

Memorandum

To	Gigi Li, Director, Financial Services & Treasurer, City of Richmond Hill
From	Gary Scandlan, Managing Partner, Watson & Associates Economists Ltd.
Date	June 14, 2022
Re:	Responses to Questions Raised at BILD/Development Community Consultation Meeting

Fax

Courier

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Email

The following provides Watson & Associates Economists Ltd.'s responses to the questions that were raised by attendees at the BILD/Development Community Consultation meeting, held on June 14, 2022.

Question: Provided several examples of mixed-use buildings and questioned how potential adjustments may be made for these different situations.

Answer: At this point no specific exemptions or adjustments have been provided for in the by-law. Staff indicated that they will consider the proposed development and would be reasonable in their application of the by-law. There are numerous potential examples of situations where adjustments may be provided, however, to categorize all the potential adjustments for a mixed use would be extremely difficult to provide for at this time. As the legislation is new it is anticipated that other municipalities may be before the OLT and hence case law will also assist in informing the City on how it might deal with individual applications.

Daryl Keleher

Question #1: \$50 million in Parkland acquisition is provided for in the CBC calculation. How does this amount relate to the park plan process and the resultant charges that will be imposed on development for Parkland acquisition?

Answer #1: Details on the Parkland policy will be released in July. We have considered the \$50 million provision in the CBC relative to the draft Park Plan and there is no conflict between the two documents.

Question #2: There are \$18 million of projects for the DDO, what are these projects for, and how was the benefit to existing determined?



Answer #2: Projects have been identified in the master plan as follows:

- Planetarium Feasibility Study: \$150,000
- Elms Lea Visitor Centre: \$3,350,000
- Construct Planetarium: \$10,800,000
- Community Orchard \$87,000
- Conservatory Feasibility Study: \$100,000
- Construct Conservatory: \$3,200,000
- Restoration of Historic Pumphouse: \$80,000
- Radio Shack Restoration Including Antenna: \$533,000

Although these projects were identified as late priority projects and outside of the 10-year forecast period, the City has noted that the time frame has been extended to make the project feasible for the City. The City has also noted that if other funding sources could be secured/received, a new timeline would be provided. As such, the projects are proposed to be advanced as the City is now able to receive funding from the CBC.

These projects are considered 100% growth-related as they are entirely new facilities/amenities that will be provided by the City to service new growth. This is analogous to the D.C. study where the addition of an additional community center in the City would be considered 100% growth-related. DDO projects that have benefit to existing allocations are related to redevelopments and enhancements of existing facilities (e.g. restoration of Elvis Stojko Arena Parking Lot).

Question #3: Within the project list there is reference to certain parks and certain Parkland amenities. Do these projects conflict with the DC?

Answer #3: Projects provided do not conflict with the DC. The projects provide for amenities within the parks which normally are not eligible to be funded by the DC. An example would be an amphitheatre which would be considered cultural, and hence not included within a DC study

Randy Grimes

Question: In comparing the 10-year growth forecast from the DC versus what was included in the CBC there appears to be a reduction in the forecasted number of “multiple” residential units. Can you explain the difference?

Answer: The City of Richmond Hill 2022 CBC forecast is based on the City of Richmond Hill 2021 Growth Analysis work undertaken by Watson & Associates Economists Ltd. (Watson) as input in the City’s Official Plan Review. It is important to note that the 2018 City of Richmond Hill DC was based on a previous iteration of the York Region MCR. Since that time, the Region’s MCR growth allocations have been updated with the results of the Preferred MCR Growth Scenario released in December 2021. As part of the York Region MCR process, the Richmond Hill growth forecast has been comprehensively updated based discussions with staff, a detailed review of recent



residential building permits, a review of residential developments in active development approvals, a review of 2021 Census data, anticipated market demand for residential/non-residential development in accordance with the long-term trends identified as part of the York Region MCR. As such, updates have been made to the City of Richmond Hill 2022 CBC forecast since the City of Richmond Hill 2018 DC forecast was released, including the location, rate and type of residential development by housing type as set out in the City's CBC growth forecast update between 2022 and 2032 to more closely alignment with anticipated housing development.

It is important to note that based on Statistics Canada Census data, medium-density units comprised 20% of housing growth from 2016 to 2021. Medium-density units comprise 33% of the CBC housing growth from 2022 to 2032 which is higher than recent historical trends.