



**Special Council Meeting**  
***Pursuant To The Development Charges Act***  
**Minutes**

**C#17-19**  
**Wednesday, April 17, 2019, 5:30 p.m.**  
**Council Chambers**  
**225 East Beaver Creek Road**  
**Richmond Hill, Ontario**

A special meeting of the Council of the City of Richmond Hill was held on Wednesday, April 17, 2019 at 5:30 p.m. in the Council Chambers.

Council Members Present: Mayor Barrow  
Regional and Local Councillor DiPaola  
Regional and Local Councillor Perrelli  
Councillor Beros  
Councillor Muench  
Councillor Liu  
Councillor West  
Councillor Cilevitz  
Councillor Chan

Staff Members Present:

N. Garbe, City Manager  
A. Dimilta, City Solicitor  
M. Dempster, Commissioner, Corporate and Financial Services  
D. Dexter, Director, Financial Services and Treasurer  
M. Makrigiorgos, Regional and Local Councillor Chief of Staff  
J. Hambleton, Administrative Assistant to Members of Council  
S. Margolin, Administrative Assistant to Members of Council  
R. Pham-Nguyen, Administrative Assistant to Members of Council  
J. Hypolite, IT Service Desk Technical Analyst  
G. Collier, Deputy City Clerk  
S. Dumont, Council and Committee Coordinator

**1. Adoption of Agenda**

Moved by: Councillor Cilevitz  
Seconded by: Councillor West

That the agenda be adopted as distributed by the Clerk.

Carried

## 2. Disclosures of Pecuniary Interest and General Nature Thereof

There were no disclosures of pecuniary interest by Members of Council under the *Municipal Conflict of Interest Act*.

## 3. Scheduled Business

David Dexter, Director of Financial Services and Treasurer, provided introductory remarks and advised Council that the presentation was a refresher of the information provided at the Council Education Session. He reviewed details on the staged approach being followed to update the Development Charges (DCs), noting that Stage 1 was an Interim Update to update the By-laws that expire June 9, 2019, with Stage 2 being a more fulsome update that will occur in 2021.

D. Dexter provided an overview of proposed 2019 City-wide DCs for single detached residential units and non-residential units, and illustrated how Richmond Hill's DC rates compare to other area municipalities. He reviewed the proposed Area Specific DCs, and noted the policy changes made to the DC By-laws.

D. Dexter referred to the meetings that have been held with development stakeholders to date and advised that this public meeting was being held as a requirement under the *Development Charges Act, 1997*. He concluded by outlining the proposed timeline for the final Development Charges By-laws to be considered by Council at the May 28, 2019 Council meeting and come into effect on June 3, 2019.

## 4. Delegations

### 4.1 Correspondence from Jeffrey Streisfield, Landlaw, received April 8, 2019 regarding the 2019 Development Charges Update

Jeffrey Streisfield, Landlaw, on behalf of Yonge Sixteen, advised of his concerns regarding the costing of all the projects within the DC Background Study as they were not made available. He identified a north south road within the Yonge 16<sup>th</sup> Key Development Area (KDA) that was identified as a local road in the Official Plan, however has been included as a DC item, which in his view should not be included as it was an ineligible project. Mr. Streisfield also identified a concern with the cost attributable to the proposed Greatlands Park in the Yonge 16<sup>th</sup> KDA, as further detailed in his submission distributed as Correspondence Item 4.1. Mr. Streisfield advised that there are potentially ineligible projects and excessively cost projects that have the total effect of unnecessarily burdening apartment units, especially units within intensification areas as they have higher obligations to meet housing affordability requirements.

Mr. Streisfield concluded by sharing his belief that the proposed status quo rates were not acceptable and recommended that project charges be reviewed and reduced so that apartment dwellings, particularly rental apartment projects, can proceed. He also commented that the Study does not address any incentives regarding purpose-built rental.

#### **4.2 Correspondence from Randy Grimes, IBI Group, on behalf of the North Leslie Landowners' Group Inc., dated April 16, 2019, regarding the 2019 Development Charges Update**

Randy Grimes, IBI Group, on behalf of the North Leslie Landowners' Group Inc., advised that his clients had appealed the 2016 DC update on the basis that three projects added to the Town-wide DC By-law should not have been included and should have been handled differently. He advised that the appeal and the Minutes of Settlement have yet to address those concerns. Mr. Grimes advised that there are technical issues related to what is included in the level of service which he noted was further detailed in his submission distributed as Correspondence Item 4.2. Mr. Grimes advised that three water and sanitary sewer projects have been included in the DC charges, which in his view should be handled uniformly throughout the City. He noted that in greenfield areas the charges are considered Area Specific Charges and in intensification areas they are added to the City-wide Charge, effectively causing his clients to double pay. Mr. Grimes advised that he would like to understand more fully what is in the Area Specific Charges and the costs that remain for North Leslie West and West Gormley development areas. He questioned how the City was going to fund the shortfall between the proposed DC Charge and the calculated charge and requested clarification on the definitions within the Area Specific By-laws.

### **3. Scheduled Business**

#### **3.1 SRCFS.19.018 – 2019 Development Charges Update**

Moved by: Regional and Local Councillor DiPaola

Seconded by: Regional and Local Councillor Perrelli

- a) That Council receive staff report SRCFS.19.018 regarding the 2019 Development Charges Update;
- b) That draft By-law 47-19 "City-wide Development Charges By-law", attached as Appendix 'H' to staff report SRCFS.19.018, be brought forward to the May 28, 2019 meeting of Council for adoption;
- c) That draft By-laws 41-19, 42-19, 43-19, 44-19, 45-19, 46-19 for Area Specific Development Charges, attached as Appendix 'H' to staff report SRCS.19.018, be brought forward to the May 28, 2019 meeting of Council for adoption; and

- d) That no further Public Meetings be required under Section 12 of the *Development Charges Act, 1997*, as amended.

Carried Unanimously

**5. By-law to Confirm the Proceedings of Council at this Meeting**

Moved by: Councillor Chan  
Seconded by: Councillor West

That By-law 65-19, A By-law to confirm the proceedings of Council at this meeting, be passed.

Carried

**6. Adjournment**

Moved by: Councillor Chan  
Seconded by: Councillor West

That the meeting be adjourned.

Carried

The meeting was adjourned at 6:28 p.m.

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Dave Barrow, Mayor

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Gloria Collier, Deputy City Clerk