



CITY OF RICHMOND HILL

2021 AREA SPECIFIC DEVELOPMENT CHARGES BACKGROUND STUDY DRAFT

April 9, 2021

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I. INTRODUCTION

This Area Specific Development Charges Background Study for the City of Richmond Hill is presented as part of a process that will lead to the approval of new Area Specific Development Charges By-laws for certain areas of the City in compliance with the *Development Charges Act, 1997 (D.C.A.)*, as amended.

The *D.C.A.* and *Ontario Regulation 194/21 (O. Reg. 194/21)* require that a Development Charges Background Study be prepared in which development charges are determined with reference to:

- A forecast of the amount, type and location of housing units, population and non-residential development anticipated in the City; and
- A review of capital works in progress and anticipated future capital projects, including an analysis of gross expenditures, funding sources, and net expenditures incurred or to be incurred by the City or its local boards to provide for the expected development, including the determination of the growth and non-growth-related components of the capital projects.

With the amendment of the *D.C.A.* resulting from the Province's passage of *Bills 108, 138, 197, and 213* in December 2020 which amended the *Development Charges Act*, Ontario Regulation 82/98 was published to amend *Ontario Regulation 194/21*. The relevant changes have been incorporated into this review.

On May 2, 2019, the Province introduced Bill 108, which proposed changes to the *D.C.A.* The Bill has been introduced as part of the Province's "More Homes, More Choice: Ontario's Housing Supply Action Plan". The Bill received Royal Assent on June 6, 2019. The following provisions were proclaimed:

- Effective January 1, 2020, rental housing and institutional developments will pay development charges in six (6) equal annual payments commencing at occupancy. Non-profit housing developments will pay development charges in twenty one (21) equal annual payments. Interest may be charged on the instalments, and any unpaid amounts may be added to the property and collected as taxes.
- Effective January 1, 2020 the development charges payable for all developments occurring within two (2) years of a Site Plan, or Zoning By-law Amendment planning approval (for application submitted after this section is proclaimed), shall be determined based on the development charges in effect on the day of Site Plan or Zoning By-law Amendment application. If the development is not proceeding via these planning approvals, then the amount is determined as the earlier of the date of issuance of a building permit or occupancy.

On February 28, 2020, the Province released updated draft regulations related to the *D.C.A.* and the *Planning Act*.

I. INTRODUCTION (continued)

On November 6, 2019, the Province release Bill 138 which provided further amendments to the *D.C.A.* and Planning Act. This Bill received Royal Assent on December 10, 2019 and was proclaimed which resulted in sections related to the *D.C.A.* (schedule 10) becoming effective on January 1, 2020. The amendments to the *D.C.A.* included removal of instalment payments for commercial and industrial developments that were originally included in Bill 108.

In response to the global pandemic that began affecting Ontario in early 2020, the Province released Bill 197 which provided amendments to a number of Acts, including the *D.C.A.* and Planning Act. This Bill also revised some of the proposed changes identified in Bill 108. Bill 197 was tabled on July 8, 2020, received Royal Assent on July 21, 2020, and was proclaimed on September 18, 2020. Significant changes to the *D.C.A.* as a result of Bill 197 include:

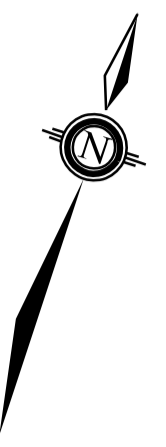
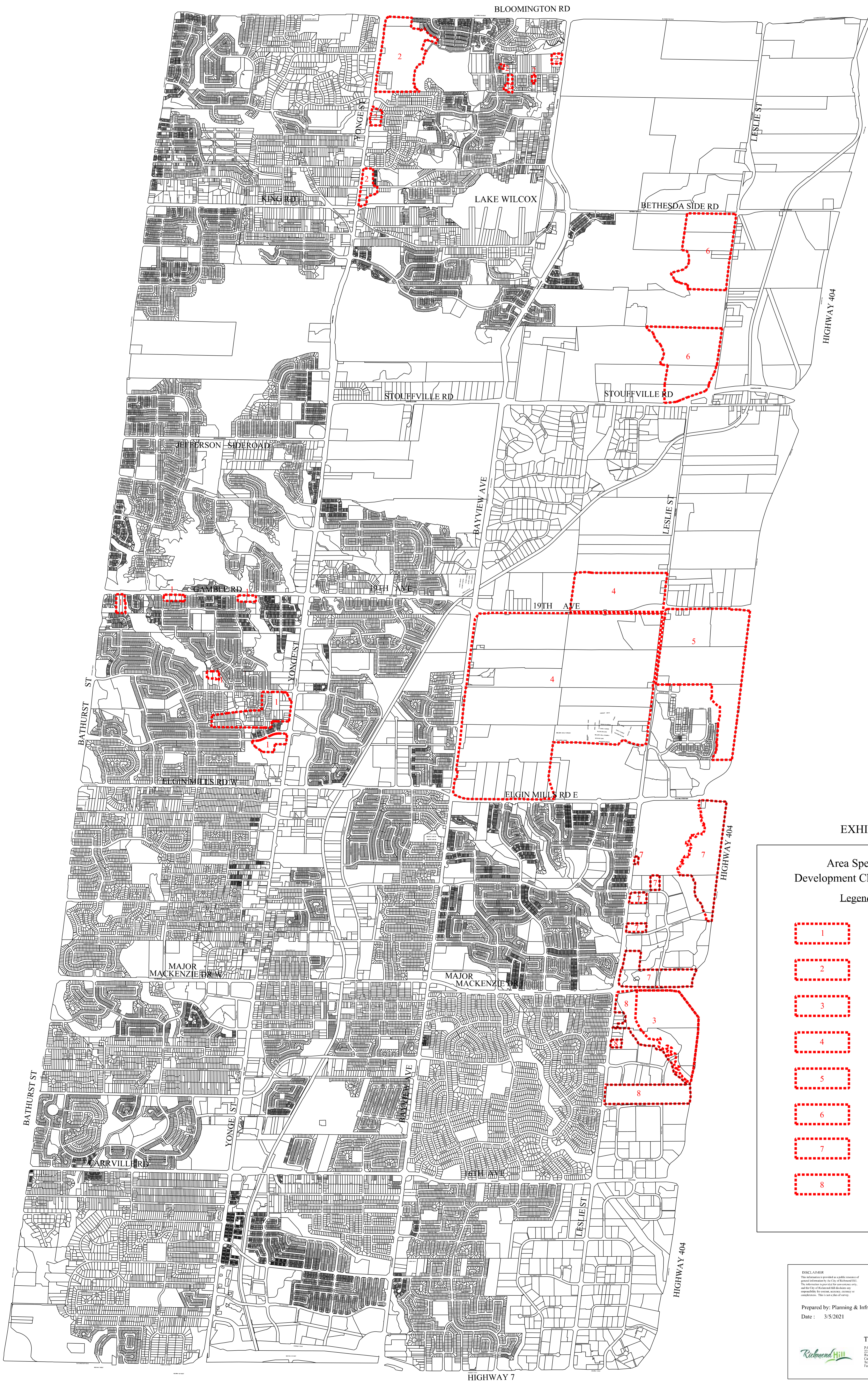
- Change to eligible services.
- Introduction of classes of services
- The “maximum” 10-year planning horizon has been removed for all services except transit.

On December 8, 2020, Bill 213 received Royal Assent. One of the changes of the Bill that took effect upon Royal Assent included amending the Ministry of Training, Colleges and Universities Act by introducing a new section that would exempt the payment of development charges for developments of land intended for use by a university that receives operating funds from the Government.

This study presents the results of the review which determines the growth-related net capital costs which are attributable to development that is forecasted to occur in the community. These growth-related net capital costs are then apportioned among various types of development (residential; non-residential) in a manner that reflects the increase in the need for each service attributable to each type of development. The study arrives, therefore, at proposed development charges for various types of development.

The City presently has Area Specific Development Charges By-Laws for 2 development areas in the City as follows: (Exhibit 1 - map)

Block Number	Development Area	By-law Number	By-law Being Updated
16	Elgin West	45-19	
20	Bayview North-east	30-16	x
21	Headford, Excluding Storm	32-16	x
21	Headford, Storm North of Rouge	46-19	
1, 2, 8	Oak Ridge, Lake Wilcox Greenfield	41-19	
11, 14	North Leslie West	42-19	
13	North Leslie East	43-19	
6	West Gormley	44-19	



Scale : N.T.S.

EXHIBIT 1

Area Specific Development Charge Areas

Legend

- 1 Elgin West By-Law 45-19
- 2 Oak Ridges - Lake Wilcox Green Field Area By-Law 41-19
- 3 Headford Storm North of Rouge By-Law 46-19
- 4 North Leslie - West By-Law 42-19
- 5 North Leslie - East By-Law 43-19
- 6 West Gormley - Rouge By-Law 44-19
- 7 Bayview North East By-Law 30-16
- 8 Headford Overall Area By-Law 32-16

DISCLAIMER:
This information is provided as a public resource of general information only. It is not intended to constitute any form of professional advice or to be relied upon for any specific purpose. The user assumes full responsibility for the accuracy, completeness or timeliness of the information provided.

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I. INTRODUCTION (continued)

The City will be enacting two new By-laws for the following development areas to capture the infrastructure and servicing needs required to support developments:

- Bayview North-east
- Headford, Excluding Storm

The two Area Specific Development Charges By-laws are being updated to meet the 5 year legislated time frame.

The other six Area Specific Development Charges By-laws were updated in 2019, and are not required to be updated as part of this study.

This report presents the results of a staff review which examined:

- The development potential and growth forecast for the affected development area;
- Revised engineering servicing plans for the area;
- Revised cost estimates for the required growth-related services; and
- Appropriate boundaries for the purposes of the Area Specific Development Charges calculations.

The D.C.A., as amended provides for a period of public review and comment regarding the proposed development charges. Furthermore, changes to the *D.C.A.* through *Bill 73* require that a Development Charges Background Study be made available to the public 60 days prior to the passing of the Development Charges By-law. Following completion of this process in accordance with the *D.C.A.* and Council's review of this study and the comments it receives regarding this study or other information brought to its attention about the proposed charges, it is intended that Council will pass new development charges for the City.

The new legislation now requires that an Asset Management Plan (A.M.P.) related to the new infrastructure be included in the Development Charges Background Study to demonstrate that all of the new infrastructure funded by development is financially sustainable over their full life cycle. The A.M.P. must deal with all assets that are proposed to be funded, in whole or in part, by development charges. The current regulations provide very extensive and specific requirements for the A.M.P. related to transit services; however, they are silent with respect to how the asset management plan is to be provided for all other services. As part of any A.M.P., the examination should be consistent with the municipality's existing assumptions, approaches and policies on the asset management planning. Refer to Appendix H - Asset Management Plan in the "City of Richmond Hill 2021 Development Charges Update Background Study" for a list of all works identified in the City-wide and Area Specific Development Charges By-laws.

I. INTRODUCTION (continued)

The *D.C.A.* allows for the payment of all services set out in paragraph 1,2,3,4 or 5 of subsection 5(5) for development that requires approval of a plan of subdivision under section 51 of the *Planning Act R.S.O. 1990*, or a consent under section 53 of the *Planning Act* for which a subdivision agreement or consent agreement is entered into, be payable “immediately upon the parties entering into the agreement”.

Under the present statutes, once Council passes a new Development Charges By-law, the By-law comes into force on the day it is passed on or the day specified in the By-law whichever is later.

II. AREA SPECIFIC DEVELOPMENT CHARGES SERVICES AND AREAS

The City provides a wide range of services to the community and has an extensive inventory of facilities, land, works, vehicles and equipment. The *D.C.A.* provides municipalities with the flexibility to define the services that will be included in their Development Charges By-laws, provided that the other provisions of the Act and Regulations are met.

Municipalities may also designate the areas which the development charges shall be imposed (*D.C.A.*, s.2 (7)). The development charges may apply to all lands in the municipality or to other designated development areas as specified in the By-laws.

The City’s present policy includes both City-Wide Development Charges that apply to all lands in the municipality, and Area Specific Development Charges which apply to specific development areas in the City. This report deals only with the Area Specific Development Charges for various areas of the City. The City-Wide charges are being reviewed by a separate study.

The services included in the proposed new Area Specific Development Charges include:

1. Collector Roads (including new road construction, road improvements, land, intersection improvements, street lighting, and signals);
2. Watermains and Appurtenances;
3. Sanitary Sewers and Appurtenances;
4. Storm Sewers and Appurtenances (including storm water management ponds and land, but excluding stream enclosures);
5. Boundary Road Surface Works (including sidewalks, landscaping and street lighting); and
6. Studies (including Master Environmental Servicing Plans, Environmental Management Studies, Secondary Plan Studies and Consulting Studies).

II. AREA SPECIFIC DEVELOPMENT CHARGES SERVICES AND AREAS (continued)

It is noted that other study costs including Environmental Impact Studies and Functional Servicing Plans will be required as part of the subdivision requirements.

The service categories noted above are the same service categories that are included in the City's present Area Specific Development Charges By-laws.

Continuation of this approach reflects the fact that the requirement for, and benefit from, such works as collector roads, watermains, sanitary sewers, etc. are quite localized. Thus, there is a closer alignment of benefits and costs using this approach than would be the case if City-Wide averages were used.

Area Specific Development Charges for the above services are calculated for the following development areas (see Exhibit 2 for a schematic representation):

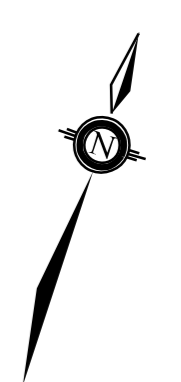
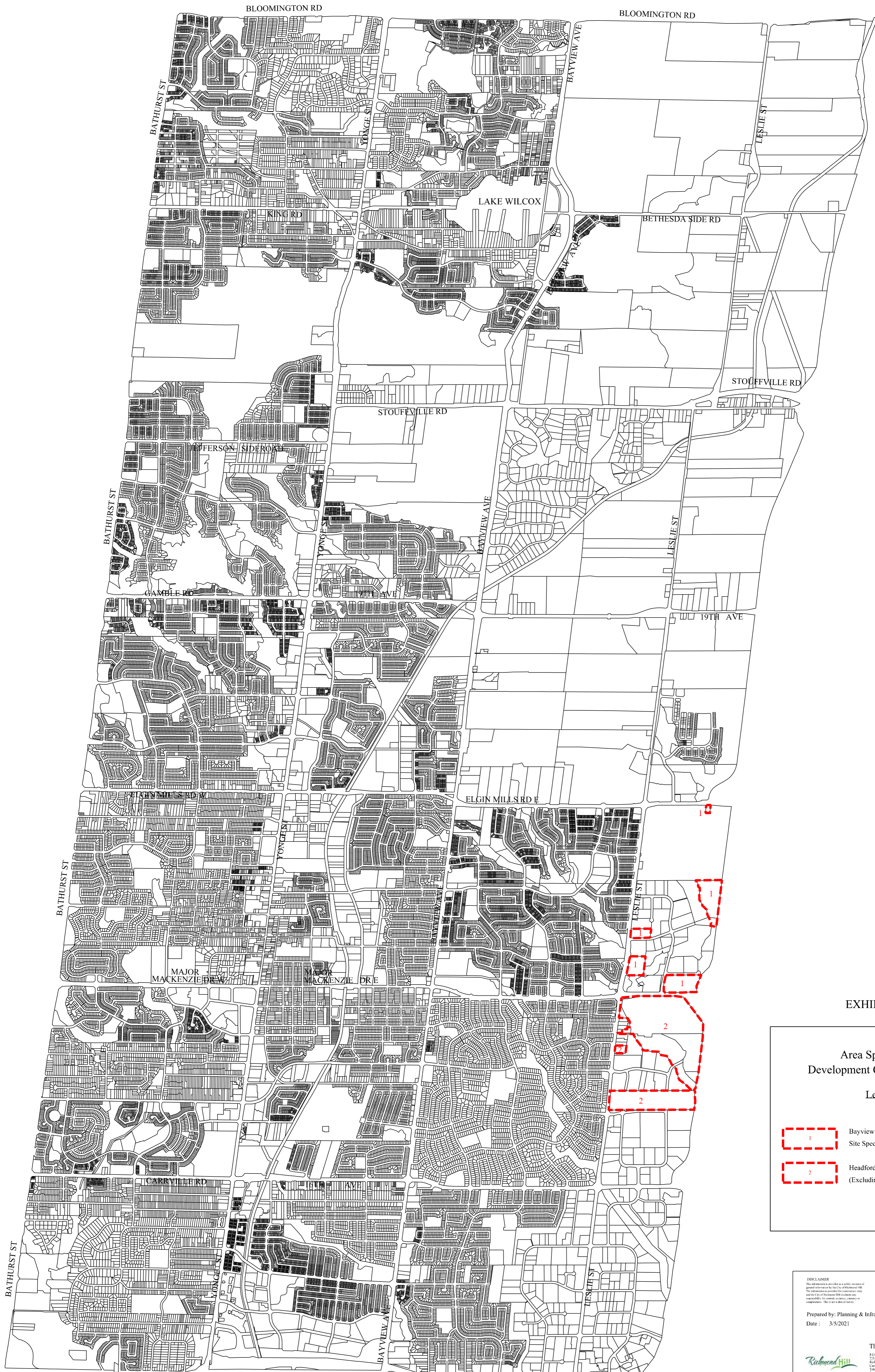
Number on Map	Development Area
1	Bayview North-east Development Area
2	Headford - Excluding Storm Development Area

The newly proposed By-laws reflect a complete review of the growth-related infrastructure requirements of the areas taking into account the anticipated new development, service area boundary and servicing plans that have been prepared.

III. METHODOLOGY

The calculation of Area Specific Development Charges included in this update follows closely the methodology employed in determining the City's present policy. The method entails:

- Preparing a growth forecast for the ultimate development potential of the development area, including both "greenfield" and "infill" development;
- Preparing servicing plans for the area;
- Preparing cost estimates for the required services and determining the net growth-related costs to be included in the development charges;
- Defining appropriate boundaries for the development charges calculation;
- Applying any unallocated reserve fund balances from the present development charges that can be used to reduce the new charges;
- Apportioning the growth-related net capital costs to the residential and non-residential lands; and



Scale : N.T.S.

EXHIBIT 2


Area Specific
Development Charge Areas

Legend

- 1 Bayview North East
Site Specific Area (By-law 32-21)
- 2 Headford Overall Area (By-law 33-21)
(Excluding Storm)

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III. METHODOLOGY (continued)

- Dividing the net growth-related capital cost for the development area by the net developable acreage of the area for hard services.

A. GROWTH IS FORECAST TO ULTIMATE DEVELOPMENT

Table 1 shows the estimated ultimate net developable land area for each of the development areas.

As shown in Table 1, a total of 65.48 net hectares of land are estimated for development based on approved and submitted draft development plans, and an estimate of likely “infill” development and redevelopment of existing commercial areas.

This forecast is used to establish servicing requirements.

B. DEVELOPMENT AREAS AND SUB-AREAS ARE IDENTIFIED

As noted, two (2) development areas are being updated at this time. These areas reflect relatively homogeneous areas in terms of the engineering services that the City is responsible for providing. For the most part, each area can be serviced reasonably independently of the others. In the limited number of cases where projects are shared between development areas, the benefiting areas are identified and the costs for items such as watermains and sanitary sewers are apportioned on the basis of each area’s share of the total “net developable area”. Sharing of surface boundary road costs (street lighting, sidewalks and landscaping) is generally on a 50-50 basis; with each development area allocated the cost for its side of the boundary road works.

C. REQUIRED SERVICES AND COSTS ARE IDENTIFIED FOR EACH DEVELOPMENT AREA

For each of the development areas, cost estimates for all engineering services have been provided by the City’s Infrastructure Planning and Development Engineering Division based on estimates prepared by City staff and consulting engineers. These estimates reflect inflation adjusted costs to 2021 dollars (See Appendix A for detailed engineering cost estimates). Estimates also include provision for engineering and contingencies. The estimates draw from Master Servicing Plans and/or other studies as well as computations based on engineering standards and the knowledge of the consultants and City staff. The standards used are consistent with current City practices.

For each project included in the servicing plan, the so-called “base cost” of the work is identified and isolated from the total cost. The base cost reflects the cost of the works as if they were only to provide for a specific, smaller development. The base costs are established on different basis for each of the service components.

TABLE 1
CITY OF RICHMOND HILL
2021 AREA SPECIFIC DEVELOPMENT CHARGES STUDY
DEVELOPMENT SUMMARY

Development Area	Block No.	Gross Development Area			Net Development Area		
		Development Plans (ha.)	Infill (ha.)	Total (ha.)	Development Plans (ha.)	Infill (ha.)	Total (ha.)
Bayview North-east	20	19.95	n/a	19.95	18.64	n/a	18.64
Headford - Excluding Storm	21	59.03	n/a	59.03	46.84	n/a	46.84
TOTAL		78.98	0.00	78.98	65.48	0.00	65.48

Source: City of Richmond Hill Planning and Regulatory Services Department

III. METHODOLOGY (continued)

C. REQUIRED SERVICES AND COSTS ARE IDENTIFIED FOR EACH DEVELOPMENT AREA (continued)

For example, the base cost of collector roads in industrial development areas is the cost of providing an urban standard roadway having a right-of-way of 23 metres and pavement width of 9.75 metres. For watermains, the base cost represents the cost of a 200 mm main at 1.8 metres depth. For sanitary sewers the base cost is that for a 250 mm pipe at 3.0 metres depth. The base cost for storm sewers is assumed to be the cost of a 675 mm pipe installed at 3.0 metres depth. Stream enclosures are not considered as trunk sewers and, therefore, are treated as 100% base costs. Appendix C provides detailed assumptions of the base costs in the Local Service Policy.

The costs of collector roads, watermains and appurtenances, and sanitary sewers and appurtenances were estimated using a database of relevant unit costs experienced in the City and other local areas.

The difference between the base cost and the total cost of the required works (sized to provide for a larger service area) is called the “over-sizing” cost. The term “over-sizing” denotes the portion of each project which is larger than would be required to provide for strictly local servicing. The development charges calculation is determined from the over-sizing component of all projects required to serve a particular development area (net of the City’s share of costs in respect of benefits accruing to existing development). As in the present policy, the base costs will remain the responsibility of each developer and are considered as “internal” subdivision costs.

The costs of storm sewers and appurtenances, including storm water management ponds, and boundary road surface works (sidewalks, landscaping and street lighting) were estimated or were provided by individual consultants doing individual design.

It is noted that boundary roads are concession roads. Construction costs on these roads are not included in the development charges calculation since these roads are the responsibility of the Region. However, the City has responsibility within the road allowance for sidewalks, street lighting and landscaping. Since these projects are outside of subdivisions, under the terms of the D.C.A., they must be provided for in development charges if they are to be secured.

Land costs are also included for road construction/widening and for storm water management ponds. The land costs for the development areas were provided by the City based on valuation estimates provided by third party appraisers accredited in accordance with the Canadian Uniform Standards of Professional Appraisal practice. It is noted that land areas shown in the estimates for storm water management ponds are tablelands only. In cases where the ponds lie wholly or partially in hazard lands, no land cost is assigned for the hazard land portion.

III. METHODOLOGY (continued)

C. REQUIRED SERVICES AND COSTS ARE IDENTIFIED FOR EACH DEVELOPMENT AREA (continued)

Provision is also made in the cost estimates for a variety of growth-related consulting studies for a number of the development areas primarily for Environmental Assessments Studies related to required capital projects in those areas.

Finally, it is noted that none of the works included in the Area Specific Development Charges calculations are eligible for provincial subsidies.

D. APPLICATION OF UNALLOCATED RESERVE BALANCES

The total growth-related net capital costs for each development area are reduced through the application of any unallocated reserve balances from the existing Area Specific Development Charges for these areas.

This is as prescribed in the D.C.A. and ensures that all available funding sources for growth-related works are applied before the calculation of the new development charges.

The available unallocated balances are shown in Appendix B.

E. DEVELOPMENT CHARGES EXPRESSED BY NET DEVELOPABLE HECTARE

The development charges are calculated by dividing the total growth-related net capital costs allocated to each development area by the net developable area (Net developable area was provided by the Infrastructure Planning and Development Engineering). Net developable area is as defined in the City's present Area Specific Development Charges By-laws. It includes the area of land in the development area net of all lands conveyed or to be conveyed to the City pursuant to the Planning Act and all lands to be conveyed to local boards, the Region of York, the Boards of Education, or the Ministry of Transportation for the construction of provincial highways. The use of net developable land area is a more equitable manner to compute the charges since those landowners with large portions of un-developable land are not penalized.

IV. SUMMARY OF SERVICING COSTS BY DEVELOPMENT AREA

Table 2 summarizes all growth-related net capital costs in the development areas for which charges are recommended. In total, \$23.23 million in net capital costs is required to provide identified over-sized and other growth-related services to these areas. Construction costs for all services total \$13.97 million (60.0%), land costs for roads total \$4.63 million (19.9%), and credit carry forwards of \$4.64 million (20.0%).

IV. SUMMARY OF SERVICING COSTS BY DEVELOPMENT AREA (continued)

Of the \$13.97 million identified for construction, \$0.74 million (5.3%) is estimated for storm water management. Road over-sizing and related works, including boundary road surface works (street lighting, sidewalks and landscaping), total another \$11.97 million (85.7%). About \$1.26 million (9.0%) is required for water and sanitary sewer over-sizing.

Land costs are a significant item in the Area Specific Development Charges calculations at about \$4.63 million in total. Land costs are included for road widening with over 23 metre rights-of-way in industrial development areas and for storm water management pond lands. As mentioned previously, only tableland is included in this estimate. Those portions of storm water management ponds situated in hazard lands / valley lands are assumed to be received by the City at no cost.

It is noted that the inclusion of land costs at fair market is a mechanism by which the provision of land required for services such as road widening and storm water management ponds can be equitably shared between the developers in a development area. For the owners of land on which services are required, there will be no additional out-of-pocket costs. Rather, they will be compensated (by credits and/or cash) for the land that is conveyed.

For those owners without such lands, additional costs will be incurred through the payment of the development charge. They will be shared equitably, however, with all other development lands in the community.

The following sections provide further review of the growth-related capital costs by development area:

TABLE 2
CITY OF RICHMOND HILL
2021 AREA SPECIFIC DEVELOPMENT CHARGES STUDY
SUMMARY OF GROWTH-RELATED NET COSTS BY AREA

Development Area	Block No.	Total Costs (\$000)	Consulting Studies Cost (\$000)	Land Cost (\$000)	Collector Road Cost (\$000)	Watermain Cost (\$000) (Note 1)	Sanitary Sewer Cost (\$000) (Note 1)	Storm Drainage Cost (\$000) (Note 1)	Boundray Road Cost (\$000)	Credits Carryforwards Costs (\$000) (Note 1)
Bayview North-east	20	10,223.94	-	3,533.53	690.00	-	-	744.08	621.24	4,635.09
Headford - Excluding Storm	21	13,009.45	-	1,098.61	10,267.11	1,257.58	-	-	386.16	-
TOTAL		23,233.40	-	4,632.14	10,957.11	1,257.58	-	744.08	1,007.39	4,635.09

Note 1: Construction costs include engineering costs (7.5%) and contingencies (7.5%)

IV. SUMMARY OF SERVICING COSTS BY DEVELOPMENT AREA (continued)

A. BAYVIEW NORTH EAST DEVELOPMENT AREA

Table 3 summarizes all servicing costs for the Bayview North-east Development area (see Appendix A, Table 1, and the map at the back of the section for details). Total costs are estimated at \$10.22 million, of which \$ nil are base costs.

The capital cost for storm sewers and appurtenances is estimated at \$4.27 million for the storm water management pond that is required. Land acquisition costs for the portions of the pond in hazard lands are not included, but about 1.1 ha of tableland will be needed. The cost of land in this area is estimated at approximately \$1,300,000 per acre (about \$3,212,300 per hectare).

Surface works along boundary roads are estimated at \$0.62 million for this area. This amount will provide for streetlights, sidewalks and landscaping and is included in the development charges calculation.

Finally, credit carry forwards of \$4.63 million are included for required services emplaced by developers for which development charges revenue is to come in.

B. HEADFORD DEVELOPMENT AREA – EXCLUDING STORM

Table 4 summarizes all servicing costs for the Headford – Excluding Storm development area (see Appendix A, Table 2, and the map at the back of the section for details). These estimates are based on storm water servicing plans for the area. Total capital costs are estimated at \$15.46 million, \$2.45 million of which are base costs which will be the responsibility of individual developers through their subdivision agreements. The remaining \$13.01 million is included in the development charges calculation.

The component of costs for collector roads totals \$13.50 million, of which \$11.36 million is included in the development charges calculation. The estimates are comprised of the land acquisition and construction costs of 4 collector roads, as well as a bridge.

Watermains and appurtenances required for Headford total about \$1.57 million for over-sizing to 450 mm and to 300 mm for the area component of the tunnel. Since it will be mostly for oversizing to accommodate new growth, \$1.26 million is included in the development charges calculation.

Boundary road works are estimated at \$0.39 million for this area. This amount will provide for streetlights, sidewalks and landscaping along one side of the boundary roads.

TABLE 3
TOWN OF RICHMOND HILL
AREA SPECIFIC DEVELOPMENT CHARGES STUDY
SUMMARY OF COSTS - BAYVIEW NORTHEAST

Service Category	Total Costs	Base Construction Costs	Oversizing/ Growth Costs
Collector Roads	690,000	-	690,000
Water Mains and Appurtenances	-	-	-
Sanitary Sewers and Appurtenances	-	-	-
Storm Sewers and Appurtenances	4,277,615	-	4,277,615
Boundary Roads	621,237	-	621,237
Consulting Studies	-	-	-
Credit Carryforwards	4,635,090	-	4,635,090
TOTAL	10,223,942	-	10,223,942

* Costs include provision for land, engineering, design, and contingencies where appropriate.

TABLE 4

**TOWN OF RICHMOND HILL
AREA SPECIFIC DEVELOPMENT CHARGES STUDY**

SUMMARY OF COSTS - HEADFORD - EXCLUDING STORM

Service Category	Total Costs	Base Construction Costs	Oversizing/Growth Costs
Collector Roads	13,500,039	2,134,326	11,365,713
Water Mains and Appurtenances	1,570,305	312,722	1,257,583
Sanitary Sewers and Appurtenances	-	-	-
Storm Sewers and Appurtenances	-	-	-
Boundary Roads	386,157	-	386,157
Consulting Studies	-	-	-
Credit Carryforwards	-	-	-
TOTAL	15,456,501	2,447,048	13,009,453

* Costs include provision for land, engineering, design, and contingencies where appropriate.

V. VARIATION IS EVIDENT IN THE AREA SPECIFIC DEVELOPMENT CHARGES

Prior to calculating the Area Specific Development Charges, the growth-related capital costs for each development area as presented above in Section IV are adjusted in those areas that have unallocated reserve balances from the existing development charges. This is as prescribed in the *D.C.A.* and ensures that all available funding sources for growth-related works are applied before the calculation of the new development charges. The available unallocated balances are shown in Appendix B.

The development charges are calculated for hard services by dividing the adjusted growth-related net capital costs allocated to each development area by the areas' net developable area (net developable area was provided by the Infrastructure Planning and Development Engineering).

Table 9 summarizes the resulting Area Specific Development Charges. For those development areas in which total updates have been undertaken, Blocks 20, and 21. The proposed charges range from a high of \$434,900 per hectare in Bayview North-east to a low of \$236,900 per hectare in the Headford Excluding Storm. The variation in the charges applicable to the development areas highlights the differences in servicing costs among areas and the benefit of the Area Specific approach as opposed to a more general City-wide average approach for these services.

For those areas in which sub-areas have been identified, Table 9 shows the overall charge that applies to all lands and separate development charges applicable to each sub-area. As noted previously, this refinement more closely aligns the costs required for works with their appropriate service area as is the case in the City's current By-laws.

In these areas the development charges will be "layered" with all development in the communities paying an overall charge for all services plus the appropriate layered charge.

It is recommended that the charges in Table 9 form the basis for revised Area Specific Development Charges By-Laws.

TABLE 9

CITY OF RICHMOND HILL
2021 AREA SPECIFIC DEVELOPMENT CHARGES STUDY

SUMMARY OF DEVELOPMENT CHARGES BY DEVELOPMENT AREA

Development Area	Block No.	Total Growth-Related Costs (\$000)	Unallocated Reserve Balances (\$000)	Adjusted Growth-Related Costs (\$000)	Net Developable Hectares	Development Charge per Net Ha. (\$)
Bayview North-east	20	10,223.94	2,116.48	8,107.46	18.64	434,900
Headford - Excluding Storm	21	13,009.45	1,913.58	11,095.87	46.84	236,900

VI. RECOMMENDATIONS

1. That the City of Richmond Hill establish new Area Specific Development Charges as follows:

Block Number	Development Area	Charge
20	Bayview North-east	\$434,900 per net hectare
21	Headford - Excluding Storm	\$236,900 per net hectare

and that two (2) separate City of Richmond Hill Area Specific Development Charges By-Laws be enacted, one to govern each of the areas and sub-areas as set out above.

2. That the Area Specific Development Charges By-laws come into effect on the day of their passage.
3. That the Area Specific Development Charges By-laws have a five year term, subject to Council's right to amend the By-laws during their tenure as necessary.
4. That the Area Specific Development Charges for hard service be assessed on the basis of net developable hectares for all development, both residential and non-residential.
5. That the City has incorporated the following changes into the new Area Specific Development Charges By-laws:

Timing of Calculation and Payment

Development charges for rental housing and institutional developments are due and payable in 6 installments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest at a rate that is set out in the City's Development Charges Interest Policy, payable on the anniversary date each year thereafter.

Development charges for rental housing and institutional developments are due and payable in 6 installments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest at a rate that is set out in the City's Development Charges Interest Policy, payable on the anniversary date each year thereafter.

Where the development of land results from the approval of a site plan or zoning by-law amendment received on or after January 1, 2020, and the approval of the application occurred within two years of building permit issuance, the development charges under subsection 6 shall be calculated on the rates set out in Schedule "B" on the date of the planning application, including interest. Where both planning applications apply development charges under subsection 6, shall be calculated on the rates, including interest rate set out in the City's Development Charges Interest Policy, payable on the anniversary date each year thereafter, set out in Schedule "B" on the date of the later planning application, including interest.

VI. RECOMMENDATIONS (continued)

Redevelopment Credits:

As a result of the redevelopment of land, a building or structure existing on the same land within 4 years prior to the date of payment of development charges in regard to such redevelopment was, or is to be demolished, in whole or in part, or converted from one principal use to another principal use on the same land, in order to facilitate the redevelopment, the development charges otherwise payable with respect to such redevelopment shall be reduced by the following amounts:

- a) With respect to a residential building or structure, or the residential portion of a mixed-use building or structure that is not a heritage building and that has been demolished, by multiplying the number and type of dwelling units demolished by the development charge for the relevant demolished units in effect on the date when the development charge is payable; and
- b) With respect to a non-residential building or structure or the non-residential portion of a mixed-use building or structure that has been demolished, by multiplying the gross floor area of the non-residential building or structure or non-residential portion of a mixed-use building or structure so demolished by the development charge in effect on the date when the development charge is payable in accordance with the by-law, provided that, if the City's records contain the demolition permit. The gross floor area shown on such demolition permit shall be used for the purpose of this calculation, and if such records do not exist, any other available record indicating the gross floor area shall be used;

Provided that such amounts shall not exceed, in total, the amount of the development charges otherwise payable with respect to the redevelopment.

Any building or structure deemed derelict, or the equivalent of derelict shall be eligible for development charge credits if a building permit is issued for a building or structure on the lands previously occupied by the deemed derelict residential building or structure within 120 months or less of the issuance of demolition permit for the deemed derelict building or structure. The total amount of which shall be based on the time that has passed between the date of issuance of the demolition permit, and the date of issuance of the building permit.

