



City of Hamilton
PLANNING COMMITTEE ADDENDUM

Meeting #: 18-008
Date: May 15, 2018
Time: 9:30 a.m.
Location: Council Chambers, Hamilton City Hall
71 Main Street West

Ida Bedioui, Legislative Coordinator (905) 546-2424 ext. 4605

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4. DELEGATION REQUESTS	
*4.1 Suzanne Mammel, Hamilton-Halton Home Builders' Association, respecting the Parkland Dedication By-law Review, (Item 8.1 on this agenda) (For today's meeting.)	2
6. PUBLIC HEARINGS / DELEGATIONS	
6.1 Mayor Ted Comiskey, Town of Ingersoll, to speak concerning the Demand the Right Campaign which is to promote municipalities gaining the right to say yes or no to proposed landfill projects within their boundaries. (Approved April 17, 2018)	
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Form: Request to Speak to Committee of Council

Submitted on Thursday, May 10, 2018 - 12:59 pm

==Committee Requested==

Committee: Planning Committee

==Requestor Information==

Name of Individual: Suzanne Mammel

Name of Organization: Hamilton-Halton Home Builders'

Association Contact Number: 905-575-3344

Email Address: smammel@hhhba.ca

Mailing Address:

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Reason(s) for delegation request: Speak to Planning Committee, and City staff regarding the Parkland Dedication By-law Review -- Large Scale Intensification, Multi-storey Residential Developments (City-Wide) discussion item on May 15th, 2018. The purpose of our delegation is to speak on the position of the HHHBA and their members with regards to this document.

Will you be requesting funds from the City? No

Will you be submitting a formal presentation? No

6.1

CITY OF HAMILTON SAMPLE RESOLUTION

Committee Date: May 15, 2018

MOVED BY COUNCILLOR

SECONDED BY COUNCILLOR

Municipalities call on the Province for the “Right to Approve” Landfill Developments

WHEREAS municipal governments in Ontario do not have the right to approve landfill projects in their communities, but have authority for making decisions on all other types of development;

WHEREAS, this out-dated policy allows private landfill operators to consult with local residents and municipal Councils, but essentially ignore them;

WHEREAS, proposed Ontario legislation (Bill 139) will grant municipalities additional authority and autonomy to make decisions for their communities;

WHEREAS, municipalities already have exclusive rights for approving casinos and nuclear waste facilities within their communities, and the Province has recognized the value of municipal approval for the siting of power generation facilities;

WHEREAS, the recent report from Ontario’s Environmental Commissioner has found that Ontario has a garbage problem, particularly from Industrial, Commercial and Institutional (ICI) waste generated within the City of Toronto, where diversion rates are as low as 15% and, unless significant efforts are made to increase recycling and diversion rates, a new home for this Toronto garbage will need to be found, as landfill space is filling up quickly;

WHEREAS, municipalities across Ontario are quietly being identified and targeted as potential landfill sites for future Toronto garbage by private landfill operators;

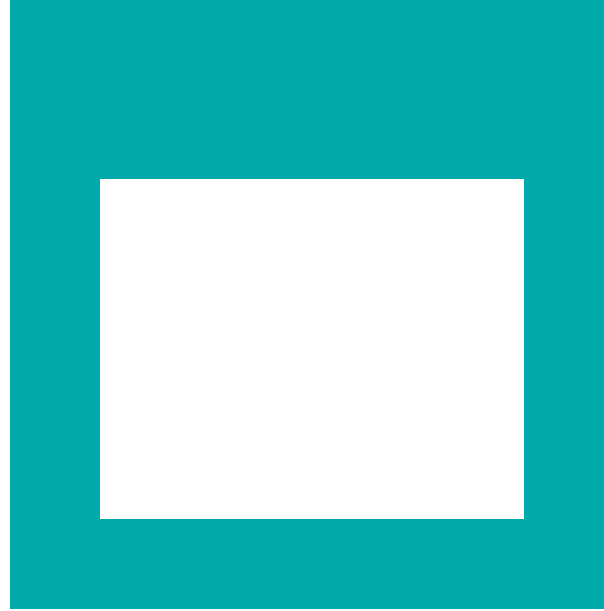
WHEREAS, other communities should not be forced to take Toronto waste, as landfills can contaminate local watersheds, air quality, dramatically increase heavy truck traffic on community roads, and reduce the quality of life for local residents;

