



## City of Hamilton

# AUDIT, FINANCE AND ADMINISTRATION COMMITTEE REVISED

**Meeting #:** 21-009

**Date:** June 3, 2021

**Time:** 9:30 a.m.

**Location:** Due to the COVID-19 and the Closure of City Hall (CC)

All electronic meetings can be viewed at:

City's Website:

<https://www.hamilton.ca/council-committee/council-committee-meetings/meetings-and-agendas>

City's YouTube Channel:

<https://www.youtube.com/user/InsideCityofHamilton> or Cable 14

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

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**1. CEREMONIAL ACTIVITIES**

**2. APPROVAL OF AGENDA**

(Added Items, if applicable, will be noted with \*)

**3. DECLARATIONS OF INTEREST**

**4. APPROVAL OF MINUTES OF PREVIOUS MEETING**

4.1. May 20, 2021

**5. COMMUNICATIONS**

\*5.1. Correspondence from the West End Home Builders' Association, respecting the Adoption of Modern Pay on Demand Surety Bonds in Hamilton

Recommendation: Be received and referred to consideration of Item 10.1.

- \*5.2. Correspondence from Brandon Campbell, President, Starward Homes, respecting the Adoption of Modern Pay on Demand Surety Bonds in Hamilton

Recommendation: Be received and referred to consideration of Item 10.1.

- \*5.3. Correspondence from Mike Naples, Director, Masters Insurance Limited, respecting the Adoption of Modern Pay on Demand Surety Bonds in Hamilton

Recommendation: Be received and referred to consideration of Item 10.1.

## **6. DELEGATION REQUESTS**

## **7. CONSENT ITEMS**

- 7.1. 2021 First Quarter Request for Tenders and Proposals Report (FCS21008) (City Wide)
- 7.2. 2021 First Quarter Emergency and Non-competitive Procurements Report (FCS21009) (City Wide)
- 7.3. 2021 First Quarter Non-Compliance with the Procurement Policy Report (FCS21010) (City Wide)
- 7.4. Options for Relief from Municipal Charges for the Taxi and Snow Plow Industries (LS21020) (City Wide) (Outstanding Business List Item)

## **8. STAFF PRESENTATIONS**

## **9. PUBLIC HEARINGS / DELEGATIONS**

- 9.1. Mike Collins-Williams, West End Homebuilders' Association, respecting Pay on Demand Modern Surety Bonds (Approved May 6, 2021)
- 9.2. Stephanie Kuntz, Marsh Canada, respecting Development Bonds as a Security for Development Agreements (Approved May 6, 2021)
- 9.3. Terri Johns, T Johns Consulting, respecting Surety Bonds (Approved May 20, 2021)
- 9.4. Sergio Manchia, Urbancore Group of Companies, respecting Surety of Bonds Report (Approved May 20, 2021)

## **10. DISCUSSION ITEMS**

- 10.1. Development Agreement Surety Bonds (FCS21056 / LS21021) (City Wide) (Outstanding Business List Item)
- 10.2. Ancaster Tennis Club Loan Request (FCS21032) (Ward 12)

- 10.3. Canada Healthy Communities Initiative Intake Two (FCS21020(a)) (City Wide)  
(Outstanding Business List Item)
- 10.4. 2019 Development Charges Amending By-law and Background Study Update  
(FCS21048) (City Wide)
- 10.5. Parkland Dedication Reserve Status Report as of December 31, 2020 (FCS21030)  
(City Wide)
- \*10.6. Citizen Committee Report - Committee Against Racism - Recommendations for the  
City's [Hamilton.ca/coronavirus](https://www.hamilton.ca/coronavirus) webpage with Respect to Anti-Asian Racism

## 11. MOTIONS

## 12. NOTICES OF MOTION

## 13. GENERAL INFORMATION / OTHER BUSINESS

### 13.1. Amendments to the Outstanding Business List:

#### 13.1.a. Items to be Removed:

Options for Relief from Municipal Fees and Charges for the Taxi Industry  
(FCS20067) (City Wide)

That staff be directed to consult with other municipalities to review the current situation with regards to high insurance premiums on the taxi and snow plow industries and report back with their findings.

Added: August 13, 2020 at AF&A - Item 8.2

Competed: June 3, 2021 at AF&A - Item 7.4

OBL Item: 20-H

#### 13.1.b. Items Requiring a New Due Date:

Review of Procurement Policies as it relates to Hiring Local Trades

That staff be directed to review the City's current procurement policy; review the procurement policies of other municipalities that now include provisions regarding hiring local trades; and re-examine Report FCS09109(c) Evaluation of the City of Hamilton Purchasing Program Update.

Current Due Date: August 2020

Updated Due Date: Q1 2022

OBL Item: G

## 14. PRIVATE AND CONFIDENTIAL

14.1. Appointments to the Committee Against Racism for the Remainder of the 2018 - 2022 Term

Pursuant to Section 9.1, Sub-section (b) of the City's Procedural By-law 21-021, and Section 239(2), Sub-section (b) of the *Ontario Municipal Act, 2001*, as amended, as the subject matter pertains to personal matters about an identifiable individual, including City employees.

15. **ADJOURNMENT**





## **AUDIT, FINANCE AND ADMINISTRATION COMMITTEE MINUTES 21-008**

**9:30 a.m.  
May 20, 2021  
Council Chambers  
Hamilton City Hall**

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**Present:** Councillors L. Ferguson (Chair), C. Collins, B. Johnson, M. Pearson, A. VanderBeeck, and M. Wilson

**Absent:** Councillor B. Clark – City Business

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### **THE FOLLOWING ITEMS WERE REFERRED TO COUNCIL FOR CONSIDERATION:**

#### **1. CONSENT ITEMS (Item 7)**

##### **(Pearson/Wilson)**

That the following Consent Items (Item 7), be received:

- (a) Reserve / Revenue Fund Investment Performance Report - December 31, 2020 (FCS21042) (City Wide) (Item 7.1)
- (b) Hamilton Future Fund Investment Performance Report - December 31, 2020 (FCS21043) (City Wide) (Item 7.2)
- (c) Cemetery Trust Accounts Investment Performance Report - December 31, 2020 (FCS21044) (City Wide) (Item 7.3)
- (d) 2020 Provincial Offences Administration Annual Report (FSC21046) (City Wide) (Item 7.4)

**Result: Motion CARRIED by a vote of 5 to 0, as follows:**

YES - Ward 13 Councillor Arlene VanderBeeck  
YES - Ward 12 Councillor Lloyd Ferguson  
YES - Ward 11 Councillor Brenda Johnson  
YES - Ward 10 Councillor Maria Pearson  
NOT PRESENT - Ward 9 Councillor Brad Clark  
NOT PRESENT - Ward 5 Councillor Chad Collins  
YES - Ward 1 Councillor Maureen Wilson

**2. Proposed Write-off for Provincial Offences (FCS21040) (City Wide) (Item 10.1)**

**(Pearson/Johnson)**

That staff be authorized to write-off the following outstanding Provincial Offences fines deemed uncollectible, in the total amount of \$1,626,850.61:

- (a) \$1,202,687.97 in uncollectible fines with a sentence date of December 31, 2013 and prior;
- (b) \$569.16 in underpayments from April 1, 2020 through March 31, 2021; and,
- (c) \$423,593.48 in fines held by persons deceased in 2020.

**Result: Motion CARRIED by a vote of 6 to 0, as follows:**

YES - Ward 13 Councillor Arlene VanderBeek  
YES - Ward 12 Councillor Lloyd Ferguson  
YES - Ward 11 Councillor Brenda Johnson  
YES - Ward 10 Councillor Maria Pearson  
NOT PRESENT - Ward 9 Councillor Brad Clark  
YES - Ward 5 Councillor Chad Collins  
YES - Ward 1 Councillor Maureen Wilson

**3. Information Security Policy Report (FCS21039) (City Wide) (Item 10.2)**

**(Collins/Pearson)**

That the Information Security Policy, attached as Appendix "A" to Report FCS21039, respecting the Information Security Policy Report, be approved.

**Result: Motion CARRIED by a vote of 6 to 0, as follows:**

YES - Ward 13 Councillor Arlene VanderBeek  
YES - Ward 12 Councillor Lloyd Ferguson  
YES - Ward 11 Councillor Brenda Johnson  
YES - Ward 10 Councillor Maria Pearson  
NOT PRESENT - Ward 9 Councillor Brad Clark  
YES - Ward 5 Councillor Chad Collins  
YES - Ward 1 Councillor Maureen Wilson

**4. Accessible Captioning for Advisory Committee Meetings (FCS21050) (City Wide) (Item 10.3)**

**(Pearson/Wilson)**

- (a) That staff be directed to implement closed captioning and live streaming through the City's website for all Advisory Committee meetings through the acquisition of an encoder from eSCRIBE Software Ltd., in the amount of \$87,450 + applicable HST, for a three (3) year term, be approved, to be funded as follows:

- (i) Year One - \$32,750 + applicable HST (includes one-time implementation fees of \$5,400 + applicable HST from June 2021 to June 2022) from Account Number 56132 300100 (Operating Budget); and,
  - (ii) Years Two and Three - \$27,350 + applicable HST (annually) from Account Number 56132 300100 (Operating Budget); and,
- (b) That the General Manager of Finance and Corporate Services be authorized to enter into and execute any required Contract and any ancillary documents required to give effect thereto with eSCRIBE Software Ltd., in a form satisfactory to the City Solicitor.

**Result: Motion CARRIED by a vote of 6 to 0, as follows:**

YES - Ward 13 Councillor Arlene VanderBeek  
YES - Ward 12 Councillor Lloyd Ferguson  
YES - Ward 11 Councillor Brenda Johnson  
YES - Ward 10 Councillor Maria Pearson  
NOT PRESENT - Ward 9 Councillor Brad Clark  
YES - Ward 5 Councillor Chad Collins  
YES - Ward 1 Councillor Maureen Wilson

**5. Citizen Committee Report - Immigrant and Refugee Advisory Committee - Education of Urban Indigenous Strategy to Immigrant and Refugee Communities (Added Item 10.4)**

**(Pearson/Wilson)**

WHEREAS, advisory committees are required to read a land acknowledgement at the beginning of each meeting which provides some education about the land we live on and,

WHEREAS, the Urban Indigenous Strategy presented to the Immigrant and Refugees Advisory Committee on March 11, 2021 on the implementation of the Urban Indigenous strategy and outreach to the Aboriginal community.

THEREFORE, BE IT RESOLVED:

That the following recommendation be added to the strategic plan of the Urban Indigenous Strategy:

- (a) That an education and awareness program be provided to the Immigrants and Refugees community respecting Indigenous affairs and history, including the United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP); and,
- (b) That the strategic planning around this education program for Immigrants and Refugees include financial and human resource allocations.

**Result: Motion CARRIED by a vote of 6 to 0, as follows:**

YES - Ward 13 Councillor Arlene VanderBeek  
YES - Ward 12 Councillor Lloyd Ferguson  
YES - Ward 11 Councillor Brenda Johnson  
YES - Ward 10 Councillor Maria Pearson  
NOT PRESENT - Ward 9 Councillor Brad Clark  
YES - Ward 5 Councillor Chad Collins  
YES - Ward 1 Councillor Maureen Wilson

**6. Treasurer's Investment Report 2020 Fiscal Year by Aon (FCS21041) (City Wide) (Added Item 10.5)**

**(VanderBeek/Pearson)**

That Report FCS21041, respecting the Treasurer's Investment Report 2020 Fiscal Year by Aon, as provided to Council, be forwarded to the Hamilton Future Fund Board of Governors, for information.

**Result: Motion CARRIED by a vote of 6 to 0, as follows:**

YES - Ward 13 Councillor Arlene VanderBeek  
YES - Ward 12 Councillor Lloyd Ferguson  
YES - Ward 11 Councillor Brenda Johnson  
YES - Ward 10 Councillor Maria Pearson  
NOT PRESENT - Ward 9 Councillor Brad Clark  
YES - Ward 5 Councillor Chad Collins  
YES - Ward 1 Councillor Maureen Wilson

**7. Citizen Committee Report - Lesbian, Gay, Bisexual, Transgender and Queer (LGBTQ) Advisory Committee - Recognition of Pride in the City of Hamilton (Added Item 10.6)**

**(Wilson/Pearson)**

That the City of Hamilton raise the Pride (social justice flag), Trans, and Indigenous flags, as has been done at its request in the past through the Flag Protocol (Governance Review Sub-Committee Report 11-003), in recognition of Pride in the City of Hamilton, throughout the month of June.

**Result: Motion CARRIED by a vote of 6 to 0, as follows:**

YES - Ward 13 Councillor Arlene VanderBeek  
YES - Ward 12 Councillor Lloyd Ferguson  
YES - Ward 11 Councillor Brenda Johnson  
YES - Ward 10 Councillor Maria Pearson  
NOT PRESENT - Ward 9 Councillor Brad Clark  
YES - Ward 5 Councillor Chad Collins  
YES - Ward 1 Councillor Maureen Wilson

**FOR INFORMATION:**

**(a) CHANGES TO THE AGENDA (Item 2)**

The Committee Clerk advised of the following changes to the agenda:

**6. DELEGATION REQUESTS**

- 6.3 Cameron Kroetsch, Lesbian, Gay, Bisexual, Transgender, Queer (LGBTQ) Advisory Committee, respecting Item 10.3, Accessible Captioning for Advisory Committee Meetings (For today's meeting)
- 6.4 Cameron Kroetsch, Lesbian, Gay, Bisexual, Transgender, Queer (LGBTQ) Advisory Committee, respecting the LGBTQ Advisory Committee's Citizen Committee Report regarding Recognition of Pride in the City of Hamilton (For today's meeting)

**7. CONSENT ITEMS**

- 7.5 Various Advisory Committee Minutes:
  - 7.5(a) Hamilton Mundialization Advisory Committee – February 17, 2021
  - 7.5(b) Status of Women Advisory Committee - March 25, 2021
  - 7.5(c) Immigrant and Refugee Advisory Committee - March 11, 2021
  - 7.5(d) Immigrant and Refugee Advisory Committee – April 8, 2021

**10. DISCUSSION ITEMS**

- 10.4 Citizen Committee Report - Immigrant and Refugee Advisory Committee - Education of Urban Indigenous Strategy to Immigrant and Refugees communities
- 10.5 Treasurer's Investment Report 2020 Fiscal Year by Aon (FCS21041) (City Wide)
- 10.6 Citizen Committee Report - Lesbian, Gay, Bisexual, Transgender and Queer (LGBTQ) Advisory Committee - Recognition of Pride in the City of Hamilton

**(Pearson/Johnson)**

That the agenda for the May 20, 2021 Audit, Finance and Administration Committee meeting be approved, as amended.

**Result: Motion CARRIED by a vote of 5 to 0, as follows:**

- YES - Ward 13 Councillor Arlene VanderBeek
- YES - Ward 12 Councillor Lloyd Ferguson
- YES - Ward 11 Councillor Brenda Johnson

YES - Ward 10 Councillor Maria Pearson  
NOT PRESENT - Ward 9 Councillor Brad Clark  
NOT PRESENT - Ward 5 Councillor Chad Collins  
YES - Ward 1 Councillor Maureen Wilson

**(b) DECLARATIONS OF INTEREST (Item 3)**

There were no declarations of interest.

**(c) APPROVAL OF MINUTES OF PREVIOUS MEETING (Item 4)**

**(i) May 6, 2021 (Item 4.1)**

**(Pearson/Wilson)**

That the Minutes of the May 6, 2021 meeting of the Audit, Finance and Administration Committee be approved, as presented.

