff has engaged with the applicant and Canada Mortgage and Housing Corporation (CMHC) respecting opportunities and challenges associated with increasing the number of apartment dwellings units to be included in a Rent-to-Own (RTO) Program as directed at the May 11th Council meeting. Accordingly, the purpose of this memo is to advise the Mayor and Council on the status of the above Motion.

Discussion:

The applicant has submitted a letter for the consideration of staff and Council confirming that they are unable to commit to more than 20 RTO units at this time due to carrying costs and construction financing lending criteria (refer to Appendix “C”). The applicant is still committed to participating in a RTO Program for 20 1-bedroom units within its development proposal.

Staff has also confirmed with CMHC that the details and particulars of a potential Federal RTO Program could be weeks or months away, with Federal funding anticipated to be made available in the coming weeks to initiate a National RTO Program. The terms, conditions and criteria of such a program are unknown at this time. As such, and despite the fact that CMHC is engaged in positive discussions with the applicant and supports housing affordability, there are no assurances that the applicant's proposal will meet the eventual eligibility criteria or that the applicant will be in a position to accept the terms and conditions tied to a Federal RTO Program. In this regard, the applicant has committed to implementing its own RTO Program if necessary.

As expressed in the previous memorandum of May 6, 2022, there are implementation and timing challenges associated with securing units in a RTO Program since no program currently exists upon which to prepare conditions and secure obligations through the development approvals process. These challenges are exacerbated by the fact that the apartment building in question is currently at the 6th floor of construction and occupancy is anticipated in August 2023. In order to secure the applicant's proposed Section 37 community benefits financial contribution towards the implementation of pickleball courts in Richmond Green Park, the submitted Official Plan and Zoning By-law Amendment applications must be approved and the adopting instruments passed by Council prior to the City's adoption of a new Community Benefits Charge (CBC) By-law this Summer. It is also anticipated that the applicant will be looking to obtain Site Plan approval shortly thereafter in order to avoid any delays associated with completing construction of the apartment building and meeting its closing date obligations to purchasers. Should Council approve the applicant's development proposal, best efforts will be made to secure the applicant's RTO commitment through a combination of conditions, agreements and/or securities. Should difficulties arise in this regard, staff will report back to Council for direction.

Recommendations:

- a) **That the Memorandum from the Commissioner of Planning and Infrastructure dated May 20, 2022 with respect to a Council Motion of May 11, 2022 in relation to SRPI.22.045, being a Request for Denial of Official Plan Amendment and Zoning By-law Amendment applications submitted by Elgin House Properties Limited for lands known as Part of Lots 26 and 27, Concession 2, E.Y.S. (Municipal Address: 1000 Elgin Mills Road East), City Files D01-21005 and D02-21008, be received for information purposes; and,**
- b) **That Council provide direction respecting the Official Plan Amendment and Zoning By-law Amendment applications submitted by Elgin House Properties Limited.**

Attachments:

The following attached documents may include scanned images of appendixes, maps and photographs. All attachments have been reviewed and made accessible. If you require an alternative format please call the contact person listed in this document.

- Appendix "A", Extract from Council Meeting C#20-22 held on May 11, 2022
- Appendix "B", Memorandum from the Commissioner of Planning and Infrastructure dated May 6, 2022, including attachments
- Appendix "C", Letter from Sequoia Grove Homes dated May 19, 2022