WHEREAS, municipalities should be considered experts in waste management, as they are responsible for this within their own communities, and often have decades’ worth of in-house expertise in managing waste, recycling, and diversion programs; and

WHEREAS, municipalities should have the exclusive right to approve or reject these projects, and assess whether the potential economic benefits are of sufficient value to offset any negative impacts and environmental concerns;

THEREFORE, BE IT RESOLVED:

- (a) That the City of Hamilton calls upon the Government of Ontario, and all political parties, to formally grant municipalities the authority to approve landfill projects in, or adjacent to their communities, prior to June 2018;
- (b) That in the case of a two-tier municipality, the approval be required at both the upper-tier and affected lower-tier municipalities;
- (c) That the City of Hamilton encourages all other municipalities in Ontario to consider this motion calling for immediate Provincial action.



Parkland Dedication By-law Review
Large Scale Intensification, Multi-storey Residential
Developments

Planning Committee Meeting

May 15, 2018

Item 8.1, PED18105

- Purpose of Review
- Background and Guiding Principles
- Recommended Rates for Residential Uses
- Comparison to Other Municipalities
- Housekeeping Amendments to By-law and Procedure

Purpose

Review of Parkland Dedication rates and associated Official Plan Policy and By-law changes undertaken in two phases:

- Phase I – Ground related housing and heritage buildings and Bill 73 (*Planning Act*) changes
 - Approved by Council March 2017
- **Phase II – Parkland dedication rates for large scale intensification and multi-storey residential**
 - Rates for townhouses and multiple dwellings
 - Downtown Community Improvement Project area
 - Parkland dedication procedures

Background

Current cash-in-lieu of parkland dedication rates for residential uses

Unit Type / Density	Method of Calculation
Singles, semis, duplexes	5% of net land area
Less than 20 units/ha	5% of net land area
20 to 120 units/ha	1 ha per 500 units
Greater than 120 units/ha	0.5 ha per 300 units

Guiding Principles of Phase II Review

1. Equity
2. Certainty
3. Consistency
4. Ease of administration
5. Relationship to market value of land
6. Satisfy demand for parkland
7. Transparency

Assessed alternative approaches to cash-in-lieu of parkland dedication for townhouses and multiple dwellings

- Current density-based rates
- Maximum rate allowable (1 ha per 500 units)
- Fixed rate (dollar amount) per unit
- Current density-based rates with cap
- Maximum rate with cap

Background

Rates by Area

- Analyzed three areas to account for variations in land value across the City of Hamilton
1. Ancaster, Dundas, Westdale, Flamborough
 2. Lower Hamilton (Downtown CIPA)
 3. Hamilton Mountain, Stoney Creek, Glanbrook
- Also reviewed the Downtown CIPA



Recommended Rates

Recommendation – Townhouses

- Dedication rate of 1 ha per 500 units (max. per *Planning Act*), subject to the following caps:

Area	Recommended Per Unit Cap	Current Average Per Unit
Ancaster, Flamborough, Dundas, Westdale	\$10,000	\$8,976
Lower Hamilton (outside of Downtown CIPA)	\$9,000	n/a
Hamilton Mountain, Stoney Creek, Glanbrook	\$8,000	\$9,167

- Financial impact:
 - \$51,000 reduction on annual basis
 - 0.45% reduction in CIL collected based on 2017 figures

Recommended Rates

Recommendation – Multiple Dwelling Units

- Fixed dollar amount per unit:

Area	Recommended Fixed Rate Per Unit	Current Average Per Unit
Ancaster, Flamborough, Dundas, Westdale	\$8,000	\$9,733
Lower Hamilton (outside of Downtown CIPA)	\$7,000	\$8,714
Hamilton Mountain, Stoney Creek, Glanbrook	\$6,000	\$6,283

- Financial impact:
 - \$108,000 reduction on annual basis
 - 0.96% reduction in CIL collected based on 2017 figures

Recommended Rates

Recommendation – Downtown CIPA

- Recommend phasing out the Downtown reduction and introducing a fixed rate per unit, as follows:

Effective Date	Dedication Rate / Fixed Rate Per Unit
Date of Passing of By-law	5% of net land area
April 1, 2020	\$2,000
April 1, 2021	\$3,500
April 1, 2022	\$5,000
April 1, 2023	To be determined as part of 5 year review of all rates

