



Minutes
YORK REGIONAL COUNCIL
Special Meeting

April 3, 2025
Electronic and In-Person Meeting
Council Chambers
17250 Yonge Street, Newmarket

Members: E. Jolliffe, G. Chan, M. Chan, N. Davison, S. Del Duca,
J. DiPaola, M. Ferri, A. Ho, L. Jackson, J. Jones, J. Li, I. Lovatt,
T. Mrakas, S. Pellegrini, M. Quirk, M. G. Racco, G. Rosati,
F. Scarpitti, J. Taylor, T. Vegh, D. West

Staff: D. Basso, S. Erdman, L. Gonsalves, D. Kuzmyk, E. Mahoney, L.
McDowell, L. Mirabella, C. Raynor

A. Call to Order

Regional Chair Jolliffe called the meeting to order at 9:08 a.m.

B. Land Acknowledgement

Regional Chair Jolliffe made the following remarks:

We acknowledge that York Region is located on the traditional territory of many Indigenous peoples including the Anishinaabeg, Haudenosaunee, Huron-Wendat and Métis peoples and the treaty territories of the Haudenosaunee, Mississaugas of the Credit First Nation and Williams Treaties First Nations.

Today this area is home to many diverse Indigenous Peoples, and we recognize their history, spirituality, culture and stewardship of this land.

We also acknowledge the Chippewas of Georgina Island First Nation as our closest First Nation community.

C. Disclosures of Interest

None

D. Presentations

D.1 Introduction

Moved by Mayor Scarpitti
Seconded by Regional Councillor Davison

Council receive the presentation by Erin Mahoney, Chief Administrative Officer.

Carried

D.2 Where in the World are We?

Moved by Mayor Scarpitti
Seconded by Regional Councillor Davison

Council receive the presentation by Benjamin Tal, Deputy Chief Economist, CIBC World Markets.

Carried

D.3 Impacts of Development Charge Reductions and Mechanisms to Increase Housing Affordability in York Region

Moved by Mayor Scarpitti
Seconded by Regional Councillor Davison

Council receive the presentation by Erin Mahoney, Chief Administrative Officer and Laura Mirabella, Commissioner, Finance and Regional Treasurer.

Carried

Main Motion - Development Charge Reductions

Moved by Mayor Pellegrini
Seconded by Mayor Taylor

Council refer the following recommendations for inclusion in the Development Charges (DC) policies update report coming forward in June 2025:

1. Defer development charges payable on all residential development until the earlier of the date of issuance of a permit under the Building Code Act, 1992, authorizing occupation of the building or the date the building is first occupied.
2. Defer 100% of the development charges payable on all non-luxury rental, provided that the building be operated as a non-luxury rental for a minimum of 40 years.

3. Staff continue to review all options to mitigate development charges rate increases as part of the 2026 Development Charges Bylaw.
4. Staff assess impact of necessary financing for the proposed residential deferrals, as part of the 2026 Budget and Fiscal Strategy.
5. Staff assess the impact and develop a financial strategy, including funding advocacy, to support the repeal of the Region’s Development Charges Interest Policy – Under sections 26.1, 26.2, and 26.3 of the Development Charges Act, 1997.
6. Council consider a First-Time Home Buyers’ development charges equivalent rebate subject to receipt of new funding from other levels of government.

Continued Advocacy

7. Staff prepare resolutions requesting increased, predictable and direct funding from the federal and provincial governments to support the Region’s housing challenges, initiatives, and incentives.