**Result: Motion CARRIED by a vote of 5 to 0, as follows:**

YES - Ward 13 Councillor Arlene VanderBeek  
YES - Ward 12 Councillor Lloyd Ferguson  
YES - Ward 11 Councillor Brenda Johnson  
YES - Ward 10 Councillor Maria Pearson  
NOT PRESENT - Ward 9 Councillor Brad Clark  
NOT PRESENT - Ward 5 Councillor Chad Collins  
YES - Ward 1 Councillor Maureen Wilson

**(d) DELEGATION REQUESTS (Item 6)**

**(VanderBeek/Johnson)**

That the following Delegation Requests, be approved, as follows:

- (i) Terri Johns, T Johns Consulting, respecting Surety Bonds (For a future meeting) (Item 6.1)
- (ii) Sergio Manchia, Urbancore Group of Companies, respecting Surety of Bonds Report (For a future meeting) (Item 6.2)
- (iii) Cameron Kroetsch, Lesbian, Gay, Bisexual, Transgender, Queer (LGBTQ) Advisory Committee, respecting Item 10.3, Accessible Captioning for Advisory Committee Meetings (For today's meeting) (Added Item 6.3)
- (iv) Cameron Kroetsch, Lesbian, Gay, Bisexual, Transgender, Queer (LGBTQ) Advisory Committee, respecting the LGBTQ Advisory Committee's Citizen Committee Report regarding Recognition of Pride in the City of Hamilton (For today's meeting) (Added Item 6.4)

**Result: Motion CARRIED by a vote of 5 to 0, as follows:**

YES - Ward 13 Councillor Arlene VanderBeek  
YES - Ward 12 Councillor Lloyd Ferguson

YES - Ward 11 Councillor Brenda Johnson  
YES - Ward 10 Councillor Maria Pearson  
NOT PRESENT - Ward 9 Councillor Brad Clark  
NOT PRESENT - Ward 5 Councillor Chad Collins  
YES - Ward 1 Councillor Maureen Wilson

**(e) CONSENT ITEMS (Item 7)**

**(VanderBeek/Johnson)**

That the following Volunteer Advisory Committee Minutes (Added Item 7.5), be received:

- (i) Hamilton Mundialization Advisory Committee - February 17, 2021 (Added Item 7.5(a))
- (ii) Status of Women Advisory Committee - March 25, 2021 (Added Item 7.5(b))
- (iii) Immigrant and Refugee Advisory Committee - March 11, 2021 (Added Item 7.5(c))
- (iv) Immigrant and Refugee Advisory Committee - April 8, 2021 (Added Item 7.5(d))

**Result: Motion CARRIED by a vote of 5 to 0, as follows:**

YES - Ward 13 Councillor Arlene VanderBeek  
YES - Ward 12 Councillor Lloyd Ferguson  
YES - Ward 11 Councillor Brenda Johnson  
YES - Ward 10 Councillor Maria Pearson  
NOT PRESENT - Ward 9 Councillor Brad Clark  
NOT PRESENT - Ward 5 Councillor Chad Collins  
YES - Ward 1 Councillor Maureen Wilson

**(f) PUBLIC HEARINGS / DELEGATIONS (Item 9)**

- (i) **Cameron Kroetsch, Lesbian, Gay, Bisexual, Transgender, Queer (LGBTQ) Advisory Committee, respecting Item 10.3, Accessible Captioning for Advisory Committee Meetings (Added Item 9.1)**

Cameron Kroetsch, Lesbian, Gay, Bi-sexual, Transgender and Queer (LGBTQ) Advisory Committee, addressed the Committee respecting Item 10.3, Accessible Captioning for Advisory Committee Meetings.

**(Wilson/Johnson)**

That the delegation from Cameron Kroetsch, Lesbian, Gay, Bi-sexual, Transgender and Queer (LGBTQ) Advisory Committee, respecting Item 10.3, Accessible Captioning for Advisory Committee Meetings, be received.

**Result: Motion CARRIED by a vote of 6 to 0, as follows:**

YES - Ward 13 Councillor Arlene VanderBeek  
YES - Ward 12 Councillor Lloyd Ferguson  
YES - Ward 11 Councillor Brenda Johnson  
YES - Ward 10 Councillor Maria Pearson  
NOT PRESENT - Ward 9 Councillor Brad Clark  
YES - Ward 5 Councillor Chad Collins  
YES - Ward 1 Councillor Maureen Wilson

For disposition of this matter, please refer to Item 4.

**(ii) Cameron Kroetsch, Lesbian, Gay, Bisexual, Transgender, Queer (LGBTQ) Advisory Committee, respecting the LGBTQ Advisory Committee's Citizen Committee Report regarding Recognition of Pride in the City of Hamilton (Added Item 9.2)**

Cameron Kroetsch, Lesbian, Gay, Bi-sexual, Transgender and Queer (LGBTQ) Advisory Committee, addressed the Committee respecting the LGBTQ Advisory Committee's Citizen Committee Report regarding Recognition of Pride in the City of Hamilton.

**(Pearson/VanderBeek)**

That the delegation from Cameron Kroetsch, Lesbian, Gay, Bi-sexual, Transgender and Queer (LGBTQ) Advisory Committee, respecting the LGBTQ Advisory Committee's Citizen Committee Report regarding Recognition of Pride in the City of Hamilton, be received.

**Result: Motion CARRIED by a vote of 6 to 0, as follows:**

YES - Ward 13 Councillor Arlene VanderBeek  
YES - Ward 12 Councillor Lloyd Ferguson  
YES - Ward 11 Councillor Brenda Johnson  
YES - Ward 10 Councillor Maria Pearson  
NOT PRESENT - Ward 9 Councillor Brad Clark  
YES - Ward 5 Councillor Chad Collins  
YES - Ward 1 Councillor Maureen Wilson

For disposition of this matter, please refer to Item 7.

**(g) GENERAL INFORMATION / OTHER BUSINESS (Item 13)**

**(i) Amendment to the Outstanding Business List (Item 13.1)**

**(Pearson/VanderBeek)**

That the following amendment to the Audit, Finance & Administration Committee's Outstanding Business List, be approved:



(a) Item Considered Complete and Needing to be Removed:

Citizen Committee Report - Lesbian, Gay, Bisexual, Transgender and Queer (LGBTQ) Advisory Committee - Accessible Captioning for Meetings of the LGBTQ Advisory Committee

Item was referred to staff to report back with additional information, the financial implications, and other considerations.

Added: February 18, 2021 at AF&A - Item 10.1

Completed: May 20, 2021 at AF&A - Item 10.3

OBL Item: 21-C

**Result: Motion CARRIED by a vote of 6 to 0, as follows:**

YES - Ward 13 Councillor Arlene VanderBeek

YES - Ward 12 Councillor Lloyd Ferguson

YES - Ward 11 Councillor Brenda Johnson

YES - Ward 10 Councillor Maria Pearson

NOT PRESENT - Ward 9 Councillor Brad Clark

YES - Ward 5 Councillor Chad Collins

YES - Ward 1 Councillor Maureen Wilson

(h) **ADJOURNMENT (Item 15)**

**(Pearson/Johnson)**

That, there being no further business, the Audit, Finance and Administration Committee, be adjourned at 9:56 a.m.

**Result: Motion CARRIED by a vote of 6 to 0, as follows:**

YES - Ward 13 Councillor Arlene VanderBeek

YES - Ward 12 Councillor Lloyd Ferguson

YES - Ward 11 Councillor Brenda Johnson

YES - Ward 10 Councillor Maria Pearson

NOT PRESENT - Ward 9 Councillor Brad Clark

YES - Ward 5 Councillor Chad Collins

YES - Ward 1 Councillor Maureen Wilson

Respectfully submitted,

Councillor Ferguson, Chair  
Audit, Finance and Administration  
Committee

Angela McRae  
Legislative Coordinator  
Office of the City Clerk



June 3, 2021

Hamilton City Hall  
71 Main Street West  
Hamilton, ON L8P 4Y5

Chair and Members of the Audit, Finance and Administration Committee:

**RE: The Adoption of Modern Pay on Demand Surety Bonds in Hamilton**

The West End Home Builders' Association (WE HBA) is the voice of the land development, new housing and professional renovation industries in Hamilton and Halton Region. The WE HBA represents approximately 300 member companies made up of all disciplines involved in land development and residential construction, including: builders, developers, professional renovators, trade contractors, consultants, and suppliers. The residential construction industry employed over 27,300 people, paying \$1.7 billion in wages, and contributed over \$3.0 billion in investment value within the Hamilton Census Metropolitan Area in 2019.

Our industry is constantly facing challenges that affect our ability to build the necessary supply of new housing to meet growing demand for a variety of housing options in Hamilton. In February, WE HBA wrote to the Mayor supporting the recommendations in the report of the *Mayor's Task Force on Economic Recovery*. WE HBA had a direct role on the *Mayor's Task Force on Economic Recovery*, where WE HBA 1<sup>st</sup> Vice President Terri Johns worked collaboratively to provide our recommendations within a multi-sector approach to guide Hamilton's recovery. The task force recommended the City accept modern pay-on-demand surety bonds as financial security for projects to secure municipal agreements. To that effect, WE HBA is now writing in support of the City's adoption of modern pay-on-demand surety bonds, which emerged as a recommendation from the Mayor's Task Force.

Should the City of Hamilton enable the use of modern pay-on demand surety bonds, this represents a significant process improvement, and will allow greater capital liquidity to invest in the City of Hamilton. When approving a development proposal modern pay-on-demand surety bonds can be used as assurance that the necessary site improvements will be made by the developer.

Historically, it was common practice that Ontario municipalities accepted surety bonds as financial security for subdivision agreements and site plans. Since the 1980's, municipalities have moved away from accepting surety bonds as a form of financial security and today almost exclusively require letters of credit from a chartered bank. The problem with letters of credit is that developers are often required to collateralize the letter of credit dollar for dollar against the value of the municipal works. Often this means developers can only afford to finance one housing project at a time because of the letter of credit financial security requirements through the financial institution. Modern pay on demand surety bonds provide the required municipal financial security, while not tying up private capital that could be used for investment in additional development projects that support well



paying jobs in the skilled trades. Encouraging private investment and supporting job creation in Hamilton was a key objective of the Mayor's Task Force and Economic Recovery and this tool will have a direct impact to support the attractiveness of investing private capital in the City of Hamilton.

Modern pay-on-demand surety bonds are proven to provide the same benefits and security as a letter of credit. The City of Hamilton will have access to all the features of a letter of credit while enjoying the added benefit of professional underwriting, carried out by licensed bonding companies, ensuring that the developer is qualified to fulfill its obligations under the municipal agreement. Most importantly, from a municipal perspective, is the financial obligation is secured and if a problem were to arise, the secure bond is fully payable by the bond company on demand. This proposed change could unlock millions of dollars of private sector financial liquidity for investment in new infrastructure and housing projects, provide for more units per development and accelerate the delivery of housing of all types.

As Hamilton emerges from the COVID-19 Pandemic and continues to grow, WE HBA is very supportive of the City of Hamilton allowing the use of modern pay-on-demand surety bonds to secure development agreements. Recovering from the impacts of COVID -19 and understanding the significant growth pressures our region is experiencing, allowing the use of modern pay-on-demand surety bonds will help our members positively contribute to the recovery of our city through the reinvestment of funds into other much needed housing projects. Today, Hamilton has an important opportunity to be leaders in this space and achieve a competitive advantage, while setting a precedent for the adoption of surety bonds in other municipalities throughout Ontario.

Sincerely,

Michael Collins-Williams, MCIP, RPP  
Chief Executive Officer  
West End Home Builders' Association

Terri Johns, MCIP, RPP  
First Vice President  
West End Home Builders' Association





May 26, 2021

Hamilton City Hall  
71 Main Street West  
Hamilton, ON L8P 4Y5

Chair and Members of the Audit, Finance and Administration Committee:

**RE: The Adoption of Modern Pay on Demand Surety Bonds in Hamilton**

Starward Homes is a fourth-generation residential construction company that has been building homes in Hamilton for 115 years.

Under the current process, we are required to submit Letters of Credit through our banks to satisfy the development requirements. We are encouraged by the recommendations proposed by the West End Home Builders' Association and the *Mayor's Task Force on Economic Recovery* that the City would be able to accept surety bonds as financial security for projects to secure municipal agreements.

The change from a Letter of Credit to a Surety Bond will allow us to reinvest our equity more quickly into additional future developments rather than leaving equity in completed projects due to the requirement of cash collateralizing outstanding Letters of Credit at the completion of a development. Since the finalization of letters of credit can sometimes take 5 or more years after the closing of the final residential units in a development, we often have a significant amount of equity tied up in cash security for completed projects.

Given that the Pay on Demand surety bonds have the same benefits and security as a letter of credit, the City of Hamilton will continue to have the required security from developers such as Starward but they will also have the benefit of professional underwriting that is carried out by licensed bonding companies which will ensure that the developer is qualified to fulfill its obligations under the municipal agreement.

We fully support the City's adoption of this recommendation and look forward to the implementation of this as an alternative to the traditional Letter of Credit.

Sincerely,

A handwritten signature in blue ink, appearing to be "BC" or similar initials.

Brandon Campbell  
President  
Starward Homes Group of Companies





Masters Insurance Limited  
 TORONTO | HAMILTON | OTTAWA | WINDSOR | ROCHESTER, NY

T 905 738 4164 F 905 738 5143  
 7501 Keele Street, Suite 400, Vaughan, ON L4K 1Y2  
[mastersinsurance.com](http://mastersinsurance.com)

**Re: Audit, Finance and Administration Committee Meeting**

June 2<sup>nd</sup> 2021

City of Hamilton Audit, Finance and Administration Committee

Meeting #: 21-009

Date: June 3, 2021

Time: 9:30 a.m.

Discussion Item 10.1. Development Agreement Surety Bonds (FCS21056 / LS21021) (City Wide)  
 (Outstanding Business List Item)

Masters would like to thank the Audit, Finance and Administration Committee for the opportunity to participate in this meeting as a stakeholder.

When approving a proposal to develop real estate, municipalities look for assurance that the necessary site improvements will be delivered in a timely fashion and warranted by the developer. To ensure that the developer has the necessary financial resources to deliver and pay for the required site improvements, municipalities typically require financial security from the developer.

In Ontario, the most common form of security has historically been limited to a very narrow range of instruments. Most typically, municipalities will require the posting of cash, a certified cheque or an irrevocable standby letter of credit.

Subdivision Bonds have been an acceptable form of security for municipal subdivision agreements. Several Canadian municipalities have now adopted policies to allow Subdivision Bonds to be accepted.

Subdivision Bonds guarantee the developer's obligations to the municipality under the Subdivision Agreement and have been designed to incorporate the core demand elements of a letter of credit. The feasibility of Subdivision Bonds as security are further discussed in the attached *Subdivision Bonds V Letters of Credit* Report, dated November 16, 2020.

The report was submitted to the Development Industry Liaison Group (DILG). In the months that followed, Masters consulted with the City of Hamilton and the Surety Industry to determine what, if any, Subdivision bond template language would be acceptable. Masters submitted bond template language for the City's and the Industry's consideration and review.

On Tuesday, May 11, 2021, the City of Hamilton's Financial Planning, Administration and Policy Department returned the bond template language with proposed changes. Ultimately, the changes were reviewed and accepted without any further comment from Masters.

Mike Naples  
 Director  
 Masters Insurance Limited









## **SUBDIVISION BONDS V. LETTERS OF CREDIT**

**File:** DILG 1523-01

**Date:** Nov 16, 2020

**PREPARED BY:**

**Mike Naples**, Director  
Masters Insurance Limited

**PREPARED FOR:**

Development Industry  
Liaison Group (DILG) c/o

**Terri Johns**

T. John Consulting

**Lindsay Gillies**,

City of Hamilton

**Tony Sergi**

City of Hamilton

**November 16, 2020**

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## COVER MEMO

November 16, 2020

Terri Johns, Lindsay Gillies, Toni Sergi c/o  
 Development Industry Liaison Group  
 71 Main Street West,  
 Hamilton, ON  
 L8P 4Y5

### **RE: Subdivision Bonds as an alternative to Letters of Credit.**

Established in 1966, Masters Insurance is closely attuned to the unique intricacies of the construction and realty industries. Developer Surety is a complex area that demands highly specialized knowledge in accounting/finance and regulatory practices. Our staff, including a chartered accountant, a former senior underwriter at Tarion, and a former banking executive, help projects move forward with relevant funding resources, while also upholding our responsibilities and the responsibilities of all parties. With continued trust in our systems and governing entity, our goal is to build a partnership and understanding with the City of Hamilton, in which together, we can achieve a common desired result – creating progressive communities where people want to live.

We are entrusted with decision making authority by Canada's highest rated bonding companies allowing us to deliver on solutions. We have facilitated bonds for a number of complex projects, including master-planned communities like Friday Harbour where a Subdivision Bond was used to secure the obligations in the Subdivision Agreement and was an integral part of the Construction Lenders capital stack. We trust that the enclosed review will serve as a comparable example that demonstrates the potential for Roxboro and Pier 8 Waterfront Redevelopments.

With thorough review of our report, we hope that The City of Hamilton would give consideration to pilot the use of Subdivision Bonds for the above mentioned, high-profile projects.

We look forward to your response.

Yours truly

A blue ink signature of Mike Naples, consisting of several overlapping loops and lines.

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Mike Naples  
 Director

A blue ink signature of Doug Corby, featuring a large, stylized 'D' and 'C' intertwined.

