



**2021 DC By-law Update
Stakeholders Consultation
March 9, 2021 09:30AM
Zoom Meeting**

MINUTES

Attendees: *(those who accepted Email invitation)*

David Dexter, Treasurer and Director of Financial Services

Gigi Li, Manager Fiscal Planning and Strategy

Ilan Treiger, Financial Management Advisor, Long Range Financial Planning & Policy

Hubert Ng, Manager Transportation

Nancy Neale, Manager Watson & Associates

Christina Giannakakis, Capital and Development Finance Administrator

Joran Weiner, Treasure Hill

Joran Weiner, Counter Point Engineering

Peter Russell, Urbacon

David Bradbeer, BPI Consulting

Christian Taylor, King Set Capital

Sebastian Mizzi, Signature Communities

Randy Grimes, IBI Group

Paula Tenuta, BILD

Patrick Lee, Director Policy Planning

Michelle Dobbie, Manager Park and Natural Heritage Planning

Dan Terzievski, Director Development Engineering and Transportation

Jeff Walters, Manager Development Engineering Subdivisions and Stormwater Management

Gary Scandlan, Managing Partner & Director Watson & Associates

Anna Romano, Capital and Development Finance Coordinator

Andrew McQueen, Collecdev

Lynn Barkey, Baif Developments

David Stewart, TACC

Benjamin Bakst, Marlin Spring

Michael Pozzebon, DG Group

Jeff King, WSP

Victoria Mortelliti, BILD

Danielle Chin, BILD

Meeting Purpose and Introduction:

David Dexter: Welcomes everybody, and provides a brief introduction on the City's intent to amend the City-wide development charges to implement a number of legislative changes that were passed by the Province, and to update two (2) area specific development charges by-laws that are set to expire in July 2021.

David Dexter introduces the speakers for the presentation including: Gigi Li, Manager Fiscal Planning and Strategy for the City of Richmond Hill, and Gary Scandlan, Managing Partner & Director Watson & Associates.

Presentation:

Gigi Li: Presents the City of Richmond Hill's prepared presentation, going over the agenda, development charges overview, and the two (2) stage approach for the City-wide development charges update, and the City-wide by-law update.

Gary Scandlan: Presents the Watson & Associates prepared presentation on the City-wide development charges, which included the Development Charges Act overview and the recent legislative changes, the services and the service levels that are being updated and created, and finally the updated draft calculated charges.

SCHEDULE OF UPDATED DEVELOPMENT CHARGES INDEXED (2020\$)

Service	RESIDENTIAL				NON-RESIDENTIAL			
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - Large ≥ 700 sq.ft.	Apartments - Small < 700 sq.ft.	Retail (per sq.m. of Gross Floor Area)	Non-Retail (per sq.m. of Gross Floor Area)	Retail (per sq.ft. of Gross Floor Area)	Non-Retail (per sq.ft. of Gross Floor Area)
Municipal Wide Services:								
Engineering	8,115	6,590	5,330	3,119	66.46	48.52	6.17	4.51
Public Works Facilities & Fleet	926	751	609	357	7.05	5.13	0.65	0.48
Fire Protection Services	494	401	324	190	3.38	2.45	0.31	0.23
Parks and Recreation	10,046	8,277	7,054	4,832	13.34	9.84	1.24	0.91
Library Services	1,446	1,192	1,015	696	1.86	1.40	0.17	0.13
Growth Studies	389	320	273	187	2.56	1.86	0.24	0.17
Growth Studies - Parking	6	5	4	3	2.56	1.86	0.24	0.17
Total Municipal Wide Services	\$21,422	\$17,536	\$14,609	\$9,384	\$97.21	\$71.06	\$9.02	\$6.60

Gigi Li: Presents the Area Specific Development Charges ("ASDC") presentation for the Bayview North-east Development Area, and the Headford (excluding storm) Development Area. Highlighting the decrease to the net developable area in the Bayview North-east ASDC, as well as the changes to the updated cost of the Vogell bridge, and the implications to the draft development charges in the corresponding areas.

Development Area	Current Charge (per hectare)	Proposed Charge (per hectare)
Bayview North East	\$254,937	\$434,900

Development Area	Current Charge (per hectare)	Proposed Charge (per hectare)
Headford - Excluding Storm	\$172,681	\$243,700

Discussion:

Randy Grimes: Inquires to the expiration date of the current 2019 development charges by-law, and if it does indeed has a 5 year term.

David Dexter: Confirms, that the current City-wide 2019 development charges by-law has a 5 year term, and that the current update (2021) is only to update for soft service related to the legislative changes, and not hard services.

Randy Grimes: Comments that there is an appeal on the 2019 development charges by-law, related to certain engineering infrastructure on the issue of benefit to existing and post period benefit. Randy inquires on the status on the appeal and the related City's master plans.

David Dexter: Responds, that in 2020 the City has received the LPAT ruling on the 2016 development charges by-law appeal, and informs that the City's legal staff have not received any update from the LPAT on the status of the 2019 appeal. David reiterates that the current 2021 development charges update is math oriented to reflect the changes to the development charges legislation.

Randy Grimes: Inquires on the minutes of settlement from the 2016 appeal, as City staff communicated that a further consideration of the issues brought forward from the 2016 and 2019 appeals such as: Flood Remediation, and the allocation to benefit to existing, and the allocation to post period benefit, were to be reviewed.

David Dexter: Confirms that stage two (2) of the development charges update in 2023 will take into account the results of Transportation Master Plan ("TMP"), Urban Master Environmental Service Plan ("UMESP"), and the review of the allocations of project costs to benefit to existing, and the post period benefit, etc.

Randy Grimes: Inquiries regarding the increase to the Indoor Recreation development charges increase, as the increase is not consistent with the other updated development charges increase

Gary Scandlan: The reserve funds that were included in the calculation of the Indoor Recreation were in deficit that are net of the 10% add back to the capital costs. This impacted the resulting draft development charges.

Randy Grimes: Inquiries regarding the way the City has been calculating the net developable area, and would like to ensure that the calculation includes public sector lands, consistent with the amendments made to the 2016 ASDC By-laws.

David Dexter: Confirms that public sector lands were excluded in the calculation of the net developable area of the two (2) ASDC that are being updated. David further informs the group that the ASDCs that are being updated are largely employment lands.

Lynn Barkey: Inquiries regarding Headford ASDC, and the updated cost of the Vogell Bridge of \$9.7 million based on WSP estimate. What is the current charge for the Vogell Bridge?

Gigi Li: The current charge for the Vogell Bridge would be the indexed cost of the bridge that was included in the 2016 ASDC by-law, which is approximately \$6 million. The increase the cost estimate that was updated by WSP includes the base increase (i.e. indexing), as well as increase in the contingency allocation due to complexity of the project.

Randy Grimes: Inquires on the rationale behind the calculation of the 5% interest on development charges.

David Dexter: Informs the group that the base of the calculation was a form of indexing, as well as consideration to cost of borrowing. David advises that the City of Richmond Hill is consistent with the interest policy with York Region, and the majority of the municipalities within the GTA.

Danielle Chin: Inquires if there will be another stakeholders meeting before the release of the background study.

David Dexter: The City is not planning to have another stakeholders' meeting, as this update is to align the current by-laws with the recent changes to the Development Charges Act. However, if there is a demand for another meeting, City staff will make efforts to schedule another meeting.

Next Steps:

