

NOTICE OF PUBLIC MEETING REGARDING DEVELOPMENT CHARGES AND COMMUNITY BENEFITS CHARGES

Take notice that on Tuesday, April 12th 2022, the Council of the City of Markham will hold a public meeting pursuant to:

- *The Development Charges Act, 1997*, regarding proposed development charge rates and policies that will be applied throughout the City.
- *The Planning Act*, regarding the proposed community benefits charge that will be applied to select developments throughout the City of Markham

It is proposed that enactment of the Development Charges By-laws and, Community Benefits Charges By-law by Council, would occur on a date subsequent to the public meeting.

Development charges are levied against new development, and are a primary source of funding for development-related capital expenditures. The 2022 Development Charges Study relates to the provision of City Wide Soft, City Wide Hard and Area Specific Services for the municipality.

Community Benefits Charges is a new source of funding for growth-related capital expenditures enacted under the *Planning Act* and, is to be levied against developments with 5 or more storeys and 10 or more residential units.

Council is required under *The Development Charges Act, 1997*, to hold at least one public meeting to allow the public the opportunity to review and provide comments on the 2022 Development Charges Study, related staff reports/presentations and the proposed new development charges by-law.

With respect to the Community Benefits Charge Strategy, the Planning Act requires the municipality to consult with such persons and public bodies as the municipalities considers appropriate. This public meeting provides the public opportunity to comment on the Community Benefits Strategy and proposed by-law, both of which will be available on the City's website in advance of the public meeting

All interested parties are invited to attend the public meeting:

Date: Tuesday, April 12th, 2022
Time: 1:00 PM
Location: Due to COVID-19, this meeting will be held electronically. A link to the meeting will be available on the City's Website, by selecting 'About The City' → 'City Hall'

Any person may attend the public meeting and make written or verbal representation either in support of or in opposition to the by-laws. Written submissions are invited and should be directed to Kimberley Kitteringham, City Clerk (clerkpublic@markham.ca). Written comments received prior to the meeting and submissions made at the public meeting will be considered by Council prior to the enactment of the new development charges and community benefits charge by-laws. All submissions received become part of a public record.

The 2022 Development Charge Background Study and the proposed development charges by-laws are available for review and may be obtained from the Clerk's Department, Markham Civic Centre, 101 Town Centre Boulevard, or from the City's website at www.markham.ca/wps/portal/home/business/planning/development-charges. Note City services are accessible by *appointment only* at this time. Should an individual wish to obtain a hard copy of the study and by-laws, please contact the Clerk's Department at clerkpublic@markham.ca or 905-477-2366 to schedule an appointment.

Inquiries should be directed to Kevin Ross, Manager, Development Finance at 905-477-7000 ext. 2126.

Development Charges Public Meeting Minutes

Meeting No. 1
April 12, 2022, 1:00 PM - 2:00 PM
Live streamed

Roll Call	Mayor Frank Scarpitti Deputy Mayor Don Hamilton Regional Councillor Jack Heath Regional Councillor Joe Li Regional Councillor Jim Jones Councillor Keith Irish Councillor Alan Ho	Councillor Reid McAlpine Councillor Karen Rea Councillor Andrew Keyes Councillor Amanda Collucci Councillor Khalid Usman Councillor Isa Lee
Staff	Andy Taylor, Chief Administrative Officer Trinela Cane, Commissioner, Corporate Services Arvin Prasad, Commissioner, Development Services Morgan Jones, Commissioner, Community Services Claudia Storto, City Solicitor and Director of Human Resources	Biju Karumanchery, Director, Planning & Urban Design Frank Clarizio, Director, Engineering Joel Lustig, Treasurer Bryan Frois, Manager, Executive Operations & Strategic Initiatives Hristina Giantsopoulos, Election/Council & Committee Coordinator

1. CALL TO ORDER

The Development Charges and Community Benefit Charges Public Meeting convened at 1:04 PM with Regional Councillor Jim Jones presiding as Chair.

2. DISCLOSURE OF PECUNIARY INTEREST

There were none disclosed.

3. DEPUTATIONS

There were no deputations.

4. COMMUNICATIONS

Moved by Mayor Frank Scarpitti
 Seconded by Regional Councillor Jack Heath

That the written submission from Goodmans LLP, Cadillac Fairview, and Davies Howe be received and referred to staff.

Carried

5. PRESENTATIONS

5.1 DEVELOPMENT CHARGES BACKGROUND STUDY & COMMUNITY BENEFITS CHARGES STRATEGY - STATUTORY PUBLIC MEETING

Kevin Ross, Manager, Development Finance and Payroll, addressed the Committee and indicated that today's statutory meeting will provide information on the Development Charges (DC) Background Study and Community Benefit Charges (CBC) Strategy in relation to DC and CBC rates, their respective policies and identify key milestones. He further indicated that this process is to further promote the engagement of public and industry consultation. Mr. Ross introduced Craig Binning, Partner, Hemson Consulting.

Craig Binning, presented the Development Charges (DC) Background Study and Community Benefits Charges (CBCs) Strategy which provided an overview of legislative changes, proposed DC rates and policy changes and information on the Community Benefits Charges capital program and revenue estimates. The presentation also included information on projected timelines in which to finalize the strategies and respective by-law updates.

The Committee thanked the Mr. Binning and staff for the presentation.

There was discussion on the following:

- That there be consideration to focus on street level retail in future mixed use residential developments;
- An inquiry related to the optimum CBC rate, and what has been the actual amount generated in the past;
- Whether the current land value estimate and proposed revenue includes the Bridge Transit Oriented Community in the calculations; and,
- An inquiry into when a general strategy will be developed on how and where to spend the CBC funds.

Mr. Binning and staff responded to the inquiries by the Committee.

Moved by Mayor Frank Scarpitti
Seconded by Councillor Amanda Collucci

1. That the Statutory Public Meeting - Development Charges and Community Benefits Charges Strategy presentation, be received.

Carried

6. ADJOURNMENT

Moved by Councillor Alan Ho
Seconded by Councillor Keith Irish

That the Development Charges and Community Benefit Charges Public Meeting adjourn at 1:49 PM.

Carried