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Doug Corby  
 Partner

C.c Sam Ciccolini, Founding Partner  
 C.c Wade Corby, Partner

## INTRODUCTION

When approving a proposal to develop real estate, municipalities look for assurance that the necessary site improvements will be delivered in a timely fashion and warranted by the developer. To ensure that the developer has the necessary financial resources to deliver and pay for the required site improvements, municipalities typically require financial security from the developer.<sup>1</sup>

The obligation to build is most typically found in either a Subdivision Agreement, a site plan agreement or some other form of development agreement (in Ontario). The agreement will describe the services to be constructed by reference to plans and specifications prepared by the developer's consulting engineer and reviewed and approved by the municipality's engineers. The services are typically designed according to engineering design criteria prepared by the municipality and adopted by council. This ensures that services will be constructed to an acceptable and common standard.

The development agreement governing the construction will contain clauses respecting the satisfactory completion of the services because ultimately, the services will be owned by the municipality and therefore the municipality will be responsible for the continued maintenance, repair and replacement of the services and will be responsible for any liability resulting from the operation and use of the services by members of the public. During the maintenance period described above (usually 2 years or more), the developer is responsible to make all repairs to any part of the system that does not perform to a satisfactory standard. The agreement will also contain certain financial provisions which are intended to guaranty to the municipality that the services will be completed to the approved specifications and that they will function appropriately.

In Ontario, the most common form of security has historically been limited to a very narrow range of instruments. Most typically, municipalities will require the posting of cash, a certified cheque or an irrevocable standby letter of credit. Bonds have been an acceptable form of municipal subdivision services security in the US for many years. Several Canadian municipalities have now adopted policies to allow bonds to be accepted. Notably, the City of Pickering has adopted such a policy. The City of Calgary<sup>2</sup>, the City of Grand Prairie, The Regional Municipality of Durham and the City of Greater Sudbury have all accepted some form of Surety Bond for the construction of municipal services<sup>3</sup>.

Where the parties involved are open to more flexible and creative arrangements we believe that we will continue to see more and more municipalities accept Surety Bonds as security for subdivision services in future.

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<sup>1</sup> Dick Longland, National Vice President, Intact Insurance (Securing Subdivision Agreements with Surety Bonds, (Oct 2017)

<sup>2</sup> City of Calgary's Planning Service Centre.(Mar 2019)

<sup>3</sup> Quinto Annibale, Partner Loopstra Nixon LLP, International Municipal Lawyers Association (IMLA) Securing Construction of Public Highways and Other Municipal Services (Oct 2015)

## PERFORMANCE BONDS AND SUBDIVISION BONDS EXPLAINED <sup>4</sup>

### Performance Bonds

Are a promise from an Issuer to the Beneficiary that if the Principal defaults on an underlying agreement, the Issuer will remedy the default.

Municipalities in Ontario have historically avoided Performance Bonds, a type of Surety Bond, to secure subdivision works. This is because Performance Bonds can present complications to recovery, including:

- i. **Risk**: That the terms of the Performance Bond, will be strictly interpreted by the courts to prevent recovery.
- ii. **The amount of administrative work**: A time-consuming process to file a claim for default before recovery is available
- iii. **Delays**: Resulting from recovery not being “on demand”, and sometimes requiring the commencement of a legal process.
- iv. **The risk of delays**: While the Surety investigates whether an alleged default is covered by the Performance Bond.
- v. **The scope of recovery**: Being potentially limited to only damages incurred resulting from the default instead of remedying the default.

### Subdivision Bonds

Guarantee the developers obligations to the municipality under the Subdivision Agreement and have been designed to incorporate the core elements of a letter of credit. Subdivision Bonds are a three party agreement between the Municipality/Obligee, the Developer and the Surety Company. The Bond amount is determined by the Obligee in the Subdivision Agreement.

- i. **Default**: The surety’s obligation under the Subdivision Bond arises if the Developer fails to perform its obligations to the Municipality under the Subdivision Agreement. The Municipality is to declare the Developer in default under the Subdivision Agreement in accordance with the terms of the Subdivision Agreement. The Subdivision Bond contains the important clauses that conform to the same Uniform Customs and Practice (UPC 600) terms that are widely incorporated into letters of credit.<sup>5</sup>
- ii. **Payment on Demand**: As is with letters of credit the principle is that the Issuer should be in no way concerned with performance on the underlying contract and that the obligation to pay is not subject to any defence. Where the “on demand” principle is incorporated

<sup>4</sup> Kim Beckman and Alex Lusty , Davies Howe LLP (Subdivision Bonds and Letters of Credit (May 2020)

<sup>5</sup> Quinto Annibale, Partner Loopstra Nixon LLP, International Municipal Lawyers Association (IMLA) Securing Construction of Public Highways and Other Municipal Services (Oct 2015)





principle is incorporated into the Subdivision Agreement the Subdivision Bond will function identically to Letters of Credit

- iii. **Cancellation:** Cancellation is effective only if the Developer provides the replacement security – in a form and amount acceptable to the Municipality – 30 days before the cancellation of the Bond. If acceptable replacement security is not provided to the Municipality by the Developer, the bond remains in effect.
- iv. **Bond Return:** When all the obligations of the Developer under the Subdivision Agreement are performed to the satisfaction of the Municipality, the Municipality will return the Subdivision Bond to the Surety for cancellation. This is the same process used for Letters of Credit.

Subdivision Bonds, when constructed properly, function identically to Letters of Credit.<sup>6</sup>

## COMPARISON - SUBDIVISION BONDS and LETTERS OF CREDIT

Element	Subdivision Bond	Letter of Credit
<b>Prequalification</b>	<p>(+) To obtain a subdivision bond, a developer must demonstrate not only the financial means to complete the development project, but also the expertise, resources and operational controls to bring it to a successful conclusion.</p>	<p>(-) No prequalification provided and the provision of a letter of credit provides no insight as to the capabilities of the developer.</p>
<b>Cash Position</b>	<p>(+) <u>Working Capital:</u> Sureties assess the working capital and cash flow of the Developer (principal)</p> <p>(+) <u>Greater Credit Availability.</u> By using a subdivision bond instead of a letter of credit, the developer makes available bank financing that can be used to grow the company's business and improve its liquidity</p> <p>(+) <u>Off-Balance Sheet Security:</u> Subdivision bonds are considered "off-balance sheet" security, meaning they do not encumber a developer's balance sheet as a letter of credit would. Using</p>	<p>(-) <u>Credit Availability:</u> A Letter of Credit diminishes the amount of credit available to the Developer which can cause cash flow issues during a project.</p> <p>(-) <u>Potential of default:</u> Is increased if the Developer does not have the cash flow and banking credit to pay the bills.</p> <p>(-) <u>Cash Reserves:</u> A Developer must have access to significant cash reserves and/or borrowing lines to secure a LOC.</p>

<sup>6</sup> Kim Beckman and Alex Lusty , Davies Howe LLP (Midhurst Subdivision Bonds and Letters of Credit (May 2020)

	<p>this form of security maximizes the financial resources available to the developer to complete the proposed development</p> <p>(+) Access to Unproductive Cash: Since a subdivision bond allows the developer to access the substantial amounts of idle cash that usually secures the letter of credit, the developer is much better positioned to satisfy the cash-flow requirements of the development project</p>	
<b>Project Monitoring</b>	<p>(+) Risk Mitigation</p> <ul style="list-style-type: none"> <li>▪ Examine track record and current work in progress (WIP)</li> <li>▪ Evaluating Site Plan obligations</li> <li>▪ Examine the principals financial capacity to perform the obligation</li> <li>▪ Asses expertise</li> <li>▪ Review credit history</li> <li>▪ Management</li> <li>▪ Access to qualified sub-contractors</li> </ul>	(-) Simply indicates that the developer can post the required security at a specific point in time.
<b>Payment on Demand</b>	<p>(+) Upon receiving the Demand from the Municipality, the Issuer shall make payment to the Municipality in the amount of the Demand to enable the Municipality to remedy the Developer's default under the Subdivision Agreement</p>	(+) The manner of payment on Letters of Credit given to municipalities tends to be "on sight" or "on presentation". The practical effect is that there is very little delay between demand and payment
<b>Issuer</b>	(+) Licensed insurance company	(+) Chartered Bank or Financial Institution



## DEVELOPER SURETY BONDS TRIED AND TESTED in Ontario

In 1976, the Government of Ontario delegated Tarion Warranty Corporation (Tarion), formerly known as the Ontario New Home Warranty Program, as a non-profit corporation to administer the *Ontario New Home Warranties Plan Act* (Act). (The word “Tarion” is a partial anagram of “Ontario.”)

### Developer Surety and the Law in Ontario

Developer Surety Bonds satisfy provincial legislation by providing warranty and deposit protection to home buyers. Ontario condominium developers encounter two pieces of legislation when developing a new condominium project: *The Ontario New Home Warranties Plan Act*, and *the Condominium Act*.

### Tarion Bonds

Tarion Warranty Corporation (“Tarion”), is a non-profit corporation that was established in 1976 by the *Ontario New Home Warranties Plan Act*. Tarion ensures that builders abide by the Act, protecting consumers when developers fail to perform their obligations under the Act. All developers must be registered with Tarion to build and sell condominiums in Ontario. New condominium projects must be enrolled with Tarion prior to construction, and security must be provided to Tarion before the sale of any condominium units.

The Tarion Bond enables condominium developers to satisfy their security requirements under Tarion’s Builder Bulletin 28. The bond covers both deposit claims (up to \$20,000) and construction deficiency claims.

### Excess Condominium Deposit Insurance (ECDI)

Provincial legislation outlines the rights and obligations of condominium purchasers and sellers. In Ontario, the *Condominium Act* requires that deposits paid to the developer by a condominium purchaser must be held by a prescribed trustee in a separate trust account. These deposits may be released from the trust account to the developer, so long as an Excess Condominium Deposit Insurance (ECDI) policy is issued to the prescribed trustee. An ECDI policy guarantees that the deposits released to the developer will be repaid if the developer fails to deliver the condominium to the purchaser in accordance with the purchase agreement. From the developer’s perspective, an ECDI policy enables the developer to use the purchasers’ deposits as a source of financing for the construction of the condominium project.

The ECDI policy is issued on new residential condominium projects in Ontario. The ECDI policy guarantees purchasers’ deposits in excess of the \$20,000 that is guaranteed by the Tarion bond



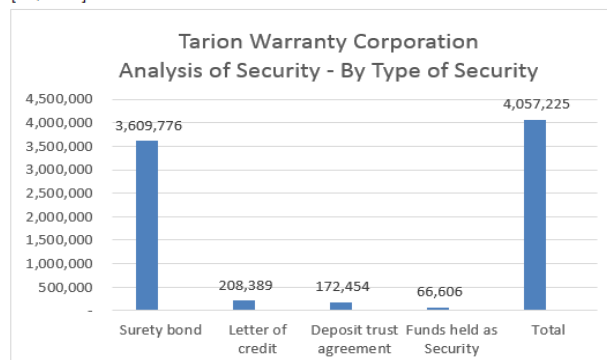


## Analysis of Security – Tarion Warranty Corporation

Tarion Warranty Corporation  
Analysis of Security - By Type of Security  
Period Ending September 30, 2020

Security Type	Amount	
Surety bond	3,609,776	89%
Letter of credit	208,389	5%
Deposit trust agreement	172,454	4%
Funds held as Security	66,606	2%
<b>Total</b>	<b>4,057,225</b>	

[In \$000's]



## OTHERS IN COMPARABLE POSITIONS

### Emerging Municipal Practice: Case Studies<sup>7</sup>

As mentioned at the outset, Subdivision Bonds are being implemented by municipalities who have found they are a direct replacement for Letters of Credit. What follows is a review of the reasons provided by municipalities that have decided to accept Subdivision Bonds in place of Letters of Credit.

#### City of Calgary, 2019

The City of Calgary (“**Calgary**”) made the decision to accept bonds as security for a range of development agreements in March, 2019. Prior to this decision being made, Calgary, like most municipalities, relied on Letters of Credit issued by banks.

Calgary decided to accept bonds, including Subdivision Bonds, in place of Letters of Credit for the following reasons:

1. The bonds can be structured to have the same flexibility as a Letter of Credit;
2. Like Letters of Credit, bonds auto-renew (do not expire);
3. Bonds bind developers to the obligations of the development agreement just as easily as Letters of Credit;
4. Bonds can be liquidated just as easily as Letters of Credit; and,
5. Security reductions for bonds are handled in the same way as reductions for Letters of Credit.

<sup>7</sup> Kim Beckman and Alex Lusty, Davies Howe LLP (Midhurst Subdivision Bonds and Letters of Credit (May 2020))



Calgary allowed Subdivision Bonds to replace Letters of Credit in development agreements retroactive to 2016. Retroactive acceptance suggests that Calgary was highly confident in the reliability of Subdivision Bonds.<sup>8</sup>

### **Sault Ste. Marie, 2019**

On September 9, 2019 Council for the City of Sault Ste. Marie passed a resolution authorizing Staff to pilot the use of subdivision bonds following a recommendation from the City Solicitor.<sup>9</sup> The City Solicitor's report:

1. Drew the distinction between Performance Bonds which are provided by contractors undertaking work on behalf of the City and Subdivision Bonds which are provided by developers to secure works in a subdivision agreement.
2. Summarized the features of Subdivisions Bonds as:
  - 2.1. Providing a municipality with the funds required to correct a default by a developer;
  - 2.2. Being customizable; and,
  - 2.3. Being capable of being drawn against partially and repeatedly (more closely resembling a letter of credit).
3. Noted that:
  - 3.1. The developer must be prequalified by the Issuer which requires demonstrating they have the financial means, expertise and operational controls to complete the project; and,

The prequalification of developers is an advantage to the municipality.<sup>10</sup>

### **Town of Bracebridge, 2018**

In February, 2018 the Town of Bracebridge passed a resolution of Council approving, what they refer to as "Surety Bonds" for use as security in their development agreements, which includes subdivision agreements.<sup>11</sup> An amendment to Bracebridge's *Installation and Maintenance of Municipal Services By-law 2000-95*, which prescribes acceptable forms of security for development agreements, was to follow the resolution, but appears to have not yet been enacted.

The Staff Recommendation Report, explained that:

1. Issuers of bonds recognized that their terms had to evolve if they wanted to remain competitive with other financial security products.

<sup>8</sup> City of Calgary, Calgary Approvals Coordination Bulletin, (Amended May 6, 2019), "Developer Surety Bonds – Transition Letters of Credit", online:

<sup>9</sup> City of Sault Ste. Marie, "Council Resolution 6.12" (2019)

<sup>10</sup> City of Sault Ste. Marie, "Staff Report re: Performance Bonds and Letters of Credit" (2019)

<sup>11</sup> Town of Bracebridge, "Council Resolution 6.2" (2018)

2. Issuers perform additional due diligence that is not completed when producing Letters of Credit. The extra due diligence provides further assurance to the municipality that the Developer is fully capable of completing the proposed development.
3. In the event of a default, the municipality completes a notice of claim (or demand) and declaration of default under the terms of the development agreement. Funds are then released to the municipality and remedial action is taken. Subsequent to remediation, an accounting of expenses is produced, and any unspent funds are returned to the Issuer.
4. The Town's Solicitor confirmed that there is no difference in security for a municipality if development agreements are secured by surety bonds, provided certain key terms are included and the Issuer has acceptable financial status and capacity.<sup>12</sup>

It is important to note that the Town's Solicitor viewed Subdivision Bonds and Letters of Credit as capable of being interchangeable.

### **Town of Innisfil, 2015**

The Council of the Town of Innisfil authorized the use of a bond as security for an external works agreement associated with a major development called Friday Harbour Resort in June, 2015. Prior to authorizing the use of the bond, Innisfil only accepted cash and Letters of Credit as security. The example set by the Innisfil is generally recognized as the first documented use of a Subdivision Bond in the Province.

The Town's external legal Counsel advised the Town that the bond would be as liquid as a Letter of Credit if it had the following characteristics, ensuring the bond aligned with the principles in UCP 600:

1. The bond must reference the specific agreement for which it provides security to.
2. The bond should act as standby security. It is only anticipated to be cashed in the event of default, as determined by the Municipality.
3. The bond should be cashable by the Municipality on demand, without cause or regard for the equities. This means that although the Municipality would be required to provide notice to the Issuer that it considers the Developer to have defaulted on the agreement, the Municipality is not required to justify or provide evidence of the default condition in order to cash the bond and the Issuer is given no right in the bond language to dispute the determination of default by the Municipality. The terms of the bond should be adjusted to allow as much control as possible for the Municipality.
4. The bond should be irrevocable, meaning that it cannot be cancelled or modified in any way without the consent of the parties.

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<sup>12</sup> Town of Bracebridge, "Staff Report FN004-18: Development Agreement Securities – Surety Bonds" (2018).



