



Special Council Meeting

Minutes

C#04-23

Monday, January 30, 2023, 1:30 p.m.

Council Chambers

225 East Beaver Creek Road

Richmond Hill, Ontario

A Special Council meeting of the Council of the City of Richmond Hill was held on Monday, January 30, 2023 at 1:30 p.m. in Council Chambers via videoconference.

Council Members present in Council Chambers:

Mayor West
Regional and Local Councillor Chan
Councillor Davidson
Councillor Thompson
Councillor Liu
Councillor Cui
Councillor Cilevitz
Councillor Shiu

Council Member present electronically:

Regional and Local Councillor DiPaola

Staff Members present in Council Chambers:

D. Joslin, City Manager
S. Adams, Commissioner of Corporate and Financial Services
K. Kwan, Commissioner of Planning and Infrastructure
T. Steele, Commissioner of Community Services
G. Li, Director, Financial Services and Treasurer
M. Flores, Director, Policy Planning
D. Terzievski, Director, Infrastructure Planning and Development Engineering
R. Ban, Deputy City Clerk
S. Dumont, Council/Committee Coordinator

C. Connolly, Legislative Services Assistant

Staff Members present electronically:

A. Dimilta, City Solicitor
P. Masaro, Executive Director, Infrastructure and Engineering Services
G. Galanis, Director, Development Planning
D. Hearn, Director, Recreation and Culture
S. Huycke, Director of Legislative Services/City Clerk
A. Ierullo, Director, Economic Development and Richmond Hill Center
N. Khan, Director, Building Division and Chief Building Official
A. Iannucci, Chief Transformation Officer
L. Conde, Manager, Strategy and Government Relations

Gary Scandlan and Navreet Bains, Watson & Associates Economists Ltd. were also in attendance electronically.

Mayor West transferred the Chair to Regional and Local Councillor Chan between 2:29 p.m. to 3:13 p.m. during consideration of Item 3.1.

1. Adoption of Agenda

That the agenda be adopted as distributed by the Clerk.

Moved by: Councillor Liu
Seconded by: Councillor Cui

That the agenda be adopted as distributed by the Clerk.

Carried Unanimously

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 SRPI.23.018 - Request for Comments - Bill 23, The More Homes Built Faster Act, 2022

Kelvin Kwan, Commissioner, Planning and Infrastructure, provided introductory remarks regarding the staff report with respect to Bill 23, and introduced the presenters Maria Flores, Director, Policy Planning, and Gigi Li, Director, Financial Services and Treasurer. K Kwan also noted that Gary Scandlan, Watson & Associates Economists Ltd. was also in attendance to address questions from Council.

Maria Flores, Director, Policy Planning, provided an overview of Bill 23, and highlighted the housing target assigned to the City, changes to planning and financial tools to incentivize affordable housing, and mechanisms and controls removed in order to streamline the development approvals process. She further outlined the unintended consequences of Bill 23 on the City and its planning processes, including how it would affect the City's ability to implement major policy drivers valued by the community.

Gigi Li, Director, Financial Services and Treasurer, advised that staff had worked with Watson & Associates Economists Ltd. to analyze the City's financial impacts from Bill 23. She noted that changes provided through Bill 23 will result in revenue losses to the City in growth-related funding tools, including development charges, parkland dedication, cash-in-lieu, and community benefit charges. G. Li shared the estimated reduction in revenues, other financial considerations, and concluded by reviewing next steps.

Moved by: Mayor West
Seconded by: Councillor Thompson

WHEREAS the Government of Ontario introduced Bill 23, the More Homes Built Faster Act, 2022 (Bill 23) on October 25, 2022 and it received Royal Assent on November 28, 2022.

WHEREAS the purpose of Bill 23 is to introduce significant changes to the existing development approval process in Ontario with the goal of facilitating the construction of 1.5 million new homes Province-wide over the next 10 years.

WHEREAS the Ontario Big City Mayor's Caucus; Association of Municipalities of Ontario; York Region; Richmond Hill Council, among others have repeatedly expressed serious concerns with Bill 23 to the Province through Minister Clark.

WHEREAS it is clear that housing affordability and shortage of supply are impacting municipalities across Ontario. Solutions to these problems require collaboration with many stakeholders and all levels of government.

