

Watson & Associates ECONOMISTS LTD.

City of Richmond Hill 2023 D.C. Background Study & By-law Update

Special Council Education Session
October 10, 2023

Agenda

- Overview of Process
- Development Charges Purpose & Methodology
- Growth Forecast Summary
- Draft Service Standard & Capital Projects
- Draft DC Rate Calculations
- Local Service Policy
- Area Specific Development Charges
- Other Policies
- Next Steps
- Discussion

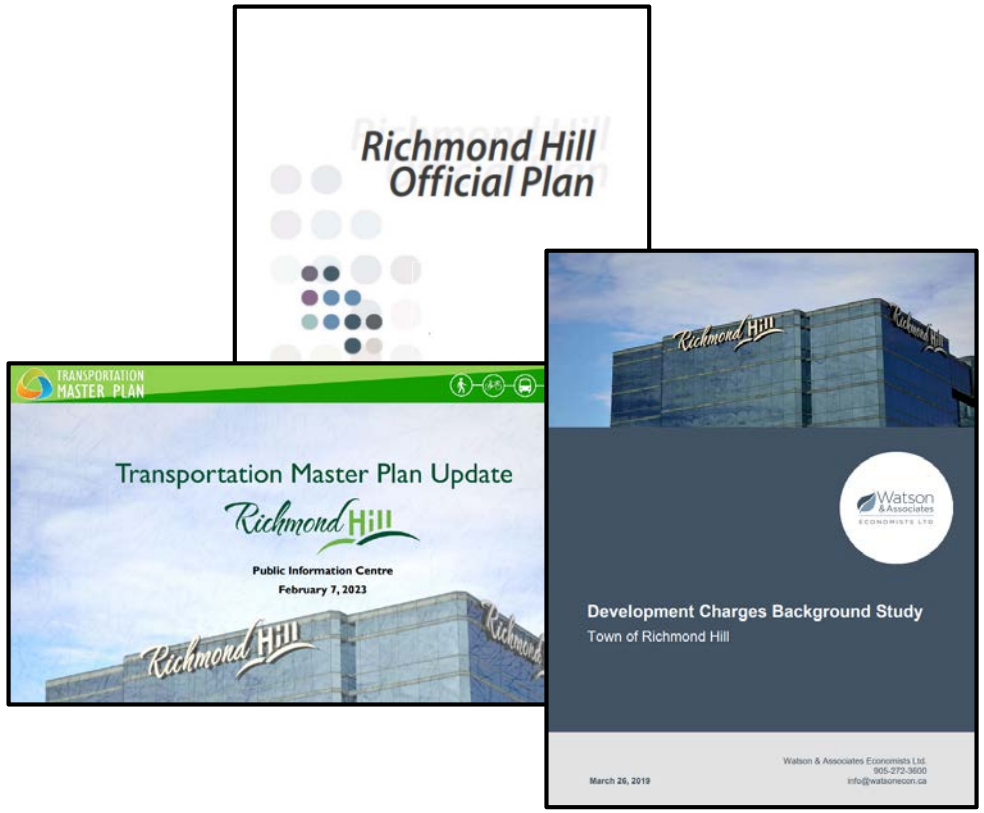
Overview of Process

- Watson has been retained by the City to undertake the 2023 D.C. Background Study and by-law update
  - HDR Inc. has also been retained by the City to undertake the transportation component of the D.C. study
- Watson and City staff have undertaken an extensive stakeholder consultation process with the development community in order to promote transparency and solicit feedback. Meetings have been held throughout the process as follows:
  - August 12, 2022
  - September 27, 2022
  - February 24, 2023
  - April 17, 2023
  - July 4, 2023
  - August 11, 2023
  - September 7, 2023
  - September 22, 2023

Overview of Process – Timelines

1. **August 2022 to August 2023**
   Calculations, meetings with development community, meetings with City Staff and HDR, and Policy Review
2. **September 12, 2023**
   ELT Meeting
3. **October 10, 2023**
   Council Workshop – Education Session
4. **Late 2023**
   Release of D.C. Background Study and Draft By-law
5. **Q1 2024**
   Public Meeting
6. **Q1 2024**
   Council Consideration of By-law

Municipal Financial Planning Framework



Official Plan — Growth and Development

↓

Master Plans — Capital Needs to Support Growth

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Development Charges — Funding for Capital Needs to Support Growth

Process for Plans and Studies

- Official Plan (OP) Batch 2
  - OPA 18.5 (Yonge/16th KDA), OPA 18.6 (Village LC)
    - November 1st Committee of the Whole
    - November 8th Council Consideration for approval
  - OPA 18.7 (Newkirk LC), OPA 18.8 (Oak Ridges LC)
    - November 15th Committee of the Whole
    - November 22nd Council Consideration for approval
- Transportation Master Plan (TMP)
- Urban Master environmental Plan (UMESP)
  - Final drafts of studies above will be available in October
  - December 6th Committee of the Whole
- D.C. Background Study will be released subsequent to the adoption of these studies

Development Charges (D.C.) Overview

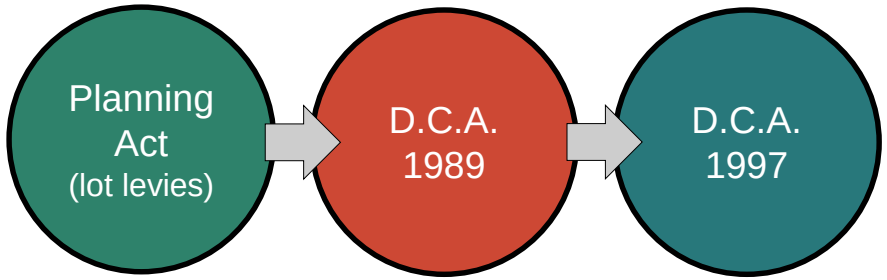
City of Richmond Hill 2023 D.C. Background Study & By-law

Development Charges (D.C.s)

Purpose:

- To recover the capital costs associated with residential and non-residential growth within a municipality
- The capital costs are in addition to what costs would normally be constructed as part of a subdivision (i.e. internal roads, sewers, watermains, sidewalks, streetlights, etc.)
- Municipalities are empowered to impose these charges via the Development Charges Act (D.C.A.)