VI. RECOMMENDATIONS (continued)

Exemptions:

- 1) area of any previous enlargements will be added to the calculation of the gross floor area in order to provide one time exemption of up to 50% of the original gross floor area.
- 2) Buildings or structures to be used as a place of worship will be exempted from the payment of development charges to a maximum of 5,000 square feet or in respect of that portion of the gross floor area of a place of worship which is used as an area for worship, whichever is greater.
- 3) The following buildings or structures are designated as being exempt from the payment of development charges:
 - a) Accessory building; and
 - b) Heritage building
- 4) New section that would exempt the payment of development charges for developments of land intended for use by a university that receives operating funds from the Government.
- 5) Exemptions for Intensification of Residential Land Uses and Enlargement of Existing Industrial Buildings is replaced with the following:
 - a) Development charges do not apply with respect to approvals related to the residential use of land, buildings or structures that would have the effect only:
 - i) of permitting the enlargement of an existing dwelling unit; or
 - ii) of creating one or two additional dwelling units in an existing residential building as prescribed, and subject to the prescribed restrictions, in prescribed classes of buildings, pursuant to regulations made under the Act.
 - iii) the creation of a second dwelling unit in prescribed classes of proposed new residential buildings, including structures ancillary to dwellings, subject to the following restrictions:

Item	Name of Class of Proposed New Residential Buildings	Description of Class of Proposed New Residential Buildings	Restrictions
1	Proposed new detached dwellings	Proposed new residential buildings that would not be attached to other buildings and that are permitted to contain a second dwelling unit, that being either of the two dwelling units, if the units have the same gross floor area, or the smaller of the dwelling units.	<p>The proposed new detached dwelling must only contain two dwelling units.</p> <p>The proposed new detached dwelling must be located on a parcel of land on which no other detached dwelling, semi-detached dwelling or row dwelling would be located.</p>
2	Proposed new semi-detached dwellings or row dwellings	Proposed new residential buildings that would have one or two vertical walls, but no other parts, attached to other buildings and that are permitted to contain a second dwelling unit, that being either of the two dwelling units, if the units have the same gross floor area, or the smaller of the dwelling units.	<p>The proposed new semi-detached dwelling or row dwelling must only contain two dwelling units.</p> <p>The proposed new semi-detached dwelling or row dwelling must be located on a parcel of land on which no other detached dwelling, semi-detached dwelling or row dwelling would be located.</p>
3	Proposed new residential buildings that would be ancillary to a proposed new detached dwelling, semi-detached dwelling or row dwelling	Proposed new residential buildings that would be ancillary to a proposed new detached dwelling, semi-detached dwelling or row dwelling and that are permitted to contain a single dwelling unit.	<p>The proposed new detached dwelling, semi-detached dwelling or row dwelling, to which the proposed new residential building would be ancillary, must only contain one dwelling unit.</p> <p>The gross floor area of the dwelling unit in the proposed new residential building must be equal to or less than the gross floor area of the detached dwelling, semi-detached dwelling or row dwelling to which the proposed new residential building is ancillary.</p>

APPENDIX A - DETAILS OF COSTS BY AREA

TAB

- 1 Bayview North-east Development Area
- 2 Headford – Excluding Storm Development Area

APPENDIX A
TABLE 1
CITY OF RICHMOND HILL
2021 AREA SPECIFIC DEVELOPMENT CHARGES STUDY - GROWTH RELATED WORKS

BAYVIEW NORTH-EAST DEVELOPMENT AREA (DC 2021)

ITEM DESCRIPTION (1)	UNIT OF MEASURE (2)	ITEM QUANTITY (3)	UNIT PRICE (4)	TOTAL COST (5)	UNIT BASE COST (6)	TOTAL BASE COST (7)	OVERSIZING COST (8)	DEVELOPMENT AREA ALLOCATION		NOTES (11)
								% (9)	COST (10)	
A: COLLECTOR ROADS										
NEW CONSTRUCTION										
Nil	M			\$ -		\$ -	\$ -	100	\$ -	
SUB-TOTAL - NEW CONSTRUCTION - COLLECTOR ROADS				\$ -		\$ -	\$ -		\$ -	
COLLECTOR ROAD INTERSECTIONS										
13 Traffic Signals	L.S.	1	\$ 300,000	\$ 300,000	\$ -	\$ -	\$ 300,000	100	\$ 300,000	
24 Traffic Signals	L.S.	1	\$ 300,000	\$ 300,000	\$ -	\$ -	\$ 300,000	100	\$ 300,000	
SUB-TOTAL - COLLECTOR ROAD INTERSECTIONS				\$ 000		\$ -	\$ 600,000		\$ 600,000	
RECONSTRUCTION OF EXISTING ROADS										
Nil	M			\$ -	\$ -	\$ -	\$ -	100	\$ -	
SUB-TOTAL - RECONSTRUCTION OF EXISTING ROADS				\$ -		\$ -	\$ -		\$ -	
SUB - TOTAL COLLECTOR ROADS				\$ 000		\$ -	\$ 600,000		\$ 600,000	
CONTINGENCIES	7.5%			\$ 45,000		\$ -	\$ 45,000		\$ 45,000	
ENGINEERING	7.5%			\$ 45,000		\$ -	\$ 45,000		\$ 45,000	
SUB-TOTAL - CONSTRUCTION				\$ 000		\$ -	\$ 690,000		\$ 690,000	
TOTAL - CONSTRUCTION				\$ 000		\$ -	\$ 690,000		\$ 690,000	
LAND REQUIREMENTS										
Nil										
SUB-TOTAL - LAND REQUIREMENTS		0.00		\$ -		\$ -	\$ -		\$ -	
TOTAL - LAND REQUIREMENTS				\$ -		\$ -	\$ -		\$ -	
TOTAL - COLLECTOR ROADS				\$ 000		\$ -	\$ 690,000		\$ 690,000	

APPENDIX A
TABLE 1
CITY OF RICHMOND HILL
2021 AREA SPECIFIC DEVELOPMENT CHARGES STUDY - GROWTH RELATED WORKS

BAYVIEW NORTH-EAST DEVELOPMENT AREA (DC 2021)

ITEM DESCRIPTION (1)	UNIT OF MEASURE (2)	ITEM QUANTITY (3)	UNIT PRICE (4)	TOTAL COST (5)	UNIT BASE COST (6)	TOTAL BASE COST (7)	OVERSIZING COST (8)	DEVELOPMENT AREA ALLOCATION		NOTES (11)
								% (9)	COST (10)	
B: WATERMAINS & APPURTENANCES										
CONSTRUCTION										
SUB-TOTAL - WATERMAINS & APPURTENANCES				\$ -		\$ -	\$ -		\$ -	
CONTINGENCIES	7.5%			\$ -		\$ -	\$ -		\$ -	
ENGINEERING	7.5%			\$ -		\$ -	\$ -		\$ -	
SUB-TOTAL - CONSTRUCTION				\$ -		\$ -	\$ -		\$ -	
TOTAL - CONSTRUCTION				\$ -		\$ -	\$ -		\$ -	
LAND REQUIREMENTS										
Nil	HA			\$ -	\$ -	\$ -	\$ -	100	\$ -	
SUB-TOTAL - LAND REQUIREMENTS		0.00		\$ -		\$ -	\$ -		\$ -	
TOTAL LAND REQUIREMENTS				\$ -		\$ -	\$ -		\$ -	
TOTAL - WATERMAINS & APPURTENANCES				\$ -		\$ -	\$ -		\$ -	

APPENDIX A
TABLE 1
CITY OF RICHMOND HILL
2021 AREA SPECIFIC DEVELOPMENT CHARGES STUDY - GROWTH RELATED WORKS

BAYVIEW NORTH-EAST DEVELOPMENT AREA (DC 2021)

ITEM DESCRIPTION (1)	UNIT OF MEASURE (2)	ITEM QUANTITY (3)	UNIT PRICE (4)	TOTAL COST (5)	UNIT BASE COST (6)	TOTAL BASE COST (7)	OVERSIZING COST (8)	DEVELOPMENT AREA ALLOCATION		NOTES (11)
								% (9)	COST (10)	
C: SANITARY SEWERS & APPURTENANCES										
CONSTRUCTION										
Nil	M			\$ -	\$ -	\$ -	\$ -	100	\$ -	
SUB-TOTAL - SANITARY SEWERS & APPURTENANCES				\$ -		\$ -	\$ -		\$ -	
CONTINGENCIES	7.5%			\$ -		\$ -	\$ -		\$ -	
ENGINEERING	7.5%			\$ -		\$ -	\$ -		\$ -	
SUB-TOTAL - CONSTRUCTION				\$ -		\$ -	\$ -		\$ -	
TOTAL - CONSTRUCTION				\$ -		\$ -	\$ -		\$ -	
LAND REQUIREMENTS										
Nil	HA			\$ -	\$ -	\$ -	\$ -	100	\$ -	
SUB-TOTAL - LAND REQUIREMENTS		0.00		\$ -		\$ -	\$ -		\$ -	
TOTAL LAND REQUIREMENTS				\$ -		\$ -	\$ -		\$ -	
TOTAL - SANITARY SEWERS & APPURTENANCES				\$ -		\$ -	\$ -		\$ -	

APPENDIX A
TABLE 1
CITY OF RICHMOND HILL
2021 AREA SPECIFIC DEVELOPMENT CHARGES STUDY - GROWTH RELATED WORKS

BAYVIEW NORTH-EAST DEVELOPMENT AREA (DC 2021)

ITEM DESCRIPTION (1)	UNIT OF MEASURE (2)	ITEM QUANTITY (3)	UNIT PRICE (4)	TOTAL COST (5)	UNIT BASE COST (6)	TOTAL BASE COST (7)	OVERSIZING COST (8)	DEVELOPMENT AREA ALLOCATION		NOTES (11)
								% (9)	COST (10)	
<u>D: STORM SEWERS & APPURTENANCES</u>										
CONSTRUCTION										
17 East SWM Pond	HA	1.10	\$ 588,209	\$ 647,030	\$ -	\$ -	\$ 647,030	100	\$ 647,030	Unit price per ha
SUB-TOTAL - STORM SEWERS & APPURTENANCES				\$ 030		\$ -	\$ 647,030		\$ 647,030	
CONTINGENCIES	7.5%			\$ 48,527		\$ -	\$ 48,527		\$ 48,527	
ENGINEERING	7.5%			\$ 48,527		\$ -	\$ 48,527		\$ 48,527	
SUB-TOTAL - CONSTRUCTION				\$ 085		\$ -	\$ 744,085		\$ 744,085	
TOTAL - CONSTRUCTION				\$ 085		\$ -	\$ 744,085		\$ 744,085	
LAND REQUIREMENTS										
17 East SWM Pond	HA	1.10	\$ 3,212,300	\$ 3,533,530	\$ -	\$ -	\$ 3,533,530	100	\$ 3,533,530	
SUB-TOTAL		1.10		\$ 533,530		\$ -	\$ 3,533,530		\$ 3,533,530	
TOTAL LAND REQUIREMENTS				\$ 533,530		\$ -	\$ 3,533,530		\$ 3,533,530	
TOTAL - STORM SEWERS & APPURTENANCES				\$ 277,615		\$ -	\$ 4,277,615		\$ 4,277,615	

APPENDIX A
TABLE 1
CITY OF RICHMOND HILL
2021 AREA SPECIFIC DEVELOPMENT CHARGES STUDY - GROWTH RELATED WORKS

BAYVIEW NORTH-EAST DEVELOPMENT AREA (DC 2021)

ITEM DESCRIPTION (1)	UNIT OF MEASURE (2)	ITEM QUANTITY (3)	UNIT PRICE (4)	TOTAL COST (5)	UNIT BASE COST (6)	TOTAL BASE COST (7)	OVERSIZING COST (8)	DEVELOPMENT AREA ALLOCATION		NOTES (11)	
								% (9)	COST (10)		
<u>E: BOUNDARY ROADS</u>											
CONSTRUCTION											
20-12	Sidewalks	M	600	\$ 131	\$ 78,300	\$ -	\$ -	\$ 78,300	100	\$ 78,300	Leslie Street
22-19	Sidewalks	M	800	\$ 131	\$ 104,400	\$ -	\$ -	\$ 104,400	100	\$ 104,400	Leslie Street
21-05	Sidewalks	M	320	\$ 131	\$ 41,760	\$ -	\$ -	\$ 41,760	100	\$ 41,760	Major Mackenzie Drive
20-12	Landscaping	M	600	\$ 135	\$ 81,000	\$ -	\$ -	\$ 81,000	100	\$ 81,000	Leslie Street
22-19	Landscaping	M	800	\$ 135	\$ 108,000	\$ -	\$ -	\$ 108,000	100	\$ 108,000	Leslie Street
21-05	Landscaping	M	320	\$ 135	\$ 43,200	\$ -	\$ -	\$ 43,200	100	\$ 43,200	Major Mackenzie Drive
20-05	Streetlighting	M	400	\$ 209	\$ 83,546	\$ -	\$ -	\$ 83,546	100	\$ 83,546	Major Mackenzie Drive
SUB-TOTAL - BOUNDARY ROADS					\$ 206	\$ -	\$ -	\$ 540,206		\$ 540,206	
CONTINGENCIES				7.5%	\$ 40,515	\$ -	\$ -	\$ 40,515		\$ 40,515	
ENGINEERING				7.5%	\$ 40,515	\$ -	\$ -	\$ 40,515		\$ 40,515	
SUB-TOTAL - CONSTRUCTION					\$ 237	\$ -	\$ -	\$ 621,237		\$ 621,237	
TOTAL - BOUNDARY ROADS					\$ 237	\$ -	\$ -	\$ 621,237		\$ 621,237	
<u>F: DC CREDIT CARRY FORWARDS</u>											
DC Credits											
19T-06005		L.S.	1	\$ 4,635,090	\$ 4,635,090	\$ -	\$ -	\$ 4,635,090	100	\$ 4,635,090	
SUB-TOTAL - DC CREDITS					\$ 635,090	\$ -	\$ -	\$ 4,635,090		\$ 4,635,090	
TOTAL - DC CREDITS					\$ 635,090	\$ -	\$ -	\$ 4,635,090		\$ 4,635,090	

APPENDIX A
TABLE 1
CITY OF RICHMOND HILL
2021 AREA SPECIFIC DEVELOPMENT CHARGES STUDY - GROWTH RELATED WORKS

BAYVIEW NORTH-EAST DEVELOPMENT AREA (DC 2021)

ITEM DESCRIPTION (1)	UNIT OF MEASURE (2)	ITEM QUANTITY (3)	UNIT PRICE (4)	TOTAL COST (5)	UNIT BASE COST (6)	TOTAL BASE COST (7)	OVERSIZING COST (8)	DEVELOPMENT AREA ALLOCATION		NOTES (11)
								% (9)	COST (10)	
SUMMARY										
CONSTRUCTION										
ROAD WORKS				\$ 600,000		\$ -	\$ 600,000		\$ 600,000	
WATERMAINS & APPURTENANCES				\$ -		\$ -	\$ -		\$ -	
SANITARY SEWERS & APPURTENANCES				\$ -		\$ -	\$ -		\$ -	
STORM SEWERS & APPURTENANCES				\$ 647,030		\$ -	\$ 647,030		\$ 647,030	
BOUNDARY ROAD WORKS				\$ 540,206		\$ -	\$ 540,206		\$ 540,206	
SUB-TOTAL				\$ 787,237		\$ -	\$ 1,787,237		\$ 1,787,237	
CONTINGENCIES	7.5%			\$ 134,043		\$ -	\$ 134,043		\$ 134,043	
ENGINEERING	7.5%			\$ 134,043		\$ -	\$ 134,043		\$ 134,043	
SUB-TOTAL - CONSTRUCTION				\$ 055,322		\$ -	\$ 2,055,322		\$ 2,055,322	
TOTAL CONSTRUCTION				\$ 055,322		\$ -	\$ 2,055,322		\$ 2,055,322	
LAND										
LAND FOR ROAD WORKS	HA	0.00		\$ -		\$ -	\$ -		\$ -	
LAND FOR WATERMAIN WORKS	HA	0.00		\$ -		\$ -	\$ -		\$ -	
LAND FOR SANITARY SEWER WORKS	HA	0.00		\$ -		\$ -	\$ -		\$ -	
LAND FOR STORM SEWER WORKS	HA	1.10		\$ 3,533,530		\$ -	\$ 3,533,530		\$ 3,533,530	
SUB-TOTAL - LAND	HA	1.10		\$ 533,530		\$ -	\$ 3,533,530		\$ 3,533,530	
TOTAL - LAND				\$ 533,530		\$ -	\$ 3,533,530		\$ 3,533,530	
DC CREDIT CARRY FORWARDS										
SUB-TOTAL DC CREDITS				\$ 635,090		\$ -	\$ 4,635,090		\$ 4,635,090	
TOTAL - DC CREDITS				\$ 635,090		\$ -	\$ 4,635,090		\$ 4,635,090	
OVERALL TOTALS				\$ 223,942		\$ -	\$ 10,223,942		\$ 10,223,942	

APPENDIX A
TABLE 2
CITY OF RICHMOND HILL
2021 AREA SPECIFIC DEVELOPMENT CHARGES STUDY - GROWTH RELATED WORKS

HEADFORD - EXCLUDING STORM DEVELOPMENT AREA (DC 2021)

ITEM DESCRIPTION (1)	UNIT OF MEASURE (2)	ITEM QUANTITY (3)	UNIT PRICE (4)	TOTAL COST (5)	UNIT BASE COST (6)	TOTAL BASE COST (7)	OVERSIZING COST (8)	DEVELOPMENT AREA ALLOCATION		NOTES (11)	
								%	COST (10)		
A: COLLECTOR ROADS											
NEW CONSTRUCTION											
02-03	26M -14 m	Rice	M	510	\$ 1,890	\$ 963,745	\$ 1,521	\$ 775,842	\$ 187,903	100	\$ 187,903
03-06	26M -14 m	Baif	M	330	\$ 1,890	\$ 623,600	\$ 1,521	\$ 502,015	\$ 121,584	100	\$ 121,584
06-07	26M -14 m	Baif	M	180	\$ 1,890	\$ 340,145	\$ 1,521	\$ 273,827	\$ 66,319	100	\$ 66,319
08-09	26M -14 m	Brodie	M	200	\$ 1,890	\$ 377,939	\$ 1,521	\$ 304,252	\$ 73,688	100	\$ 73,688
06	Bridge	Baif	L.S.	1	\$ 8,428,696	\$ 8,428,696		\$ -	\$ 8,428,696	100	\$ 8,428,696
SUB-TOTAL - NEW CONSTRUCTION - COLLECTOR ROADS						\$ 10,125		\$ 1,855,936	\$ 8,878,189		\$ 8,878,189
COLLECTOR ROAD INTERSECTIONS											
02	intersections	1 leg	L.S.	1	\$ 49,729	\$ 49,729	\$ -	\$ -	\$ 49,729	100	\$ 49,729
SUB-TOTAL - COLLECTOR ROAD INTERSECTIONS						\$ 729		\$ -	\$ 49,729		\$ 49,729
WIDENINGS AND IMPROVEMENTS OF EXISTING ROADS											
Nil			M	0	\$ -	\$ -	\$ -	\$ -	\$ -	100	\$ -
SUB-TOTAL - WIDENINGS AND IMPROVEMENTS OF EXISTING ROADS						\$ -		\$ -	\$ -		\$ -
SUB - TOTAL COLLECTOR ROADS						\$ 10,854		\$ 1,855,936	\$ 8,927,918		\$ 8,927,918
CONTINGENCIES				7.5%		\$ 808,789		\$ 139,195	\$ 669,594		\$ 669,594
ENGINEERING				7.5%		\$ 808,789		\$ 139,195	\$ 669,594		\$ 669,594
TOTAL - CONSTRUCTION						\$ 12,432		\$ 2,134,326	\$ 10,267,106		\$ 10,267,106
A: COLLECTOR ROADS - CONT'D											
LAND REQUIREMENTS											
02-03	3M x 510M	Rice	HA	0.153	\$ 3,212,300	\$ 491,482	\$ -	\$ -	\$ 491,482	100	\$ 491,482
03-06	3M x 330M	Baif	HA	0.099	\$ 3,212,300	\$ 318,018	\$ -	\$ -	\$ 318,018	100	\$ 318,018
08-09	3M x 200M	Brodie	HA	0.060	\$ 3,212,300	\$ 192,738	\$ -	\$ -	\$ 192,738	100	\$ 192,738
02	intersections		HA	0.030	\$ 3,212,300	\$ 96,369	\$ -	\$ -	\$ 96,369	100	\$ 96,369
TOTAL - LAND REQUIREMENTS					0.34	\$ 998,607		\$ -	\$ 1,098,607		\$ 1,098,607
TOTAL - COLLECTOR ROADS						\$ 13,039		\$ 2,134,326	\$ 11,365,713		\$ 11,365,713

