



## City of Hamilton

# AUDIT, FINANCE AND ADMINISTRATION COMMITTEE ADDENDUM

**Meeting #:** 18-008  
**Date:** June 11, 2018  
**Time:** 9:30 a.m.  
**Location:** Council Chambers, Hamilton City Hall  
71 Main Street West

Angela McRae, Legislative Coordinator (905) 546-2424 ext. 5987

### CEREMONIAL ACTIVITIES

#### 1. CUPE 5167 Awards Presentation

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	<b>Pages</b>
<b>5. CONSENT ITEMS</b>	
5.5 Tax Appeals under Sections 357 and 358 of the Municipal Act, (2001) (FCS18008(a)) (City Wide)	
*5.5.a Revised Appendix A (Pages 7 and 8)	3
<b>7. STAFF PRESENTATIONS</b>	
7.2 City of Hamilton Development Charges By-law Background Study Re: Amendments to the Downtown Community Improvement Project Area (CIPA) Exemption (PED18093 / FCS18054) (City Wide) (Outstanding Business List Item)	
*7.2.a Added Presentation	11



City of Hamilton  
Corporate Services Department  
Taxation Division  
Section 357 Tax Appeals of the *Municipal Act, 2001*

357-13-160	10-18 Kenilworth Ave N	No change in the tax liability or property classification is warranted	2013	0.00
357-14-274	375 McNeilly Rd	Classification change from Industrial to commercial	2014	-8,733.70
357-15-172	103 Old Ancaster Rd	Demolition was addressed by 2015 Omitted Assessment	2015	0.00
357-15-215	196 Wentworth St N	Classification change from Commercial to Exempt	2015	-16,297.82
357-16-060	0 Echovalley	Classification change from Residential to Exempt	2016	-1,868.66
357-16-078	265 Wellington St N	Demolition of Single Family Dwelling	2016	-721.76
357-16-159	149 Province St S	Demolition of detached garage	2016	-28.53
357-16-182	1 Bulls Lane	Pool and pool enclosure condition reduced to poor	2016	-426.62
357-16-193	141 Park St N	Classification change from Commercial to Residential	2016	-8,603.91
357-16-194	50-58 Jackson St W	Classification change from Commercial to Exempt	2016	-70,215.56
357-16-217	1046 Barton St E	No change in the tax liability or property classification is warranted	2016	0.00
357-16-221	8226 White Church Rd	The pole barn was not assessed for 2016 roll return. No change to the assessment	2016	0.00
357-16-222	526 Dundas St E	Demolition handled in recent Assessment Review Board settlement	2016	0.00
357-16-228	2 Locarno Ave	Demolition of detached garage	2016	-9.71
357-16-264	41 Carene Ave	Demolition of single family dwelling	2016	-604.54

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357-16-274	19 Albert St	Classification change from Commercial to Residential	2016	-3,941.61
357-16-279	237 Bendamere Ave	Demolition of the pool	2016	-86.57
357-16-280	20 Miller Dr	Demolition of all structures on the property	2016	-12,123.78
357-16-286	112 Wentworth St S	Classification change from Multi-residential to Exempt	2016	-11,142.53
357-16-328	2641 Regional Rd 56	Partial demolition	2016	0.00
357-16-361	423-429 Barton St E	Commercial classification is confirmed, no change	2016	0.00
357-16-369	110 Essling Ave	Reduction due to the fire	2016	-27.75
357-17-003	2-100 King St W	Part of the property became Exempt	2017	-35,375.08
357-17-004	249 Hess St N	Classification change from Industrial to Exempt	2017	-1,767.08
357-17-009	423-429 Barton St E	Commercial classification is confirmed, no change	2017	0.00
357-17-024	2120 Concession 10 Rd W	The demolished structure was not assessed. No change to the assessment	2017	0.00
357-17-027	1658 Highway No 6	All buildings were demolished	2017	-1,263.58
357-17-036	51 Swayze Rd	Demolition resulted in the change to classification (industrial) with higher tax rate	2017	0.00
357-17-047	70 Melvin Ave	Classification change from Commercial to Residential	2017	-7,460.78
357-17-049	11 Market St S	No change in the property classification is warranted	2017	0.00

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357-17-057	0 Ferguson Ave N	Gross or Manifest Error	2017	-66.15
357-17-060	1835 Burlington St E	No change in the property classification is warranted	2017	0.00
357-17-119	6 Romar Dr	Demolition of Single Family Dwelling and garage	2017	-3,143.21
357-17-122	675 Strathearne Ave	Demolition of all structures on the property	2017	-4,175.56
357-17-139	205 Melvin Ave	Demolition of structure on the property	2017	0.00
357-17-148	0 Harmony Hall Rd	Demolition of generator control building and sewage pump station	2017	-1,361.17
357-17-150	125 Margaret Ave	Error of fact	2017	-185.55
357-17-151	24 Leslie Dr	Demolition of single family dwelling	2017	-896.05
357-17-152	104 Emerson St	Classification change from Commercial to Residential	2017	-981.51
357-17-153	225 Locke St S	Change in classification was addressed before roll returned	2017	0.00
357-17-155	120 Park St N	Damage by fire	2017	-574.94
357-17-159	55 Wellington St N	Damage by fire	2017	-92.24
357-17-161	47 Chestnut Ave	Damage by fire	2017	-98.78
357-17-162	107 Gertrude St	Damage by fire	2017	-136.39
357-17-163	1486 Main St E	Classification change from Commercial to Residential	2017	-289.73