History of D.C.s



- Mid 1950's to 1989
- November 1989 to Aug.1999
- September 1999 to present

Amendments to D.C.A. 1997

1. Bill 73: January 2016
2. Bill 108: June 6, 2019
3. Bill 138: December 10, 2019
4. Bill 197: July 21, 2020
5. Bill 213: December 8, 2020
6. Bill 109: April 14, 2022
7. Bill 23: November 28, 2022

Recap on the D.C. Legislation Changes

Many of the changes to the D.C.A. were implemented as part of the City's D.C. Update study in 2021. These changes were provided through the following Bills:

- Bill 108: More Homes, More Choice Act, 2019
  - Provided timing of payment provisions (for Rental Housing, Institutional development, and non-profit housing), D.C. rate freeze for site plan and zoning by-law amendments, and allows for interest to be applied
- Bill 138: Plan to Build Ontario Together Act, 2019
  - Removed instalment payments for commercial and industrial
- Bill 197: COVID-19 Economic Recovery Act, 2020
  - Provides a list of D.C. eligible services, classes of services, and removal of the 10% mandatory deduction and 10-year planning horizon
- Bill 213: Better for People, Smart for Business Act, 2020
  - Mandatory exemption for universities

Since the completion of the D.C. Update Study in 2021, further legislative changes have been made to the D.C.A. through Bill 109, More Homes for Everyone Act, 2022 (additional reporting requirements) and Bill 23, More Homes Built Faster Act, 2022 (discussed further on the next slides).

Changes to the D.C.A.

Bill 23

- The Province passed Bill 23: More Homes Built Faster Act, 2022 on November 28, 2022
- This Bill amends a number of pieces of legislation, including the *Development Charges Act* (D.C.A.), and the *Planning Act*
    - These changes impact development charges (D.C.s), community benefits charges (C.B.C.s), and parkland dedication
- The changes provided through Bill 23 would negatively impact the City's ability to collect revenues to fund growth-related capital expenditures

Changes to the D.C.A.

Bill 23/Bill 134

Additional D.C. Exemptions:

Currently Not in Force:

- **Affordable Rental Unit**: Where rent is no more than 80% of the average market rent, **as defined by a new Bulletin**, published by the Ministry of Municipal Affairs and Housing.
- **Affordable Owned Unit**: Where the price of the unit is no more than 80% of the average purchase price, **as defined by a new Bulletin**, published by the Ministry of Municipal Affairs and Housing.
- **Attainable Unit**: Excludes affordable units and rental units, **will be defined as prescribed development or class of development** and sold to a person who is at "arm's length" from the seller.
    - Note: for affordable and attainable units, the municipality shall enter into an agreement which ensures the unit remains affordable or attainable for 25 years.

Note: *Bill 134 was released on September 28, 2023 which proposes a new definition of "affordable" under the D.C.A.:*

- ***Owned unit:*** *cost is less than 30% of the 60th percentile of income for households in the municipality or 90% of the average purchase price as defined in a new Bulletin*
- ***Rental unit:*** *rent is less than 30% of the 60th percentile of income for rental households or average market rent set out in a new Bulleting*

Currently in Force:

- **Inclusionary Zoning Units**: Affordable housing units required under inclusionary zoning by-laws
- **Non-Profit Housing**: Non-profit housing units are exempt from D.C. installment. Outstanding installment payments due after this section comes into force will also be exempt from payment of D.C.s.
- **Additional Residential** Unit Exemptions (units in existing rental buildings, 2nd and 3rd units in existing and new singles, semis, and rowhouses)

Changes to the D.C.A.

Bill 23

D.C. Discounts:

- Rental Housing Discount (based on number of bedrooms – 15%-25%)

D.C. Revenue Reduction:

- Removal of Housing as an Eligible D.C. Service
- Capital Cost Amendments (restrictions to remove studies and land)
- Mandatory Phase-In of D.C. (Maximum charge of 80%, 85%, 90%, 95%, 100% for first 5 Years of the by-law) - <u>These rules apply to a D.C. by-law passed on or after January 1, 2022</u>
- Historical Levels of Service from 10 years to 15 years

D.C. Administration:

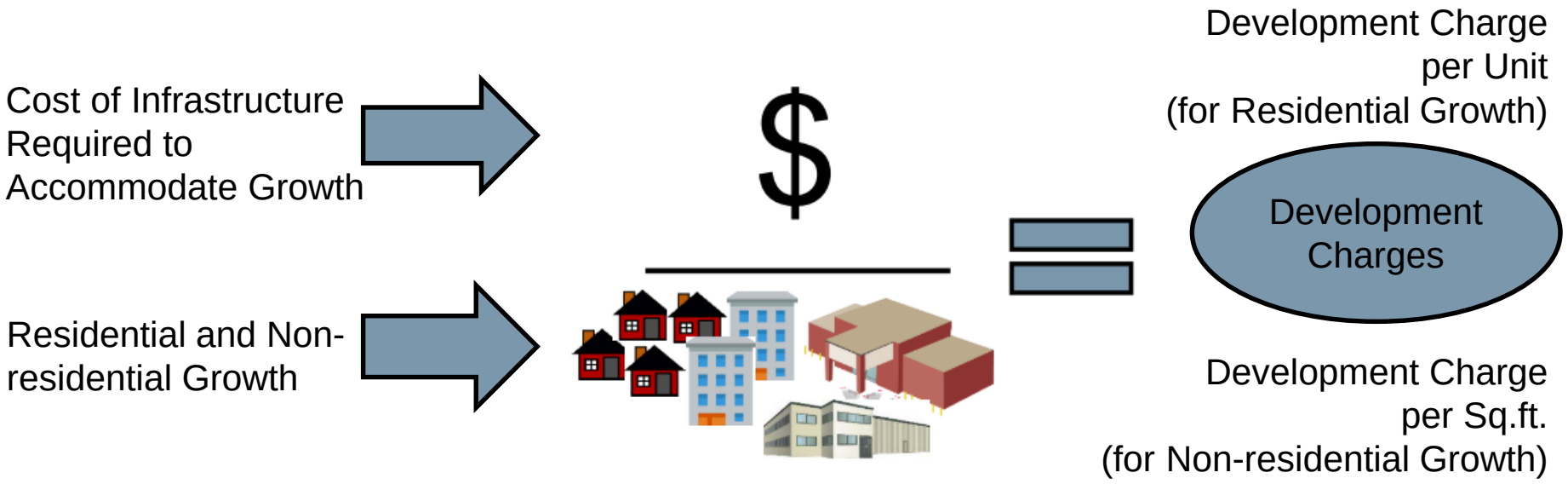
- Maximum Interest Rate for Installments and D.C. Freeze (maximum interest rate would be set at the average prime rate plus 1%)
- Requirement to Allocate 60% of the monies in the reserve funds for Water, Wastewater, and Services Related to a Highway
- D.C. by-law expiry extended to 10 years

D.C. Methodology

The following provides the overall methodology to calculating the charge:

1. Identify amount, type and location of growth
2. Identify servicing needs to accommodate growth
3. Identify capital costs to provide services to meet the needs
4. Deduct:
    i. Grants, subsidies and other contributions
    ii. Benefit to existing development
    iii. Amounts in excess of 15-year historical service calculation
    iv. D.C. Reserve funds (where applicable)
5. Net costs then allocated between residential and non-residential benefit
6. Net costs divided by growth to calculate the D.C.