5. The bond should either not expire or should provide for automatic renewal. It should be capable of being terminated by the Issuer only on a predetermined length of notice so that the Municipality has the opportunity to determine next steps, which could include a requirement for new security or the ability to cash the bond.
6. Partial draws should be permitted by the Municipality where the cost of remedying a default is less than the value of the bond.
7. Partial reductions in the bond amount should be permitted as works are completed (although not crucial as generally this benefits the Developer more than it does the Municipality).
8. In its bond policy, the Municipality should be permitted to require a replacement security if the credit rating of the Issuer falls below what is considered acceptable. This is intended to ensure that the security provided by the Developer remains suitable throughout the life of the obligations under the agreement.<sup>13</sup>

The bond provided for in this project was for \$25 million and represented 100% of the costs of the external works.

Staff were satisfied that a bond, with the characteristics above, could be as liquid as a Letter of Credit and ultimately recommended that the bond be used.

The Innisfil example is notable for the opinion of external legal counsel who concluded that, provided certain terms were included the bond it would be equivalent to a Letter of Credit. Based on the experience in Innisfil, which has largely been used as the starting point for other municipalities investigating the use of Subdivision Bonds, we expect that the Township would only accept a bond from one of the major Canadian banks or an insurance company that:

1. Is required to publicly report on its financial position;
2. Is strongly capitalized with predominantly liquid assets;
3. Has a favourable rating from A.M. Best (A or better) or Standard and Poor's (A- or better); and,
4. Is regulated by the Office of the Superintendent of Financial Institutions ("OSFI" and is required to comply with OSFI minimum capital requirements.

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<sup>13</sup> Town of Innisfil, "Staff Report DSR-116-15 re: Friday Harbour External Works Agreement - Security of Agreement with Bonds" (2015)



## City of Pickering, 2015

On March 23, 2015, through Council resolution 35/19, the City of Pickering approved the use of bonds as security in subdivision agreements, site plan agreements and other municipal agreements of a similar nature.<sup>14</sup> The passing of the resolution was based on a report from the City's Director of Corporate Services and City Solicitor dealing with the City's 2015 capital budget.<sup>15</sup>

In the Report, the reasons given for recommending the use of bonds, in addition to economic benefits realized by the Developer, were:

- Pickering would benefit from the use of Subdivision Bonds since the Developer's ability to finance its business would be improved, which in turn reduces the risk of default by a Developer on a development agreement; and,
- Pickering would continue to have secure and appropriate financial protection for subdivision and other agreements.

This is the third example, in addition to Innisfil and Bracebridge, of a lawyer advising a municipality that properly structured bonds function the same as Letters of Credit.

### **Jurisdictions Allowing Subdivision Bonds as Security via By-law or policy document.**

Other municipalities that permit the use of Subdivision Bonds as security, whether through a by-law or a policy document include:

1. Region of Durham (By-law)<sup>16</sup>,
2. City of Windsor (Policy)<sup>17</sup>; and,
3. Town of Lakeshore (Policy)<sup>18</sup>.

It should be noted that the Region of Durham By-law requires 10-25% of internal and 100% of external works to be secured.

### **Other municipalities where Subdivision Bonds have been issued. <sup>19</sup>**

1. Township of Guelph-Eramosa (ON)
2. Town of Gananoque (ON)
3. Municipality of Strathroy-Caradoc (ON)
4. Municipality of Chatham-Kent (ON)
5. Peterborough Utilities Commission (ON)

<sup>14</sup> City of Pickering, "Council Resolution 35/19" (2015)

<sup>15</sup> City of Pickering, "Staff Report FIN 08-15 re: 2015 Current and Capital Budget" (2015)

<sup>16</sup> Region of Durham, By-law 35-2018, s. 30-33

<sup>17</sup> City of Windsor, "Development Manual" (2015)

<sup>18</sup> Town of Lakeshore, "Development Manual" (2017)

<sup>19</sup> Dick Longland, National Vice President, Intact Insurance (May 11, 2020)

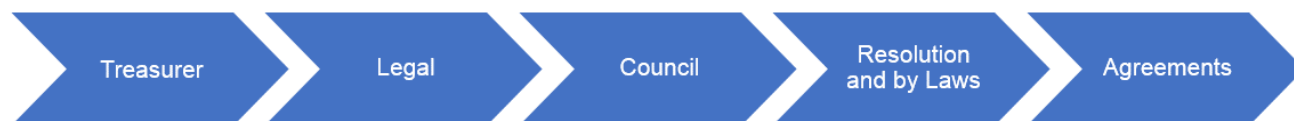
## IMPLEMENTATIONS PROCESS

There is no express provision of the *Planning Act* or *Municipal Act* that requires Council approval prior to the acceptance of a Subdivision Bond as security on a Subdivision Agreement in place of a Letter of Credit.<sup>20</sup>

We anticipate that where request to use a Subdivision Bond in place of a Letter of Credit is made, The Municipality will seek Council direction. While staff are not, strictly speaking, required to do so, this has been the practice in virtually all instances where Subdivision Bonds are used.

<sup>21</sup>

### Implementation Diagram



**Step 1.**

Treasurer / CFO in agreement to conduct due diligence on the use of a Bond

**Step 2.**

Review Bond Wording for remarks and approval.

Once approved, then submit recommendation to council

**Step 3.**

Vote on recommendation.

**Step 4.**

Incorporate into By-Laws.

**Step 5.**

Update agreement

<sup>20</sup> Kim Beckman and Alex Lusty , Davies Howe LLP (Midhurst Subdivision Bonds and Letters of Credit (May 2020)

<sup>21</sup> Kim Beckman and Alex Lusty , Davies Howe LLP (Midhurst Subdivision Bonds and Letters of Credit (May 2020)



## MASTER PLAN COMMUNITIES (HUGE PROJECTS / HUGE EFFORTS)

Friday Harbour is a prominent project, backed by 4 of the most reputable home builders in Ontario. With a mix of resort-style and residential living, there are unique characteristics that bring increased complexity throughout the course of construction. We can comparatively see similar, anticipated complexities to those of Roxboro and Waterfront Pier 8 – projects that are also supported by top tier builders. The projects outlined below are similar in scope and magnitude, making Roxboro Park and Waterfront Pier 8 ideal candidates to pilot the use of Subdivision Bonds in the City of Hamilton.

### FRIDAY HARBOUR RESORT

[www.fridayharbour.com](http://www.fridayharbour.com)

1. Marina
2. Golf course
3. Resort residential units (1600 units)
4. Hotel (minimum 400 units)
5. Conference space
6. Pumping Station

Note\* The Subdivision Agreement requires the project to be developed in 4 phases.

**Subdivision Bond Amount: \$33,667,000**



### ROXBOROUGH PARK

<https://urbansolutions.info/roxborough-park>

Roxboro is an ambitious 13-acre development that will revitalize an east end Hamilton neighbourhood, while addressing the critical need for more affordable housing in the city. The project is a strategic alliance between Carriage Gate Homes, UrbanCore Developments, Effort Group and City Housing Hamilton (CHH) that could see up to 800 units constructed, including new CHH-owned rental apartments.

**Subdivision Bond Amount: TBD**



### WEST HARBOUR KEY PROJECT - PIER 8 DEVELOPMENT

<https://www.hamilton.ca/city-initiatives/priority-projects/vision-waterfront>

1. Residential (Market + Affordable) 1,292
2. Commercial (Office/Retail) 6,440m<sup>2</sup>
3. Institutional
4. Parking
5. Flagship Bier Hall
6. Fitness and Health

**Subdivision Bond Amount: TBD**



## CONCLUSION

As was done with Friday Harbour, where a surety company and the municipality is open to such arrangements, incorporating terms and language that is typical of irrevocable standby letter of credit (“ISLOC”) into the surety contract can offer significant advantages to all parties involved.

On the one hand, the municipality gets the flexibility and peace of mind offered by an ISLOC. For example, if the developer defaults on its obligations it is unnecessary for the municipality to go through a drawn out negotiation with the surety company and the risk of non-performance is thereby drastically mitigated. As well, with amended language, the modified bond provides just as much protection to a municipality as an ISLOC. Meanwhile, the developer benefits, because although the modified bond now operates in many ways the same as an ISLOC would, the developer’s liability with respect to the surety remains in the nature of an indemnity. Under an ISLOC the developer would be required to provide dollar for dollar direct security and potentially tie up resources in the form of its line of credit with the issuing bank thereby decreasing the cash available to complete construction. This potentially reduces the risk of default which is an advantage for both the developer and the municipality. As well, the overall cost of borrowing for the developer is lower.

Where the parties involved are open to more flexible and creative arrangements I believe that we will see more and more municipalities accept Surety Bonds as security for subdivision services in future projects.<sup>22</sup>

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<sup>22</sup> Quinto Annibale, Partner Loopstra Nixon LLP, International Municipal Lawyers Association (IMLA) Securing Construction of Public Highways and Other Municipal Services (Oct 2015)



## REFERENCES

### SECONDARY MATERIALS: ARTICLES

*City of Hamilton 2016-2020, Ec-Dev-Action Plan*

*City of Hamilton, Comprehensive Development Guidelines and Financial Policies Manual (2019)*

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*Toronto Star Diverse, \$400M housing plan is a focused vision for Hamilton <https://www.thestar.com/life/homes/2020/09/09/diverse-400m-housing-plan-kickstarts-a-vision-for-hamilton.html> (Sept 9, 2020)*

*Quinto Annibale, Partner Loopstra Nixon LLP, International Municipal Lawyers Association (IMLA) Securing Construction of Public Highways and Other Municipal Services (Oct 2015)*

*Kim Beckman/Alex Lusty Davies Howe LLP, Subdivision Bonds and Letters of Credit (May 7, 2020)*

*Surety Association of Canada, Information Paper Surety Bonds versus Letters of Credit <https://suretycanada.com/SAC/Resources/Information-Paper---Surety-Bonds-versus-Letters-of-Credit.aspx>*

*Ontario Homes Builders Association, Modern Surety Bonds as Financial Security for Municipalities Briefing Note (Nov 11, 2020)*

*Dick Longland, The Guarantee Company of North America, Subdivision Bonds for Residential Developments PPT (April 15, 2014)*

*Tarion Warranty Corporation, analysis of security by security type (Sept 30, 2020)*





## INFORMATION REPORT

<b>TO:</b>	Chair and Members Audit, Finance and Administration Committee
<b>COMMITTEE DATE:</b>	June 3, 2021
<b>SUBJECT/REPORT NO:</b>	2021 First Quarter Request for Tenders and Proposals Report (FCS21008) (City Wide)
<b>WARD(S) AFFECTED:</b>	City Wide
<b>PREPARED BY:</b>	Patricia Vasquez (905) 546-2424 Ext. 5972
<b>SUBMITTED BY:</b>	Rick Male Director, Financial Services and Taxation and Corporate Controller Corporate Services Department
<b>SIGNATURE:</b>	

### COUNCIL DIRECTION

Procurement Policy, Section 4.2 – Approval Authority, Item (6) requires a quarterly status report for Request for Tenders and Request for Proposals be prepared and presented to Council.

### INFORMATION

This Report provides an update on the status of active Request for Tenders and Request for Proposals and Cooperative Procurements for the first quarter of 2021.

Request for Tenders and Request for Proposals have been issued and awarded in accordance with the City of Hamilton Procurement Policy. Those items with a status of “Under Review” will remain on the Report until such time an award is made. Request for Tenders and Request for Proposals listed under the “Cooperative Procurements” section was entered into by the City of Hamilton (City) via a cooperative procurement in accordance with the City’s Procurement Policy, Section 4.12 – Cooperative Procurements.

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**SUBJECT: 2021 First Quarter Request for Tenders and Proposals Report  
(FCS21008) (City Wide) - Page 2 of 2**

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Appendix “A” to Report FCS21008 details all Request for Tenders and Request for Proposals documents issued by the City or entered into by the City through a cooperative procurement. Award information is current as of April 8, 2021.

**APPENDICES AND SCHEDULES ATTACHED**

Appendix “A” to Report FCS21008 – 2021 First Quarter Request for Tenders and Proposals Report

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**CITY OF HAMILTON**  
 Summary of Tenders and Proposals Issued – January 1, 2021 – March 31, 2021

**Contracts Awarded**

<b>Contract Reference</b>	<b>Contract Title</b>	<b>Closing Date (mm/dd/yyyy)</b>	<b>Vendor</b>	<b>Term</b>	<b>Award Amount</b>
C3-03-20	Proposal for Red Hill Valley Parkway and Lincoln Alexander Parkway Feasibility Study	03/20/2020	Morrison Hershfield Ltd.	Project Specific	\$439,500.00
C2-02-20	Proposal for Learning Management Software	08/24/2020	SAP Canada Inc. Rizing Solutions Canada	5 Years + 2 Options	\$1,151,667.72 \$322,230.00
C11-32-20	Tender for Transport and Delivery of Wastewater Sludge for City of Hamilton Wastewater Treatment Facilities	08/27/2020	Revolution Environmental Solutions LP	2 Years + 1 Option	\$1,405,920.00
C2-05-20	Proposal for Document and Records Management Software and Services for the City of Hamilton	08/28/2020	ThinkDox Inc.	1 Year +5 Options	\$447,465.00
C13-39-20	Proposal for Contractor Required for the Design, Supply and Install of Play Structures at Eight City of Hamilton Parks  Project A - Golf Links Park; Project B - Lisgar Park; Project C - Mountview Park;	10/02/2020	Park N Play Design Co Ltd.	Project Specific	\$100,000.00 \$100,000.00 \$100,000.00

### Contracts Awarded

Contract Reference	Contract Title	Closing Date (mm/dd/yyyy)	Vendor	Term	Award Amount
	Project D - Shaver Estates Park; Project E - Veevers Park; and Project F - Hopkins Rotary Park				\$45,000.00 \$100,000.00 \$70,000.00
	Project G - Parkdale Park; and Project H - Winona Park		PlayPower LT Canada Inc.		\$120,000.00 \$100,000.00
C11-17-20	Proposal for Maintenance, Facility Repairs and Renovations as Required at Various Energy, Fleet and Facilities (EFFM) Managed Facilities in the City of Hamilton	10/07/2020	Di Sabatino Construction Management Inc.	1 Year + 4 Options	\$286,500.00
			STF Construction Ltd.		\$330,750.00
			Triple Crown Enterprises Ltd.		\$303,750.00

### Contracts Awarded

Contract Reference	Contract Title	Closing Date (mm/dd/yyyy)	Vendor	Term	Award Amount
C11-44-20	Proposal for Heating, Ventilation, and Air Conditioning (HVAC) Maintenance Services	10/22/2020		1 Year + 4 Options	
	North Section		Airon HVAC Service Ltd.		\$235,557.00
	East Section		Compass Mechanical Group Ltd.		\$148,616.82
	West Section		L.J. Barton Mechanical Inc.		\$190,064.36
C11-51-20	Tender for Emerald Ash Borer Tree and Stump Removal	11/03/2020	Ontario Line Clearing and Tree Experts Inc.	1 Year + 1 Option	\$1,209,360.00
C18-10-20	Proposal for Sewer, Drain and Waterline Maintenance and Repair Services Required at Various CityHousing Hamilton Properties	11/03/2020	1540939 Ontario Inc.	1 Year + 4 Options	\$333,333.30
			The Plugged Piper Drain Service Inc.		\$333,333.30
			Plumbway Inc.		\$333,333.30

### Contracts Awarded

<b>Contract Reference</b>	<b>Contract Title</b>	<b>Closing Date (mm/dd/yyyy)</b>	<b>Vendor</b>	<b>Term</b>	<b>Award Amount</b>
C3-06-20	Proposal for Fiscal Impact Assessment	11/20/2020	Watson & Associates Economists Ltd.	Project Specific	\$200,000.00
C13-43-20	Tender for Supply and Installation of Baseball Field Lighting at Mohawk Sports Park	11/27/2020	Wayne Electric Co. Limited	Project Specific	\$148,450.00
C1-02-20	Proposal for Consulting Services to Develop an Equity, Diversity and Inclusion Framework	12/03/2020	Ernst & Young LLP	Project Specific	\$89,000.00
C11-59-20	Tender for Supply and Delivery of 16 Conventional Cab and Chassis with 25 Cubic Yard Single Stream Rear Load Packer	12/03/2020	Metro Freightliner Hamilton Inc.	Project Specific	\$8,328,766.00
C11-60-20	Tender for Supply and Delivery of Culvert Pipes and Couplers	12/07/2020	Atlantic Industries	1 Year + 1 Option	\$299,920.59
C11-50-20	Tender for Preventative Maintenance, Demand, Supply and Installation Services for Access Control Systems at Various City of Hamilton Facilities	12/14/2020	Metrobit Inc.	1 Year + 4 Options	\$689,228.00