WSP Updated Costing for 92m span

APPENDIX A
TABLE 2
CITY OF RICHMOND HILL
2021 AREA SPECIFIC DEVELOPMENT CHARGES STUDY - GROWTH RELATED WORKS

HEADFORD - EXCLUDING STORM DEVELOPMENT AREA (DC 2021)

ITEM DESCRIPTION (1)	UNIT OF MEASURE (2)	ITEM QUANTITY (3)	UNIT PRICE (4)	TOTAL COST (5)	UNIT BASE COST (6)	TOTAL BASE COST (7)	OVERSIZING COST (8)	DEVELOPMENT AREA ALLOCATION		NOTES (11)			
								% (9)	COST (10)				
<u>B: WATERMAINS & APPURTENANCES</u>													
CONSTRUCTION													
02-03		(450mm)	Rice	M	510	\$ 822	\$ 418,978	\$ 223	\$ 113,676	\$ 305,302	100	\$ 305,302	
03-06		(450mm)	Baif	M	330	\$ 822	\$ 271,104	\$ 223	\$ 73,555	\$ 197,548	100	\$ 197,548	
06-07		(450mm)	Baif	M	180	\$ 822	\$ 147,875	\$ 223	\$ 40,121	\$ 107,754	100	\$ 107,754	
08-09		(450mm)	Brodie	M	200	\$ 822	\$ 164,305	\$ 223	\$ 44,579	\$ 119,726	100	\$ 119,726	
17-18		(300mm)	External	M	30	\$ 1,989	\$ 59,675	\$ -	\$ -	\$ 59,675	100	\$ 59,675	Area Component - Tunnel
18-19		(300mm)	External	M	200	\$ 822	\$ 164,305	\$ -	\$ -	\$ 164,305	100	\$ 164,305	Area Component
19-20		(300mm)	External	M	70	\$ 1,989	\$ 139,241	\$ -	\$ -	\$ 139,241	100	\$ 139,241	Area Component - Tunnel
SUB-TOTAL - WATERMAINS & APPURTENANCES							\$ 365,482		\$ 271,932	\$ 1,093,550		\$ 1,093,550	
CONTINGENCIES						7.5%	\$ 102,411		\$ 20,395	\$ 82,016		\$ 82,016	
ENGINEERING						7.5%	\$ 102,411		\$ 20,395	\$ 82,016		\$ 82,016	
TOTAL - CONSTRUCTION							\$ 570,305		\$ 312,722	\$ 1,257,583		\$ 1,257,583	
LAND REQUIREMENTS													
Nil				HA	0.00	\$ -	\$ -	\$ -	\$ -	\$ -	100	\$ -	
TOTAL LAND REQUIREMENTS							\$ -		\$ -	\$ -		\$ -	
TOTAL - WATERMAINS & APPURTENANCES							\$ 570,305		\$ 312,722	\$ 1,257,583		\$ 1,257,583	
<u>C: SANITARY SEWERS & APPURTENANCES</u>													
CONSTRUCTION													
Nil				M	0	\$ -	\$ -	\$ -	\$ -	\$ -	100	\$ -	
SUB-TOTAL - SANITARY SEWERS & APPURTENANCES							\$ -		\$ -	\$ -		\$ -	
CONTINGENCIES						7.5%	\$ -		\$ -	\$ -		\$ -	
ENGINEERING						7.5%	\$ -		\$ -	\$ -		\$ -	
TOTAL - CONSTRUCTION							\$ -		\$ -	\$ -		\$ -	
LAND REQUIREMENTS													
Nil				HA	0.00	\$ -	\$ -	\$ -	\$ -	\$ -	100	\$ -	
TOTAL LAND REQUIREMENTS							\$ -		\$ -	\$ -		\$ -	
TOTAL - SANITARY SEWERS & APPURTENANCES							\$ -		\$ -	\$ -		\$ -	

APPENDIX A
TABLE 2
CITY OF RICHMOND HILL
2021 AREA SPECIFIC DEVELOPMENT CHARGES STUDY - GROWTH RELATED WORKS

HEADFORD - EXCLUDING STORM DEVELOPMENT AREA (DC 2021)

ITEM DESCRIPTION (1)	UNIT OF MEASURE (2)	ITEM QUANTITY (3)	UNIT PRICE (4)	TOTAL COST (5)	UNIT BASE COST (6)	TOTAL BASE COST (7)	OVERSIZING COST (8)	DEVELOPMENT AREA ALLOCATION		NOTES (11)			
								%	COST (10)				
<u>D: STORM SEWERS & APPURTENANCES</u>													
CONSTRUCTION													
Nil	M	0	\$ -	\$ -	\$ -	\$ -	\$ -	100	\$ -				
SUB-TOTAL - STORM SEWERS & APPURTENANCES				\$ -		\$ -	\$ -		\$ -				
CONTINGENCIES 7.5%				\$ -		\$ -	\$ -		\$ -				
ENGINEERING 7.5%				\$ -		\$ -	\$ -		\$ -				
TOTAL - CONSTRUCTION				\$ -		\$ -	\$ -		\$ -				
LAND REQUIREMENTS													
Nil	HA	0.00	\$ -	\$ -	\$ -	\$ -	\$ -	100	\$ -				
TOTAL LAND REQUIREMENTS				\$ -		\$ -	\$ -		\$ -				
TOTAL - STORM SEWERS & APPURTENANCES				\$ -		\$ -	\$ -		\$ -				
<u>E: BOUNDARY ROADS</u>													
CONSTRUCTION													
21-01		Sidewalks	Major Mackenzie	M	680	\$ 131	\$ 88,740	\$ -	\$ -	\$ 88,740	100	\$ 88,740	One Side Only
16B-11		Sidewalks	Leslie Street	M	215	\$ 131	\$ 28,058	\$ -	\$ -	\$ 28,058	100	\$ 28,058	One Side Only
21-01		Landscaping	Major Mackenzie	M	680	\$ 135	\$ 91,800	\$ -	\$ -	\$ 91,800	100	\$ 91,800	One Side Only
16B-11		Landscaping	Leslie Street	M	215	\$ 135	\$ 29,025	\$ -	\$ -	\$ 29,025	100	\$ 29,025	One Side Only
21-02		Streetlighting	Major Mackenzie	M	470	\$ 209	\$ 98,166	\$ -	\$ -	\$ 98,166	100	\$ 98,166	One Side Only
SUB-TOTAL - BOUNDARY ROADS						\$ 789	\$ -	\$ 789		\$ 335,789			
CONTINGENCIES 7.5%						\$ 25,184	\$ -	\$ 25,184		\$ 25,184			
ENGINEERING 7.5%						\$ 25,184	\$ -	\$ 25,184		\$ 25,184			
TOTAL - BOUNDARY ROADS						\$ 157	\$ -	\$ 157		\$ 386,157			
<u>F: DC CREDIT CARRYFORWARDS</u>													
DEVELOPERS													
	L.S.	0	\$ -	\$ -	\$ -	\$ -	\$ -	100	\$ -				
TOTAL - DC CREDIT CARRYFORWARDS						\$ -	\$ -		\$ -				

APPENDIX A
 TABLE 2
 CITY OF RICHMOND HILL
 2021 AREA SPECIFIC DEVELOPMENT CHARGES STUDY - GROWTH RELATED WORKS

HEADFORD - EXCLUDING STORM DEVELOPMENT AREA (DC 2021)

ITEM DESCRIPTION (1)	UNIT OF MEASURE (2)	ITEM QUANTITY (3)	UNIT PRICE (4)	TOTAL COST (5)	UNIT BASE COST (6)	TOTAL BASE COST (7)	OVERSIZING COST (8)	DEVELOPMENT AREA ALLOCATION		NOTES (11)
								%	COST (10)	
SUMMARY										
CONSTRUCTION										
ROAD WORKS				\$ 10,783,854		\$ 1,855,936	\$ 8,927,918		\$ 8,927,918	
WATERMAINS & APPURTENANCES				\$ 1,365,482		\$ 271,932	\$ 1,093,550		\$ 1,093,550	
SANITARY SEWERS & APPURTENANCES				\$ -		\$ -	\$ -		\$ -	
STORM SEWERS & APPURTENANCES (North Only)				\$ -		\$ -	\$ -		\$ -	
BOUNDARY ROAD WORKS				\$ 335,789		\$ -	\$ 335,789		\$ 335,789	
SUB-TOTAL				\$ 12,126		\$ 2,127,868	\$ 10,357,258		\$ 10,357,258	
CONTINGENCIES	7.5%			\$ 936,384		\$ 159,590	\$ 776,794		\$ 776,794	
ENGINEERING	7.5%			\$ 936,384		\$ 159,590	\$ 776,794		\$ 776,794	
TOTAL CONSTRUCTION				\$ 14,894		\$ 2,447,048	\$ 11,910,846		\$ 11,910,846	
LAND										
LAND FOR ROAD WORKS	HA	0.34		\$ 1,098,607		\$ -	\$ 1,098,607		\$ 1,098,607	
LAND FOR WATERMAIN WORKS	HA	0.00		\$ -		\$ -	\$ -		\$ -	
LAND FOR SANITARY SEWER WORKS	HA	0.00		\$ -		\$ -	\$ -		\$ -	
LAND FOR STORM SEWER WORKS	HA	0.00		\$ -		\$ -	\$ -		\$ -	
TOTAL - LAND				\$ 098,607		\$ -	\$ 1,098,607		\$ 1,098,607	
DC CREDIT CARRYFORWARDS										
CARRYFORWARDS				\$ -		\$ -	\$ -		\$ -	
TOTAL - DC CREDIT CARRYFORWARDS				\$ -		\$ -	\$ -		\$ -	
OVERALL TOTALS				\$ 15,501		\$ 2,447,048	\$ 13,009,453		\$ 13,009,453	

DEVELOPMENT CHARGES

Headford Storm
All Services Excluding Storm

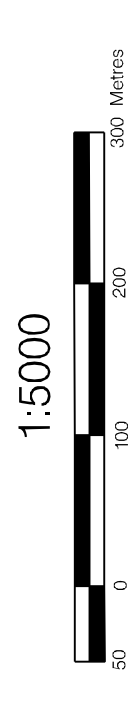
Sheet 1 of 1
Block No. 21

LEGEND

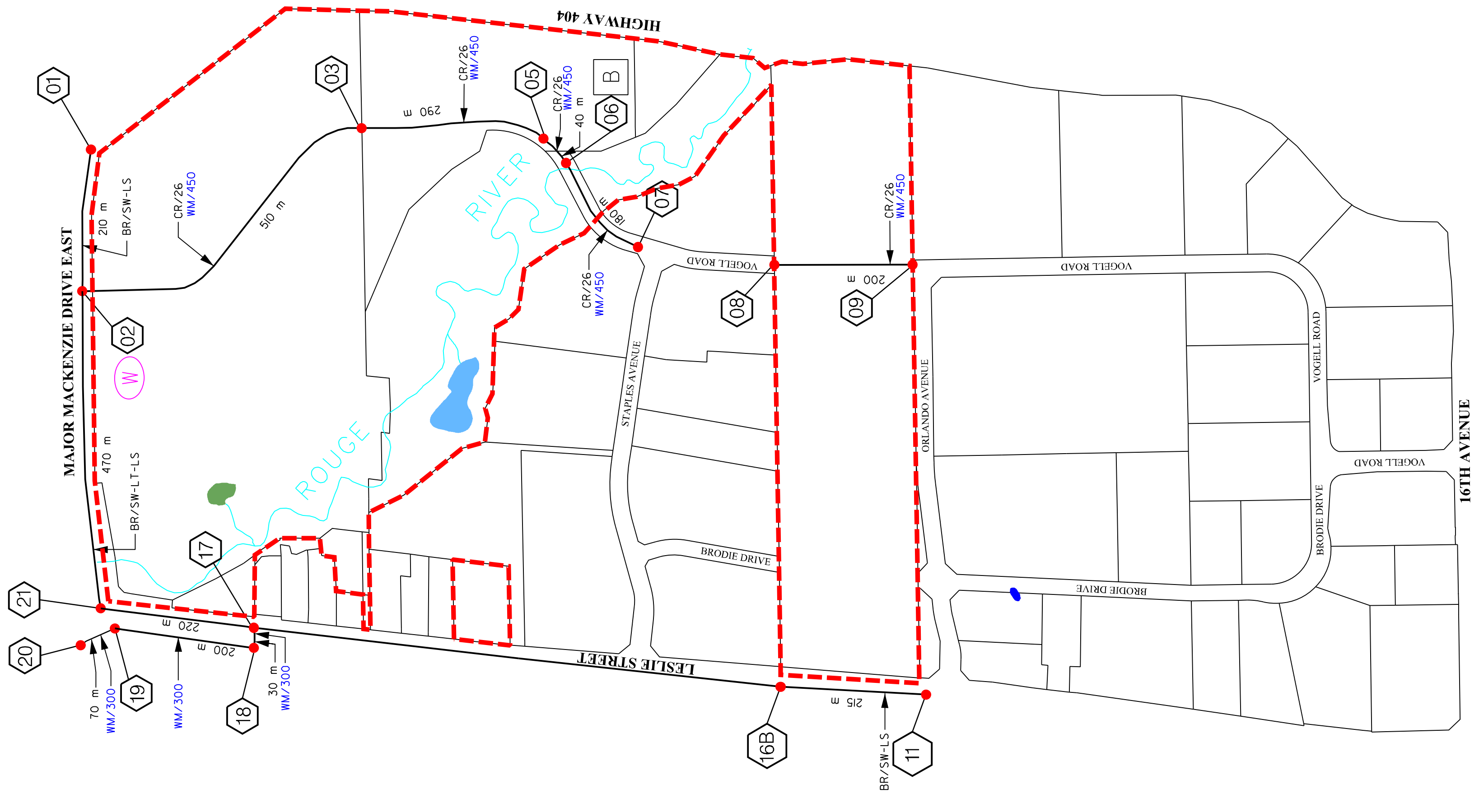
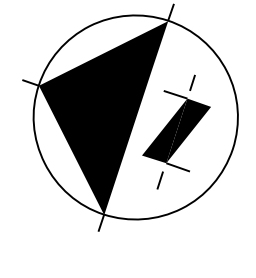
- Boundary of areas included in By-Law
- Water Course
- Existing Roads
- Proposed Roads
- Node number and location
- Service Route and Length in metres
- Boundary Rd/service Sidewalk-Lighting-Landscape BR/SW-LT-LS
- Road Reconstruction RR
- Collector Rd/ ROW width in metres CR/23
- Watermain/ size in mm WM/300
- Sanitary Sewer/ size in mm SA/300
- Storm Sewer/ size in mm ST/750
- Stormwater Facility
- Gr1+ / Oil Removal
- Bridge or Culvert
- Traffic Signals
- Intersection Improvements
- Intersection Works
- Area Within Boundary But Excluded from By-Law

File: dcb_21_2021.dgn Date: 1/12/2021
Drawn by: HL Chkd: JW

Municipal Services
Node Location Plan



The City of Richmond Hill
225 East Beaver Creek Road
Richmond Hill, Ontario L4B 1R7
Tel: (905) 709-2200
Fax: (905) 771-5101
This information is provided as a public service of the City of Richmond Hill. It is not intended to be used for any other purpose. The City of Richmond Hill is not responsible for any errors or omissions in this information.



APPENDIX B - UNALLOCATED BALANCES

APPENDIX B

**CITY OF RICHMOND HILL
2021 AREA SPECIFIC DEVELOPMENT CHARGES STUDY**

UNALLOCATED RESERVE FUND BALANCES BY DEVELOPMENT AREA

Development Area	Block Number	Unallocated Reserves				
		General (\$000)	Boundary (\$000)	Consulting (\$000)	Local Road (\$000)	Total (\$000)
Bayview North-east	20	1,881.22	235.26	-	-	2,116.48
Headford - Excluding Storm	21	1,856.78	56.80	-	-	1,913.58
TOTAL		3,738.00	292.06	-	-	4,030.06

* Unallocated reserve fund balances based on preliminary 2020 financial results.

APPENDIX C – LOCAL SERVICE POLICY

LOCAL SERVICE POLICY

GENERAL

It is assumed that:

- a) All background information provided by private professional consultants or other agencies is complete and accurate. Although data submitted from external sources was crosschecked, detailed verification of information provided by others was not part of this study
- b) All growth related services normally provided by the Region of York, such as regional roads traffic signals at regional road, intersections, trunk transmission sewers, trunk transmission watermains, water system storage and trunk pumping facilities, will be included in the appropriate Region of York by-laws, and, therefore, are excluded from the City's cost estimates.

The cost of certain other works within regional road allowances are the responsibility of the City as outlined below under "Boundary Roads".

- c) The costs of the services shared by two or more development areas are shared on a pro-rata calculation based on population projections. Industrial and commercial areas are based on "equivalent population.
- d) Mark-ups of 7.5% for contingencies, 7.5% for engineering and should be added to the net construction costs where appropriate.
- e) Construction costs are calculated based on the appropriate unit costs of January 2019.
- f) All costs estimated prior to January 2019 are updated to January 2019 using appropriate inflation factors. In accordance with the index of Statistic Canada Quarterly Construction Price Statistics.
- g) The cost of service connections to individual properties will not be included in the cost.
- h) Detailed analysis of collector road, water supply, sanitary, sewage and storm drainage systems is not part of this study. The size and location of collector roads, trunk watermains, trunk sanitary sewers, trunk storm sewers and appurtenant works for areas without detailed studies, such as master servicing plans, will be estimated on the basis of experience in similar existing areas.

COLLECTOR ROADS

It is assumed that:

- a) Collector roads are roads with a right of way greater than 20 metres and designated as a collector road in the relevant planning documents or associated master servicing plan.
- b) The base cost of roads in residential areas is the cost of a road having a right of way width of 20 metres and a pavement width of 8.5 metres.
- c) The base cost of roads in industrial areas is the cost of a road having a right of way width of 23 metres and a pavement width of 9.75 metres.

WATERMAINS

It is assumed that:

- a) Trunk watermains are 250 mm or larger in diameter.
- b) The base cost of watermains is the cost of a 200mm water main at a depth of 1.8 metres.
- c) The gross unit prices for watermains used in the cost schedules will include the cost of appurtenances such as valves chambers and fittings.

SANITARY SEWERS

It is assumed that:

- a) Trunk sanitary sewers are 300 mm or larger in diameter.
- b) The base cost of sanitary sewers is the cost of a 250 mm sanitary sewer at a depth of 3.0 metres.
- c) The gross unit prices for sanitary sewers used in the cost schedules will include the cost of appurtenances such as maintenance holes.

STORM SEWERS

It is assumed that:

- a) Trunk storm sewers are 750 mm or larger in diameter.
- b) The base cost of storm sewers is the cost of a 675 mm storm sewer at a depth of 3.0 metres.
- c) The gross unit prices for storm sewers used in the cost schedules will include the cost of appurtenances such as maintenance holes.
- d) Stream enclosures are not considered as trunk storm sewers and, therefore, are not included in the City's estimates. Stream enclosures are considered to be for the benefit of the proponent and, therefore, the costs are the responsibility of the proponent.