Overview of the D.C. Calculation



Growth Forecast Summary

City of Richmond Hill 2023 D.C. Background Study & By-law

Growth Forecast Summary

Measure	10 Year 2023-2032	20 Year 2023-2041
(Net) Population Increase	43,263	66,870
Residential Unit Increase	18,243	29,549
Non-Residential Gross Floor Area Increase (sq.ft.)	4,609,400	7,510,300

Source: Watson & Associates Economists Ltd. Forecast 2023

Draft Service Standard & Capital Project Listing

City of Richmond Hill 2023 D.C. Background Study & By-law

D.C. Eligible Services

1. **Water***
2. **Wastewater***
3. **Storm water drainage***
4. **Services related to a highway***
5. Electrical power services.
6. Toronto-York subway extension.
7. Transit
8. Waste diversion
9. Policing Services
10. **Fire protection**
11. Ambulance
12. **Library**
13. Long-term Care
14. **Parks and Recreation**
15. Public Health services
16. Childcare and early years services
17. Provincial Offences Act
18. Emergency Preparedness
19. Airports (Waterloo Region only)

Blue highlight denotes services included in 2023 D.C.

Note: Public works is included in the D.C. calculation as a class of service

***Infrastructure that the City is responsible for (i.e. does not include Region's infrastructure)**

Draft Service Standards

SUMMARY OF SERVICE STANDARDS AS PER DEVELOPMENT CHARGES ACT, 1997, AS AMENDED									
Service Category	Sub-Component	15 Year Average Service Standard					Maximum Ceiling LOS	Utilized	Remaining
		Cost (per capita)	Quantity (per capita)		Quality (per capita)				
Service Related to a Highway	Services Related to a Highway - Roads	$21,892.73	0.0006	km of roadways	36,487,883	per km	1,463,966,855	392,312,115	1,158,835,165
	Services Related to a Highway - Bridges, Culverts & Structures	$1,303.73	0.0003	Number of Bridges, Culverts & Structures	4,345,767	per item	87,180,425		
Public Works	Public Works - Facilities	$915.74	0.8604	sq.ft. of building area	1,064	per sq.ft.	39,617,660	27,892,702	16,793,651
	Public Works - Vehicles & Equipment	$117.16	0.0010	No. of vehicles and equipment	117,160	per vehicle	5,068,693		
Fire Protection	Fire Protection Services - Facilities	$414.10	0.3487	sq.ft. of building area	1,188	per sq.ft.	27,690,867	30,633,652	6,492,572
	Fire Protection Services - Vehicles & Equipment	$127.79	0.0002	No. of vehicles	638,950	per vehicle	8,545,317		
	Fire Protection Services - Small Equipment and Gear	$13.31	0.0036	No. of equipment and gear	3,697	per item	890,040		
Parks & Recreation	Parkland Development	$1,767.31	0.0041	Acres of Parkland	431,051	per acre	76,459,133	302,295,507	31,961
	Parkland Amenities	$707.36	0.0029	No. of parkland amenities	243,917	per amenity	30,602,516		
	Park Skate Trails & Skateboard Parks	$17.20	0.0326	Square Metres of Skate Trails & Skateboard Parks	528	per linear m	744,124		
	Recreation Facilities	$4,327.48	3.8907	sq.ft. of building area	1,112	per sq.ft.	187,219,767		
	Parks & Recreation Vehicles and Equipment	$168.78	0.0017	No. of vehicles and equipment	99,282	per vehicle	7,301,929		
Library	Library Services - Facilities	$893.99	0.7237	sq.ft. of building area	1,235	per sq.ft.	38,676,689	42,430,348	53,485
	Library Services - Collection Materials	$88.00	2.8295	No. of library collection items	31	per collection item	3,807,144		

Draft Capital Program

Service/Class of Service	Forecast Period	Gross Capital Cost Estimate (2023$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
Fire Protection Services	2023-2041	46,512,652	-	-	46,512,652	15,879,000	-	30,633,652	25,425,931	5,207,721
Engineering Services	2023-2041	995,101,200	480,367,300	-	514,733,900	122,421,785	-	392,312,115	325,619,055	66,693,060
Public Works	2023-2032	32,560,000	-	-	32,560,000	4,667,298	-	27,892,702	23,429,870	4,462,832
Parks and Recreation Services	2023-2032	473,281,530	78,754,000	14,308,000	380,219,530	77,924,023	-	302,295,507	287,180,732	15,114,775
Library Services	2023-2032	44,000,000	-	-	44,000,000	1,569,652	-	42,430,348	40,308,831	2,121,517
Total		**1,591,455,382**	**559,121,300**	**14,308,000**	**1,018,026,082**	**222,461,758**	**-**	**795,564,324**	**701,964,419**	**93,599,905**

Capital Cost Drivers

Engineering Services:

- New Roads/Road Widenings (e.g. widening of West Beaver Creek from Leslie to Highway 7)
- Intersection Improvements
- Structures (e.g. grade separations, highway overpasses, etc.)
- AT Works
- Growth-Related Component of Road Reconstruction Works
- Elgin Mills Culvert (YR)
- UMESP Works (sanitary and water improvements)

Parks & Recreation:

- North Leslie Community Centre
- TOC Community Centre
- New Parks
- Enhancements to existing parks (e.g. Mill Pond, Bayview Hill Park)
- Parks-related projects at DDO Park
- Local Trails
- New Vehicles & Equipment

Capital Cost Drivers

Library:

- Growth related capital estimates provided based on preliminary numbers through ongoing library master plan work

Public Works:

- Operations Centre Expansion
- Other Facility Space (Connor Building & Parks Operations Facility at DDO Park)
- New Fleet and Equipment

Fire Protection Services:

- New Fire Station 8-7
- New Fire Station 8-8
- Fire Regional Training Centre and Tower
- Existing facility expansions/improvements
- New Vehicles & Equipment

Draft D.C. Rates

City of Richmond Hill 2023 D.C. Background Study & By-law

Draft D.C. Rates

Service/Class of Service	RESIDENTIAL					NON-RESIDENTIAL	
	Single and Semi-Detached Dwelling	Other Multiples	Apartments & Stacked Townhouses - Large >=700 sq.ft.	Apartments & Stacked Townhouses - Small <700 sq.ft.	Special Care/Special Dwelling Units	Retail (per sq.ft. of Gross Floor Area)	Non-Retail (per sq.ft. of Gross Floor Area)
Municipal Wide Services/Class of Service:							
Engineering Services	16,574	13,780	10,467	7,430	5,236	10.28	8.52
Public Works (Facilities and Fleet)	1,856	1,543	1,172	832	586	1.20	0.91
Fire Protection Services	1,294	1,076	817	580	409	0.80	0.66
Parks and Recreation Services	22,747	18,912	14,365	10,198	7,186	4.06	3.08
Library Services	3,193	2,655	2,016	1,431	1,009	0.57	0.43
Total Municipal Wide Services/Class of Services	**45,664**	**37,966**	**28,837**	**20,471**	**14,426**	**16.91**	**13.60**

Rate Comparison – Residential (Single/Semi Detached)

Service/Class of Service	Current	Calculated	Mandatory Phase-in of D.C. Rates				
			80% Mandatory Phase-in *Year 1*	85% Mandatory Phase-in *Year 2*	90% Mandatory Phase-in *Year 3*	95% Mandatory Phase-in *Year 4*	Fully Phased-in Rate *Years 5-10*
Municipal Wide Services/Classes:							
Engineering Services	11,024	16,574	13,259	14,088	14,917	15,745	16,574
Fire Protection Services	671	1,294	1,035	1,100	1,165	1,229	1,294
Public Works	1,258	1,856	1,485	1,578	1,670	1,763	1,856
Parks and Recreation Services	13,648	22,747	18,198	19,335	20,472	21,610	22,747
Growth Studies*	545	-	-	-	-	-	-
Library Services	1,964	3,193	2,554	2,714	2,874	3,033	3,193
Total Municipal Wide Services/Classes	**29,110**	**45,664**	**36,531**	**38,814**	**41,098**	**43,381**	**45,664**

*No longer eligible under Bill 23

Rate Comparison – Residential (Large Apartments)

Service/Class of Service	Current	Calculated	Mandatory Phase-in of D.C. Rates				
			80% Mandatory Phase-in *Year 1*	85% Mandatory Phase-in *Year 2*	90% Mandatory Phase-in *Year 3*	95% Mandatory Phase-in *Year 4*	Fully Phased-in Rate *Years 5-10*
Municipal Wide Services/Classes:							
Engineering Services	7,240	10,467	8,374	8,897	9,420	9,944	10,467
Fire Protection Services	440	817	654	694	735	776	817
Public Works	827	1,172	938	996	1,055	1,113	1,172
Parks and Recreation Services	9,585	14,365	11,492	12,210	12,929	13,647	14,365
Growth Studies*	382	-	-	-	-	-	-
Library Services	1,379	2,016	1,613	1,714	1,814	1,915	2,016
Total Municipal Wide Services/Classes	**19,854**	**28,837**	**23,070**	**24,511**	**25,953**	**27,395**	**28,837**

*No longer eligible under Bill 23

Rate Comparison – Residential (Small Apartments)

Service/Class of Service	Current	Calculated	Mandatory Phase-in of D.C. Rates				
			80% Mandatory Phase-in *Year 1*	85% Mandatory Phase-in *Year 2*	90% Mandatory Phase-in *Year 3*	95% Mandatory Phase-in *Year 4*	Fully Phased-in Rate *Years 5-10*
Municipal Wide Services/Classes:							
Engineering Services	4,237	7,430	5,944	6,316	6,687	7,059	7,430
Fire Protection Services	258	580	464	493	522	551	580
Public Works	485	832	666	707	749	790	832
Parks and Recreation Services	6,565	10,198	8,158	8,668	9,178	9,688	10,198
Growth Studies*	262	-	-	-	-	-	-
Library Services	946	1,431	1,145	1,216	1,288	1,359	1,431
Total Municipal Wide Services/Classes	**12,753**	**20,471**	**16,377**	**17,400**	**18,424**	**19,447**	**20,471**

*No longer eligible under Bill 23

Rate Comparison – Non-Residential (Retail) per sq.ft.

Service/Class of Service	Current	Calculated	Mandatory Phase-in of D.C. Rates				
			80% Mandatory Phase-in *Year 1*	85% Mandatory Phase-in *Year 2*	90% Mandatory Phase-in *Year 3*	95% Mandatory Phase-in *Year 4*	Fully Phased-in Rate *Years 5-10*
Municipal Wide Services/Classes:							
Engineering Services	8.21	10.28	8.22	8.74	9.25	9.77	10.28
Fire Protection Services	0.43	0.80	0.64	0.68	0.72	0.76	0.80
Public Works	0.86	1.20	0.96	1.02	1.08	1.14	1.20
Parks and Recreation Services	1.68	4.06	3.25	3.45	3.65	3.86	4.06
Growth Studies*	0.30	-	-	-	-	-	-
Library Services	0.24	0.57	0.46	0.48	0.51	0.54	0.57
Total Municipal Wide Services/Classes	**11.72**	**16.91**	**13.53**	**14.37**	**15.22**	**16.06**	**16.91**