### Contracts Awarded

Contract Reference	Contract Title	Closing Date (mm/dd/yyyy)	Vendor	Term	Award Amount
C11-68-20	Tender for Supply and Delivery of Large Caliper Trees	12/14/2020	Dutchmaster Nurseries Ltd.	Project Specific	\$921,957.75
			Neil Vanderurk Holdings Inc. (NVK)		\$364,316.45
			Uxbridge Nurseries Limited		\$66,705.00
C5-11-20	Proposal for Supply and Delivery of Complete SCBA Changeout for Hamilton Fire Department	12/14/2020	A.J. Stone Company Ltd.	1 Year + 2 Options	\$4,348,783.00
C11-55-20	Tender for Supply and Distribution of Rain Barrels – Online and Annual One Day Sale to City of Hamilton Residents	12/16/2020	Greenlane Environmental & Recycling Services Inc.	1 Year + 1 Option	\$152,500.00
C11-66-20	Tender for Catch Basin Cleaning Services Required for the City of Hamilton	12/22/2020	Accuworx Inc.	1 Year + 4 Options	\$3,762,084.00
C15-59-20 P	Tender for McQuesten Urban Fitness Trail	12/22/2020	GMR Landscaping Inc.	Project Specific	\$64,096.51
C11-63-20	Tender for Fire Hydrant Code and Flow Inspections and Maintenance Services	01/11/2021	Canadian Hydrant Technologies	1 Year + 5 Options	\$1,971,000.00

### Contracts Awarded

Contract Reference	Contract Title	Closing Date (mm/dd/yyyy)	Vendor	Term	Award Amount
C15-60-20 P	Tender for Cline Park Redevelopment	01/11/2021	1312772 Ontario Inc. o/a Alpine Green Contracting	Project Specific	\$394,951.10
C11-61-20	Tender for Installation of Large Caliper Trees in Soft Surface Areas	01/13/2021	Northern Landscaping	1 Year + 1 Option	\$285,250.00
			Rodsan Landscaping & Services Ltd.		\$232,999.84
			4054237 Canada Inc. o/a Sol-Mar Landscaping Contracting		\$264,776.00
			The Gordon Company		\$271,890.00
C13-44-20	Tender for Prequalified General Contractors Required for the Fluoride Building and Corrosion Control Building Process and Health and Safety Upgrades at the Woodward Avenue Water Treatment Plant	01/13/2021	Ball Construction Ltd.	Project Specific	\$322,172.00
C9-04-20	Proposal for Employee and Family Assistance Program to Hamilton	01/13/2021	Homewood Health Inc.	2 Years + 1 Option	\$280,800.00

### Contracts Awarded

Contract Reference	Contract Title	Closing Date (mm/dd/yyyy)	Vendor	Term	Award Amount
	Police Services Employees				
C11-64-20	Tender for Supply and Delivery of Waste Diversion Containers	01/14/2021		1 Year + 2 Options	
	Package A- Large Organic Waste Containers		IPL North America Inc.		\$523,100.00
	Package B- Small Organic Waste Container		ORBIS Canada		\$253,440.00
	Package C- Recycling Boxes		Peninsula Plastics Ltd.		\$464,550.00
	Package D- Wheeled Recycling Carts		IPL North America Inc.		\$74,287.00
	Package E- Kitchen Containers		ORBIS Canada		\$23,850.00
C15-57-20 P	Tender for Gage Park Entry Features	01/14/2021	Stonecast Contracting Limited	Project Specific	\$249,397.00
C18-11-20	Proposal for Electrical Maintenance and Repair Services for CityHousing Hamilton Properties	01/14/2021	All Electricall Inc.	1 Year + 4 Options	\$1,400,000.00

### Contracts Awarded

<b>Contract Reference</b>	<b>Contract Title</b>	<b>Closing Date (mm/dd/yyyy)</b>	<b>Vendor</b>	<b>Term</b>	<b>Award Amount</b>
C13-45-20	Tender for Emergency Watermain Repairs and Replacement of Substandard Water Services in the City of Hamilton	01/19/2021	714794 Ontario Limited o/a L M Enterprises	Project Specific	\$4,434,065.00
C13-23-20	Tender for Prequalified General Contractors for Confederation Beach Park - Sports Park Development Phase 2 and 3	01/27/2021	Gateman-Milloy Inc.	Project Specific	\$8,711,902.90
C15-58-20 P	Tender for Joe Sams Leisure Park Walkway	01/27/2021	Oakridge Group Inc.	Project Specific	\$125,360.62
C11-05-21	Tender for Cleaning and Painting of Municipal Fire Hydrants in the City of Hamilton	02/04/2021	Three Seasons Landscape Group	1 Year + 4 Options	\$472,953.00
C13-03-21	Tender for Exterior Window Replacement at the Mountain Transit Centre, 2200 Upper James St., Hamilton	02/04/2021	STF Construction Ltd.	Project Specific	\$217,154.47
C13-02-21	Tender for Facility Repainting at the Mountain Transit Centre, 2200 Upper James St., Hamilton	02/05/2021	Hastings Painting Corporation	Project Specific	\$1,167,240.00
C18-01-21	Proposal for Construction Manager Required for 55 Queenston Road – Passive House Project	02/08/2021	Schilthuis Construction Inc.	Project Specific	\$1,859,000.00
C9-02-21	Tender for Supply of an Air Cooled Split Refrigeration System for Hamilton Police Services	02/10/2021	Refrigeration Energy Solutions Ltd.	Project Specific	\$374,000.00

### Contracts Awarded

<b>Contract Reference</b>	<b>Contract Title</b>	<b>Closing Date (mm/dd/yyyy)</b>	<b>Vendor</b>	<b>Term</b>	<b>Award Amount</b>
C12-01-21	Tender for Mobile Welding and Fabrication Services	02/11/2021	North Star Technical Inc.	1 Year + 4 Options	\$2,073,537.50
C18-03-21	Tender for Annual Inspections of Roof Safety Systems and Various Testing Required at CityHousing Hamilton Properties	02/16/2021	Canadian Safety Anchor Inspection	1 Year + 4 Options	\$46,380.00
C5-02-21	Tender for Supply and Delivery of Monthly Golf Cart Rentals at Chedoke and Kings Forest	02/19/2021	Skyway Lawn Equipment Ltd.	1 Year + 2 Options	\$686,025.00
C13-07-21	Tender for General Contractor required for Emergency and Scheduled Cleaning, Repair, Removal and Disposal of Debris at Various Storm Water Inlets and Outfalls and Watercourse Bank Remediation at Various Locations in the City of Hamilton	02/23/2021	1502701 Ontario Ltd.	1 Year + 4 Options	\$2,614,570.99
C15-20-21 HSW	Tender for Central Neighbourhood North Reconstruction Phase 2	02/24/2021	Wesroc Construction Ltd.	Project Specific	\$5,703,769.69
C13-01-21	Tender for Prequalified Vendors for Interior Office Renovation at 330 Wentworth Avenue North	02/25/2021	STF Construction Ltd.	Project Specific	\$1,372,817.00
C15-26-21 BRHSW	Tender for Bridge #248 and Highway 8/King Street West	02/25/2021	Rankin Construction Inc.	Project Specific	\$8,341,830.00

### Contracts Awarded

<b>Contract Reference</b>	<b>Contract Title</b>	<b>Closing Date (mm/dd/yyyy)</b>	<b>Vendor</b>	<b>Term</b>	<b>Award Amount</b>
C11-12-21	Tender for Janitorial Cleaning Services for Water and Wastewater Facilities	03/05/2021	Cheema Cleaning Services Ltd.	1 Year + 4 Options	\$547,500.00
C15-21-21 BR	Tender for Evans Road Culvert Replacement	03/05/2021	Oakridge Group Inc.	Project Specific	\$948,888.45
C13-04-21	Tender for General Contractor Required for Parkside Cemetery Development	03/10/2021	GMR Landscaping Inc.	Project Specific	\$410,830.86
C15-17-21 S	Tender for Hopkins Court Sanitary Sewer Installation	03/15/2021	Coco Paving Inc.	Project Specific	\$144,900.00
C15-06-21 HW	Tender for Inverness Court, Arcade Crescent, Monarch Road and West 2nd Street, Watermain and Road Resurfacing	03/16/2021	Coco Paving Inc.	Project Specific	\$845,000.00

### Contracts Cancelled

Contract Reference	Contract Title	Closing Date (mm/dd/yyyy)	Reason for Cancellation
C3-02-20	Proposal for Fireworks Services for Canada Day Celebration	03/10/2020	The Request for Proposal was cancelled due to COVID-19. A new Request for Proposal may be issued later in 2021.

### Contracts Pending Award

<b>Contract Reference</b>	<b>Contract Title</b>	<b>Closing Date (mm/dd/yyyy)</b>	<b>Contract Status</b>
C13-21-20	Tender for Mohawk 4 Ice Centre Metal Roof Repair Project	08/26/2020	Closed and Under Review
C11-46-20	Proposal for Management and Processing of the City of Hamilton's Green Cart Material	01/04/2021	Closed and Under Review
C12-10-20	Proposal for Provision of Supply, Delivery, Installation and Service of Tires	01/27/2021	Closed and Under Review
C11-65-20	Proposal for Professional Engineering Consultant Services Required for the Ferguson Avenue (HD002/HD003) Water Pumping Station Upgrades	01/28/2021	Closed and Under Review
C11-69-20	Proposal for Professional Engineering Consultant Services Required for the New Elevated Water Storage Facility in Pressure District 7 (PD7)	02/09/2021	Closed and Under Review
C13-09-21	Proposal for Contractors Required for Manhole, Mainline and Lateral Sewer Inspections in the City of Hamilton	02/19/2021	Closed and Under Review
C11-02-21	Proposal for Professional Engineering Consultant Services Required for the City of Hamilton WaterCAD Model Update	02/25/2021	Closed and Under Review
C11-01-21	Tender for Supply and Delivery of John Deere OEM Parts, Equipment and Service	02/26/2021	Closed and Under Review
C1-01-21	Proposal for City of Hamilton Website Redesign and CMS Replacement Implementation Services	03/01/2021	Closed and Under Review
C11-04-21	Tender for Supply and Delivery of Engineered Wood Fibre (safety surface) to Various Playgrounds	03/08/2021	Closed and Under Review



### Contracts Pending Award

<b>Contract Reference</b>	<b>Contract Title</b>	<b>Closing Date (mm/dd/yyyy)</b>	<b>Contract Status</b>
C11-13-21	Tender for Supply and Delivery of Vehicle Mounted Aerial and Crane Device Inspections and Repairs	03/08/2021	Closed and Under Review
C11-06-21	Tender for Stormwater Management Vegetation Maintenance and Litter Collection at Various Locations	03/12/2021	Closed and Under Review
C11-23-21	Tender for Supply and Delivery of Aluminum Traffic Sign Blanks	03/17/2021	Closed and Under Review
C11-16-21	Tender for Water Hauler for Lynden Water Distribution System Unidirectional Flushing	03/19/2021	Closed and Under Review
C11-21-21	Tender for Watering Services Required for Newly Installed Trees	03/22/2021	Closed and Under Review
C15-18-21 HW	Tender for Jackson Street East - Catharine Street South to Walnut Street South	03/22/2021	Closed and Under Review
C15-03-21 BR	Tender for Bridge 366 Rehabilitation - Mud Street West	03/23/2021	Closed and Under Review
C15-28-21 M	Tender for Concrete Works around Rail Tracks throughout the City of Hamilton	03/23/2021	Closed and Under Review
C13-15-21	Tender for Westmount Solar Thermal Reclaim Project	03/24/2021	Closed and Under Review
C15-01-21 BR	Tender for Bridge 235 South Service Road - Scouring Protection and Bridge Rehabilitation	03/24/2021	Closed and Under Review

### Contracts Pending Award

<b>Contract Reference</b>	<b>Contract Title</b>	<b>Closing Date (mm/dd/yyyy)</b>	<b>Contract Status</b>
C9-03-21	Tender for General Contractor Required for Roof and Chiller Replacement	03/29/2021	Closed and Under Review
C15-22-21 H	Tender for Paramount Drive, Atlas Street to Old Mud Street - Road Resurfacing	03/31/2021	Closed and Under Review
C13-24-21	Tender for Prequalified Vendors for the Resurfacing at Tim Hortons Field in the City of Hamilton	04/01/2021	Not closed as of April 1, 2021
C15-37-21 H	Tender for Dundas Street - Burke to Hamilton Boundary - Road Resurfacing	04/06/2021	Not closed as of April 1, 2021
C11-25-21	Tender for Supply, Installation and Maintenance of Large Caliper Trees in new Subdivisions	04/07/2021	Not closed as of April 1, 2021
C13-13-21	Tender for Contractor Required to Supply and Install Waterfall Feature at Gage Park Greenhouse	04/07/2021	Not closed as of April 1, 2021
C13-22-21	Tender for Stoney Creek Municipal Centre – EIFS System Rehabilitation	04/07/2021	Not closed as of April 1, 2021
C15-39-21 M	Tender for Concrete Sidewalk Repairs in the City of Hamilton throughout Ward 4	04/07/2021	Not closed as of April 1, 2021
C13-16-21	Tender for Contractor Required for Excavation, Supply and Installation of Asphalt at Various Parks and Cemeteries as and when Required	04/08/2021	Not closed as of April 1, 2021

### Cooperative Procurements

City Contract Reference	Contract Title	Cooperative Group	Effective Date (mm/dd/yyyy)	Vendor	Term	Estimated City Spend
C17-01-21	Toner Cartridges and Related Services (OECM 2020-358)	Ontario Education Collaborative Marketplace	02/01/2021	PrintersPlus	2 Years + 2 Options	\$5,147.45





## INFORMATION REPORT

<b>TO:</b>	Chair and Members Audit, Finance and Administration Committee
<b>COMMITTEE DATE:</b>	June 3, 2021
<b>SUBJECT/REPORT NO:</b>	2021 First Quarter Emergency and Non-competitive Procurements Report (FCS21009) (City Wide)
<b>WARD(S) AFFECTED:</b>	City Wide
<b>PREPARED BY:</b>	Patricia Vasquez (905) 546-2424 Ext. 5972
<b>SUBMITTED BY:</b>	Rick Male Director, Financial Services and Taxation and Corporate Controller Corporate Services Department
<b>SIGNATURE:</b>	

### COUNCIL DIRECTION

Council has directed Procurement to report on the use of Sections 4.10 and 4.11 of the Procurement Policy on a quarterly basis.

### INFORMATION

This Report is issued quarterly in accordance with the Procurement Policy. The report details the procurement of goods and/or services during emergency situations and those detailed in Section 4.11 – Non-Competitive Procurements for the first quarter of 2021.

The Policy for Non-Competitive Procurements is used in narrowly defined circumstances where it is justified that the policies for the general acquisition process could not be followed. The “Emergency Procurement/Non-Competitive Procurement Form” is completed by the Client Department and approved by the General Manager.

Committee and Council are advised that procurements made under a Policy 10 due to COVID-19 have not been reported in this quarterly report. All COVID-19 related procurements will be reported separately by staff.

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**SUBJECT: 2021 First Quarter Emergency and Non-competitive Procurements  
Report (FCS21009) (City Wide) - Page 2 of 5**

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During the first quarter of 2021, there were 91 purchases totalling \$9,729,541.49, which were processed through the use of an approved Policy 10 or 11. These are summarized in Appendix "A" to Report FCS21009.

The breakdown are as follows:

- 12 purchases totalling \$1,107,061.01 were issued under Policy 10, as "Emergency" purchases, whereby goods and services were acquired by the most expedient and economical means. The following purchases represent the largest dollar amount in this category:
  - Purchase Order 96126 for \$327,360.00 was issued to Budget Demolition to perform emergency works at 43 Lloyd Street, including demolition of concrete to basement top slabs, asbestos abatement and protection of monitoring walls due to the basement at the Dom Glass site being inhabited by encampments and homeless individuals.
  - Purchase Order 96325 for \$194,927.00 was issued to Engineered Air to perform emergency works including the supply and delivery of a roof top unit for Dalewood Recreation Center which required a new pool dehumidification unit due to vandalization.
  - Purchase Order 96414 for \$158,145.00 was issued to W.S. Nicholls Construction Inc. to perform emergency works including emergency supply and installation of five odour control units installed at vent locations along the sanitary trunk sewer on Highway 56 between Fall Fair Way and Rymal Rd. due to the extensive amount of resident and councilor complaints on the odour conditions originating from the Binbrook Sewage Pumping Station.
  - Purchase Order 96163 for \$115,622.86 was issued to McCanical Inc. to perform emergency works to restore the operational functionality of the Combined Sewer Overflow tank and avoid environmental discharge and spill into the Hamilton Harbour. Services included mechanical repairs for the discharge headers for submersible pumps 1 and 2, replacement of existing piping restraints, supports, bolts and isolation valves.
- 21 purchases totalling \$6,438,065.74 represent short-term "Extensions" of current contracts which have expired, and unforeseeable circumstances have caused a delay in awarding a new contract. The following purchases represent the largest dollar amounts in this category:
  - Purchase Order 96356 for \$5,029,970.00 was issued to Metro Freightliner Hamilton Inc. for the supply and delivery of eighteen sander trucks. Staff had

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**SUBJECT: 2021 First Quarter Emergency and Non-competitive Procurements  
Report (FCS21009) (City Wide) - Page 3 of 5**

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been working with the vendor for a number of months to finalize the order before the expiry of the contract however, all of the required information necessary to finalize the contract (configurations, required accounting information and Capital Budget approval for 2021) could not be secured before the expiry of the contract on December 31, 2020. Therefore, the contract was extended to allow staff to complete the procurement within the current contract's terms and conditions.

