



Special Council Meeting

Minutes

C#30-21

Wednesday, June 9, 2021, 7:00 p.m.

**(Electronic Meeting pursuant to Section 238(3.3) of the Municipal Act, 2001
and in accordance with the Development Charges Act)**

An electronic Special Council meeting, pursuant to Section 238(3.3) of the *Municipal Act, 2001*, of the Council of the City of Richmond Hill was held on Wednesday, June 9, 2021 at 7:00 p.m. via videoconference.

Council Members present via videoconference:

Acting Mayor DiPaola
Regional and Local Councillor Perrelli
Councillor Beros
Councillor Muench
Councillor Liu
Councillor West
Councillor Cilevitz
Councillor Chan

Regrets: Mayor Barrow

Staff Members present via videoconference:

D. Joslin, Acting City Manager
S. Adams, Commissioner of Corporate and Financial Services
K. Kwan, Commissioner of Planning and Infrastructure
A. Dimilta, City Solicitor
D. Flaherty, Chief of Staff
D. Dexter, Director, Financial Services and Treasurer
P. Lee, Director, Policy Planning
D. Terzievski, Director, Infrastructure Planning and Development Engineering
M. Dobbie, Manager, Park and Natural Heritage Planning
G. Li, Manager, Fiscal Planning and Strategy
H. Ng, Manager, Transportation and Traffic
J. Walters, Manager, Engineering Subdivisions and Infrastructure Planning
I. Treiger, Financial Management Advisor

Staff Members present in Committee Room 1:

S. Huycke, City Clerk
R. Ban, Deputy City Clerk
K. Hurley, Council/Committee Coordinator

Gary Scandlan, Managing Partner, Watson & Associates, and Nancy Neale, Manager, Watson & Associates were also in attendance.

1. Adoption of Agenda

Moved by: Councillor Cilevitz
Seconded by: Councillor West

That the agenda be adopted as distributed by the Clerk with the following addition:

a) Correspondence received regarding the 2021 Development Charges Update - Item 3.3.2.

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

3.1 Presentation by David Dexter, Director, Financial Services and Treasurer, and Gary Scandlan, Watson & Associates, regarding the 2021 Development Charges Update

David Dexter, Director, Financial Services and Treasurer, provided introductory remarks regarding the 2021 Development Charges Update and noted this was a follow up to the May 5, 2021 public meeting being held in accordance with the *Development Charges Act*. He explained that the City wide Development Charge (DC) By-law required updating to reflect legislative changes, as well as two area specific By-laws that were expiring in July, and advised that Gary Scandlan, Managing Partner, Watson & Associates, would be making a detailed presentation regarding the update and legislative impact.

Gary Scandlan, Managing Partner, Watson & Associates, highlighted the purpose of this evening's public meeting; reviewed the process used and

timelines associated with the Development Charges Background Study; and provided an overview of Development Charges including:

- Purpose and History;
- Relationship between Needs to Service New Development versus Funding;
- Overview of the DC Calculation;
- Methodology;
- Local Service Policies;
- Service Standards; and
- Capital Costs.

G. Scandlan reviewed changes to the *Development Charges Act* since the previous background study in 2019, advised of DC Exemptions and Policies, provided an overview of the history of City-wide Richmond Hill DC's and City-wide services being updated, and reviewed the details of the proposed changes as well as the results of the DC Rate Survey.

D. Dexter provided an overview of the proposed Area Specific Development Charges for the Bayview North East Development Area and Headford - Excluding Storm Development Area, and the financial impact of maintaining current DC rates. He concluded the presentation by advising of upcoming stakeholder consultation meetings and next steps in the process.

Moved by: Councillor Muench

Seconded by: Councillor Cilevitz

a) That the presentation by David Dexter, Director, Financial Services and Treasurer, and Gary Scandlan, Watson & Associates, regarding the 2021 Development Charges Update, be received.

Carried

3.2 Memorandum from David Dexter, Director, Financial Services and Treasurer, dated June 3, 2021, regarding correspondence received related to the 2021 Development Charges Update

Moved by: Councillor Muench

Seconded by: Councillor Cilevitz

a) That the memorandum from David Dexter, Director, Financial Services and Treasurer, dated June 3, 2021, regarding correspondence related to the 2021 Development Charges Update from Michael Melling, Davies Howe LLP, dated May 3, 2021, be received.

Carried

3.3 SRCFS.21.026 - 2021 Development Charges Update

Moved by: Councillor West

Seconded by: Councillor Cilevitz

a) That staff report SRCFS.21.026 regarding the 2021 Development Charges Update be received;

b) That draft By-law 34-21, A By-Law to Amend By-Law 47-19, being a By-law to Enact a City-Wide Development Charges By-Law for the City of Richmond Hill, attached as Appendix "B" to staff report SRCFS.21.026, be brought forward to the June 23, 2021 Council meeting for adoption;

c) That draft By-law 32-21, A By-law to Establish an Area Specific Development Charges By-law for the City of Richmond Hill (Bayview North East Development Area), and draft By-law 33-21, A By-law to Establish an Area Specific Development Charges By-law for the City of Richmond Hill (Headford - Excluding Storm Development Area), attached as Appendix "B" to staff report SRCFS.21.026, be brought forward to the June 23, 2021 Council meeting for adoption; and

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

Carried Unanimously

3.3.1 Delegation received regarding the 2021 Development Charges Update

Randy Grimes, on behalf of North Leslie Landowners' Group Inc., addressed Council regarding the 2021 Development Charges Update and regarding the memorandum from the Director of Financial Services and Treasurer in response to the correspondence from Michael Melling, Davies Howe LLP, dated May 3, 2021. He advised that he was in support of discussions commencing with the parties to the Minutes of Settlement in June 2021 to address issues that had been identified, and noted that it was not clear whether there would be an inflation/cost increase adjustment in the 2019 capital program to allow for catch-up of inflation that had not been accounted for in the 2019 update. Mr. Grimes requested clarification regarding the historic level of service method and addressed the interest rate applicable to frozen applications.

3.3.2 Correspondence received regarding the 2021 Development Charges Update

Moved by: Councillor West
Seconded by: Councillor Cilevitz

That the following correspondence regarding the 2021 Development Charges Update be received:

- a) Jeffrey Streisfield, Land Law, dated May 5, 2021;
- b) Mike Gurski, 159 Avenue Road, dated June 8, 2021.

Carried Unanimously

4. By-law to Confirm the Proceedings of Council at this Meeting**4.1 By-law 76-21**

Moved by: Councillor Chan
Seconded by: Councillor Liu

That By-law 76-21, A By-law to confirm the proceedings of Council at this meeting, be passed.

Carried Unanimously

5. Adjournment

Moved by: Councillor West

Seconded by: Councillor Liu

That the meeting be adjourned.

Carried Unanimously

The meeting was adjourned at 8:48 p.m.

Joe DiPaola, Acting Mayor

Stephen M.A. Huycke, City Clerk