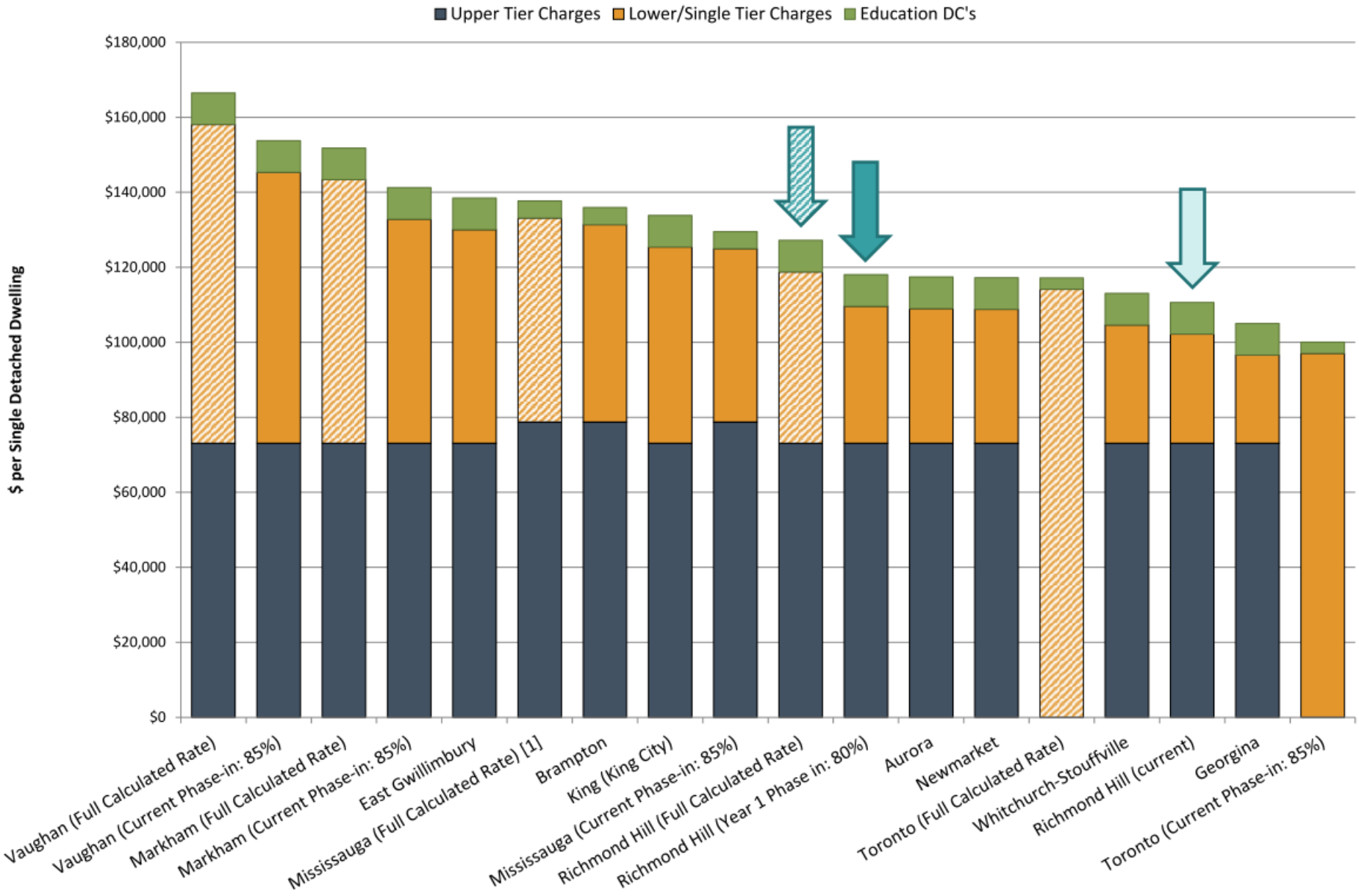
*No longer eligible under Bill 23

Rate Comparison – Non-Residential (Non-Retail) per sq.ft.

Service/Class of Service	Current	Calculated	Mandatory Phase-in of D.C. Rates				
			80% Mandatory Phase-in *Year 1*	85% Mandatory Phase-in *Year 2*	90% Mandatory Phase-in *Year 3*	95% Mandatory Phase-in *Year 4*	Fully Phased-in Rate *Years 5-10*
Municipal Wide Services/Classes:							
Engineering Services	5.98	8.52	6.82	7.24	7.67	8.09	8.52
Fire Protection Services	0.29	0.66	0.53	0.56	0.59	0.63	0.66
Public Works	0.63	0.91	0.73	0.77	0.82	0.86	0.91
Parks and Recreation Services	1.25	3.08	2.46	2.62	2.77	2.93	3.08
Growth Studies*	0.23	-	-	-	-	-	-
Library Services	0.18	0.43	0.34	0.37	0.39	0.41	0.43
Total Municipal Wide Services/Classes	**8.56**	**13.60**	**10.88**	**11.56**	**12.24**	**12.92**	**13.60**