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357-17-164	447-479 Cochrane Rd	Classification change from Commercial to Residential	2017	-1,654.26
357-17-166	57 Brigade Dr	Demolition of the pool	2017	-99.70
357-17-167	891 Upper James St	Classification change from Commercial to Exempt	2017	-9,457.81
357-17-168	2 Bulls Lane	Demolition of the pool	2017	-781.04
357-17-169	538 Upper James St	Classification change from Commercial to Residential	2017	-610.34
357-17-170	22 Legacy Lane	Classification change from Residential to Exempt	2017	-1,303.55
357-17-171	1334 Osprey Dr	Classification change from Industrial to Commercial	2017	-21,325.91
357-17-172	1541 Fiddlers Green Rd	Damage by fire	2017	-929.65
357-17-173	16 King St E	Demolition of structure on the property	2017	-477.77
357-17-174	823 Highway No. 6	Damage by fire	2017	-2,572.72
357-17-175	50 Mill St N	Classification change from Commercial to Residential	2016	-2,762.87
357-17-177	31 Parkside Ave	Demolition of structure on the property	2017	0.00
357-17-178	865 Centre Rd	Demolition of single family swelling and shed	2017	-741.39
357-17-179	1019 Wilson St W	Demolition of single family dwelling	2017	-428.41
357-17-184	87 Owen Pl	Demolition of single family dwelling	2017	-1,145.90

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357-17-185	462 Mary St	Demolition of single family dwelling and garage	2017	-732.20
357-17-186	755 Beach Blvd	Demolition of single family dwelling and garage	2017	-656.60
357-17-189	24 Amberwood St	Standalone portables were not assessed. No change due to demolition	2017	0.00
357-17-190	79 Kensington Ave S	Demolition of single family dwelling and garage	2017	-620.23
357-17-191	237 Upper Mount Albion	Demolition of all structures on the property	2017	-695.31
357-17-193	188-232 Dewitt Rd	The structure demolished was not assessed. No change to the assessment	2017	0.00
357-17-194	961 Garner Rd E	Demolition of all structures on the property	2017	-3,890.07
357-17-197	97 Centennial Pkwy S	Partial demolition	2017	-306.14
357-17-198	202 Barton St	Demolition of single family dwelling	2017	0.00
357-17-202	221 Barton St E	The structure demolished was not assessed. No change to the assessment	2017	0.00
357-17-203	400 Concession 5 Rd W	Demolition of all structures on the property	2017	-708.04
357-17-205	8 Slinger Cres	Demolition of all structures on the property	2017	-709.10
357-17-206	585 Highway 6 N	Demolition of all structures on the property	2017	-893.67
357-17-249	132 Cline Ave S	Demolition of all structures on the property	2017	-216.09
357-17-250	49 Lloyd St	Eligible for property tax exemption as property is now Municipally owned	2017	-836.84

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357-17-252	202 Concession 8 E	Demolition of secondary structure(s) on the property	2017	-33.99
357-17-253	302 14th Concession Rd E	No change in the tax liability or property classification is warranted	2017	0.00
357-17-255	225 Bay St S	Classification change from Commercial to Residential	2017	-86.83
357-17-256	227 St Clair Blvd	Reduction due to the fire	2017	-265.60
357-17-263	20 Nisbet Blvd	Reduction due to the fire	2017	-67.63
357-17-264	18 Nisbet Blvd	Reduction due to the fire	2017	-72.18
357-17-266	22 Nisbet Blvd	Reduction due to the fire	2017	-19.88
357-17-268	54 Nisbet Blvd Unit 14	No change in the tax liability or property classification is warranted	2017	0.00
357-17-269	54 Nisbet Blvd Unit 15	Reduction due to the fire	2017	-71.71
357-17-270	54 Nisbet Blvd Unit 16	Reduction due to the fire	2017	-71.71
357-17-271	135 Erie Ave	Demolition of all structures on the property	2017	-72.39
357-17-275	723 Ridge Rd	Demolition of secondary structure(s) on the property	2017	-38.33
357-17-281	21 South St W	Demolition of all structures on the property	2017	-80.54
357-17-283	684 Dunn Ave	Demolition of all structures on the property	2017	-70.22
357-17-284	951 Scenic Dr	Demolition of all structures on the property	2017	-415.44