BOUNDARY ROADS

It is assumed that:

- a) A boundary road is a concession road and may be designated as a municipal road, a regional road or a provincial highway.
- b) The cost of road construction per se on boundary roads which have been designated as appropriate.
- c) The cost of sidewalks, landscaping and street lighting associated with boundary roads is the responsibility of the City.

APPENDIX D – DRAFT BY-LAWS

THE CORPORATION OF THE CITY OF RICHMOND HILL

BY-LAW NO. 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

WHEREAS subsection 2(1) of the *Development Charges Act*, 1997, S.O. 1997, c.27, as amended (“the Act”) provides that the council of a municipality may pass by-laws for the imposition of development charges against land to pay for increased capital costs required because of increased needs for services arising from development of the area to which the by-law applies;

AND WHEREAS the Council of the City of Richmond Hill has received and considered a Development Charges Study dated April 9, 2021, respecting the imposition of new development charges for the City of Richmond Hill Bayview North East Development Area which reflect the servicing scheme provided for in the said Study;

AND WHEREAS subsection 9(1) of the Act provides that a development charge by-law expires five years after the day it comes into force unless it expires or is repealed earlier;

AND WHEREAS the Council of the City of Richmond Hill held a public meeting on the 5th day of May, 2021 to consider the enactment of this By-law, and has given appropriate notice in accordance with the Act;

NOW THEREFORE THE COUNCIL OF THE CITY OF RICHMOND HILL ENACTS AS FOLLOWS:

Definitions

1. In this By-law,
 - (b) "Act" means the Development Charges Act, 1997, S.O. 1997, c. 27, as amended or superseded;
 - (c) “accessory building” means a building or structure that is naturally and normally incidental to or subordinate in purpose or both, and exclusively devoted to a principal use, building or structure;
 - (d) “ancillary residential building” means a residential building that would be ancillary to a detached dwelling, semi-detached dwelling, or row dwelling and includes an accessory dwelling.
 - (e) “apartment building” means any residential building containing two or more dwelling units where the dwelling units are connected by an interior corridor whether or not any of the units have an independent entrance either directly or through a common vestibule. Despite the foregoing, stacked townhouse dwellings are considered the same as an apartment building for the purposes of the applicable development charge;
 - (f) “back-to-back townhouse dwelling” means a building where each dwelling unit is divided vertically by common walls, including a common rear wall and common side wall, and has an independent entrance to the dwelling unit from grade level;
 - (g) “banquet hall” means buildings or structures or any part of a building or structure used or designed or intended for use primarily for the purpose of

catering to banquets, weddings, receptions or similar social functions for which food and beverages are served;

- (h) "Building Code Act" means the Building Code Act, 1992, S.O. 1992, c.23, as amended or superseded;
- (i) "City" means the Corporation of the City of Richmond Hill;
- (j) "class" means a grouping of services combined to create a single service for the purposes of this By-law and as provided in Section 7 of the Development Charges Act.
- (k) "development" means any activity or proposed activity in respect of land that requires one or more of the approvals referred to in section 3 of this By-law and includes the development or redevelopment of land or the redevelopment, expansion, extension or alteration of use of a building or structure;
- (l) "development charge" means a charge imposed pursuant to this By-law;
- (m) "*Development Charges Act*" means the *Development Charges Act*, 1997, S.O. 1997, Chapter 27, as amended or superseded;
- (n) "derelict building" means a building or structure that is vacant, neglected, poorly maintained, and unsuitable for occupancy which may include a building or structure that: (a) is in a ruinous or dilapidated condition; (b) the condition of which seriously depreciates the value of land or buildings in the vicinity; (c) is in such a state of non-repair as to be no longer suitable for human habitation or business purposes; (d) is an allurement to children who may play there to their danger; (e) constitutes a hazard to the health or safety of the public; (f) is unsightly in relation to neighboring properties because the exterior finish of the building or structure is not maintained, or; (g) is a fire hazard to itself or to surrounding lands or buildings;
- (o) "dwelling unit" means any part of a building or structure used, designed or intended to be used as a domestic residence in which one or more persons may sleep and are provided with culinary and sanitary facilities for their exclusive use;
- (p) "existing industrial building" has the meaning set out in the *Ontario Regulation 82/98* under the *Development Charges Act*;
- (q) "grade" means the average level of finished ground adjoining a building or structure at all exterior walls;
- (r) "gross floor area" means,
 - (i) in the case of a residential building or structure, or in the case of a mixed-use building or structure with respect to the residential portion thereof, the aggregate of the areas of each floor above grade of a dwelling unit measured between the exterior faces of the exterior walls of the building or structure or from the center line of a common wall separating a dwelling unit from another dwelling unit or other portion of a building;
 - (ii) in the case of a non-residential building or structure, or in the case of a mixed-use building or structure with respect to the non-residential use portion thereof, the aggregate of the areas of each floor, whether above or below grade, measured between the exterior faces of the exterior walls of the building or structure or from the center line of a common wall separating a non-residential use and a residential use,

excluding, in the case of a building or structure containing an atrium, the sum of the areas of the atrium at the level of each floor surrounding the atrium above the floor level of the atrium, and excluding, in the case of a building containing parking spaces other than a parking structure, the sum of the areas of each floor used, or designated or intended for use for the parking of motor vehicles unless the parking of motor vehicles is the principal use of the building or structure, and, for the purposes of this definition, the non-residential use portion of a mixed-use building is deemed to include one-half of any area common to the residential use and non-residential use portions of such mixed-use building or structure but shall not include any common area used exclusively by or for the residential use portion of such mixed-use buildings or structures;

- (s) “heritage building” means a building or structure which is designated to be of cultural heritage value or interest, or that is included in the register as a property of cultural value or interest, pursuant to the Ontario Heritage Act, R.S.O. 1990, c. O.18, as amended or superseded;
- (t) “hospice” means a building or portion of a mixed-use building designed and intended to provide palliative care and emotional support to the terminally ill in a home or homelike setting so that quality of life is maintained, and family members may be active participants in care.
- (u) “hotel” means a commercial establishment offering lodging mainly to travelers and sometimes to permanent residents, and may include other services such as restaurants, meeting rooms and stores, that are available to the general public;
- (v) “industrial” means lands, buildings or structures used or designed or intended for use for manufacturing, processing, fabricating or assembly of raw goods, warehousing or bulk storage of goods, and includes office uses and the sale of commodities to the general public where such uses are accessory to an industrial use, includes cannabis production facilities, but does not include the sale of commodities and the supplying of personal services, self-storage facilities, or mini-self-storage facilities, or as otherwise defined in the zoning by-law;
- (w) “institution” means buildings or structures used or designed or intended for use by an organized body, society or religious group for promoting a public or non-profit purpose and shall include, but without limiting the generality of the foregoing, places of worship;
- (x) “Interest Rate” means the annual rate of interest calculated as per the City’s Development Charges Interest Policy (Attachment A – SRCFS.20.009), as may be revised from time to time.
- (y) “Institutional Development” means development of a building or structure intended for use:
 - (i) as a long-term care home within the meaning of Subsection 2(1) of the Long-Term Care Homes Act, 2007, S.O. 2007, c. 8, as amended or superseded;
 - (ii) as a retirement home within the meaning of Subsection 2(1) of the Retirement Homes Act, 2010, S.O. 2010, c. 11, as amended or superseded;
 - (iii) by any of the following post-secondary institutions for the objects of the institution:

1. a university in Ontario that receives direct, regular, and ongoing operating funding from the Government of Ontario,
 2. a college or university federated or affiliated with a university described in subclause (1), or
 3. an Indigenous Institute prescribed for the purposes of Section 6 of the Indigenous Institutes Act, 2017, S.O. 2017, c. 34, Sched. 20, as amended or superseded;
- (iv) as a memorial home, clubhouse, or athletic grounds by an Ontario branch of the Royal Canadian Legion; or
- (v) as a hospice to provide end of life care;
- (z) "large apartment" means a row dwelling or a dwelling unit in a low density multiple building or an apartment building that is 700 square feet or larger in size;
- (aa) "live work unit" means any part of a building or structure that includes a dwelling unit as well as a space intended for non-residential use;
- (bb) "local board" has the meaning set out in Section 1 of the Development Charges Act;
- (cc) "other multiple dwelling" means all dwellings other than single detached dwellings, semi-detached dwellings, apartment building, ancillary residential dwellings, and includes but is not limited to: row dwellings, back-to-back townhouse dwellings, and the residential portion of the live work unit;
- (dd) "mixed-use buildings" means land, buildings or structures used, or designed or intended for use, for a combination of non-residential and residential uses;
- (ee) "net hectare" means the area of land in hectares net of:
- (i) all lands conveyed or to be conveyed without the payment or provision of valuable consideration pursuant to Sections 42, 51.1 and 53 of the *Planning Act*, R.S.O. 1990, c. P.13;
 - (ii) all lands conveyed or to be conveyed to the City or any local board thereof, to the Regional Municipality of York or any local board thereof without the payment or provision of valuable consideration;
 - (iii) all lands conveyed or to be conveyed to the Ministry of Transportation for the construction of provincial highways, and
 - (iv) all lands conveyed or to be conveyed to and to be used by a school board for the purposes of such school board,

and, for greater particularity, "to be conveyed" when used aforesaid means that such lands are to be conveyed to the specified entity forthwith following the applicable approval referred to in Section 3 and that such conveyance is secured by an unconditional agreement with the specified entity and "to be conveyed" does not mean or include a situation where the conveyance of such lands is secured by a conditional agreement or by an option in favour of such entity. Notwithstanding the foregoing and for greater particularity, where the development of land is by way of an approval of a plan of subdivision under Section 51 of the *Planning Act*, such lands shall be deemed

not to be lands to be conveyed to the applicable entity unless such conveyance is secured by the subdivision agreement; and where the development of land is by way of a consent under Section 53 of the *Planning Act*, such lands shall be deemed not to be lands to be conveyed to the applicable entity unless such conveyance is secured by the conditions of the provisional consent and the condition is satisfied prior to the giving of the consent;

- (ff) "non-profit housing development" means development of a building or structure intended for use as residential premises by,
 - (i) a corporation without share capital to which the Corporations Act applies, that is in good standing under that Act and whose primary object is to provide housing;
 - (ii) a corporation without share capital to which the Canada Not-for-profit Corporations Act applies, that is in good standing under that Act and whose primary object is to provide housing; or
 - (iii) a non-profit housing co-operative that is in good standing under the Co-operative Corporations Act, or any successor legislation;
- (gg) "non-residential use" means a building or structure used for other than a residential use and shall include retail uses;
- (hh) "non-retail uses" means all non-residential uses other than retail uses and shall include offices;
 - (ii) "offices" means lands, buildings or structures used or designed or intended for use for the practice of a profession, the carrying on of a business or occupation or the conduct of a nonprofit organization and shall include but not be limited to the office of a physician, lawyer, dentist, architect, engineer, accountant, real estate or insurance agency, veterinarian, surveyor, appraiser, financial institution, contractor, builder, and developer;
- (jj) "owner" means the owner of land or a person who has made application for an approval for the development of land;
- (kk) "parking structure" means a building or structure principally used for the parking of motor vehicles and shall include a building or structure, or any part thereof, where motor vehicles are stored prior to being sold or rented to the general public;
- (ll) "place of worship" means a building or structure, or that part thereof, that would be exempt from taxation as a place of worship pursuant to the *Assessment Act*, R.S.O. 1990, c. A.31, as amended or superseded;
- (mm) "Planning Act" means the Planning Act, R.S.O. 1990, c. P.13, as amended or superseded;
- (nn) "public hospital" means a hospital governed by the Public Hospitals Act, R.S.O. 1990, c. P.40, as amended or superseded;
- (oo) "Region" means the Regional Municipality of York;
- (pp) "rental housing" means development of a building or structure with four or more dwelling units all of which are intended for use as rented residential premises;
- (qq) "residential use" includes all buildings or structures or portions thereof used for residential occupancy and includes buildings or structures used for

single detached dwellings, semi-detached dwellings, low density multiple and apartment units, stacked townhouse dwelling units and back-to-back townhouse dwelling units;

- (rr) "retail uses" means all buildings or structures used for the sale or rental or offer for the sale or rental of goods or services to the general public for consumption or use and shall include but not be limited to a banquet hall, parking structure and a hotel, as well as any building or structure used for the sale or rental of goods or services where membership is a precondition to a person being able to acquire the goods or services at that place, but shall exclude an office;
- (ss) "row dwelling" means a dwelling unit in a residential building consisting of more than two dwelling units having one or more vertical walls, but no other parts, attached to another dwelling;
- (tt) "school board" means a board as defined in Section 1(1) of the Education Act, R.S.O. 1990, c. E.2, as amended or superseded;
- (uu) "semi-detached dwelling" means a dwelling unit in a residential building consisting of two dwelling units having one vertical wall, but no other parts, attached to another dwelling unit, where the residential units are not connected by an interior corridor;
- (vv) "services" means services designated in this By-law;
- (ww) "single detached dwelling" means a residential building consisting of one dwelling unit that is not attached to another structure; and
- (xx) "stacked townhouse dwelling" means a building containing two or more dwelling units where each dwelling unit is separated horizontally and/or vertically from another dwelling unit by a common wall or floor;
- (yy) "zoning by-law" means the current Zoning By-Laws of the City of Richmond Hill, or any successor thereof.

Designation of Services/Class of Services

2. The class/category of services for which development charges are imposed under this by-law are described in Schedule "C".

Lands Affected

3. This By-law applies to all land within the Bayview Northeast Development Area of the City, as shown on Schedule "A" to this By-law.

Approvals for Development

4. A development charge is payable by the owner pursuant to this By-law in connection with the following approvals for the development of land:
 - (a) the passing of a zoning by-law or of an amendment to a zoning by-law under Section 34 of the *Planning Act*;
 - (b) the approval of a minor variance under Section 45 of the *Planning Act*;
 - (c) a conveyance of land to which a by-law passed under subsection 50(7) of the *Planning Act* applies;
 - (d) the approval of a plan of subdivision under Section 51 of the *Planning Act*;

- (e) a consent under Section 53 of the *Planning Act*;
- (f) the approval of a description under Section 9 of the *Condominium Act*, 1998 S.O. 1998, c. 19; or
- (g) the issuing of a permit under the *Building Code Act* in relation to a building or structure.

Multiple Approvals

- 5. (a) Where two or more of the actions described in subsections 4(a) to (g) inclusive, are required before land to which a development charge applies can be developed, only one development charge shall be levied in accordance with the provisions of this By-law.
- (b) Notwithstanding subsection 5(a) above, if two or more of the actions described in subsections 4(a) to 4(g) inclusive occur at different times with respect to the same lands and result in additional development of those lands, an additional development charge in respect of such additional development shall be calculated and paid in accordance with the provisions of this By-law and the provisions of Sections 6, 8, 10, 11 12 and 13 shall be applicable in calculating the additional development charge.

Calculation of Development Charges

- 6. (a) The development charge with respect to the development of any land, buildings or structures shall be calculated in the case of a residential use and a non-residential use development, based upon the number of net hectares of land related to the development.
- (b) Notwithstanding subsection 6(a) where the proposed development is one single detached dwelling and the land related to that development is greater than .0929 net hectares, that portion of the land area greater than .0929 net hectares shall be exempt from the development charge calculation.
- (c) Notwithstanding subsection 6(a), where:
 - (i) the development is for any lot created prior to November 21, 1991;
 - (ii) there is on the lot, immediately prior to the development, a non-residential use; and
 - (iii) the development is for a non-residential use,

the development charge with respect to the development of the lot, shall be calculated according to the following formula:

$$\frac{A}{(A + B)} \times C$$

And, for the purposes of this formula, the following definitions shall apply:

A = The gross floor area of the development

B = The gross floor area of the non-residential use on the lot immediately prior to the development

C = The development charge as otherwise determined in accordance with subsection 6(a)

For the purposes of this subsection, "lot" shall mean a parcel or tract of land:

- (i) which is a whole lot as shown on a registered plan of subdivision, but a registered plan of subdivision for the purpose of this definition does not include a registered plan of subdivision which has been deemed not to be a registered plan of subdivision under a By-law passed pursuant to the *Planning Act*, or
- (ii) is a separate parcel of land without any adjoining lands being owned by the same owner or owners, or
- (iii) the description of which is the same as that for which a consent as defined in Section 50(1) of the *Planning Act* has been given,

provided that, for the purposes of this definition no parcel or tract of land ceases to be a lot by reason only of the fact that part or parts of it has or have been conveyed to or acquired by the City, Her Majesty in the Right of Canada, the Province of Ontario, or the Region.

Schedule of Services for Development Charges

- 7. (a) The services for which the development charge is imposed and the amount of the development charge payable with respect to any of the approvals mentioned in subsections (a) to (g) of Section 4 of this By-law shall be calculated in accordance with Schedule "B" to this By-law, subject to any exemptions, reductions, credits and other qualifications provided in this By-law.
- (b) Development Charges shall be imposed under this by-law for Class/Category of Services as set out in Schedule "C".

Indexing of Development Charges

- 8. Development charges imposed pursuant to this By-law shall be adjusted annually, without amendment to this By-law, commencing on the first day of July in the year following the enactment of this By-law and every subsequent year, in accordance with the Act.

Timing of Calculation and Payment

- 9. (a) The development charge shall be calculated as of, and shall be payable, on the date a building permit is issued in relation to a building or structure on land to which the development charge applies.
- (b) Notwithstanding subsection 9(a), development charges for rental housing and institutional developments are due and payable in 6 installments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest at a rate that is set out in the City's Development Charges Interest Policy, payable on the anniversary date each year thereafter.
- (c) Notwithstanding subsection 9(a), development charges for non-profit housing developments are due and payable in 21 installments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest at a rate that is set out in the

City's Development Charges Interest Policy, payable on the anniversary date each year thereafter.

- (d) Where the development of land results from the approval of a site plan or zoning by-law amendment received on or after January 1, 2020, and the approval of the application occurred within two years of building permit issuance, the development charges under subsection 6 shall be calculated on the rates set out in Schedule "B" on the date of the planning application, including interest. Where both planning applications apply development charges under subsection 6, shall be calculated on the rates, including interest rate set out in the City's Development Charges Interest Policy, payable on the anniversary date each year thereafter, set out in Schedule "B" on the date of the later planning application, including interest.
- (e) Notwithstanding subsections 9(a) - 9(d) an owner and the City may enter into an agreement respecting the timing of the payment of a development charge, or a portion thereof, and the terms of such agreement shall then prevail over the provisions of this By-law.