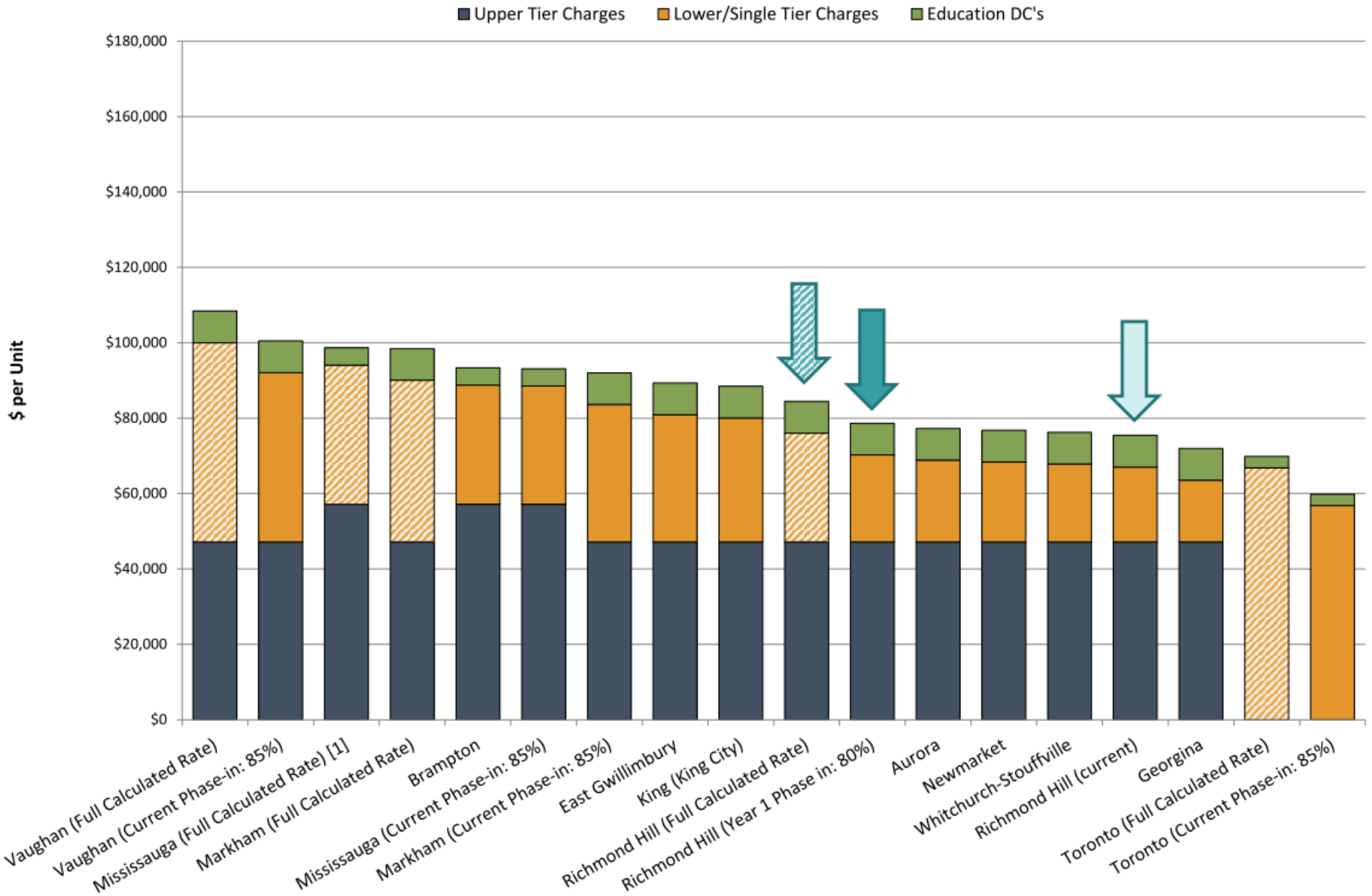
*No longer eligible under Bill 23

Survey of Comparator Municipalities – Single/Semi Detached



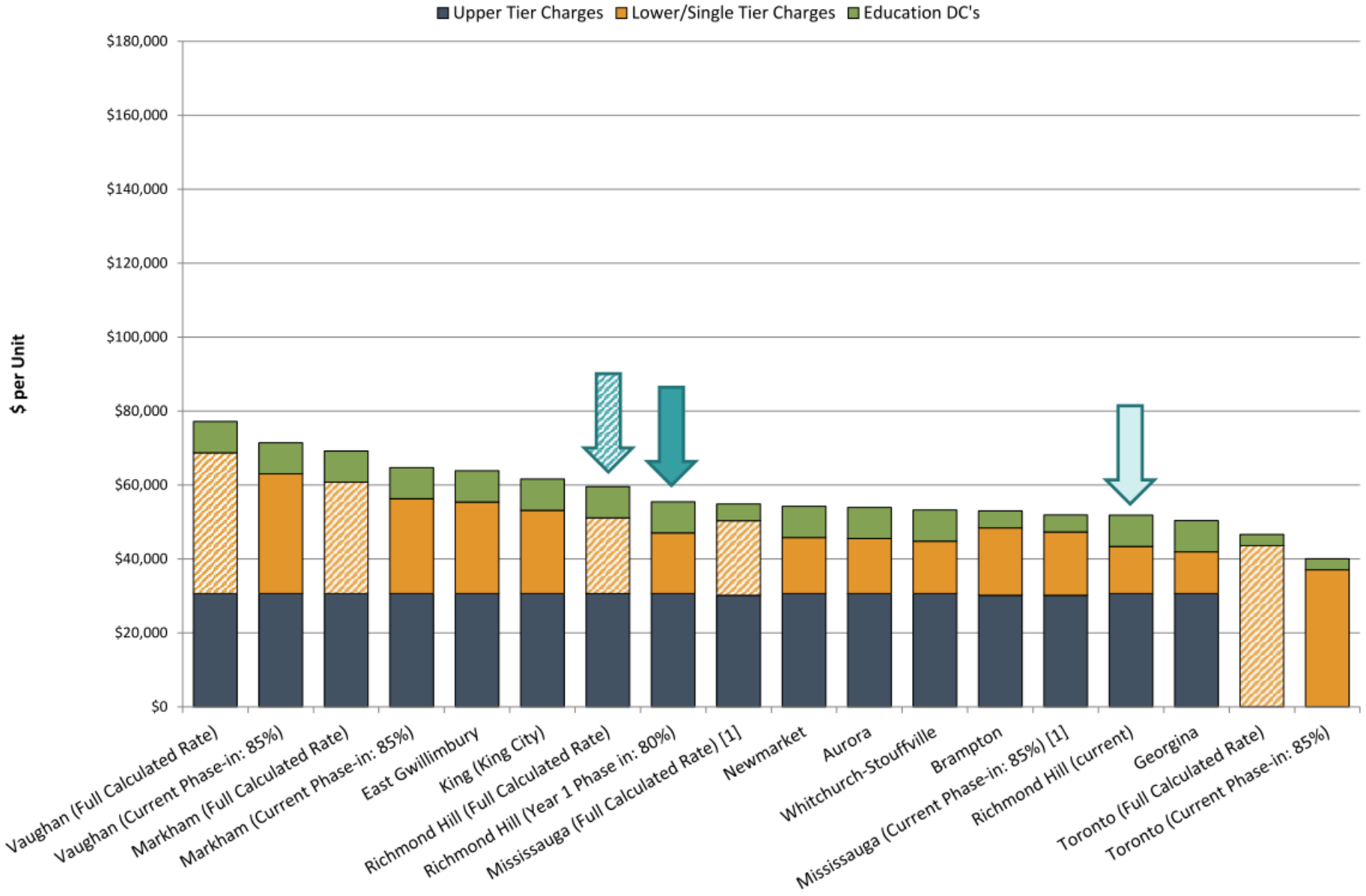
Note: above charges exclude ASDCs
[1] Includes stormwater charge based on area – assuming 12 homes per acre