- Purchase Order 95629 was increased by \$297,465.36 to Homewood Health Inc. for the Employee and Family Assistance Program (EFAP). The current EFAP contract expired on December 31, 2020. Staff had intended on issuing a new Request for Proposals (RFP) in late 2020 however reconsidered this decision in light of the pandemic emergency. Staff felt that it was necessary to have a continuum of services for EFAP program throughout the pandemic thereby avoiding a potential change in service provider. The contract was extended for 12 months to provide sufficient time to complete the procurement process and award a new contract.
- Purchase Order 90687 for \$225,000.00 was issued to Goodyear Canada Inc. for the supply, delivery, installation and service of tires. This extension was required to provide sufficient time to complete the procurement process and award a new contract.
- Purchase Order 96321 for \$166,780.00 was issued to Hamilton Physiotherapy Clinic to perform emergency physiotherapy and rehabilitation services to Macassa and Wentworth Long Term Care homes. As a result of the pandemic, Homes' staff are limited in their capacity and cannot perform the required operational needs for resident care while also developing and evaluating a new Request for Proposals for these services.
- Purchase Order 90440 for \$150,000.00 was issued to Benson Tire Inc. for the supply, delivery, installation and service of Tires. This extension was required to provide sufficient time to complete the procurement process and award a new contract.
- 58 purchases totalling \$2,184,414.74 were identified as "Single Source" purchases whereby a particular vendor was recommended because it was more cost-effective or beneficial to the City. The following purchases represent the largest dollar amounts in this category:
  - Purchase Order 96663 for \$193,325.00 was issued to Workshop Architecture Inc. to update the design and incorporate a façade re-design and replace the rear portable as part of the Children's Museum Expansion project. Workshop

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**SUBJECT: 2021 First Quarter Emergency and Non-competitive Procurements  
Report (FCS21009) (City Wide) - Page 4 of 5**

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Architecture Inc. provided the original design as part of the previous Roster C12-07-16 work assignment.

- Purchase Order 96317 for \$186,000.00 was issued to Mobility Cloud Inc. to supply and deliver replacement controllers that allow bikes to lock and unlock, get signed out by users, tracked through GPS and provides bike theft notification as part of the SoBi Station Enhancement Project. Mobility Cloud Inc. is the sole provider of controllers and back-end data connectivity for the SoBi bike share bikes.
- Purchase Order 96520 for \$162,000.00 was issued to USP Technologies Canada ULC to supply and deliver chemical, equipment, logistics, monitoring and program management of an odour and corrosion control system to deal with high levels of Hydrogen Sulfide (H<sub>2</sub>S). This interim solution is required to deal with the immediate infrastructure, health and safety and community concerns for residents living along Highway 56 and 20 until a completed and permanent solution can be recommended and implemented. USP Technologies Canada ULC is the only vendor that can provide the complete program (installation, commissioning, monitoring, maintenance, sampling, system adjustments, etc.).
- Purchase Order 96111 for \$128,000.00 was issued to Kronos Canadian Systems Inc. to supply and deliver professional and technical services to support the implementation of Kronos Time, Attendance and Scheduling software for the Public Health division. The need for this software was identified by the volume of work caused by the pandemic. Kronos has assisted with previous implementations and is familiar with City of Hamilton configuration, business rules and technical environment.
- Purchase Order 96090 for \$110,000.00 was issued to Ricoh Canada Inc. to supply and deliver office printing equipment and related services and supplies for the Hamilton Police Service (HPS). HPS were utilizing a vendor of record contract with Ricoh Canada Inc. that has since expired. HPS's current lease for the equipment is in place until September 2021 at which point, a new contract will be awarded.
- Purchase Order 96359 for \$110,000.00 was issued to Hamilton Video and Sound Ltd. to supply and install necessary video equipment to update all courtrooms with Zoom capability in order to have virtual trials, as mandated by Ministry of Attorney General. Hamilton Video and Sound Ltd. is familiar with the City of Hamilton's configuration, business rules and technical environment.

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**SUBJECT: 2021 First Quarter Emergency and Non-competitive Procurements  
Report (FCS21009) (City Wide) - Page 5 of 5**

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**CORRECTION**

Committee and Council are advised that there was a reporting error in FCS20034(c) 2020 Fourth Quarter Emergency and Non-competitive Procurements Report.

An extension to Contract C12-08-13 for \$375,000.00 to Benson Tire Inc. for the supply, delivery, installation and service of tires was incorrectly stated and reported in the Fourth Quarter of 2020. The actual extension to this Contract occurred in the First Quarter of 2021 and has been reported correctly in this Report.

**APPENDICES AND SCHEDULES ATTACHED**

Appendix "A" to Report FCS21009 – First Quarter Emergency and Non-Competitive Procurements Report.

PV/dw



2020 Fourth Quarter Emergency and Non-Competitive Procurements Report

PO No.	Type	Amount	Name	Department/Division
<b>City Manager's Office</b>				
96571	SGLE	\$50,000.00	Empower Strategy Group	Strategic Partnerships and Communications
95629	EXTN	\$297,465.36	Homewood Health Inc.	Human Resources
<b>Corporate Services</b>				
No PO	EXTN	\$0.00	PrintersPlus	Procurement
No PO	EXTN	\$17,594.38	Imagewear A Division Of Mark's	Procurement
95444	SGLE	\$20,000.00	Ernst & Young LLP	Financial Planning, Administration and Policy
96518	SGLE	\$50,000.00	Watson & Associates Economists Ltd.	Financial Planning, Administration and Policy
96593	EXTN	\$50,000.00	Directworx	City Clerk
96357	SGLE	\$66,746.00	Motorola Solutions Canada Inc.	Information Technology
96342	SGLE	\$72,831.00	Ricoh Canada Inc.	City Clerk
96359	SGLE	\$110,000.00	Hamilton Video and Sound Ltd.	Customer Service and POA
<b>Healthy and Safe Communities</b>				
96201	SGLE	\$9,225.00	Haul Away Auto Transport	Medical Officer of Health
96594	SGLE	\$9,300.00	Del Management Solutions Inc.	Housing Services
96628 96629	SGLE	\$11,575.00	Siemens Healthcare Ltd.	Hamilton Fire Department
96346	SGLE	\$14,000.00	Canadian CED Network	Children's Services and Neighbourhood Development
96507	SGLE	\$15,000.00	Hamilton Video and Sound Ltd.	Recreation
96120	EMER	\$16,486.47	Profire Emergency Equipment	Hamilton Fire Department
96011	SGLE	\$18,760.00	Concept Controls	Hamilton Fire Department
96121	EMER	\$19,098.52	Taylor Diesel Services Ltd.	Hamilton Fire Department
96495	SGLE	\$20,000.00	Entomogen Inc.	Medical Officer of Health
96296	SGLE	\$24,000.00	Bienenstock Natural Playgrounds Inc.	Children's Services and Neighbourhood Development
90048	EXTN	\$30,000.00	Benson Tire Inc.	Hamilton Fire Department
96352	SGLE	\$31,450.00	Siemens Canada Ltd.	Hamilton Fire Department
96221	SGLE	\$34,000.00	ICLEI-Canada	Medical Officer of Health

2020 Fourth Quarter Emergency and Non-Competitive Procurements Report

PO No.	Type	Amount	Name	Department/Division
93627 96245	SGLE	\$60,877.00	The Aids Network	Medical Officer of Health
96154 96279	SGLE	\$75,000.00	S.T.O.P. Restaurant Supply	Lodges
96467	SGLE	\$75,000.00	Scarsin Corporation	Medical Officer of Health
96535	SGLE	\$75,000.00	Daniels Sharpsmart Canada Ltd.	Medical Officer of Health
96111	SGLE	\$128,000.00	Kronos Canadian Systems Inc.	Medical Officer of Health
96321	EXTN	\$166,780.00	Hamilton Physiotherapy Clinic	Lodges
<b>Library</b>				
96651	EMER	\$54,000.00	Rogers Wireless	Library
<b>Planning and Economic Development</b>				
96132	SGLE	\$12,000.00	Centre For Community Based Research	Economic Development
96423 96470	EXTN	\$20,000.00	The Uniform Group Inc.	Transportation Planning and Parking
95990	SGLE	\$50,000.00	Harper's Property Maintenance	Licensing and By-law Services
95981	EXTN	\$73,392.00	Wood Canada Ltd.	Growth Management
96317	SGLE	\$186,000.00	Mobility Cloud	Transportation Planning and Parking
96663	SGLE	\$193,325.00	Workshop Architecture Inc.	Tourism and Culture
<b>Police</b>				
95764	EXTN	\$3,600.00	Morneau Shepell Ltd.	Police
96027	SGLE	\$8,500.00	Shallow Creek Kennels Inc.	Police
96161	SGLE	\$10,000.00	Motorola Solutions Canada Inc.	Police
96176	SGLE	\$10,000.00	Panasonic Canada Inc.	Police
96146	SGLE	\$10,432.00	Gemsys Money Handling Systems Inc.	Police
96579	SGLE	\$14,417.70	Convergent Information Systems	Police
96025	SGLE	\$15,000.00	On Point Stable Management	Police
96138	SGLE	\$22,000.00	Cellebrite USA Inc.	Police
96137	SGLE	\$29,277.72	Dell Canada Inc.	Police
96410	SGLE	\$34,525.00	Thales Dis Canada Inc.	Police

2020 Fourth Quarter Emergency and Non-Competitive Procurements Report

PO No.	Type	Amount	Name	Department/Division
96269 96270 96271 96358	SGLE	\$34,841.94	CDW Canada Corp.	Police
96187	SGLE	\$35,000.00	Stripe Art Inc.	Police
96040 96041 96005 96042	SGLE	\$39,521.79	Chubb Edwards	Police
96090	SGLE	\$110,000.00	Ricoh Canada Inc.	Police
<b>Public Works</b>				
No PO	EXTN	\$0.00	1984080 Ontario Inc. O/A Carstar On Ferguson	Energy, Fleet and Facilities Management
95367	SGLE	\$3,678.00	Current Lighting Solutions Canada, Inc.	Transportation Operations and Maintenance
96263	SGLE	\$5,000.00	Kathryn Vogel Architect Inc.	Energy, Fleet and Facilities Management
96085	SGLE	\$11,000.00	U-Need Storage Corp.	Energy, Fleet and Facilities Management
96301	SGLE	\$11,500.00	Municipal Media Inc.	Environmental Services
96098	SGLE	\$13,237.59	Noratek Solutions Inc.	Environmental Services
92305	SGLE	\$20,000.00	Marathon Technical Services USA Inc.	Energy, Fleet and Facilities Management
93582	EXTN	\$20,000.00	Commercial Truck Equipment Corp	Energy, Fleet and Facilities Management
96089	EMER	\$23,958.00	Caliber Communications Inc.	Energy, Fleet and Facilities Management
93478	EXTN	\$25,000.00	Flow Kleen Technology	Transportation Operations and Maintenance
88977	EXTN	\$27,556.00	Wood Canada Ltd.	Environmental Services
94413	SGLE	\$27,720.00	Turf Alliance Inc. dba Turf Consultants	Energy, Fleet and Facilities Management
95942	EMER	\$28,053.13	Calhoun Building Systems of Ontario	Energy, Fleet and Facilities Management
96420	EMER	\$34,410.03	E.C.S. Engineering and Construction Ltd.	Energy, Fleet and Facilities Management
95204	SGLE	\$41,124.00	POI Business Interiors	Energy, Fleet and Facilities Management
84147	EXTN	\$50,000.00	Stinson Equipment Ltd.	Transportation Operations and Maintenance
95886	EMER	\$50,000.00	Kavin Group KTMR	Environmental Services
96619	SGLE	\$50,000.00	IBI Group Professional Services (Canada) Inc.	Transit
96559	SGLE	\$53,550.00	Stinson Equipment Ltd.	Transportation Operations and Maintenance

2020 Fourth Quarter Emergency and Non-Competitive Procurements Report

PO No.	Type	Amount	Name	Department/Division
95270	EXTN	\$75,000.00	Triple Crown Enterprises Ltd.	Energy, Fleet and Facilities Management
95269	EXTN	\$85,000.00	S.T.F. Construction Ltd.	Energy, Fleet and Facilities Management
96616	EMER	\$85,000.00	Belko Contracting (Brantford) Inc.	Environmental Services
79254	EXTN	\$91,708.00	R V Anderson Associates Ltd.	Energy, Fleet and Facilities Management
96163	EMER	\$115,622.86	McCanical Inc.	Hamilton Water
90440	EXTN	\$150,000.00	Benson Tire Inc.	Energy, Fleet and Facilities Management
96414	EMER	\$158,145.00	W.S. Nicholls Construction Inc.	Hamilton Water
96520	SGLE	\$162,000.00	USP Technologies Canada ULC	Hamilton Water
96325	EMER	\$194,927.00	Engineered Air	Energy, Fleet and Facilities Management
90687	EXTN	\$225,000.00	Goodyear Canada Inc.	Energy, Fleet and Facilities Management
96126	EMER	\$327,360.00	Budget Demolition	Energy, Fleet and Facilities Management
96356	EXTN	\$5,029,970.00	Metro Freightliner Hamilton Inc.	Energy, Fleet and Facilities Management



## INFORMATION REPORT

<b>TO:</b>	Chair and Members Audit, Finance and Administration Committee
<b>COMMITTEE DATE:</b>	June 03, 2021
<b>SUBJECT/REPORT NO:</b>	2021 First Quarter Non-Compliance with the Procurement Policy Report (FCS21010) (City Wide)
<b>WARD(S) AFFECTED:</b>	City Wide
<b>PREPARED BY:</b>	Patricia Vasquez (905) 546-2424 Ext. 5972
<b>SUBMITTED BY:</b>	Rick Male Director, Financial Services and Taxation and Corporate Controller Corporate Services Department
<b>SIGNATURE:</b>	

### COUNCIL DIRECTION

Procurement Policy, Section 4.19, Item (3) requires a quarterly report be prepared and presented to Council to report the use of all Procurement Policy Non-Compliance Forms.

### INFORMATION

This Report is issued quarterly in accordance with the Procurement Policy. This report details the use of all Procurement Policy Non-Compliance Forms for the first quarter of 2021.

Procurements that are non-compliant with the Procurement Policy can be identified at any time during the procurement process. Procurements are deemed to be non-compliant with the Procurement Policy when the applicable Policy (Policies) and published procedure(s) are not followed. Under Policy 19, the General Manager is responsible for reviewing each incident and determines the appropriate level of disciplinary action to be taken.

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OUR Mission: To provide high quality cost conscious public services that contribute to a healthy, safe and prosperous community, in a sustainable manner.

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**SUBJECT: 2021 First Quarter Non-Compliance with the Procurement Policy  
Report (FCS21010) (City Wide) - Page 2 of 2**

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During the first quarter of 2021, there were seven (7) instances relating to the use of Policy 19, totalling \$345,037.00. The instances are summarized in Appendix "A" to Report FCS21010.