Exemptions for Intensification of Residential Land Uses and Enlargement of Existing Industrial Buildings

- 10. (a) This By-law does not apply with respect to approvals related to the residential use of land, buildings or structures that would have the effect only:
 - (i) of permitting the enlargement of an existing residential dwelling unit; or
 - (ii) of permitting one or two additional dwelling units in an existing residential building single as set out in the Regulations to the Development Charges Act, 1997;
 - (iii) of permitting the creation of additional dwelling units equal to the greater of one Dwelling Unit or one percent of the existing Dwelling Units in existing Rental Housing or a prescribed ancillary residential dwelling structure to the existing residential building;
 - (iv) of permitting the creation of one additional dwelling unit in any other existing residential building already containing at least one Dwelling Unit or prescribed ancillary residential dwelling structure to the existing residential building; or
 - (v) permit the creation of a second dwelling unit in prescribed classes of proposed new residential buildings, including residential dwelling structures ancillary to dwellings, subject to the following restrictions:

Item	Name of Class of Proposed New Residential Buildings	Description of Class of Proposed New Residential Buildings	Restrictions
1	Proposed new detached dwellings	Proposed new residential buildings that would not be attached to other buildings and that are permitted to contain a second dwelling unit, that being either of the two dwelling units, if the units have the same gross floor area, or the smaller of the dwelling units.	The proposed new detached dwelling must only contain two dwelling units. The proposed new detached dwelling must be located on a parcel of land on which no other detached dwelling, semi-detached dwelling or row dwelling would be located.
2	Proposed new semi-detached dwellings or row dwellings	Proposed new residential buildings that would have one or two vertical walls, but no other parts, attached to other buildings and that are permitted to contain a second dwelling unit, that being either of the two dwelling units, if the units have the same gross floor area, or the smaller of the dwelling units.	The proposed new semi-detached dwelling or row dwelling must only contain two dwelling units. The proposed new semi-detached dwelling or row dwelling must be located on a parcel of land on which no other detached dwelling, semi-detached dwelling or row dwelling would be located.
3	Proposed new residential buildings that would be ancillary to a proposed new detached dwelling, semi-detached dwelling or row dwelling	Proposed new residential buildings that would be ancillary to a proposed new detached dwelling, semi-detached dwelling or row dwelling and that are permitted to contain a single dwelling unit.	The proposed new detached dwelling, semi-detached dwelling or row dwelling, to which the proposed new residential building would be ancillary, must only contain one dwelling unit. The gross floor area of the dwelling unit in the proposed new residential building must be equal to or less than the gross floor area of the detached dwelling, semi-detached dwelling or row dwelling to which the proposed new residential building is ancillary.

- (b) Notwithstanding subsection 10(a), development charges shall be imposed if the total gross floor area of the additional one or two units exceeds the gross floor area of the existing dwelling unit.
- (c) If a development includes the enlargement of the gross floor area of an existing industrial building, the amount of the development charge that is payable in respect of the enlargement, is determined in accordance with the following:
 - (i) Subject to subsection 10(b)(iii), if the gross floor area is enlarged by 50 per cent or less of the lesser of:
 - (A) the gross floor area of the existing industrial building, or
 - (B) the gross floor area of the existing industrial building before the first enlargement for which:
 - (i) an exemption from the payment of development charges was granted, or
 - (ii) a lesser development charge than would otherwise be payable under this By-law, or predecessor thereof, was paid,
 pursuant to Section 4 of the Act and this subsection,

the amount of the development charge in respect of the enlargement is zero;
 - (ii) Subject to subsection 10(b)(iii), if the gross floor area is enlarged by more than 50 per cent of the lesser of:
 - (A) the gross floor area of the existing industrial building, or
 - (B) the gross floor area of the existing industrial building before the first enlargement for which:
 - (i) an exemption from the payment of development charges was granted, or

- (ii) a lesser development charge than would otherwise be payable under this By-law, or predecessor thereof, was paid,

pursuant to Section 4 of the Act and this subsection,

the amount of the development charge in respect of the enlargement is the amount of the development charge that would otherwise be payable multiplied by the fraction determined as follows:

- (A) determine the amount by which the enlargement exceeds 50 per cent of the gross floor area before the first enlargement, and
 - (B) divide the amount determined under subsection (A) by the amount of the enlargement.
- (iii) For the purposes of calculating the extent to which the gross floor area of an existing industrial building is enlarged in subsections 10(b)(i) and 10(b)(ii), the cumulative gross floor area of any previous enlargements for which:
 - (A) an exemption from the payment of development charges was granted, or
 - (B) a lesser development charge than would otherwise be payable under this By-law, or predecessor thereof, was paid,

pursuant to Section 4 of the Act and this subsection,

shall be added to the calculation of the gross floor area of the proposed enlargement.

- (iv) For the purposes of this subsection (b), the enlargement must not be attached to the existing industrial building by means only of a tunnel, bridge, passageway, canopy, shared below grade connection, such as a service tunnel, foundation, footing or parking facility.
- (v) Notwithstanding the definition of “gross floor area” set out in Section 1 of this By-law, for the purposes of this subsection (b) only, “gross floor area” shall have the meaning set out in Ontario Regulation 82/98 made pursuant to the *Development Charges Act*.

Reduction of Charges for Redevelopment and Change of Use

- 11. (a) Where, as a result of the redevelopment of land, a building or structure existing on the land within 48 months prior to the date of payment of development charges in regard to such redevelopment was, or is to be demolished, in whole or in part, or converted from one principal use to another, in order to facilitate the redevelopment, the development charges otherwise payable with respect to such redevelopment shall be reduced by the following amounts:
- (b) in the case of a residential building or structure, or in the case of a mixed-use building or structure, the residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charge under section 6 of this by-law by the number, according to type, of dwelling units that have been or will be demolished or converted to another principal use; and

- (c) in the case of a non-residential building or structure or, in the case of mixed-use building or structure, the non-residential uses in the mixed use building or structure, an amount calculated by multiplying the applicable development charges under section 6 of this by-law by the gross floor area that has been or will be demolished or converted to another principal use, provided that such amounts shall not exceed, in total, the amount of the development charges otherwise payable with respect to the redevelopment. The 48 month time frame shall be calculated from the date of the issuance of the demolition permit.
12. For the purposes of section 11, the onus is on the applicant to produce evidence to the satisfaction of the City, acting reasonably, to establish the following:
- (i) the number of dwelling units that have been or will be demolished or converted to another principal use; or
 - (ii) the non-residential gross floor area that has been or will be demolished or converted to another principal use; and
 - (iii) in the case of a demolition, that the dwelling units and/or non-residential gross floor area were demolished within 48 months prior to the date of the payment of development charges in regard to the redevelopment.
13. Any building or structure, that is determined to be derelict, or the equivalent of derelict by the Council of the City, shall be eligible for development charge credits in accordance with section 14.
14. Any building or structure deemed derelict, or the equivalent of derelict in accordance with section 13 shall be eligible for development charge credits if a building permit is issued for a building or structure on the lands previously occupied by the deemed derelict residential building or structure within 120 months or less of the issuance of demolition permit for the deemed derelict building or structure. The calculation of the development charge credit shall be made in accordance with Section 11, the total amount of which shall be based on the time that has passed between the date of issuance of the demolition permit and the date of issuance of the building permit as set out in Schedule D.

No Refunds Arising Out of Reductions or Credits

15. Notwithstanding anything in this By-law to the contrary, whenever a reduction or credit is allowed against a development charge otherwise payable pursuant to this By-law and the total of such amounts exceeds the amount of the development charge payable pursuant to this By-law, no further reduction(s) or credit(s) shall be allowed and no refund shall be payable.

Exemptions

16. Notwithstanding the provisions of this by-law, development charges shall not be imposed with respect to:
- (a) buildings or structures to be owned by and used for the purposes of the City, the Region or a local board;
 - (b) buildings or structures to be owned by a school board and used for school board purposes;
 - (c) buildings or structures to be used as a public hospital;

- (d) the gross floor area of a place of worship up to a maximum of 464.5 square metres (or 5,000 square feet) or in respect of that portion of the gross floor area of a place of worship which is used as an area for worship, whichever is greater;
- (e) the relocation of a residential heritage building within the boundaries of the City of Richmond Hill; and
- (f) the creation or addition of an accessory building not exceeding 100 square metres (1,076.39 square feet) of gross floor area save and except for any live work units with a retail component, for which development charges will be payable on the retail portion.

Payment By Money Or Credits for The Provision of Services

17. (a) Payment of development charges shall be by cash or by certified cheque.
- (b) Where any development charge, or any part thereof, remains unpaid after the date on which it is payable, the amount unpaid shall be added to the tax roll and collected in the same manner as taxes.
- (c) In the alternative to payment by the means provided in subsection 17(a), the City may, by an agreement entered into with the owner, accept the provision of services in lieu of the payment of all or any portion of a development charge pursuant to subsection (1) of Section 38 of the Act.
- (d) If, pursuant to an agreement, the City allows an owner to perform work that relates to a service to which a development charge relates, the amount of the credit towards the development charge for such work shall be the reasonable cost of doing such work as agreed by the City and the owner, provided however, that no credit may be given for any part of the cost of the work that relates to an increase in the level of service that exceeds the average level of service described in paragraph 4 of subsection 5(1) of the Act.
- (e) In any agreement made in accordance with subsection 17(c) of this By-law, the City may agree to give a credit in relation to another service to which this By-law relates.
- (f) In any agreement respecting credits arising from a development charge payable under any other development charge by-law, the City may agree to give a credit related to a development charge payable under this By-law.

Reserve Funds

18. Development charge payments received by the City pursuant to this By-law shall be maintained in a separate reserve fund or funds for each service to which the development charge relates and shall be spent only for the capital costs determined under paragraphs 2 to 7 of subsection 5(1) of the Act.

Interest on Refunds

19. (a) Where this By-law, in whole or in part, or any development charge prescribed hereunder is amended or repealed by Order of the Ontario Municipal Board, or if a development charge that has already been paid is reduced by the Council of the City pursuant to Section 20 of the Act, or by the Ontario Municipal Board pursuant to Section 24 of the Act, the Treasurer

for the City shall calculate forthwith the amount of any refund or overpayment to be refunded as a result of the said amendment or repeal.

- (b) Refunds that are required to be paid under subsection 19(a) shall be paid to the owner who made the payment.
- (c) Refunds that are required to be paid under subsection 19(a) shall be paid with interest to be calculated as follows:
 - (i) Interest shall be calculated in accordance with the Bank of Canada rate from the date on which the overpayment was collected to the date on which the refund is paid;
 - (ii) Interest on refunds for the period for which interest is payable pursuant to subsection 19(c)(i) shall be calculated and paid on a fluctuating basis in accordance with the quarter-yearly adjustment of the interest rate as established in subsection 19(c)(iii);
 - (iii) The Bank of Canada interest rate in effect on the date of coming into force of this By-law shall be adjusted quarter-yearly thereafter on the first business day of January, April, July and October in each year to the rate established by the Bank of Canada on that date of the adjustment.

Exemption Where Development Charge Paid in Full

- 20. (a) Subject to subsection 20(b), notwithstanding any other provision in this By-law, no development charge shall be payable where the full amount of a development charge imposed pursuant to this By-law or a predecessor thereof has previously been paid on the net hectares of land related to the development.
- (b) Where,
 - (i) the proposed development is related to land for which a development charge imposed pursuant to this By-law, or a predecessor thereof, has been paid and in the calculation of that development charge, the reduction provided for in subsection 6(b), or predecessor thereof, was applied, and
 - (ii) subsequent to the payment of the development charge provided for in subsection 20(b)(i), the land related to the development was the subject of a plan of subdivision pursuant to section 51 of the *Planning Act*, or a consent pursuant to section 53 of the *Planning Act*,

the exemption provided for in subsection 20(a) shall not apply to any area of the land determined to be in excess of .0929 hectares in calculating the development charges paid previously.

Schedules

- 21. The following Schedules to this By-law form an integral part of this By-law:

Schedule "A": Map Showing Boundary of Bayview Northeast Development Area

Schedule "B": Area Specific Development Charges:
Bayview Northeast Development Area

Schedule "C": Category of Services

Schedule "D": Calculation of Development Charges Credits provided to Derelict Buildings

Date By-law Effective

22. This By-law shall come into force and effect on the date of enactment.

Repeal of Existing By-law

23. By-law No.30-16 is hereby repealed.

Short Title

24. The short title of this By-law is the "City of Richmond Hill Area Specific Development Charges By-law, 2021 – Bayview Northeast Development Area".

PASSED THIS 9TH DAY OF JUNE, 2021.

Mayor

City Clerk

SCHEDULE "A"
TO BY-LAW NO. 32-21

CITY OF RICHMOND HILL
AREA SPECIFIC DEVELOPMENT CHARGES
BAYVIEW NORTHEAST DEVELOPMENT AREA

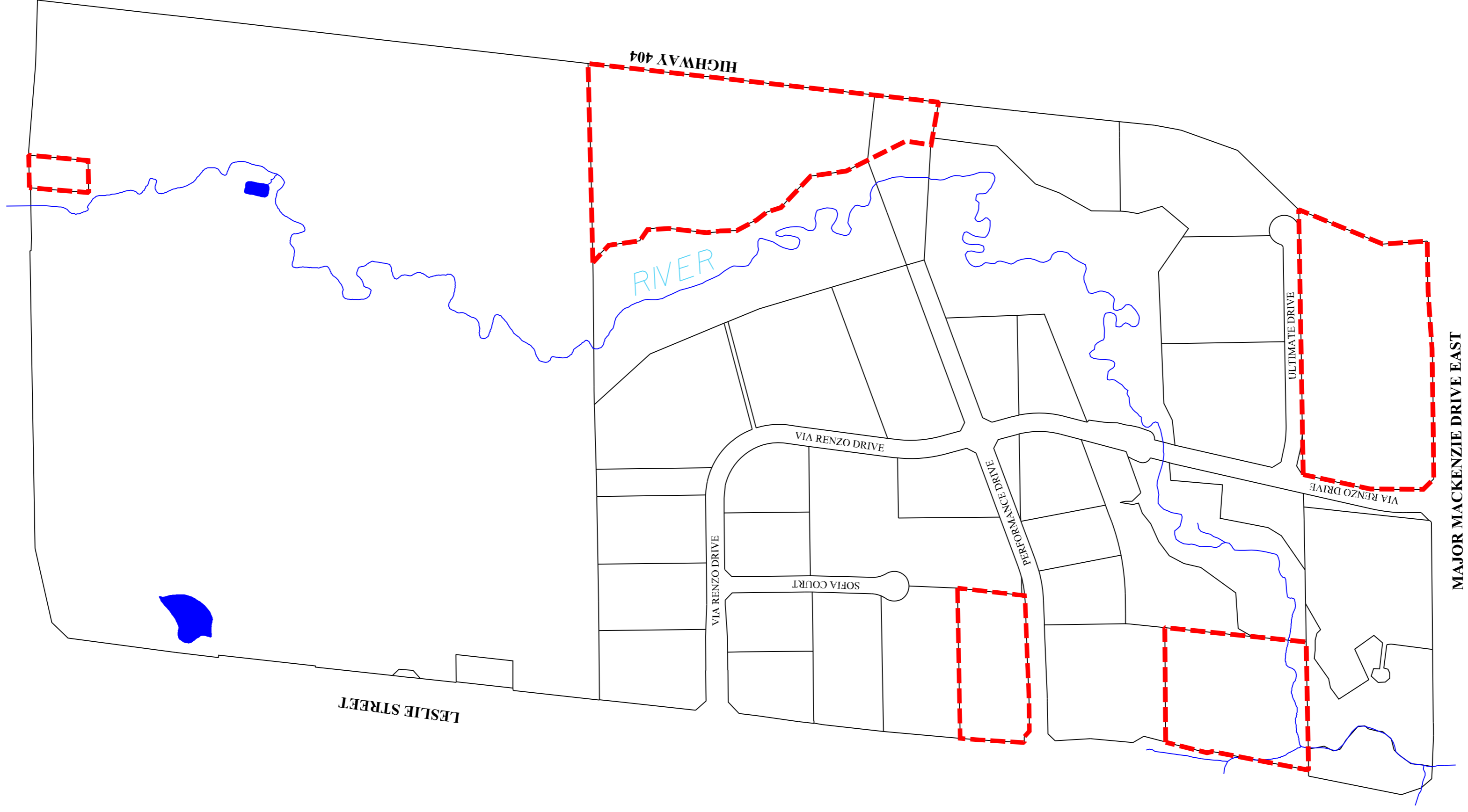
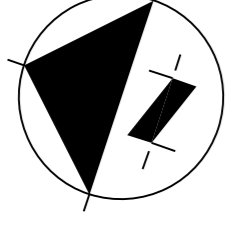
DEVELOPMENT CHARGES

Bayview North East
Site Specific Area
All Services

Sheet 1 of 1
Block No. 20

LEGEND

Boundary of
Lands Included
in By-Law



J. DiPaola Acting Mayor

Date:

Stephen M.A. Hlyocke City Clerk

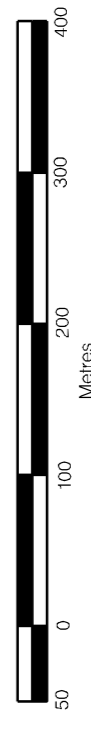
Date:

Schedule A
To Area Specific
Development Charges By-Law

Plot Date: 12/8/2021

By-Law No:

SCALE



The City of Richmond Hill



225 East Beaver Creek Road
Richmond Hill, Ontario L4B 1R7
Tel: (905) 709-7200
Fax: (905) 709-2504
PLANNING & INFRASTRUCTURE DEPARTMENT
The information provided is a public service of the City of Richmond Hill. It is provided for informational purposes only. The information is provided in good faith and without liability for completeness, accuracy or timeliness. It is not intended to constitute an offer of any financial product or service.

SCHEDULE "B"

**TO BY-LAW NO. 32-21
CITY OF RICHMOND HILL
AREA SPECIFIC DEVELOPMENT CHARGES
BAYVIEW NORTHEAST DEVELOPMENT AREA**

AREA SPECIFIC SERVICES	COST (\$000)
Collector Roads	\$690.0
Watermains and Appurtenances	\$0.0
Sanitary Sewers and Appurtenances	\$0.0
Storm Sewers and Appurtenances	\$4,277.6
Boundary Roads	\$621.2
Valley Land Improvements	\$0.0
Consulting Studies	\$0.0
Credit Carryforwards	\$4,635.1
Total Costs before allocation of Existing Reserves	<u>\$10,223.9</u>
Existing Reserves	<u>\$2,116.5</u>
TOTAL COSTS AFTER ALLOCATION OF EXISTING RESERVES	<u>\$8,107.4</u>

Benefiting Area – 18.64 Net Hectares

Development Charge - \$434,900 per Net Hectare

NOTES:

All charges are subject to adjustment in accordance with the terms of Section 8 of this By-law.

Additional development charges may be imposed pursuant to other development charge by-laws.

