

From: [Stephanie Dumont](#) on behalf of [Clerks Richmondhill](#)
To: [Stephanie Dumont](#)
Subject: Richmond Hill Resolution: Bill 23, The More Homes Built Faster Act 2022
Date: Tuesday, January 31, 2023 11:21:27 AM
Attachments: [Extract - SRPI.23.018 - Bill 23, The More Homes Built Faster Act, 2022.pdf](#)
[SRPI.23.018 - Staff Report SRPI.23.018 - Request for Comments - Bill 23.pdf](#)

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Good morning,

Richmond Hill City Council, at its Special Council meeting held on January 30th, 2023, unanimously adopted the following resolution:

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

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

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

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

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

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

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

WHEREAS Staff report SRPI.23.018 - Request for Comments - Bill 23, The More Homes Built Faster Act, 2022 produced in collaboration with Watson & Associates Economists Ltd. outlines in detail the multitude of issues that

Richmond Hill will face that must be addressed by the Province before the bill is fully implemented.

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

NOW THEREFORE BE IT RESOLVED THAT:

1. That staff report SRPI.23.018 regarding Bill 23, The More Homes Built Faster Act, 2022, be received for information purposes;
2. That all comments be referred back to staff;
3. That staff report to Council as necessary regarding further Provincial announcements and regulations once published with respect to further potential impacts to the City;
4. That the City Clerk be directed to send this report to the Premier of Ontario; the Ontario Minister of the Finance; the Ontario Minister of Municipal Affairs and Housing; the Association of Municipalities of Ontario (AMO); the Federation of Canadian Municipalities (FCM); the Local Members of Parliament (MPs); the Local Members of Provincial Parliament (MPPs); Ontario Big Cities Mayors Caucus (OBCM); the Large Urban Mayors' Caucus of Ontario; the Small Urban GTHA Mayors as well as York Region and its member municipalities; and
5. That Richmond Hill Council requests a response from the Premier of Ontario and the Ontario Minister of Municipal Affairs and Housing in regards to the concerns that have been outlined in this report and how they will be fully addressed. This response should be communicated to the Mayor and Council of Richmond Hill.

Please find attached a copy of the Council endorsed resolution, and staff report regarding Bill 23.

If you have any questions, please feel free to contact me at (905) 771-9996, ext. 2529.

Yours Sincerely,

Stephen M.A. Huycke

Director, Legislative Services/City Clerk | City of Richmond Hill

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