**APPENDICES AND SCHEDULES ATTACHED**

Appendix "A" to Report FCS21010 – 2021 First Quarter Non-compliance with the Procurement Policy Report

PV/dw



## 2021 First Quarter Non-Compliance with the Procurement Policy Report

PO No.	Amount	Name	Division
<b>Healthy and Safe Communities</b>			
95993	\$21,000.00	The Uniform Group Inc.	Emergency Services
96009	\$19,500.00	Canadian Safety Equipment Inc.	Emergency Services
<b>Public Works</b>			
No PO	\$174,000.00	HCE Energy Inc.	Energy, Fleet and Facilities Management
96533	\$61,780.00	Green Venture	Public Works GM Office
96177	\$53,900.00	Renew Aggregate Systems Inc.	Transportation Operations & Maintenance
93560	\$9,857.00	Green Venture	Public Works GM Office
96241	\$5,000.00	Finesse Contracting Inc.	Energy, Fleet and Facilities Management





## INFORMATION REPORT

<b>TO:</b>	Chair and Members Audit, Finance and Administration Committee
<b>COMMITTEE DATE:</b>	June 3, 2021
<b>SUBJECT/REPORT NO:</b>	Options for Relief from Municipal Charges for the Taxi and Snow Plow Industries (LS21020) (City Wide) <b>(Outstanding Business List Item)</b>
<b>WARD(S) AFFECTED:</b>	City Wide
<b>PREPARED BY:</b>	John McLennan (905) 546-2424 Ext. 5736
<b>SUBMITTED BY:</b>	Michael Kyne Acting City Solicitor Legal Services
<b>SIGNATURE:</b>	

### COUNCIL DIRECTION

That staff be directed to consult with other municipalities to review the current situation with regards to high insurance premiums on the taxi and snow plow industries and report back to the Audit, Finance & Administration Committee with their findings.

### INFORMATION

Subsequent to receiving this Council direction on August 13, 2020 Risk Management Services staff have consulted with the following municipalities with respect to this item:

- Regional Municipality of Niagara;
- Waterloo Regional Municipality;
- Regional Municipality of Peel;
- Regional Municipality of Durham;
- Greater Sudbury;
- Town of Milton; and
- Haldimand County.

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**SUBJECT: Options for Relief from Municipal Charges for the Taxi Industry (LS21020) (City Wide) - Page 2 of 3**

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Although staff at all seven municipalities consulted were aware of the insurance difficulties faced by the taxi and snow clearing industries only staff in Waterloo Regional Municipality and Greater Sudbury had been asked to provide commentary to their respective Councils. The following represents an amalgam of the input provided from the consulted municipalities along with insight from Risk Management Services and the City's insurance broker of record, Gallagher Canada.

The taxi industry represents the most severely affected sector in terms of rising automobile insurance premiums. In fact, the issue of rising premiums was affecting the taxi sector a number of years before costs increased across the broader insurance market in 2019. The factors contributing to the dramatic hike in automobile insurance rates across Canada (and particularly in Ontario, which has the highest rates in the country) include:

- Insurance fraud has reached epidemic proportions and is most prevalent in Ontario;
- The cost of repairing vehicles continues to rise, largely due to the advanced technology now found in all vehicles;
- Injury settlements, healthcare expenses and the costs to defend claims continue to rise, also known as litigation inflation;
- Unlike owners and operators, passengers generally do not have access to accident benefit policies – similar issue for transit companies;
- An increase in accidents due to distracted driving;
- Dramatic decrease in market capacity – very few insurers available; and
- Lack of government intervention to control pricing (such as, for example, limiting claims based on joint and several liability).

The cold reality for the taxi industry is that the impact of these factors is exacerbated by the sheer amount of time taxis spend on the road. The likelihood of a taxi, which might spend 16 hours a day on the road, getting into a serious accident is among the highest of all vehicles on the road.

There are a number of best practices taxi companies and individual taxi drivers can incorporate into their operations to keep automobile premiums as low as possible:

- As much as reasonably possible select the least risky vehicle as rated by insurers;
- Hire drivers older than 25 with experience and clean records;
- Utilize telematics (e.g. black box) to prove safety diligence;
- Utilize on board cameras for both exterior and interior views;
- Enforce a policy of minimal interaction with passengers to deter distracted driving;

**SUBJECT: Options for Relief from Municipal Charges for the Taxi Industry  
(LS21020) (City Wide) - Page 3 of 3**

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- Ensure passengers use seat belts;
- Ensure pick up and drop off locations are safe (avoiding snow banks, puddles, traffic, etc.);
- Increase deductibles as much as reasonably possible;
- Shop the market rigorously and regularly; and
- Make premium payments on time and if possible, in one lump sum for the year.

While these best practices should assist in acquiring the lowest rates possible, the current market itself is predicted to become even more challenging for taxis before any improvement is seen. Significant relief will only come in the form of provincial government intervention.

The premium experience of snow clearing operators is not dissimilar to that of the taxi industry in that many of the factors driving up premiums are the same, namely the issues of fraud, litigation inflation, and the significant decrease in market capacity.

Adherence to best industry practices should serve to reduce premiums to a greater extent for snow removal contractors. A cross-section of best practices is as follows:

- Ensure contracts have very clear specifications for scope of work;
- Ensure contract liability terms are restricted to negligence related to scope of work;
- Set clear communication policies and standards with property owners;
- Utilize the best weather services available;
- Utilize technology to track all operations;
- Establish thorough and well documented employee training programs;
- Establish thorough and well documented employee performance management;
- Keep equipment well maintained;
- Work cooperatively with insurer in the event of a claim;
- Arrange billings by exact services provided (inspections, sand/salt provision, machine clearing, hand clearing, etc.); and
- Shop the insurance market rigorously and regularly.

While the insurance market is unquestionably challenging for snow removal contractors, they do have a much greater ability, relative to those in the taxi industry, to control premiums through a strong commitment to best practices.

**APPENDICES AND SCHEDULES ATTACHED**

None.



## Request to Speak to Committee of Council

Submitted on Monday, April 26, 2021 - 9:36 am

==Committee Requested==

**Committee:** Audit, Finance & Administration Committee

==Requestor Information==

**Name of Individual:** Mike Collins-Williams

**Name of Organization:** West End Homebuilders' Association

**Contact Number:**

**Email Address:** [mikecw@westendhba.ca](mailto:mikecw@westendhba.ca)

**Mailing Address:** 1112 Rymal Rd E, Hamilton, ON L8W 3N7

**Reason(s) for delegation request:** To speak to the May 20 Audit, Finance & Administration Committee on the topic of Pay on Demand Modern Surety Bonds.

**Will you be requesting funds from the City?** No

**Will you be submitting a formal presentation?** Yes







# Modern Pay-on-Demand Surety Bonds

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June 3, 2021

## **WE HBA contributes**

- 27000+ jobs
- \$ 1.7 billion in wages
- \$ 3 billion in investment value

**to the local economy.**

# History of Modern Pay-on-Demand Surety Bonds in Hamilton

- The recommendation for enabling use of modern pay-on-demand surety bonds emerged from the Mayor's Task Force on Economic Recovery.
- The Task Force recommended the City accept modern surety bonds as financial security for projects to secure municipal agreements. This can increase the speed at which new housing supply is delivered in Hamilton.
- Enabling the use of modern surety bonds represents a process improvement and will allow for expedition and improvement in contract deliveries and execution when it comes to our member's development projects.
- Hamilton has an important opportunity to be leaders in this space and achieve a competitive advantage, while setting a precedent for the adoption of modern surety bonds in other municipalities throughout Ontario.

# Benefits of Modern Pay-on-Demand Surety Bonds

- When approving a development proposal modern surety bonds can be used as assurance that the necessary site improvements will be made by the property developer.
- Historically, it was common practice that municipalities accepted surety bonds as financial security for subdivision agreements and site plans. Since the 1980's, municipalities had moved away from accepting surety bonds as a form of financial security and today almost exclusively require letters of credit from a chartered bank. The problem with letters of credit is that developers are often required to collateralize the credit, dollar for dollar against the value of the municipal works.
- Often this means developers can only afford to finance one housing project at a time because of the letter of credit requirements.
- Modern surety bonds provide the required security while not tying up capital that could be used for investment in additional development projects.

# Supporting Re-investment in Hamilton's Economy

- Modern pay-on-demand surety bonds are proven to provide the same benefits and security as a letter of credit.
- Hamilton will have access to all the features of a letter of credit while enjoying the added benefit of professional underwriting, carried out by licensed bonding companies, ensuring that the developer is qualified to fulfill its obligations under the municipal agreement.
- This proposed change can unlock millions of dollars of private sector financial liquidity for re-investment in new infrastructure and housing projects, provide for more units per development and accelerate the delivery of housing of all types.

# Collaboration on Housing Attainability

- As Hamilton emerges from the COVID-19 Pandemic and continues to grow, WE HBA is very supportive of the City of Hamilton enabling the use of modern surety bonds to secure development agreements.
- Understanding the significant growth pressures our region is experiencing, allowing the use of modern pay-on-demand surety bonds will help our members positively contribute to the economic recovery of the City of Hamilton through the reinvestment of funds into other much needed housing projects.



members need the City of Hamilton's support to deliver **110,300** new housing units by 2051.



## Request to Speak to Committee of Council

Submitted on Wednesday, April 28, 2021 - 11:31pm

==Committee Requested==

**Committee:** Audit, Finance & Administration Committee

==Requestor Information==

**Name of Individual:** Stephanie Kuntz

**Name of Organization:** Marsh Canada

**Contact Number:**

**Email Address:** [stephanie.kuntz@marsh.com](mailto:stephanie.kuntz@marsh.com)

**Mailing Address:** Suite 1100, 222 - 3rd Ave SW, Calgary, AB T2P 0B4

**Reason(s) for delegation request:** I would like to advocate for the adoption of Development Bonds as security for development agreements. I am a specialist in Development Bonds, and would like to speak to the technical aspects of the bond, as well as the efficacy of the bond, and its usage in various other municipalities.

**Will you be requesting funds from the City?** No

**Will you be submitting a formal presentation?** Yes







# CITY OF HAMILTON DEVELOPMENT BOND PRESENTATION

**MARSH CANADA LIMITED**

Stephanie Kuntz

May 20, 2021



# Contents

- Development Bond History
- Development Bond Overview
- Bond Wording
- Surety Credit
- Surety Underwrite
- Benefits
- Municipalities



# Development Bond History

- Many Canadian municipalities accept only Letters of Credit (LCs) as security.
- Industry and municipality collaboration to craft a commercially viable Development Bond instrument that is a practical alternative to LCs.
- City of Calgary became the first major municipality to accept the Bond.
- Multiple municipalities have since begun accepting the Bond.

# Development Bond Overview

- Development Bond is another security option that a Municipality may accept.
- Bond provides financial assurance to a Municipality that a Developer will successfully complete all obligations under the development agreement.
- Bond may be reduced, and ultimately released, upon achievement of Construction Completion Certificates and Final Acceptance Certificate.

# Development Bond Wording

- **Pay on demand**
  - No onus on Municipality to prove default; sole and absolute discretion
  - Surety no right to defend
- Defined **payment period** of 7 days
- **Irrevocable**
- **Evergreen** – automatically renews annually
- Notice of **cancellation provision** – 90 days' notice
  - If replacement security not provided, Municipality can draw on Bond
- **Partial drawdowns** permitted
- Bond amount **may be reduced** – only with written approval from Municipality

# LC vs Development Bond

Features	Letter of Credit	Development Bond
Demand in nature	✓	✓
Irrevocable	✓	✓
Evergreen / continuous	✓	✓
Partial draw-downs permitted	✓	✓
Partial reductions in amount permitted	✓	✓
References specific agreement	✓	✓
Notice of Cancellation required	✓	✓

# Surety Credit

- Sureties are regulated by OSFI (like banks)
- Minimum capitalization requirements
- AM Best rating
  - Recommend minimum threshold of A-

# Surety Underwrite

- Sureties are selective – not all developers will qualify for bonds
- Thorough review of:
  - Developer's credit quality
  - Developer's history
  - Project-specific details
    - Project economics
    - Schedule
    - Construction trades
- Corporate guarantees



# Benefits

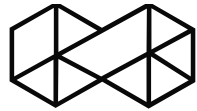
- Improves liquidity for Developer
  - Funds can go towards cash flowing the development
  - Funds freed up for further investment in the community
- Provides Municipality with same financial assurance as LCs
- Surety prequalification provides Municipality with additional assurance of Developer's ability to successfully complete development

# Contact

**Stephanie Kuntz**

[Stephanie.Kuntz@marsh.com](mailto:Stephanie.Kuntz@marsh.com)

403-478-3751



# MARSH

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## Request to Speak to Committee of Council

Submitted on Wednesday, May 5, 2021 – 2:11 pm

==Committee Requested==

**Committee:** Audit, Finance and Administration Committee

==Requestor Information==

**Name of Individual:** Terri Johns

**Name of Organization:** T Johns Consulting

**Contact Number:** 905 531 0684

**Email Address:** [tjohns@tjohnsconsulting.com](mailto:tjohns@tjohnsconsulting.com)

**Mailing Address:** 310 Limeridge Rd. W. – Suite 6  
Hamilton, ON L9C 2V2

**Reason(s) for delegation request:** To speak to the Audit Finance and Administration Committee as the President of T. Johns Consulting with respect to Surety Bonds

**Will you be requesting funds from the City?** No

**Will you be submitting a formal presentation?** No



## Request to Speak to Committee of Council

Submitted on Friday, May 7, 2021 – 2:27 pm

==Committee Requested==

**Committee:** Audit, Finance and Administration Committee

==Requestor Information==

**Name of Individual:** Sergio Manchia

**Name of Organization:** Urbancore Group of Companies

**Contact Number:** 905-540-4280

**Email Address:** [sergio@urbancore.info](mailto:sergio@urbancore.info)

**Mailing Address:** 3 Studebaker Place, Unit 1  
Hamilton, ON L8L 0C8

**Reason(s) for delegation request:** Surety of Bonds Report

**Will you be requesting funds from the City?** No

**Will you be submitting a formal presentation?** No







**CITY OF HAMILTON**  
**CORPORATE SERVICES DEPARTMENT**  
**Financial Planning, Administration and Policy Division**  
**and**  
**Legal and Risk Management Services Division**

<b>TO:</b>	Mayor and Members Audit, Finance and Administration Committee
<b>COMMITTEE DATE:</b>	June 3, 2021
<b>SUBJECT/REPORT NO:</b>	Development Agreement Surety Bonds (FCS21056 / LS21021) (City Wide) <b>(Outstanding Business List Item)</b>
<b>WARD(S) AFFECTED:</b>	City Wide
<b>PREPARED BY:</b>	Ailish Brooke (905) 546-2424 Ext. 2132 Lindsay Gillies (905) 546-2424 Ext. 5491 Larry Tansley (905) 546-2424 Ext. 3588
<b>SUBMITTED BY:</b>	Brian McMullen Director, Financial Planning, Administration and Policy Corporate Services Department
<b>SIGNATURE:</b>	
<b>SUBMITTED BY:</b>	Michael Kyne Acting City Solicitor Legal and Risk Management Services
<b>SIGNATURE:</b>	

## RECOMMENDATIONS

- (a) That Development Agreement Surety Bond Policy FPAP-DA-001 and accompanied Development Agreement Surety Bond Language Template, substantially in the form attached as Appendix "A" to Report FCS21056 / LS21021, be adopted;
- (b) That staff be directed to update the language used in the Development Agreement templates to permit surety bonds as an acceptable form of security;

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**SUBJECT: Development Agreement Surety Bonds (FCS21056 / LS21021)  
(City Wide) – Page 2 of 9**

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- (c) That staff be directed to bring forward a report to the Audit, Finance and Administration Committee which summarizes the uptake and any challenges encountered with Surety Bonds within 24 months of accepting the first Surety bond under the Development Agreement Surety Bond Policy;
- (d) That “report back to the Audit, Finance and Administration Committee on the potential for the use of surety bonds as financial security for development projects” be identified as complete and removed from the Audit, Finance and Administration Committee Outstanding Business List.

### **EXECUTIVE SUMMARY**

The General Issues Committee, through its meeting on December 9, 2020, received as Item 8.1, a presentation and report from the Mayor’s Task Force on Economic Recovery. Several motions were put forward related to the presentation, one of which directed:

“That Finance and Legal staff be directed to report back to the Audit, Finance and Administration Committee on the potential use of surety bonds as financial security for development projects to secure municipal agreements.”

The purpose of Report FCS21056 / LS21021 is to provide the report back from that direction.

Through the Mayor’s Task Force on Economic Recovery and discussion through the City’s Development Industry Liaison Group, staff understands that the request to consider the use of surety bonds was brought forward by the development community to provide more options and flexibility to developers. Permitting the use of surety bonds would provide a method of security that would not restrict a developer’s capital the same way that a letter of credit or cash security does. In turn, this proposed tool could potentially enable developers to use their capital more efficiently than is possible with the currently accepted forms of security.

The use of surety bonds in Ontario municipalities is limited. The limited use appears to be connected to the challenges that were experienced with previous forms of performance development bonds. Previous performance development bonds required municipalities to meet a burden of proof when accessing funds. Although the frequency of drawing on development securities is low, the administrative burden and risk of not meeting the arbitrary burden of proof was too much for municipalities to tolerate and the use of performance development bonds ceased in favour of letters of credit.

