



## **Special Council Meeting**

### **Minutes**

**C#02-24**

**Tuesday, February 13, 2024, 7:00 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 Tuesday, February 13, 2024 at 7:00 p.m. in Council Chambers via videoconference.

Council Members present in Council Chambers:

Mayor West  
Regional and Local Councillor Chan  
Councillor Thompson  
Councillor Cui

Council Members present via videoconference:

Regional and Local Councillor DiPaola  
Councillor Davidson  
Councillor Liu  
Councillor Cilevitz

Regrets:

Councillor Shiu

Staff Members present in Council Chambers:

S. Adams, Commissioner of Corporate and Financial Services  
G. Li, Director, Director, Financial Services and Treasurer  
L. Chen, Manager, Fiscal Planning and Strategy  
I. Treiger, Financial Management Advisor  
R. Ban, Deputy City Clerk  
L. Sampogna, Council/Committee Coordinator  
C. Connolly, Legislative Services Assistant

Staff Members present via videoconference:

- A. Dimilta, City Solicitor
- P. Masaro, Executive Director, Infrastructure and Engineering Services
- D. Terzievski, Director, Infrastructure Planning and Development Engineering
- J. Walters, Manager, Engineering Subdivisions and Infrastructure Planning
- T. Wang, Project Manager, Transportation Planning

Gary Scandlan, Independent Policy Advisor retired from Watson & Associates Economists Ltd., and Navreet Bains, Watson & Associates Economists Ltd., were in attendance in Council Chambers; and Daryl Abbs, Watson & Associates Economists Ltd., was in attendance via videoconference.

**1. Call to Order**

The Chair called the meeting to order at 7:00 p.m.

**2. Adoption of Agenda**

Moved by: Councillor Cui  
Seconded by: Councillor Thompson

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

- a) Memorandum from Gigi Li, Director, Financial Services and Treasurer, dated February 7, 2024, regarding Response to Agenda Item 5.2 related to the proposed 2024 Development Charges Update - (Item 5.3);
- b) Memorandum from Gigi Li, Director, Financial Services and Treasurer, dated February 7, 2024, regarding an Update to Staff Report and Revised Council Adoption Date - (Item 5.4);
- c) Additional correspondence regarding the City's proposed 2024 Development Charges Update - (Item 5.5).

Carried

**3. 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*.

**4. Delegation(s)**

There were no delegations.

## 5. Scheduled Business

### 5.1 SRCFS.24.003 - 2024 Development Charges Update

Gigi Li, Director of Financial Services and Treasurer, provided introductory remarks advising that the purpose of the meeting was to provide the public with an overview of the proposed 2024 Development Charges and By-laws contained in the City of Richmond Hill's Development Charges Background Studies, dated December 22, 2023. She noted that the Public Meeting was a requirement under the *Development Charges Act, 1997*, (DCA), advised that the Development Charges (DC) By-law update was a critical undertaking for the City's financial planning framework, acknowledged the work of staff and the consultants on the proposed DC Background Studies, and noted how the studies were informed by the Region of York's Updated Forecast, various City masterplans and Official Plan Amendments, and also reflected legislative changes that had occurred over the last few years. Director Li reviewed details of the stakeholder consultations, noted that this was the first comprehensive DC Update since 2014 and would be the City's first update since post-Bill 23 legislation, and introduced Gary Scandlan, Independent Policy Advisor retired from Watson & Associates Economists Ltd., who would be making a presentation regarding the DC process, and the proposed charges and policies.

Gary Scandlan, Independent Policy Advisor retired from Watson & Associates Economists Ltd., reviewed the purpose of the meeting, the study process, and timelines of the City's proposed 2024 DC Background Study and By-laws. He reviewed the purpose of DC, eligible services, and highlighted a number of legislative changes that impacted the DCA that occurred since the passage of the City's 2019 DC By-law, as well as further legislative changes since completion of the DC Update Study in 2021. He provided an overview of Bill 23, *More Homes Built Faster Act, 2022*; noted changes to the DCA, financial implications, DC methodology, calculation, relationship between the needs to service growth in comparison with funding, and reviewed the City's Local Service Policy.

G. Scandlan, explained the calculated DC rates by type of development and city-wide services/class of services, as well as corresponding steps to the phased-in rate, provided benchmarking comparisons of DC with neighbouring municipalities, and identified other DC policies which could have potential financial exposure. He reviewed the Area Specific Development Charges, mandatory DC exemptions/discounts,

discretionary exemptions and redevelopment credits, and additional DC policies that were to be updated. G. Scandlan concluded the presentation by noting that the proposed by-laws would be considered by Council at the March 27, 2024 Council meeting.