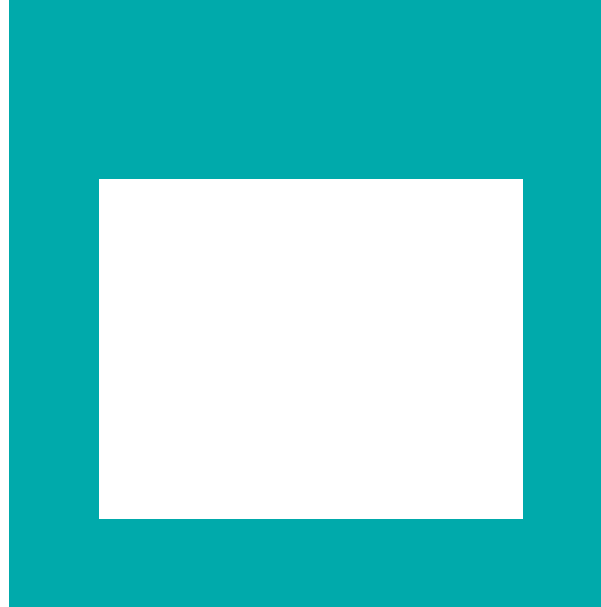


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357-17-286	143 Cayuga Ave	Demolition of all structures on the property	2017	-100.35
357-17-287	388 Springbrook Ave	Demolition of all structures on the property	2017	-129.45
357-17-288	372 Springbrook Ave	Demolition of all structures on the property	2017	-46.35
357-17-290	306 Carlisle Rd	Demolition of all structures on the property	2017	-181.11
357-17-291	46 Douglas Rd	Demolition of all structures on the property	2017	-80.47
357-17-292	1285 Wilson St E	The structure demolished was not assessed. No change to the assessment	2017	0.00
357-17-294	65 Floresta Crt	Demolition of all structures on the property	2017	-20.94
357-17-296	197 Terrence Park Dr	Demolition of all structures on the property	2017	-57.16
357-17-297	1527 Old Highway No. 99	Demolition of all structures on the property	2017	-272.32
357-17-299	747 Vernon Pl	Demolition of all structures on the property	2017	-26.11
357-17-300	798 Haig Rd	The structure demolished was not assessed. No change to the assessment	2017	0.00
357-17-301	20 Miller Dr	Demolition of all structures on the property	2017	-61,495.82
357-17-303	1 Bulls Lane	Condition of structures were reduced as they were less than average	2017	-455.98
357-17-310	293 Wellington St N	Eligible for property tax exemption based on Hamilton Health Sciences leasing 93% of the building	2017	-1,253.79
357-17-311	237 Bendamere Ave	Demolition of secondary structure(s) on the property	2017	-252.60

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357-17-312	375 McNeilly Rd	Gross or Manifest Error. Tax class change from Industrial to Commercial carried forward from 2014 tax year	2017	-129,016.38
			<b>TOTAL</b>	<b>-442,011.74</b>



Development Charges By-law Background Study Re:  
Amendments to the Downtown Community Improvement Project  
Area (CIPA) Exemption

June 11, 2018

## Background

“That staff be directed to report back on the feasibility of limiting Development Charge reductions, Parkland Dedication Fee reductions, or any Community Improvement Plan (CIP) incentives to the regulated height and density restrictions of the Council adopted Official Plan and / or Zoning By-law with full fees to be applied to all height and density that surpass the restrictions.”



# Downtown Secondary Plan

- Council approved the update to the Downtown Secondary Plan and Zoning By-law;
- Applied best practice design approach;
- Provided clear approach to height within the Downtown; and,
- Introduced concept of Section 37 (Bonusing).



# Council Approved Height Schedule



# Full City Requirements of DCs and Downtown Parkland Dedication (Cash-in-lieu) Rates

	One-Bedroom Apartment	Two-Bedroom Apartment
City DC (rate as of July 6, 2018)	\$16,277.00	\$23,396.00
Parkland Dedication (cash-in-lieu)	\$17,422.00 (Avg. per unit)	\$17,422.00 (Avg. per unit)
<b>Total Full Requirement</b>	<b>\$33,699.00</b>	<b>\$40,818.00</b>
Downtown DC Rate (rate as of July 6, 2018)	\$4,883.10	\$7,018.80
Parkland Dedication (cash-in-lieu)	\$1,161.00 (Avg. per unit)	\$1,161.00 (Avg. per unit)
<b>Total Downtown with exemptions</b>	<b>\$6,044.10</b>	<b>\$8,179.80</b>



## Conclusion

In order to reinforce and protect the newly articulated Council approved vision of Downtown Hamilton, incentives within the downtown must be limited to the articulated vision.

- Development Charges - This Report provides the background study to initiate the limit.
- Parkland Dedication rate – This was previously amended within Report PED18105.