**SCHEDULE "C"
TO BY-LAW NO. 32-21**

**CITY OF RICHMOND HILL
AREA SPECIFIC DEVELOPMENT CHARGES
BAYVIEW NORTHEAST DEVELOPMENT AREA**

CLASS/CATEGORY OF SERVICES

- Boundary Roads
- Road Works
- Storm Sewers and Appurtenances

SCHEDULE "D"

TO BY-LAW NO. 32-21

**CITY OF RICHMOND HILL
AREA SPECIFIC DEVELOPMENT CHARGES
BAYVIEW NORTHEAST DEVELOPMENT AREA
CALCULATION OF DEVELOPMENT CHARGES CREDITS PROVIDED TO
DERELICT BUILDINGS**

Number of Months From Date of Demolition Permit to Date of Building Permit Issuance	Credit Provided (%)
Up to and including 48 months	100
Greater than 48 months up to and including 72 months	75
Greater than 72 months up to and including 96 months	50
Greater than 96 months up to and including 120 months	25
Greater than 120 months	0

THE CORPORATION OF THE CITY OF RICHMOND HILL

BY-LAW NO. 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

WHEREAS subsection 2(1) of the *Development Charges Act*, 1997, S.O. 1997, c.27, as amended (“the Act”) provides that the council of a municipality may pass by-laws for the imposition of development charges against land to pay for increased capital costs required because of increased needs for services arising from development of the area to which the by-law applies;

AND WHEREAS the Council of the City of Richmond Hill has received and considered a Development Charges Study dated April 9, 2021, respecting the imposition of new development charges for the City of Richmond Hill Headford – Excluding Storm Development Area which reflect the servicing scheme provided for in the said Study;

AND WHEREAS subsection 9(1) of the Act provides that a development charge by-law expires five years after the day it comes into force unless it expires or is repealed earlier;

AND WHEREAS the Council of the City of Richmond Hill held a public meeting on the 5th day of May, 2021 to consider the enactment of this By-law, and has given appropriate notice in accordance with the Act;

NOW THEREFORE THE COUNCIL OF THE CITY OF RICHMOND HILL ENACTS AS FOLLOWS:

Definitions

1. In this By-law,
 - (b) "Act" means the Development Charges Act, 1997, S.O. 1997, c. 27, as amended or superseded;
 - (c) “accessory building” means a building or structure that is naturally and normally incidental to or subordinate in purpose or both, and exclusively devoted to a principal use, building or structure;
 - (d) “ancillary residential building” means a residential building that would be ancillary to a detached dwelling, semi-detached dwelling, or row dwelling and includes an accessory dwelling.
 - (e) “apartment building” means any residential building containing two or more dwelling units where the dwelling units are connected by an interior corridor whether or not any of the units have an independent entrance either directly or through a common vestibule. Despite the foregoing, stacked townhouse dwellings are considered the same as an apartment building for the purposes of the applicable development charge;
 - (f) “back-to-back townhouse dwelling” means a building where each dwelling unit is divided vertically by common walls, including a common rear wall and common side wall, and has an independent entrance to the dwelling unit from grade level;
 - (g) “banquet hall” means buildings or structures or any part of a building or structure used or designed or intended for use primarily for the purpose of

catering to banquets, weddings, receptions or similar social functions for which food and beverages are served;

- (h) "Building Code Act" means the Building Code Act, 1992, S.O. 1992, c.23, as amended or superseded;
- (i) "City" means the Corporation of the City of Richmond Hill;
- (j) "class" means a grouping of services combined to create a single service for the purposes of this By-law and as provided in Section 7 of the Development Charges Act.
- (k) "development" means any activity or proposed activity in respect of land that requires one or more of the approvals referred to in section 3 of this By-law and includes the development or redevelopment of land or the redevelopment, expansion, extension or alteration of use of a building or structure;
- (l) "development charge" means a charge imposed pursuant to this By-law;
- (m) "*Development Charges Act*" means the *Development Charges Act*, 1997, S.O. 1997, Chapter 27, as amended or superseded;
- (n) "derelict building" means a building or structure that is vacant, neglected, poorly maintained, and unsuitable for occupancy which may include a building or structure that: (a) is in a ruinous or dilapidated condition; (b) the condition of which seriously depreciates the value of land or buildings in the vicinity; (c) is in such a state of non-repair as to be no longer suitable for human habitation or business purposes; (d) is an allurement to children who may play there to their danger; (e) constitutes a hazard to the health or safety of the public; (f) is unsightly in relation to neighboring properties because the exterior finish of the building or structure is not maintained, or; (g) is a fire hazard to itself or to surrounding lands or buildings;
- (o) "dwelling unit" means any part of a building or structure used, designed or intended to be used as a domestic residence in which one or more persons may sleep and are provided with culinary and sanitary facilities for their exclusive use;
- (p) "existing industrial building" has the meaning set out in the *Ontario Regulation 82/98* under the *Development Charges Act*;
- (q) "grade" means the average level of finished ground adjoining a building or structure at all exterior walls;
- (r) "gross floor area" means,
 - (i) in the case of a residential building or structure, or in the case of a mixed-use building or structure with respect to the residential portion thereof, the aggregate of the areas of each floor above grade of a dwelling unit measured between the exterior faces of the exterior walls of the building or structure or from the center line of a common wall separating a dwelling unit from another dwelling unit or other portion of a building;
 - (ii) in the case of a non-residential building or structure, or in the case of a mixed-use building or structure with respect to the non-residential use portion thereof, the aggregate of the areas of each floor, whether above or below grade, measured between the exterior faces of the exterior walls of the building or structure or from the center line of a common wall separating a non-residential use and a residential use,

excluding, in the case of a building or structure containing an atrium, the sum of the areas of the atrium at the level of each floor surrounding the atrium above the floor level of the atrium, and excluding, in the case of a building containing parking spaces other than a parking structure, the sum of the areas of each floor used, or designated or intended for use for the parking of motor vehicles unless the parking of motor vehicles is the principal use of the building or structure, and, for the purposes of this definition, the non-residential use portion of a mixed-use building is deemed to include one-half of any area common to the residential use and non-residential use portions of such mixed-use building or structure but shall not include any common area used exclusively by or for the residential use portion of such mixed-use buildings or structures;

- (s) “heritage building” means a building or structure which is designated to be of cultural heritage value or interest, or that is included in the register as a property of cultural value or interest, pursuant to the Ontario Heritage Act, R.S.O. 1990, c. O.18, as amended or superseded;
- (t) “hospice” means a building or portion of a mixed-use building designed and intended to provide palliative care and emotional support to the terminally ill in a home or homelike setting so that quality of life is maintained, and family members may be active participants in care.
- (u) “hotel” means a commercial establishment offering lodging mainly to travelers and sometimes to permanent residents, and may include other services such as restaurants, meeting rooms and stores, that are available to the general public;
- (v) “industrial” means lands, buildings or structures used or designed or intended for use for manufacturing, processing, fabricating or assembly of raw goods, warehousing or bulk storage of goods, and includes office uses and the sale of commodities to the general public where such uses are accessory to an industrial use, includes cannabis production facilities, but does not include the sale of commodities and the supplying of personal services, self-storage facilities, or mini-self-storage facilities, or as otherwise defined in the zoning by-law;
- (w) “institution” means buildings or structures used or designed or intended for use by an organized body, society or religious group for promoting a public or non-profit purpose and shall include, but without limiting the generality of the foregoing, places of worship;
- (x) “Interest Rate” means the annual rate of interest calculated as per the City’s Development Charges Interest Policy (Attachment A – SRCFS.20.009), as may be revised from time to time.
- (y) “Institutional Development” means development of a building or structure intended for use:
 - (i) as a long-term care home within the meaning of Subsection 2(1) of the Long-Term Care Homes Act, 2007, S.O. 2007, c. 8, as amended or superseded;
 - (ii) as a retirement home within the meaning of Subsection 2(1) of the Retirement Homes Act, 2010, S.O. 2010, c. 11, as amended or superseded;
 - (iii) by any of the following post-secondary institutions for the objects of the institution:

1. a university in Ontario that receives direct, regular, and ongoing operating funding from the Government of Ontario,
 2. a college or university federated or affiliated with a university described in subclause (1), or
 3. an Indigenous Institute prescribed for the purposes of Section 6 of the Indigenous Institutes Act, 2017, S.O. 2017, c. 34, Sched. 20, as amended or superseded;
- (iv) as a memorial home, clubhouse, or athletic grounds by an Ontario branch of the Royal Canadian Legion; or
- (v) as a hospice to provide end of life care;
- (z) "large apartment" means a row dwelling or a dwelling unit in a low density multiple building or an apartment building that is 700 square feet or larger in size;
- (aa) "live work unit" means any part of a building or structure that includes a dwelling unit as well as a space intended for non-residential use;
- (bb) "local board" has the meaning set out in Section 1 of the Development Charges Act;
- (cc) "other multiple dwelling" means all dwellings other than single detached dwellings, semi-detached dwellings, apartment building, ancillary residential dwellings, and includes but is not limited to: row dwellings, back-to-back townhouse dwellings, and the residential portion of the live work unit;
- (dd) "mixed-use buildings" means land, buildings or structures used, or designed or intended for use, for a combination of non-residential and residential uses;
- (ee) "net hectare" means the area of land in hectares net of:
- (i) all lands conveyed or to be conveyed without the payment or provision of valuable consideration pursuant to Sections 42, 51.1 and 53 of the *Planning Act*, R.S.O. 1990, c. P.13;
 - (ii) all lands conveyed or to be conveyed to the City or any local board thereof, to the Regional Municipality of York or any local board thereof without the payment or provision of valuable consideration;
 - (iii) all lands conveyed or to be conveyed to the Ministry of Transportation for the construction of provincial highways, and
 - (iv) all lands conveyed or to be conveyed to and to be used by a school board for the purposes of such school board,

and, for greater particularity, "to be conveyed" when used aforesaid means that such lands are to be conveyed to the specified entity forthwith following the applicable approval referred to in Section 3 and that such conveyance is secured by an unconditional agreement with the specified entity and "to be conveyed" does not mean or include a situation where the conveyance of such lands is secured by a conditional agreement or by an option in favour of such entity. Notwithstanding the foregoing and for greater particularity, where the development of land is by way of an approval of a plan of subdivision under Section 51 of the *Planning Act*, such lands shall be deemed

not to be lands to be conveyed to the applicable entity unless such conveyance is secured by the subdivision agreement; and where the development of land is by way of a consent under Section 53 of the *Planning Act*, such lands shall be deemed not to be lands to be conveyed to the applicable entity unless such conveyance is secured by the conditions of the provisional consent and the condition is satisfied prior to the giving of the consent;

- (ff) "non-profit housing development" means development of a building or structure intended for use as residential premises by,
 - (i) a corporation without share capital to which the Corporations Act applies, that is in good standing under that Act and whose primary object is to provide housing;
 - (ii) a corporation without share capital to which the Canada Not-for-profit Corporations Act applies, that is in good standing under that Act and whose primary object is to provide housing; or
 - (iii) a non-profit housing co-operative that is in good standing under the Co-operative Corporations Act, or any successor legislation;
- (gg) "non-residential use" means a building or structure used for other than a residential use and shall include retail uses;
- (hh) "non-retail uses" means all non-residential uses other than retail uses and shall include offices;
- (ii) "offices" means lands, buildings or structures used or designed or intended for use for the practice of a profession, the carrying on of a business or occupation or the conduct of a nonprofit organization and shall include but not be limited to the office of a physician, lawyer, dentist, architect, engineer, accountant, real estate or insurance agency, veterinarian, surveyor, appraiser, financial institution, contractor, builder, and developer;
- (jj) "owner" means the owner of land or a person who has made application for an approval for the development of land;
- (kk) "parking structure" means a building or structure principally used for the parking of motor vehicles and shall include a building or structure, or any part thereof, where motor vehicles are stored prior to being sold or rented to the general public;
- (ll) "place of worship" means a building or structure, or that part thereof, that would be exempt from taxation as a place of worship pursuant to the *Assessment Act*, R.S.O. 1990, c. A.31, as amended or superseded;
- (mm) "Planning Act" means the Planning Act, R.S.O. 1990, c. P.13, as amended or superseded;
- (nn) "public hospital" means a hospital governed by the Public Hospitals Act, R.S.O. 1990, c. P.40, as amended or superseded;
- (oo) "Region" means the Regional Municipality of York;
- (pp) "rental housing" means development of a building or structure with four or more dwelling units all of which are intended for use as rented residential premises;
- (qq) "residential use" includes all buildings or structures or portions thereof used for residential occupancy and includes buildings or structures used for

single detached dwellings, semi-detached dwellings, low density multiple and apartment units, stacked townhouse dwelling units and back-to-back townhouse dwelling units;

- (rr) "retail uses" means all buildings or structures used for the sale or rental or offer for the sale or rental of goods or services to the general public for consumption or use and shall include but not be limited to a banquet hall, parking structure and a hotel, as well as any building or structure used for the sale or rental of goods or services where membership is a precondition to a person being able to acquire the goods or services at that place, but shall exclude an office;
- (ss) "row dwelling" means a dwelling unit in a residential building consisting of more than two dwelling units having one or more vertical walls, but no other parts, attached to another dwelling;
- (tt) "school board" means a board as defined in Section 1(1) of the Education Act, R.S.O. 1990, c. E.2, as amended or superseded;
- (uu) "semi-detached dwelling" means a dwelling unit in a residential building consisting of two dwelling units having one vertical wall, but no other parts, attached to another dwelling unit, where the residential units are not connected by an interior corridor;
- (vv) "services" means services designated in this By-law;
- (ww) "single detached dwelling" means a residential building consisting of one dwelling unit that is not attached to another structure; and
- (xx) "stacked townhouse dwelling" means a building containing two or more dwelling units where each dwelling unit is separated horizontally and/or vertically from another dwelling unit by a common wall or floor;
- (yy) "zoning by-law" means the current Zoning By-Laws of the City of Richmond Hill, or any successor thereof.

Designation of Services/Class of Services

2. The class/category of services for which development charges are imposed under this by-law are described in Schedule "C".

Lands Affected

3. This By-law applies to all land within the Headford – Excluding Storm Development Area of the City, as shown on Schedule "A" to this By-law.

Approvals for Development

4. A development charge is payable by the owner pursuant to this By-law in connection with the following approvals for the development of land:
 - (a) the passing of a zoning by-law or of an amendment to a zoning by-law under Section 34 of the *Planning Act*;
 - (b) the approval of a minor variance under Section 45 of the *Planning Act*;
 - (c) a conveyance of land to which a by-law passed under subsection 50(7) of the *Planning Act* applies;
 - (d) the approval of a plan of subdivision under Section 51 of the *Planning Act*;

- (e) a consent under Section 53 of the *Planning Act*;
- (f) the approval of a description under Section 9 of the *Condominium Act*, 1998 S.O. 1998, c. 19; or
- (g) the issuing of a permit under the *Building Code Act* in relation to a building or structure.

Multiple Approvals

- 5. (a) Where two or more of the actions described in subsections 4(a) to (g) inclusive, are required before land to which a development charge applies can be developed, only one development charge shall be levied in accordance with the provisions of this By-law.
- (b) Notwithstanding subsection 5(a) above, if two or more of the actions described in subsections 4(a) to 4(g) inclusive occur at different times with respect to the same lands and result in additional development of those lands, an additional development charge in respect of such additional development shall be calculated and paid in accordance with the provisions of this By-law and the provisions of Sections 6, 8, 10, 11 12 and 13 shall be applicable in calculating the additional development charge.

Calculation of Development Charges

- 6. (a) The development charge with respect to the development of any land, buildings or structures shall be calculated in the case of a residential use and a non-residential use development, based upon the number of net hectares of land related to the development.
- (b) Notwithstanding subsection 6(a) where the proposed development is one single detached dwelling and the land related to that development is greater than .0929 net hectares, that portion of the land area greater than .0929 net hectares shall be exempt from the development charge calculation.
- (c) Notwithstanding subsection 6(a), where:
 - (i) the development is for any lot created prior to November 21, 1991;
 - (ii) there is on the lot, immediately prior to the development, a non-residential use; and
 - (iii) the development is for a non-residential use,

the development charge with respect to the development of the lot, shall be calculated according to the following formula:

$$\frac{A}{(A + B)} \times C$$

And, for the purposes of this formula, the following definitions shall apply:

A = The gross floor area of the development

B = The gross floor area of the non-residential use on the lot immediately prior to the development

C = The development charge as otherwise determined in accordance with subsection 6(a)

For the purposes of this subsection, "lot" shall mean a parcel or tract of land:

- (i) which is a whole lot as shown on a registered plan of subdivision, but a registered plan of subdivision for the purpose of this definition does not include a registered plan of subdivision which has been deemed not to be a registered plan of subdivision under a By-law passed pursuant to the *Planning Act*, or
- (ii) is a separate parcel of land without any adjoining lands being owned by the same owner or owners, or
- (iii) the description of which is the same as that for which a consent as defined in Section 50(1) of the *Planning Act* has been given,

provided that, for the purposes of this definition no parcel or tract of land ceases to be a lot by reason only of the fact that part or parts of it has or have been conveyed to or acquired by the City, Her Majesty in the Right of Canada, the Province of Ontario, or the Region.

Schedule of Services for Development Charges

- 7. (a) The services for which the development charge is imposed and the amount of the development charge payable with respect to any of the approvals mentioned in subsections (a) to (g) of Section 4 of this By-law shall be calculated in accordance with Schedule "B" to this By-law, subject to any exemptions, reductions, credits and other qualifications provided in this By-law.
- (b) Development Charges shall be imposed under this by-law for Class/Category of Services as set out in Schedule "C".

Indexing of Development Charges

- 8. Development charges imposed pursuant to this By-law shall be adjusted annually, without amendment to this By-law, commencing on the first day of July in the year following the enactment of this By-law and every subsequent year, in accordance with the Act.

Timing of Calculation and Payment

- 9. (a) The development charge shall be calculated as of, and shall be payable, on the date a building permit is issued in relation to a building or structure on land to which the development charge applies.
- (b) Notwithstanding subsection 9(a), development charges for rental housing and institutional developments are due and payable in 6 installments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest at a rate that is set out in the City's Development Charges Interest Policy, payable on the anniversary date each year thereafter.
- (c) Notwithstanding subsection 9(a), development charges for non-profit housing developments are due and payable in 21 installments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest at a rate that is set out in the

City's Development Charges Interest Policy, payable on the anniversary date each year thereafter.

- (d) Where the development of land results from the approval of a site plan or zoning by-law amendment received on or after January 1, 2020, and the approval of the application occurred within two years of building permit issuance, the development charges under subsection 6 shall be calculated on the rates set out in Schedule "B" on the date of the planning application, including interest. Where both planning applications apply development charges under subsection 6, shall be calculated on the rates, including interest rate set out in the City's Development Charges Interest Policy, payable on the anniversary date each year thereafter, set out in Schedule "B" on the date of the later planning application, including interest.
- (e) Notwithstanding subsections 9(a) - 9(d) an owner and the City may enter into an agreement respecting the timing of the payment of a development charge, or a portion thereof, and the terms of such agreement shall then prevail over the provisions of this By-law.