Recommended Rates

Downtown CIPA – Financial Impact

Dedication Rate	Downtown Cash-in-Lieu (1 yr avg.)	Average Per Unit / Fixed Rate Per Unit	% Collecting Compared to Max.	% Impact (1 year)	% Impact on Total 2017 CIL
Current Dedication Rate (5%)	\$263,790	\$1,161	3.7%	-	-
Maximum Collectable (1 ha / 500 units)	\$7,201,794	\$20,689	100.0%	-	-
Fixed Rate Per Unit - Step 1	\$598,667	\$2,000	8.3%	127%	3.0%
Fixed Rate Per Unit - Step 2	\$1,047,667	\$3,500	14.5%	297%	6.9%
Fixed Rate Per Unit - Step 3	\$1,496,667	\$5,000	20.8%	467%	10.9%

Recommended Rates

Recommendation – Downtown CIPA Heights Exceeding Zoning By-law

- Cash-in-lieu for multiple dwelling units within a portion of a development that exceeds the heights permitted per Schedule F – Figure 1 of Zoning By-law 05-200 be calculated at the rate of 1 ha per 500 units

Indexing of Fixed Rates or Caps

- Recommend increasing fixed rates and caps annually (with exception of Downtown CIPA rates)
- Teranet-National Bank House Price Index for Hamilton
 - updated monthly and is publicly available
- Values and rates to be comprehensively reviewed every 5 years

Comparison to Other Municipalities

- Burlington
 - Low density: 5% of net land area
 - Medium-high density: 1 ha per 500 units
 - Caps for medium and high density:
 - Medium density: \$6,500 per unit
 - High density: \$5,500 per unit
- Brantford
 - Low/medium density: 5% of net land area
 - High density: 1 ha per 500 units

Comparison to Other Municipalities

- **Waterloo**
 - Less than 100 units/ha: 5% of land
 - Greater than 100 units/ha: 0.15 ha per 300 units
 - Uptown Area, greater than 100 units/ha: 0.1 ha per 300 units with cash-in-lieu capped at 15% of value of land
- **Mississauga**
 - Low density: 5% of net land area
 - Medium/high density: \$8,710 per unit (as of Feb. 2018)
 - Cash-in-lieu policy currently under review

Housekeeping Amendments

Parkland Dedication By-law:

- Updated definitions consistent with Zoning By-law
- Separate sections for land dedication and cash-in-lieu
- Existing use = legally established use per City's Building Division records
- Offsetting (credit) examples moved to Procedure
- Updated rates for accessory/ancillary dwelling units and additional units in heritage designated buildings (indexed as of April 1, 2018)
- First building permit = foundation permit

Housekeeping Amendments

Parkland Dedication Procedure:

- Clarified requirements for conveyance of parkland
- Park credits
 - Remaining park credits after all phases of a subdivision have been registered shall be paid by the City at the time of registration of the final phase (subject to approval of funding)
- Calculating park requirements for subdivisions
 - If the number of residential units is unknown for certain Blocks within the plan, minimum densities will be assumed
- Activities and status of the Parkland Reserve Fund shall be reported on annually

Questions?

10.1

CITY OF HAMILTON NOTICE OF MOTION

Committee Date: May 15, 2018

MOVED BY COUNCILLOR FARR.....

141 Park Street North, Hamilton, Development Application for Building Expansion

WHEREAS, the City of Hamilton currently considers the Fire Underwriters Survey (FUS) as a standard formula to assess adequate fire flow for new developments;

WHEREAS, 141 Park St. North is identified as a site for expansion of the building floor area from 560 m² to 955.5 m² which increases the calculated FUS fire flow rate beyond that which is available at that location;

WHEREAS, the City of Hamilton currently has a programmed watermain replacement project to increase the watermain size from 150 mm to 300 mm scheduled for 2019 and this will improve fire flow availability in this area of Park St North;

WHEREAS, adequate fire flow has been shown to be available at a location 150 m away on the opposite south side of Cannon Street;

WHEREAS, the proposed building expansion will be required to meet the fire flow volumes calculated under the Ontario Building Code for Part 3 buildings (appendix A-3.2.5.7) Water Supply, at time of Building Permit review; and

WHEREAS, the proposed development will be an improved hub for the community and provide positive music and cultural benefits to the Central Neighbourhood;

THEREFORE BE IT RESOLVED:

That the development as currently proposed for 141 Park St. North be accepted, recognizing that fire flow protection may not meet the existing FUS standard for fire flow evaluation, however, with the currently programmed 2019 watermain replacement, the likelihood of building completion at 141 Park St. North before hand is slim.