Survey of Comparator Municipalities – Large Apartments



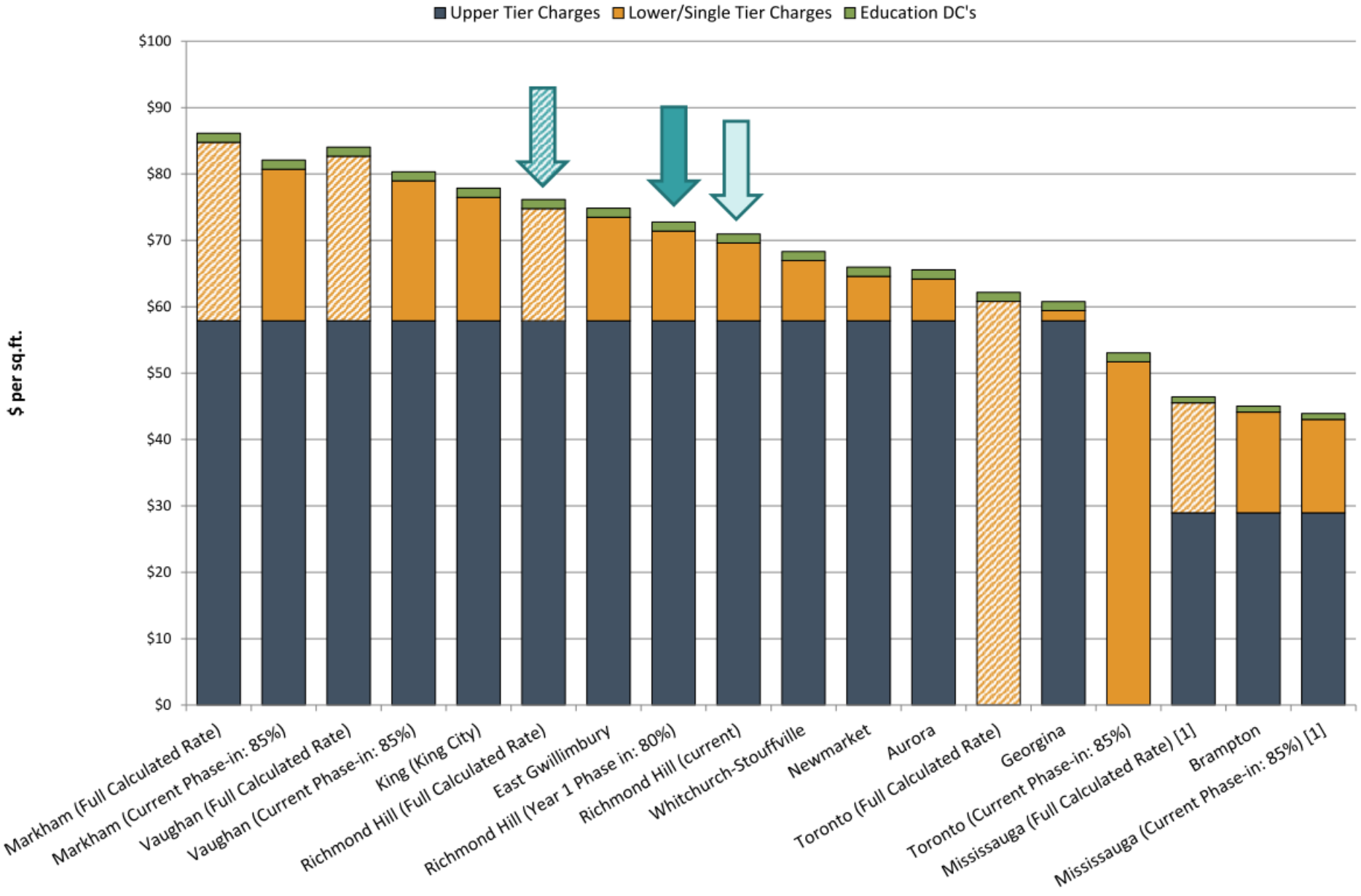
Note: above charges exclude ASDCs
[1] Includes stormwater charge based on area – assuming 12 homes per acre

Survey of Comparator Municipalities – Small Apartments



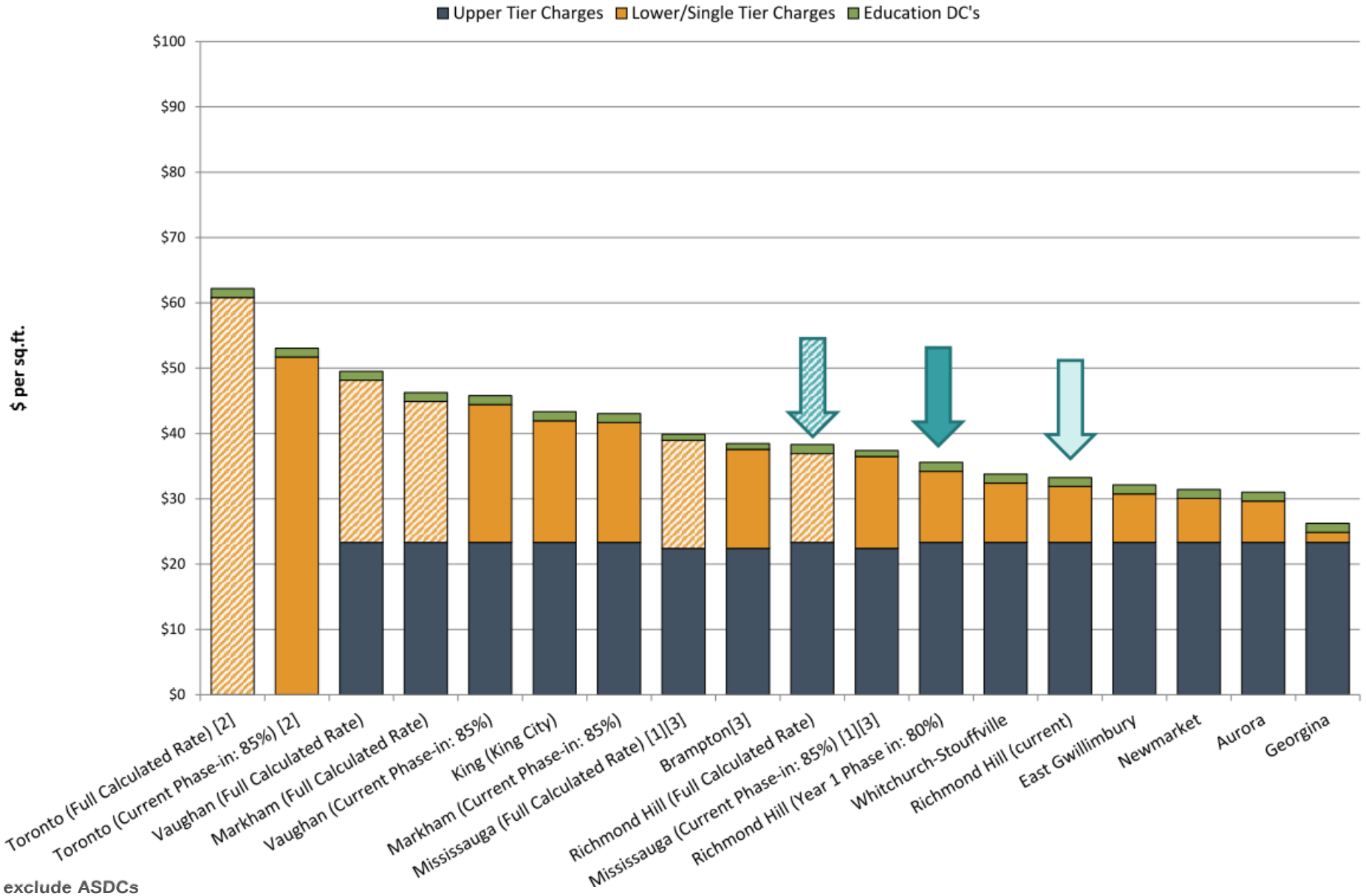
Note: above charges exclude ASDCs
[1] Includes stormwater charge based on area – assuming 12 homes per acre

Survey of Comparator Municipalities – Retail (per sq.ft.)