Exemptions for Intensification of Residential Land Uses and Enlargement of Existing Industrial Buildings

- 10. (a) This By-law does not apply with respect to approvals related to the residential use of land, buildings or structures that would have the effect only:
 - (i) of permitting the enlargement of an existing residential dwelling unit; or
 - (ii) of permitting one or two additional dwelling units in an existing residential building single as set out in the Regulations to the Development Charges Act, 1997;
 - (iii) of permitting the creation of additional dwelling units equal to the greater of one Dwelling Unit or one percent of the existing Dwelling Units in existing Rental Housing or a prescribed ancillary residential dwelling structure to the existing residential building;
 - (iv) of permitting the creation of one additional dwelling unit in any other existing residential building already containing at least one Dwelling Unit or prescribed ancillary residential dwelling structure to the existing residential building; or
 - (v) permit the creation of a second dwelling unit in prescribed classes of proposed new residential buildings, including residential dwelling structures ancillary to dwellings, subject to the following restrictions:

Item	Name of Class of Proposed New Residential Buildings	Description of Class of Proposed New Residential Buildings	Restrictions
1	Proposed new detached dwellings	Proposed new residential buildings that would not be attached to other buildings and that are permitted to contain a second dwelling unit, that being either of the two dwelling units, if the units have the same gross floor area, or the smaller of the dwelling units.	The proposed new detached dwelling must only contain two dwelling units. The proposed new detached dwelling must be located on a parcel of land on which no other detached dwelling, semi-detached dwelling or row dwelling would be located.
2	Proposed new semi-detached dwellings or row dwellings	Proposed new residential buildings that would have one or two vertical walls, but no other parts, attached to other buildings and that are permitted to contain a second dwelling unit, that being either of the two dwelling units, if the units have the same gross floor area, or the smaller of the dwelling units.	The proposed new semi-detached dwelling or row dwelling must only contain two dwelling units. The proposed new semi-detached dwelling or row dwelling must be located on a parcel of land on which no other detached dwelling, semi-detached dwelling or row dwelling would be located.
3	Proposed new residential buildings that would be ancillary to a proposed new detached dwelling, semi-detached dwelling or row dwelling	Proposed new residential buildings that would be ancillary to a proposed new detached dwelling, semi-detached dwelling or row dwelling and that are permitted to contain a single dwelling unit.	The proposed new detached dwelling, semi-detached dwelling or row dwelling, to which the proposed new residential building would be ancillary, must only contain one dwelling unit. The gross floor area of the dwelling unit in the proposed new residential building must be equal to or less than the gross floor area of the detached dwelling, semi-detached dwelling or row dwelling to which the proposed new residential building is ancillary.

- (b) Notwithstanding subsection 10(a), development charges shall be imposed if the total gross floor area of the additional one or two units exceeds the gross floor area of the existing dwelling unit.
- (c) If a development includes the enlargement of the gross floor area of an existing industrial building, the amount of the development charge that is payable in respect of the enlargement, is determined in accordance with the following:
 - (i) Subject to subsection 10(b)(iii), if the gross floor area is enlarged by 50 per cent or less of the lesser of:
 - (A) the gross floor area of the existing industrial building, or
 - (B) the gross floor area of the existing industrial building before the first enlargement for which:
 - (i) an exemption from the payment of development charges was granted, or
 - (ii) a lesser development charge than would otherwise be payable under this By-law, or predecessor thereof, was paid,
 pursuant to Section 4 of the Act and this subsection,

the amount of the development charge in respect of the enlargement is zero;
 - (ii) Subject to subsection 10(b)(iii), if the gross floor area is enlarged by more than 50 per cent of the lesser of:
 - (A) the gross floor area of the existing industrial building, or
 - (B) the gross floor area of the existing industrial building before the first enlargement for which:
 - (i) an exemption from the payment of development charges was granted, or

- (ii) a lesser development charge than would otherwise be payable under this By-law, or predecessor thereof, was paid,

pursuant to Section 4 of the Act and this subsection,

the amount of the development charge in respect of the enlargement is the amount of the development charge that would otherwise be payable multiplied by the fraction determined as follows:

- (A) determine the amount by which the enlargement exceeds 50 per cent of the gross floor area before the first enlargement, and
 - (B) divide the amount determined under subsection (A) by the amount of the enlargement.
- (iii) For the purposes of calculating the extent to which the gross floor area of an existing industrial building is enlarged in subsections 10(b)(i) and 10(b)(ii), the cumulative gross floor area of any previous enlargements for which:
 - (A) an exemption from the payment of development charges was granted, or
 - (B) a lesser development charge than would otherwise be payable under this By-law, or predecessor thereof, was paid,pursuant to Section 4 of the Act and this subsection,

shall be added to the calculation of the gross floor area of the proposed enlargement.

- (iv) For the purposes of this subsection (b), the enlargement must not be attached to the existing industrial building by means only of a tunnel, bridge, passageway, canopy, shared below grade connection, such as a service tunnel, foundation, footing or parking facility.
- (v) Notwithstanding the definition of “gross floor area” set out in Section 1 of this By-law, for the purposes of this subsection (b) only, “gross floor area” shall have the meaning set out in Ontario Regulation 82/98 made pursuant to the *Development Charges Act*.

Reduction of Charges for Redevelopment and Change of Use

- 11. (a) Where, as a result of the redevelopment of land, a building or structure existing on the land within 48 months prior to the date of payment of development charges in regard to such redevelopment was, or is to be demolished, in whole or in part, or converted from one principal use to another, in order to facilitate the redevelopment, the development charges otherwise payable with respect to such redevelopment shall be reduced by the following amounts:
- (b) in the case of a residential building or structure, or in the case of a mixed-use building or structure, the residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charge under section 6 of this by-law by the number, according to type, of dwelling units that have been or will be demolished or converted to another principal use; and

- (c) in the case of a non-residential building or structure or, in the case of mixed-use building or structure, the non-residential uses in the mixed use building or structure, an amount calculated by multiplying the applicable development charges under section 6 of this by-law by the gross floor area that has been or will be demolished or converted to another principal use, provided that such amounts shall not exceed, in total, the amount of the development charges otherwise payable with respect to the redevelopment. The 48 month time frame shall be calculated from the date of the issuance of the demolition permit.
12. For the purposes of section 11, the onus is on the applicant to produce evidence to the satisfaction of the City, acting reasonably, to establish the following:
- (i) the number of dwelling units that have been or will be demolished or converted to another principal use; or
 - (ii) the non-residential gross floor area that has been or will be demolished or converted to another principal use; and
 - (iii) in the case of a demolition, that the dwelling units and/or non-residential gross floor area were demolished within 48 months prior to the date of the payment of development charges in regard to the redevelopment.
13. Any building or structure, that is determined to be derelict, or the equivalent of derelict by the Council of the City, shall be eligible for development charge credits in accordance with section 14.
14. Any building or structure deemed derelict, or the equivalent of derelict in accordance with section 13 shall be eligible for development charge credits if a building permit is issued for a building or structure on the lands previously occupied by the deemed derelict residential building or structure within 120 months or less of the issuance of demolition permit for the deemed derelict building or structure. The calculation of the development charge credit shall be made in accordance with Section 11, the total amount of which shall be based on the time that has passed between the date of issuance of the demolition permit and the date of issuance of the building permit as set out in Schedule D.

No Refunds Arising Out of Reductions or Credits

15. Notwithstanding anything in this By-law to the contrary, whenever a reduction or credit is allowed against a development charge otherwise payable pursuant to this By-law and the total of such amounts exceeds the amount of the development charge payable pursuant to this By-law, no further reduction(s) or credit(s) shall be allowed and no refund shall be payable.

Exemptions

16. Notwithstanding the provisions of this by-law, development charges shall not be imposed with respect to:
- (a) buildings or structures to be owned by and used for the purposes of the City, the Region or a local board;
 - (b) buildings or structures to be owned by a school board and used for school board purposes;
 - (c) buildings or structures to be used as a public hospital;

- (d) the gross floor area of a place of worship up to a maximum of 464.5 square metres (or 5,000 square feet) or in respect of that portion of the gross floor area of a place of worship which is used as an area for worship, whichever is greater;
- (e) the relocation of a residential heritage building within the boundaries of the City of Richmond Hill; and
- (f) the creation or addition of an accessory building not exceeding 100 square metres (1,076.39 square feet) of gross floor area save and except for any live work units with a retail component, for which development charges will be payable on the retail portion.

Payment By Money Or Credits for The Provision of Services

- 17. (a) Payment of development charges shall be by cash or by certified cheque.
- (b) Where any development charge, or any part thereof, remains unpaid after the date on which it is payable, the amount unpaid shall be added to the tax roll and collected in the same manner as taxes.
- (c) In the alternative to payment by the means provided in subsection 17(a), the City may, by an agreement entered into with the owner, accept the provision of services in lieu of the payment of all or any portion of a development charge pursuant to subsection (1) of Section 38 of the Act.
- (d) If, pursuant to an agreement, the City allows an owner to perform work that relates to a service to which a development charge relates, the amount of the credit towards the development charge for such work shall be the reasonable cost of doing such work as agreed by the City and the owner, provided however, that no credit may be given for any part of the cost of the work that relates to an increase in the level of service that exceeds the average level of service described in paragraph 4 of subsection 5(1) of the Act.
- (e) In any agreement made in accordance with subsection 17(c) of this By-law, the City may agree to give a credit in relation to another service to which this By-law relates.
- (f) In any agreement respecting credits arising from a development charge payable under any other development charge by-law, the City may agree to give a credit related to a development charge payable under this By-law.

Reserve Funds

- 18. Development charge payments received by the City pursuant to this By-law shall be maintained in a separate reserve fund or funds for each service to which the development charge relates and shall be spent only for the capital costs determined under paragraphs 2 to 7 of subsection 5(1) of the Act.

Interest on Refunds

- 19. (a) Where this By-law, in whole or in part, or any development charge prescribed hereunder is amended or repealed by Order of the Ontario Municipal Board, or if a development charge that has already been paid is reduced by the Council of the City pursuant to Section 20 of the Act, or by the Ontario Municipal Board pursuant to Section 24 of the Act, the Treasurer

for the City shall calculate forthwith the amount of any refund or overpayment to be refunded as a result of the said amendment or repeal.

- (b) Refunds that are required to be paid under subsection 19(a) shall be paid to the owner who made the payment.
- (c) Refunds that are required to be paid under subsection 19(a) shall be paid with interest to be calculated as follows:
 - (i) Interest shall be calculated in accordance with the Bank of Canada rate from the date on which the overpayment was collected to the date on which the refund is paid;
 - (ii) Interest on refunds for the period for which interest is payable pursuant to subsection 19(c)(i) shall be calculated and paid on a fluctuating basis in accordance with the quarter-yearly adjustment of the interest rate as established in subsection 19(c)(iii);
 - (iii) The Bank of Canada interest rate in effect on the date of coming into force of this By-law shall be adjusted quarter-yearly thereafter on the first business day of January, April, July and October in each year to the rate established by the Bank of Canada on that date of the adjustment.

Exemption Where Development Charge Paid in Full

- 20. (a) Subject to subsection 20(b), notwithstanding any other provision in this By-law, no development charge shall be payable where the full amount of a development charge imposed pursuant to this By-law or a predecessor thereof has previously been paid on the net hectares of land related to the development.
- (b) Where,
 - (i) the proposed development is related to land for which a development charge imposed pursuant to this By-law, or a predecessor thereof, has been paid and in the calculation of that development charge, the reduction provided for in subsection 6(b), or predecessor thereof, was applied, and
 - (ii) subsequent to the payment of the development charge provided for in subsection 20(b)(i), the land related to the development was the subject of a plan of subdivision pursuant to section 51 of the *Planning Act*, or a consent pursuant to section 53 of the *Planning Act*,

the exemption provided for in subsection 20(a) shall not apply to any area of the land determined to be in excess of .0929 hectares in calculating the development charges paid previously.

Schedules

- 21. The following Schedules to this By-law form an integral part of this By-law:

Schedule "A": Map Showing Boundary of Headford – Excluding Storm Development Area

Schedule "B": Area Specific Development Charges:

Headford – Excluding Storm Development Area

Schedule "C": Category of Services

Schedule "D": Calculation of Development Charges Credits provided to
Derelict Buildings

Date By-law Effective

22. This By-law shall come into force and effect on the date of enactment.

Repeal of Existing By-law

23. By-law No.30-16 is hereby repealed.

Short Title

24. The short title of this By-law is the "City of Richmond Hill Area Specific
Development Charges By-law, 2021 – Headford – Excluding Storm Development
Area".

PASSED THIS 9TH DAY OF JUNE, 2021.

Mayor

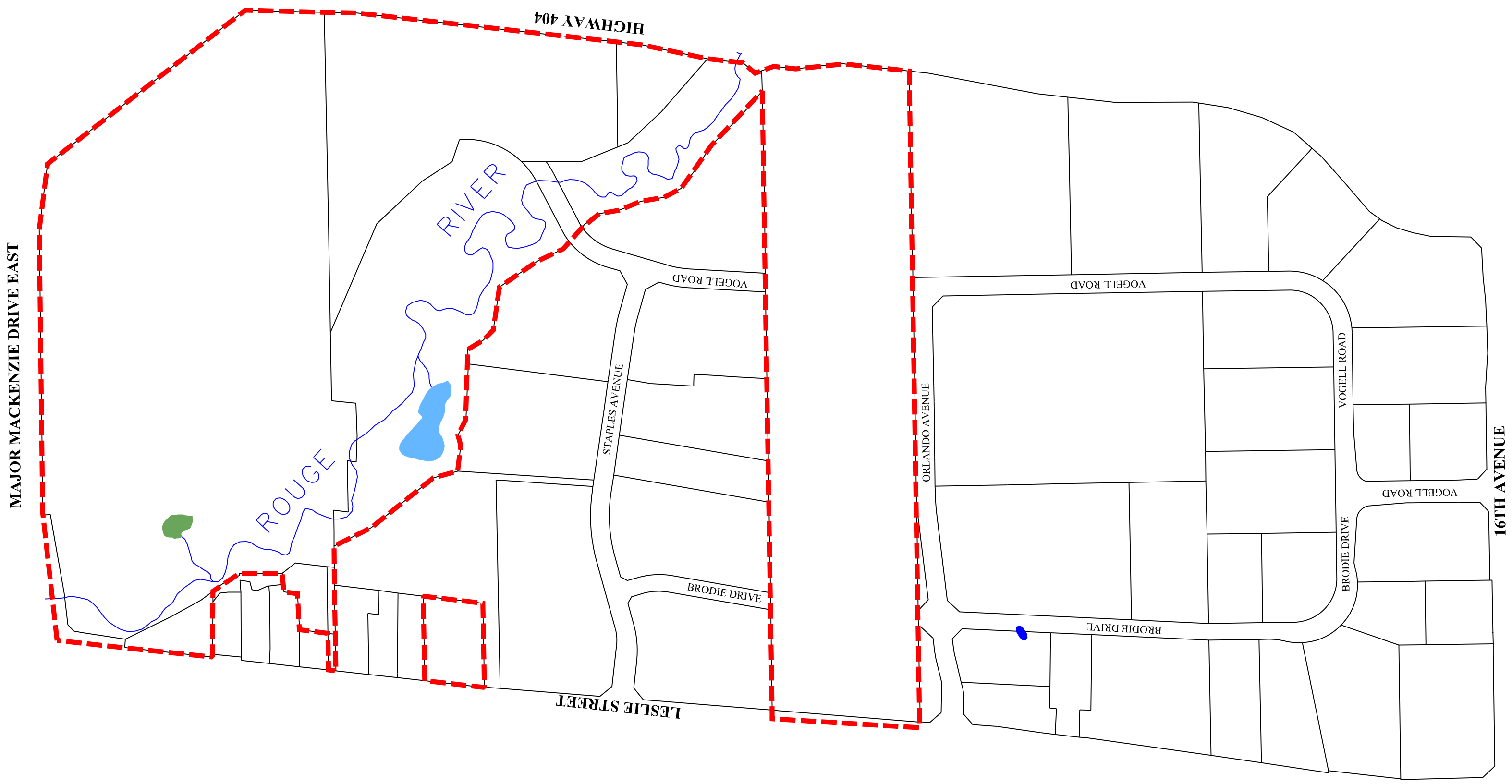
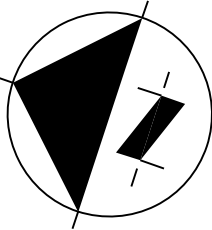
City Clerk

SCHEDULE "A"
TO BY-LAW NO. 33-21

CITY OF RICHMOND HILL
AREA SPECIFIC DEVELOPMENT CHARGES
HEADFORD – EXCLUDING STORM DEVELOPMENT AREA

DEVELOPMENT CHARGES
Headford Excluding Storm All Services
Sheet 1 of 1 Block No. 21
LEGEND Boundary of Lands Included in By-Law

J. DiPaola Acting Mayor Date: _____
Stephen M.A. Huycke City Clerk Date: _____
Schedule A To Area Specific Development Charges By-Law
Plot Date: 1/12/2021
By-Law No: _____
SCALE 



The City of Richmond Hill
 225 Sheppard Ave. East
 Richmond Hill, Ontario
 L4B 1R6
 Tel: (905) 707-7777
 Fax: (905) 771-2684

Richmond Hill

PLANNING DEPARTMENT
 The City of Richmond Hill is a member of
 the Metropolitan Council of Governments.
 The City of Richmond Hill is a member of
 the York Region Council of Governments.
 The City of Richmond Hill is a member of
 the York Region Council of Governments.

SCHEDULE "B"

**TO BY-LAW NO. 33-21
CITY OF RICHMOND HILL
AREA SPECIFIC DEVELOPMENT CHARGES
HEADFORD – EXCLUDING STORM DEVELOPMENT AREA**

AREA SPECIFIC SERVICES	COST (\$000)
Collector Roads	\$11,365.7
Watermains and Appurtenances	\$1,257.6
Sanitary Sewers and Appurtenances	\$0.0
Storm Sewers and Appurtenances	\$0.0
Boundary Roads	\$386.2
Valley Land Improvements	\$0.0
Consulting Studies	\$0.0
Credit Carryforwards	\$0.0
Total Costs before allocation of Existing Reserves	<u>\$13,009.4</u>
Existing Reserves	<u>\$1,913.6</u>
TOTAL COSTS AFTER ALLOCATION OF EXISTING RESERVES	<u>\$11,095.8</u>

Benefiting Area – 46.84 Net Hectares

Development Charge - \$236,900 per Net Hectare

NOTES:

All charges are subject to adjustment in accordance with the terms of Section 8 of this By-law.

Additional development charges may be imposed pursuant to other development charge by-laws.

**SCHEDULE "C"
TO BY-LAW NO. 33-21**

**CITY OF RICHMOND HILL
AREA SPECIFIC DEVELOPMENT CHARGES
HEADFORD – EXCLUDING STORM DEVELOPMENT AREA**

CLASS/CATEGORY OF SERVICES

- Boundary Roads
- Collector Roads
- Water Mains and Appurtenances
- Road Works
- Storm Sewers and Appurtenances

SCHEDULE "D"

TO BY-LAW NO. 33-21

**CITY OF RICHMOND HILL
AREA SPECIFIC DEVELOPMENT CHARGES
HEADFORD – EXCLUDING STORM DEVELOPMENT AREA
CALCULATION OF DEVELOPMENT CHARGES CREDITS PROVIDED TO
DERELICT BUILDINGS**

Number of Months From Date of Demolition Permit to Date of Building Permit Issuance	Credit Provided (%)
Up to and including 48 months	100
Greater than 48 months up to and including 72 months	75
Greater than 72 months up to and including 96 months	50
Greater than 96 months up to and including 120 months	25
Greater than 120 months	0