Moved by: Councillor Cilevitz  
Seconded by: Councillor Thompson

- a. That staff report SRCFS.24.003 regarding the 2024 Development Charges Update be received;
- b. That draft By-laws 6-24, 7-24, 8-24, 9-24, and 10-24 for City-wide Development Charges be brought forward to the March 27, 2024, Council meeting for adoption (See Appendix "A");
- c. That draft By-laws 11-24, and 12-24 for Area Specific Development Charges be brought forward to the March 27, 2024, Council meeting for adoption (see Appendix "B");
- d. That the revised Development Charges Interest Policy be brought forward to the March 27, 2024, Council meeting for adoption (see Appendix "E");
- e. That the City-wide Development Charges Deferral Policy for the Large Office Buildings in the Richmond Hill Centre – Pilot Program be brought forward to the March 27, 2024, Council meeting for adoption (see Appendix "F");
- f. That the City-wide Development Charges Deferral for Office Buildings Policy be brought forward to the March 27, 2024, Council meeting for adoption (see Appendix "G");
- g. That the City-wide Development Charges Deferral for Charitable Non-Profit Organizations Policy be brought forward to the March 27, 2024, Council meeting for adoption (see Appendix "H"); and
- h. That the following Area Specific Development Charges By-law be repealed at the March 27, 2024, Council Meeting:
  - o By-law 41-19 Oak Ridges-Lake Wilcox Greenfield Development Area
  - o By-law 42-19 North Leslie West Development Area
  - o By-law 43-19 North Leslie East Development Area
  - o By-law 44-19 West Gormley Development Area

- o By-law 45-19 Elgin West Development Area
- o By-law 46-19 Headford Storm North of Rouge Development Area
- i. That no further Public Meetings be required under Section 12 of Development Charges Act, 1997, as amended.

Carried Unanimously

**5.2 Correspondence regarding the City's proposed 2024 Development Charges Update - (refer to Item 5.1)**

Moved by: Regional and Local Councillor Chan  
Seconded by: Councillor Cui

That the following correspondence regarding the City's proposed 2024 Development Charges Update, be received:

1. Randy M. Grimes, Randy M. Grimes Enterprises Ltd., representing DG Group, dated January 24, 2024.

Carried

**5.3 Memorandum from Gigi Li, Director, Financial Services and Treasurer, dated February 7, 2024, regarding Response to Agenda Item 5.2 related to the proposed 2024 Development Charges Update - (refer to Item 5.2)**

Moved by: Regional and Local Councillor Chan  
Seconded by: Councillor Cui

a) That the Memorandum from Gigi Li, Director, Financial Services and Treasurer, dated February 7, 2024, regarding a Response to Agenda Item 5.2 related to the proposed 2024 Development Charges Update, be received.

Carried

**5.4 Memorandum from Gigi Li, Director, Financial Services and Treasurer, dated February 7, 2024, regarding an Update to Staff Report and Revised Council Adoption Date - (refer to Item 5.1)**

Moved by: Regional and Local Councillor Chan  
Seconded by: Councillor Cui

a) That the Memorandum from Gigi Li, Director, Financial Services and Treasurer, dated February 7, 2024, regarding Update to Staff Report SRCFS.24.003 and Revised Council Adoption Date, be received.

Carried

**5.5 Additional correspondence regarding the City's proposed 2024 Development Charges Update - (refer to Item 5.1)**

Moved by: Regional and Local Councillor Chan  
Seconded by: Councillor Cui

That the following additional correspondence regarding the City's proposed 2024 Development Charges Update, be received:

1. Victoria Mortelliti, BILD Association, on behalf of BILD York Forum, dated February 8, 2024.

Carried

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

**6.1 By-law 22-24**

Moved by: Councillor Cui  
Seconded by: Councillor Thompson

That By-law 22-24, A By-law to confirm the proceedings of Council at this meeting, be passed.

Carried

**7. Adjournment**

Moved by: Councillor Thompson  
Seconded by: Councillor Cui

That the meeting be adjourned.

Carried

The meeting was adjourned at 8:09 p.m.

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David West, Mayor

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Ryan Ban, Deputy City Clerk