

Markham Civic Centre
101 Town Centre Boulevard
Markham, ON L3R 9W3

July 20, 2021
sent via email: <clerkspublic@markham.ca>

Attention: Parvanthi Nampoothiri, Manager, Urban Design

RE: City of Markham – Interim Parkland CIL Strategy – Markham Centre Landowners Group Inc. Response

We are writing to you in our capacity as the Group Manager to the Markham Centre Landowners Group (the “MCLOG”), which is a collective of landowners within the Markham Centre Secondary Plan Area (the “MCSPA”), who are party to the Markham Centre Cost Sharing Agreement (the “CSA”), as identified below:

- H&W Development Corporation (“H&W”)
- Ruland Properties Inc. (“Remington Group”)
- 1771107 Ontario Inc. (“Times Group”)
- One Piece Ideal Developments Inc. (“One Piece”)
- 260622 Ontario Inc. (“Kingdom Developments”)
- Enterprise Boulevard Inc. (“Metropia”)

We are writing to you in response to the report titled ‘City of Markham - Interim Parkland Cash-in-Lieu Strategy’ presented to the Development Services Committee on July 21st, 2021. We would first like to thank the City of Markham Staff for undertaking this review of CIL rates and the calculation methodology as we recognize the importance for the City of Markham to develop a competitive CIL rate to ensure development can proceed in a timely and financially feasible manner.

While we do appreciate that the Staff Report acknowledges concerns raised by the development industry as it relates to the City’s current parkland dedication CIL rate for medium and high-density residential units, we still hold the position that the proposed 25% reduction in CIL rates continues to result in a rate that is encumbering on development. As noted in the City’s presentation, surrounding municipalities have a CIL rate in the range of \$4,200 - \$10,720 per unit, and the City of Markham’s updated methodology results in a rate which would be \$45,000 per unit in an intensification area. This rate calculated using the new ‘proximity ring’ methodology is still over 400% more when compared to surrounding municipalities, which we believe is a significant departure from a CIL rate that would attract development in Markham. In addition, we believe the City’s target of 1.2 ha of parkland per 1,000 people needs further consideration particularly for high-density intensification areas, and we look forward to discussing this further with Staff.

While the new proposed methodology and rates are an improvement to what is currently in place, we believe a further reduction, and a per unit cap that is more in line with surrounding municipalities is more appropriate as an interim measure, subject to change through the finalization of the 2022 Parkland By-

law. It is important that Markham has a competitive CIL rate to ensure economic feasibility of projects and offer much needed affordable housing units in the City of Markham and to meet the Growth Plan targets.

As the City works towards updating the Parkland By-law, we would also like to note that there are Council approved Parkland Policies for the Markham Centre Secondary Plan area which should be revisited and reviewed. Please note that that we are having on-going communication with the City of Markham Staff on the cash-in-lieu methodology, and we have prepared various studies and memorandums for the City's review. We look forward to working in partnership with the City of Markham to further this exercise and explore additional opportunities to develop a CIL Rate that will be fair to the development industry, while also ensuring the City is able to collect sufficient funds to deliver the quality and quantum of parkland in the City that is needed to support existing and new residents.

Yours Very Truly,



Mustafa Ghassan

cc. Markham Centre Landowners Group Inc.