

The Regional Municipality of York

Housing York Inc.
December 13, 2017

Report of the
General Manager

Support of Parkland Relief for the New Unionville Seniors Affordable Housing Building in the City of Markham

1. Recommendation

It is recommended that:

1. The Board of Directors support requesting relief from cash-in-lieu of parkland requirements for the Unionville Seniors Affordable Housing Development to the City of Markham.

2. Purpose

This report seeks Board endorsement to support a request to the City of Markham seeking relief from any applicable parkland dedication, or cash-in-lieu requirements, related to the development of the proposed Unionville Seniors Affordable Housing building.

3. Background

Planning applications are underway and Markham Council approval is expected in early 2018

The Regional Municipality of York, together with its development partner Minto, submitted an Official Plan amendment, rezoning, and site plan application to the City of Markham in Spring 2017, to facilitate development of a new Housing York Inc. (Housing York) seniors apartment building. Approximately 260 units in an 8 and 11 storey tiered building are contemplated, as well as resident amenity space, a senior's hub, and community centre.

Support of Parkland Relief for the New Unionville Seniors Affordable Housing Building in the City of Markham

Regional Staff have been working closely with City of Markham staff to further develop the planning details and building design over the last several months. A report to Markham Council recommending approval of the applications is anticipated in early 2018.

4. Analysis and Implications

Relief from parkland requirements will help facilitate future affordable housing development

As part of the standard planning and development process for any project, development charges and parkland dedication or cash-in-lieu is required to obtain final approval to begin construction. For the development in Unionville, Housing York and the Region are exempted from both municipal and regional development charges. However, the City of Markham will require a cash-in-lieu of parkland payment of approximately \$4.4 million. This charge is levied to all developments in Markham that do not provide certain requirements of parkland dedication land on site. The City of Markham is not required to provide the Region or Housing York with relief from cash-in-lieu of parkland requirements, although there are examples of relief in the form of waivers or grants being given to affordable housing developments in Markham previously.

Markham has been supportive of Parkland relief for affordable housing development in the past

In 2008, East Markham Non-Profit Homes Inc. and Markham Interchurch Committee for Affordable Housing made a request to the City of Markham for deferral of municipal fees for their new affordable housing development (Tony Wong Place). The City provided conditional grants and fee reductions for municipal fees including site plan processing, parkland dedication and development charges.

For previous Housing York developments, each municipality has provided assistance in different ways including financial relief. In many instances this has included relief from parkland dedication fees.

Given the public benefit of affordable housing that this project provides, it is recommended that the Board endorse a request to City of Markham Council to consider providing relief from these fees.

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5. Financial Considerations

Relief of \$4.4 million in parkland cash-in-lieu requirements from the City of Markham would provide savings to help offset the cost of developing the community centre and senior's hub, and develop future affordable housing.

6. Local Municipal Impact

The construction of the Unionville Seniors Affordable Housing Building will have a positive impact on the City of Markham. It will create approximately 260 new affordable apartments, provide community centre space, and a senior focused hub. If the City grants the request for parkland relief, they would not receive parkland funds for the Region's portion of the development.

7. Conclusion

It is recommended that the Board support submitting a request for Parkland fee relief to the City of Markham.

For more information on this report, please contact Rick Farrell, General Manager at 1-877-464-9675 ext. 72091.

The Senior Management Group has reviewed this report.

Recommended by:

Approved for Submission:

Rick Farrell
General Manager

Katherine Chislett
President

December 12, 2017

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Accessible formats or communication supports are available upon request