



## Report of the General Manager

### **Parkland Relief Request for the Development at 5676 Main Street in the Town of Whitchurch-Stouffville**

#### **Recommendation**

The Housing York Inc. Board of Directors support requesting relief of parkland dedication requirements and cash in lieu of fees from the Town of Whitchurch-Stouffville, for the affordable housing development located at 5676 Main Street, in the Town of Whitchurch-Stouffville.

#### **Summary**

This report seeks Housing York Inc. Board (Board) endorsement to support a request to the Town of Whitchurch-Stouffville seeking relief from any applicable parkland dedication, or cash-in-lieu requirements, related to the proposed affordable housing development located at 5676 Main Street, in the Town of Whitchurch-Stouffville.

#### **Background**

##### **Planning applications are underway and site plan approval is expected by the end of 2020**

The Regional Municipality of York is currently in the process of finalizing a Site Plan Agreement for the affordable housing development at 5676 Main Street, in the Town of Whitchurch-Stouffville. The Region is seeking approval from the Board to submit a formal request for relief from the Town's Parkland Dedication Bylaw requirements for payment of cash-in-lieu for the proposed development.

The Region intends to design and construct a six-storey 97-unit affordable housing development at 5676 Main Street in the Town of Whitchurch-Stouffville. The property is a single lot (approximately 3.7 acres) with a frontage of approximately 150 metres. The preliminary building and site plan design provides for appropriate building step backs and a significant setback from the neighbouring low-rise residential uses to reduce visual and compatibility impacts.

The proposed affordable housing development will contain a mix of one, two, and three-bedroom units, which is anticipated to accommodate rental and market housing units for a variety of tenures, including housing for seniors, families, young couples and those living alone. The proposed development is anticipated to have a ground floor area of approximately 97,000 square feet, containing a variety of amenity spaces, a small commercial space, approximately 150 surface parking spaces and landscaping.

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## Analysis

### Relief from parkland requirements will help facilitate the 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 the Town of Whitchurch-Stouffville, it is anticipated that the Region will be exempt from both municipal and regional development charges; however, the Town of Whitchurch-Stouffville will require a cash-in-lieu of parkland payment of approximately \$635,000. This charge is levied to all developments that do not provide certain requirements of parkland dedication land on site. The Town of Whitchurch-Stouffville is not required to provide the Region or Housing York Inc. with relief from cash-in-lieu of parkland requirements, although there are examples of relief in the form of waivers or grants being given previously.

### Whitchurch-Stouffville has been supportive of parkland relief for the Region in the past

In May 2020, Town of Whitchurch-Stouffville Council supported a request from the Region to exempt the cash-in-lieu parkland fee for the construction of Paramedic Response Station No. 22 at 12388 Woodbine Avenue. The development site for the Paramedic Response Station is 1.61 acres and the parkland fee exemption is valued at approximately \$15,000.

### Municipalities have generally provided support with parkland fee reduction for Housing York Inc.

The most recent HYI developments at Woodbridge Lane, City of Vaughan and the Unionville Seniors Affordable Housing Development, City of Markham, were provided parkland dedication relief by each of the local municipalities. After formal requests were taken to seek this relief, the City of Vaughan and City of Markham both saw parkland dedication fees reduced by approximately 85% in each case. Similarly, to both the City of Vaughan and City of Markham, other municipalities have provided full or partial relief to regional housing developments. A list of housing developments and the treatment of parkland fees by each municipality is noted in Table 1 below:

**Table 1**  
**Parkland Fee Treatment by Municipality**

Municipality	Year	Development Project	Units	Parkland Fees Paid
Town of Georgina	2014	Lakeside Residences	97	Yes
Township of King	2011	Kingview Court Expansion	39	No
City of Markham	2022	Unionville Seniors	265	Reduced
Town of Newmarket	2004	Armitage Gardens	58	No
	2008	Tom Taylor Place	50	No
	2015	Belinda's Place	37	No
City of Richmond Hill	2013	MacKenzie Green	140	Reduced
	2016	Richmond Hill Hub	202	Reduced
City of Vaughan	2006	Blue Willow Terrace	60	No
	2012	Mapleglen Residences	84	No
	2017	Woodbridge Lane	162	Reduced

Given the public benefit of affordable housing that this project provides, it is recommended that the Board endorse a request to the Town of Whitchurch-Stouffville Council to consider providing full or partial relief from parkland cash-in-lieu requirements of approximately \$635,515.

## **Financial Considerations**

Relief of all or a portion of \$635,515 in parkland cash-in-lieu requirements from the Town of Whitchurch-Stouffville would provide savings that could be used to develop more affordable housing in the future.

## **Local Impact**

The construction of the affordable housing building will have a positive impact on the Town of Whitchurch-Stouffville. It will create 97 new affordable apartments, provide commercial space, and assist in transforming Main Street. If the Town grants the request for parkland relief, they would not receive parkland funds for the Region's portion of the development.

## **Conclusion**

Given the public benefit of affordable housing that this project provides, it is recommended that the Board endorse submitting a request to the Town of Whitchurch-Stouffville Council to consider providing relief from parkland dedication fees.

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For more information on this report, please contact Josh Scholten, Director, Housing Development and Asset Strategy at 1-877-464-9675 ext.72004. Accessible formats or communication supports are available upon request.

Recommended by: Kathy Milsom  
General Manager, Housing York Inc.

Approved for Submission: Katherine Chislett  
President, Housing York Inc.

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