Motion to Amend - Recommendation #1

Moved by Mayor Scarpitti

Seconded by Mayor Del Duca

Council amend clause 1 as follows:

1. *With immediate effect*, defer development charges payable on all residential development:
 - a. *For high rise buildings, interest free for 24 months and then with interest until the earlier of 4 years or registration of condominium*
 - b. *For low rise buildings, interest free until building permit issuance*

A recorded vote on this item was:

For: G. Chan, M. Chan, Del Duca, DiPaola, Ferri, Ho, Jolliffe, Jones, Li, Scarpitti, Vegh, West (12)

Against: Davison, Jackson, Lovatt, Mrakas, Pellegrini, Quirk, Rosati, Taylor (8)

Absent: Hackson, Racco (2)

Carried

Motion to Defer - Recommendations #2 to 7

Moved by Mayor West

Seconded by Regional Councillor Davison

Council defer consideration of recommendations 2 to 7 until staff report back in June 2025.

A recorded vote on this item was:

For: Scarpitti, West (2)

Against: G. Chan, M. Chan, Davison, Del Duca, DiPaola, Ferri, Ho, Jackson, Jolliffe, Jones, Li, Mrakas, Pellegrini, Quirk, Rosati, Taylor, Vegh (17)

Absent: Hackson, Lovatt, Racco (3)

Defeated

Motion to Amend - Recommendation #2

Moved by Regional Councillor Jackson

Seconded by Mayor Del Duca

Council amend clause 2 as follows:

2. Defer 100% of the development charges payable on all non-luxury rental, provided that the building be operated as a non-luxury rental for a minimum of 40 years, *with the effective date to be retroactive to April 3, 2025.*

Carried

Main Motion, as Amended - Development Charge Reductions

Moved by Mayor Pellegrini

Seconded by Mayor Taylor

1. *With immediate effect*, defer development charges payable on all residential development:
 - a. *For high rise buildings, interest free for 24 months and then with interest until the earlier of 4 years or registration of condominium*
 - b. *For low rise buildings, interest free until building permit issuance*

Council refer the following recommendations for inclusion in the Development Charges (DC) policies update report coming forward in June 2025:

2. Defer 100% of the development charges payable on all non-luxury rental, provided that the building be operated as a non-luxury rental for a minimum of 40 years, *with the effective date to be retroactive to April 3, 2025.*
3. Staff continue to review all options to mitigate development charges rate increases as part of the 2026 Development Charges Bylaw.
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6. Council consider a First-Time Home Buyers' development charges equivalent rebate subject to receipt of new funding from other levels of government.

Continued Advocacy

7. Staff prepare resolutions requesting increased, predictable and direct funding from the federal and provincial governments to support the Region's housing challenges, initiatives, and incentives.

Carried

E. Deputations

E.1 Impacts of Development Charge Reductions and Mechanisms to Increase Housing Affordability in York Region

Moved by Regional Councillor Jackson
Seconded by Mayor Lovatt

Council receive the deputation from Danielle Binder, Jason Bottoni and Randy Peddigrew, Building Industry and Land Development Association (BILD).

Carried

(See Item D.3)

F. Communications

F.1 Impacts of Development Charge Reductions and Mechanisms to Increase Housing Affordability in York Region

Moved by Mayor Scarpitti

Seconded by Regional Councillor Davison

Council receive the correspondence from Victoria Mortelliti, Senior Manager of Policy & Advocacy, Building Industry and Land Development Association (BILD) dated April 2, 2025.

Carried

(See Item D.3)

Council recessed at 12:34 p.m. and resumed at 12:53 p.m.

G. Consideration and Adoption of Reports

None

H. Other Business

H.1 Ice Storm Recovery

On behalf of Town of Georgina residents, Mayor Quirk thanked York Regional staff that have been helping the Town recover from the damage caused by the recent severe ice storm.

I. Private Session

Council did not resolve into private session.

J. Confirmatory Bylaw

Moved by Mayor Mrakas

Seconded by Mayor Quirk

Council enact Bylaw No. 2025-24 to confirm the proceedings of this meeting of Council.

Carried

K. Adjournment

Moved by Regional Councillor Jones
Seconded by Mayor West

Council adjourn the meeting at 2:37 p.m.

Carried

Regional Clerk

Minutes confirmed and adopted at the Council meeting held on April 24, 2025.

Regional Chair