WHEREAS Richmond Hill Council and City staff have been committed to this important work and continue to demonstrate willingness to work collaboratively and effectively with all stakeholders and levels of government to help increase housing affordability and supply for our residents.

WHEREAS Prior to Bill 23, the City had already implemented similar measures such as the Housing Affordability Strategy, zoning permissions for additional residential units, an update to the City's Parks Plan and Parkland Dedication By-law, and discounts for non-profit housing development.

WHEREAS Richmond Hill has 11,000 approved residential units that are currently unbuilt by developers, Bill 23 has no performance guarantees imposed on the building industry to deliver the required housing supply, not only in the quantum but also meeting the expectation of any standard of affordability.

WHEREAS Staff report SRPI.23.018 - Request for Comments - Bill 23, The More Homes Built Faster Act, 2022 produced in collaboration with Watson & Associates Economists Ltd. outlines in detail the multitude of issues that Richmond Hill will face that must be addressed by the Province before the bill is fully implemented.

WHEREAS one of the major concerns of Bill 23 is the substantial loss of revenue from reduced development charges, parkland cash-in-lieu payments and community benefit charges which will have the effect of restricting the City's capacity to fund major capital investments designed to improve and maintain services and amenities for our growing community. Based on assumptions to date, the total loss in revenue for the City is estimated to be **\$329.8 million** over the next ten years, representing a **49% reduction in forecasted revenues**. These revenue losses are unacceptable and will require the City to either delay the construction of growth-related infrastructure, issue debt, and/or **increase property taxes**.

NOW THEREFORE BE IT RESOLVED THAT:

1. That staff report SRPI.23.018 regarding Bill 23, The More Homes Built Faster Act, 2022, be received for information purposes;
2. That all comments be referred back to staff;
3. That staff report to Council as necessary regarding further Provincial announcements and regulations once published with respect to further potential impacts to the City;
4. That the City Clerk be directed to send this report to the Premier of Ontario; the Ontario Minister of the Finance; the Ontario Minister of Municipal Affairs and Housing; the Association of Municipalities of

Ontario (AMO); the Federation of Canadian Municipalities (FCM); the Local Members of Parliament (MPs); the Local Members of Provincial Parliament (MPPs); Ontario Big Cities Mayors Caucus (OBCM); the Large Urban Mayors' Caucus of Ontario; the Small Urban GTHA Mayors as well as York Region and its member municipalities; and

5. That Richmond Hill Council requests a response from the Premier of Ontario and the Ontario Minister of Municipal Affairs and Housing in regards to the concerns that have been outlined in this report and how they will be fully addressed. This response should be communicated to the Mayor and Council of Richmond Hill.

Carried Unanimously

3.1.1 Delegations received regarding Bill 23, The More Homes Built Faster Act, 2022

Howard Doughty, 10 Cheval Court, shared his opinion on the Ford government, his belief that Council understood what was at stake with Bill 23, and advised that he will trust Council's assessments and decisions with respect to the legislation. He remarked on the decisions Council will have to make, the interests they will have to balance, and the courage that will be required when dealing with the Ford government.

Mike Gurski, 159 Avenue Road, submitted an application to appear, but did not address Council when called.

Barbara Anderson, 159 Avenue Road, remarked on the impact Bill 23 could have on the City's future, including how it will affect revenues, taxes and service levels. She suggested that Council prepare scenarios and options on how the financial loss will impact the City and suggested a number of actions the City could take in response to Bill 23.

3.1.2 Correspondence received regarding Bill 23, The More Homes Built Faster Act, 2022

Moved by: Mayor West
Seconded by: Councillor Thompson

That the following correspondence regarding Bill 23, *The More Homes Built Faster Act, 2022*, be received:

1. Howard Doughty, 10 Cheval Court, dated January 24, 2023.
2. Mike Gurski, 159 Avenue Road, received January 27, 2023.

Carried Unanimously

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

4.1 By-law 28-23

Moved by: Councillor Cilevitz

Seconded by: Regional and Local Councillor Chan

That By-law 28-23, A By-law to confirm the proceedings of Council at this meeting, be passed.

Carried

5. Adjournment

Moved by: Councillor Liu

Seconded by: Councillor Cui

That the meeting be adjourned.

Carried Unanimously

The meeting was adjourned at 3:14 p.m.

David West, Mayor

Stephen M.A. Huycke, City Clerk