Note: above charges exclude ASDCs
[1] Includes stormwater charge based on area – assuming 12 homes per acre

Survey of Comparator Municipalities – Non-Retail (per sq.ft.)



Note: above charges exclude ASDCs
[1] Includes stormwater charge based on area – assuming 12 homes per acre
[2] Note: Industrial development is exempt in Toronto
[3] Non-Industrial Rate presented. Note - Brampton & Mississauga classify as Industrial vs. Non-Industrial

Local Service Policy

City of Richmond Hill 2023 D.C. Background Study & By-law

Local Service Policies

- Section 59.1(1) and (2) of the Act “No Additional Levies” - prohibits municipalities from imposing additional payments or requiring construction of a service not authorized under the D.C.A. therefore, need to be clear:
    - What will be included in the D.C.; and
    - What will be required by developers as part of their development agreements
- Items considered in Local Service Policies may include:
    - Local, rural, collector & arterial roads,
    - Intersection improvements & traffic signals,
    - Streetlights & sidewalks,
    - Bike Routes/Bike Lanes/Bike Paths/Multi-Use Trails/Naturalized Walkways,
    - Noise Abatement Measures,
    - Land dedications/easements,
    - Water, Wastewater & Stormwater, and
    - Park requirements.

Local Service Policy

New Infrastructure		
Services One Development	**Local Development Area**	**Larger Growth Area (External or City Wide)**
Developer	Developer / Land owners' Agreements	Development Charges

Existing Infrastructure Upgrades		
Services One Development	**Local Development Area**	**Larger Growth Area (External or City Wide)**
Developer	Developer / Land owners' Agreements / Development Charges	Development Charges

Area Specific Development Charges

City of Richmond Hill 2023 D.C. Background Study & By-law

Area Specific Development Charges (ASDC)

- ASDCs are used by the City to recover hard services only, and that solely benefit specific planning blocks, and are collected from development in those planning blocks.
  - Eligible hard services include collector/local roads, watermains, sanitary sewers, storm water management, and boundary road elements (sidewalks).
- Richmond Hill has 8 ASDC By-laws (greenfield and employment areas)
- Staff are reviewing potential changes and financial implications to the City's ASDC By-laws as a result of legislative changes through Bill 23
- Options include
  - Status Quo;
  - Updating Local Service Policies, collapse existing ASDCs, and recover local servicing costs through agreements;
  - Collapsing existing ASDCs and moving capital costs into City-wide charge

Other D.C. Policies

City of Richmond Hill 2023 D.C. Background Study & By-law

Other D.C. Policies

DC Interest Policy:

- Update the existing DC interest policy to align with the recent legislative changes.

DC Deferral for Large Office Buildings (>50,000 sq.ft) – Pilot:

- Office building that is a minimum of 4 storey's, a minimum of 50,000 square feet and on the Highway 7 or Yonge Street Regional Corridor.

Gross Floor Area Size Threshold	Duration of the Development Charges Deferral Available
Between 50,000 square feet and 150,000 square feet	5 Years
Between 150,000 square feet and 250,000 square feet	10 Years
Greater than 250,000 square feet and less than or equal to 400,000 square feet	15 Years
Greater than 400,000 square feet	20 Years

Other D.C. Policies

DC Deferral Office Buildings:

- For office buildings that are a minimum of 4 storeys, above grade.
- City-wide DC deferred until 18 months after the date that the building permit is issued by the City.

D.C. Deferral for Not-for-profit Organizations:

- Facilities providing a public service, or use of similar quality, and scope that would otherwise be provided by the City of Richmond Hill, or the Regional Municipality of York, or any local board thereof to the satisfaction of the City and/or Region.
- City-wide DC deferred until the date that is a maximum of 5 years after the earlier of the date of the issuance of a permit or the date the building is first occupied.

Mandatory D.C. Exemptions/Discounts

Amended as per Bill 23

- Upper/Lower Tier Governments and School Boards;
- Industrial building expansions (may expand by 50% with no D.C.);
- Development of lands intended for use by a university that receives operating funds from the Government (as per Bill 213);
- May add up to 2 apartments in an existing or new detached, semi-detached, or rowhouse (including in an ancillary structure);
- Add one additional unit or 1% of existing units in an existing rental residential building;
- Affordable and attainable units (to be in force at a later date);
- Affordable inclusionary zoning units;
- Non-profit housing;
- Discount for Rental units based on bedroom size; and
- Phase-in of D.C.s.

Discretionary Exemptions & Redevelopment Credits

- Reduce in part or whole D.C. for types of development or classes of development (e.g. industrial or churches)
- May phase-in over time
- Redevelopment credits to recognize what is being replaced on site (not specific in the Act but provided by case law)
    - The City's by-law states that development is only eligible for redevelopment credits if the existing building was demolished within 48 months

Richmond Hill's Current Discretionary Exemptions:

- Public hospitals
- Gross floor area of a place of worship (up to 5,000 sq.ft)
- Relocation of a residential heritage building within the boundaries of the City of Richmond Hill

Current discretionary exemptions and redevelopment credit policies are proposed to continue in the draft by-law

Next Steps

City of Richmond Hill 2023 D.C. Background Study & By-law

Next Steps

August 2022 to August 2023
Calculations, meetings with development community, meetings with City Staff and HDR, and Policy Review

September 12, 2023
ELT Meeting

October 10, 2023
Council Workshop – Education Session

Late 2023
Release of D.C. Background Study and Draft By-law

Q1 2024
Public Meeting

Q1 2024
Council Consideration of By-law