The City of Hamilton currently accepts letters of credit and / or certified funds as security for development agreements.

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A surety bond is a bond from a surety provider which guarantees the assumption of responsibility for payment of security in the event of default of a Development Agreement by the developer. Surety bonds and their terms have evolved over time and are now highly flexible. The City has the ability to dictate acceptable language for surety bonds. Therefore, the comments and comparisons of surety bonds and letters of credit in Report FCS21056 / LS21021 are based on the proposed surety bond language in Appendix “A” to Report FCS21056 / LS21021 which is supported by the City Solicitor. The language in Appendix “A” to Report FCS21056 / LS21021, specifically section 3, ensures that surety bonds function on-demand and for all intents and purposes, function like a letter of credit despite being procured and structured in a different manner.

Staff has outlined the benefits of surety bonds for both the City and the development community in Figure 1 and Appendix “B” to Report FCS21056 / LS21021. A comparison of surety bonds and letters of credits has been provided in Figure 3 of Report FCS21056 / LS21021.

Staff is recommending that Council approve the use of surety bonds as an acceptable form of security for development agreements.

**Alternatives for Consideration – Not Applicable**

**FINANCIAL – STAFFING – LEGAL IMPLICATIONS**

- Financial:** There are no additional costs that the City will incur related to accepting surety bonds.
- Staffing:** The administrative process for surety bonds will mirror what is currently used for letters of credit and, therefore, no additional staffing is required.
- Legal:** Demand worded bonds are an insurance instrument and, therefore, are significantly different than letters of credit. Insurers, for instance, have traditionally availed themselves of the right to defend claims and to refuse to pay in circumstances where a dispute might exist, opposing claims in court, if necessary. Banks, on the other hand, traditionally pay claims in relation to letters of credit without any inquiry into the underlying merits between the parties and this reflects the fact that the letters of credit originated as a payment arrangement where absolute certainty of payment was a commercial necessity.

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While these traditional differences between banks and insurers persist, staff has prepared a standard form of demand worded bond which includes words that eliminate the ability of the bond issuer to oppose payment where a claim has been filed by the City. If this standard form bond is the form issued by the bond issuer, the risk of refusal by the bond issuer will be minimized and possibly eliminated entirely so that the two varieties of instrument will be as close to one another as possible. In our case, this has been done by creating a document that provides a general rule that a claim for payment will not be resisted, followed by examples of that general principle in operation.

**HISTORICAL BACKGROUND**

Previous performance development bonds required municipalities to meet a burden of proof when accessing funds. Although the frequency of drawing on development securities is low, the administrative burden and risk of not meeting the arbitrary burden of proof was too much for municipalities to tolerate and the use of performance development bonds ceased in favour of letters of credit. The new iteration of bonds being proposed are substantially different from the previous performance development bonds and a new analysis is warranted.

The General Issues Committee, through its meeting on December 9, 2020, received as Item 8.1, a presentation and report from the Mayor's Task Force on Economic Recovery. Several motions were put forward related to the presentation, one of which directed:

“That Finance and Legal staff be directed to report back to the Audit, Finance and Administration Committee on the potential use of surety bonds as financial security for development projects to secure municipal agreements.”

**POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS**

The City will need to adopt a Policy which establishes minimum requirements related to accepting Surety bonds. The recommended Policy is attached as Appendix “A” to Report FCS21056 / LS21021.

The City of Hamilton's Letter of Credit policy (FCS02016) outlines the requirements for letters of credit and was used in the creation of the proposed Policy.

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## **RELEVANT CONSULTATION**

Staff has consulted internally with divisional staff representatives from the Planning and Economic Development Department and externally with other municipalities and surety providers as outlined below.

### Surety Providers

- Cowan Insurance Group
- Marsh
- Masters Insurance

### Development Community

- Development Industry Liaison Group
- T Johns Consulting
- Urban Solutions
- Branthaven Development

### Municipalities

- Association of Municipalities of Ontario (AMO)
- City of Calgary
- City of Guelph
- Town of Innisfil
- Municipality of Leamington
- City of London
- Township of Norwich
- City of Pickering
- Corporation of the City of Sault Ste. Marie
- City of St. Thomas
- City of Woodstock

## **ANALYSIS AND RATIONALE FOR RECOMMENDATION(S)**

Staff's recommendation to accept surety bonds as an acceptable form of security for development agreements was formed after:

- Identification of request
- Clarification of needs through one-on-one discussions with the developers advocating for these bonds
- Participation in learning opportunities, such as webinars
- Identification of concerns from staff and other municipalities
- Research into if / how each concern has been or can be addressed

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- One-on-one discussions with members of the surety bond industry
- Leveraging lessons learned from other municipalities that have approved the use of surety bonds
- Confirming with the developers advocating for the bonds to confirm what is being recommended through Report FCS21056 / LS21021 meets the needs of the developers while protecting the City

Appendix “A” to Report FCS21056 / LS21021 is the recommended Development Agreement Surety Bond Policy. The Policy outlines the terms and language that staff recommends for surety bonds. A surety bond is a bond from a surety provider which guarantees the assumption of responsibility for payment of security in the event of default of a Development Agreement by the developer. Any developer who would like to post a bond with the City would need to be able to provide the bond within the scope of this Policy.

Staff has prepared Figure 1 to highlight some key benefits of surety bonds to both the City and the development community. Each of the benefits is further explored in Appendix “B” to Report FCS21056 / LS21021.

**Figure 1  
Benefits of Surety Bonds as Security**

<b>City of Hamilton</b>	<b>Development Community</b>
<ul style="list-style-type: none"> <li>• Liquid</li> <li>• Responsive</li> <li>• Customized</li> <li>• Prequalification requirement</li> <li>• Improves performance</li> <li>• Promotes growth</li> </ul>	<ul style="list-style-type: none"> <li>• Off-balance sheet security</li> <li>• Access to unproductive cash</li> <li>• Greater credit availability</li> </ul>

The most common concern that staff heard throughout researching surety bonds was a concern that payment would not be disbursed or that the municipality would need to spend extended amounts of time proving default prior to accessing funds through a surety bond. The surety industry has also heard those concerns and have adapted bonds accordingly. The bond language presented in Appendix “A” to Report FCS21056 / LS21021 ensures that the City, in its absolute and sole discretion, can determine that the developer is in default and the payment will be made within 10 business days.

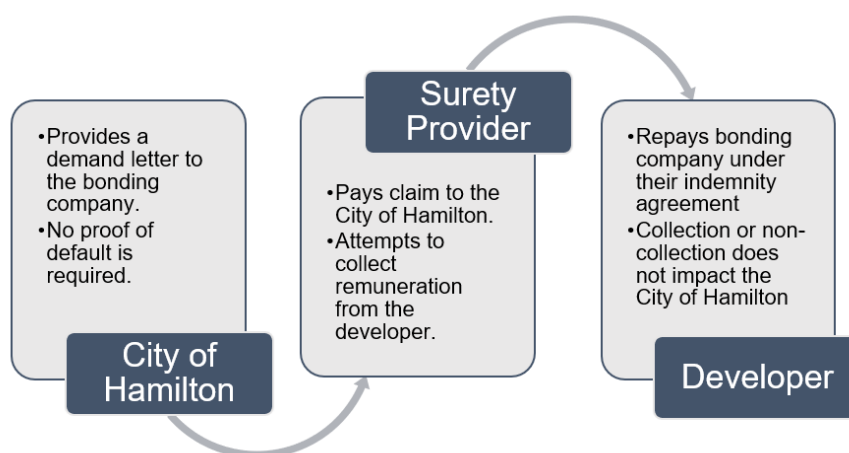
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Municipalities, such as The City of Calgary, who were early adopters of surety bonds, have worked with the surety providers to develop language that is truly on-demand and does not leave room for negotiation of payment. If a demand is made for payment, the surety provider is obligated to make the payment without question. Figure 2 provides a brief illustration of this process.

Appendix “C” to Report FCS21056 / LS21021 lists some of the concerns that were raised through the research and consultation process, as well as, responses to those concerns.

**Figure 2  
Process to access funds from a Surety Bond**



Surety providers are subject to oversight by the Office of Superintendent Financial Institutions (OSFI) and staff recommends, through the Surety Bond Policy attached as Appendix “A” to Report FCS21056 / LS21021, that in order for the City to accept a bond, the company must have a minimum credit rating of “A-” or higher as assessed by S&P or an equivalent rating from Dominion Bond Rating Service Limited (“A”), Fitch Ratings (“A-”) or Moody’s Investors Services Inc.(A3).

Risk mitigation was at the forefront of staff’s mind throughout the review, consultation and policy development process. The terms recommended through Appendix “A” of Report FCS21056 / LS21021 for Development Agreement Surety Bonds reflect those found in the City’s Letter of Credit Policy. The language in the bond template utilizes on-demand language from Form 5 of the *Construction Act*.

Figure 3 provides a comparison of letters of credit with the type of surety bond recommended by staff in Report FCS21056 / LS21021.

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**Figure 3  
Surety Bond vs Letter of Credit**

<b>Features</b>	<b>Surety Bond</b>	<b>Letter of Credit</b>
<b>Issued by</b>	Licensed insurance company	Banking institution
<b>Collateral</b>	Unsecured	Secured
<b>Provider has assessed ability of developer to complete the development project</b>	Yes	No
<b>Provider has an interest in having the security released (project completed)</b>	Yes	No
<b>Borrowing ability of developer</b>	Unchanged	Decreased
<b>Restriction of capital</b>	Non-restrictive	Restrictive
<b>Payable “on-demand”</b>	Yes	Yes
<b>Administrative burden</b>	Same	Same
<b>Length of time to access funds</b>	10 business days (can be set by municipality)	Upon written demand
<b>Automatic renewal provisions</b>	Yes	Yes
<b>Ability to make multiple demands</b>	Yes	Yes
<b>Notice required to cancel instrument</b>	90 days	1 month

Staff is recommending the full implementation of the Development Agreement Surety Bond Policy FPAP-DA-001, attached as Appendix “A” to Report FCS21056 / LS21021 with a report due back within 24 months, rather than a pilot. In order to obtain a Development Agreement surety bond, a developer must be vetted by the surety provider which includes a review of pro-forma financials and past successes / failures. This means that not all developers will be able to acquire surety bonds and those that can will have been heavily scrutinized from a risk perspective. The volume of surety bonds is expected to be low due to the involved and lengthy process required to obtain a surety bond.



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Should Recommendation (a) be accepted, the City's Development Agreement templates will need to be updated to include language permitting the use of surety bonds pursuant to Recommendation (c). In order for a bond to be accepted, the related Development Agreement will need to authorize use of a surety bond as security. Existing Development Agreements will not be permitted to substitute a surety bond for an existing security without amendment of the original agreement.

**ALTERNATIVES FOR CONSIDERATION**

None

**ALIGNMENT TO THE 2016 – 2025 STRATEGIC PLAN**

**Community Engagement and Participation**

Hamilton has an open, transparent and accessible approach to City government that engages with and empowers all citizens to be involved in their community.

**Economic Prosperity and Growth**

Hamilton has a prosperous and diverse local economy where people have opportunities to grow and develop.

**Built Environment and Infrastructure**

Hamilton is supported by state-of-the-art infrastructure, transportation options, buildings and public spaces that create a dynamic City.

**Our People and Performance**

Hamiltonians have a high level of trust and confidence in their City government.

**APPENDICES AND SCHEDULES ATTACHED**

Appendix "A" to FCS21056 / LS21021 – Development Agreement Surety Bond Policy and Development Agreement Surety Bond Template

Appendix "B" to Report FCS21056 / LS21021 – Benefits of Surety Bonds as Security

Appendix "C" to Report FCS21056 / LS21021 – Concerns Related to Surety Bonds

AB/LG/LT/dt




<b>Surety Bond Policy</b>	 <b>Hamilton</b>	
FPAP-DA-001		
Page 1 of 3		Approval: 2021-XX-XX

<b>Development Agreement Surety Bond Policy</b>	
<b>POLICY STATEMENT</b>	This Policy outlines the requirements of a surety bond to be an acceptable form of security for Development Agreements.
<b>SCOPE</b>	<p>This Policy is applicable, in all cases, in which a Surety Bond is being evoked as security for a Development Agreement.</p> <p>Surety Bonds may be provided for any Development Agreement which is required to provide Security and may be for the full amount of security required or for a portion if supplemented with a Letter of Credit or cash, only where the language, in the associated Development Agreement, permits Surety Bonds.</p>
<b>PURPOSE (GUIDING PRINCIPLES)</b>	To ensure the equitable and transparent administration of the use of Surety Bonds for Development Agreements.
<b>RELATED LEGISLATION</b>	Development Agreements are entered into under the <i>Planning Act, 1990, as amended</i> , and the required security that this Surety Bond Policy applies to is outlined in each of the respective Development Agreements.
<b>TRANSPARENCY</b>	This Policy, inclusive of Appendix A, is available publicly.
<b>DEFINITIONS</b>	
<b>“Development Agreement”</b>	Refers to any agreement entered into between the City of Hamilton and a land owner to regulate the provision of on-site and municipal works required to service land under development applications. Includes, but is not limited to, Plan of Subdivision, Site Plan, External Works Agreement, Joint Service Agreement and Consent Agreement.
<b>“Security”</b>	An amount required to be provided under a Development Agreement which will ultimately be returned to the developer after the terms of the Development Agreement have been executed to the City’s satisfaction.
<b>“Surety Bond”</b>	A bond which guarantees the assumption of responsibility for payment of security in the event of default of a Development Agreement.
<b>“Surety provider”</b>	A company legally capable of acting as the surety in the surety bond agreement.

<b>Surety Bond Policy</b>	 Hamilton	
FPAP-DA-001		
Page 2 of 3		Approval: 2021-XX-XX

<p><b>DETAILS: USAGE AND LIMITATIONS</b></p>	<p>This Policy is applicable, in all cases, in which a Surety Bond is being evoked as security for a Development Agreement.</p> <p>Where financial security is required by the City, a term of any contract or as a condition of any planning approval, Development Agreement Surety Bonds are a satisfactory financial security provided they are issued to and received by the City in accordance with the following terms and conditions:</p> <ol style="list-style-type: none"> <li>1. The Development Agreement Surety Bond shall be issued by a Canadian surety provider having a minimum credit rating of:             <ol style="list-style-type: none"> <li>(a) "A" or higher as assessed by Dominion Bond Rating Service Limited;</li> <li>(b) "A-" or higher as assessed by Fitch Ratings;</li> <li>(c) "A3" or higher as assessed by Moody's Investors Services Inc.; or</li> <li>(d) "A-" or higher as assessed by S&amp;P.</li> </ol> </li> <li>2. The issuing company shall be incorporated in Canada for no less than ten (10) years and issue surety bonds in Canadian dollars.</li> <li>3. The issuing surety provider must be an active institution monitored by the Office of the Superintendent of Financial Institutions (OSFI).</li> <li>4. When a surety provider that has issued or has confirmed a surety bond received and held by the City, subsequently ceases, in the opinion of the City to meet all or any of the requirements of this Policy, the City may, in its discretion, and subject to Section 7 of this Policy, require a new security to its satisfaction, to be provided to the City within ten (10) days of demand for same and the original surety bond will be returned and / or exchanged for the replacement security. In the event the new security is not received as required, the City may draw upon the original Surety Bond.</li> <li>5. Where there is doubt as to the credit rating or other qualification of a surety provider, the City's General Manager of Finance and Corporate Services shall be satisfied that the institution meets the guidelines of this Policy.</li> </ol>
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<p><b>Surety Bond Policy</b>                  FPAP-DA-001                  Page 3 of 3</p>	 Hamilton	Approval: 2021-XX-XX
	<p>6. The surety bond to be provided to the City issued by a surety provider shall be irrevocable and shall be in the form and on the terms of the "Development Agreement Surety Bond" template attached hereto as Appendix A.</p> <p>7. Notwithstanding anything in this Policy,</p> <p>(a) the City may, in its discretion, decline a surety bond for any reason;</p> <p>(b) when a surety bond has been received and is being held by the City and the City is no longer satisfied that the surety bond adequately provides adequate protection, the City may require a new security to its satisfaction, to be provided to the City within ten (10) days of demand for same and the original surety bond will be returned and / or exchanged for the replacement security. In the event the new security is not received as required, the City may draw upon the original Surety Bond.</p> <p>Any deviations from the said approved form of Development Agreement Bond template shall be reviewed by and are subject to approval of the General Manager of Finance and Corporate Services and the City Solicitor.</p>	
<p><b>POLICY OWNER</b></p>	Director of Financial Planning, Administration and Policy	
<p><b>ADMINISTRATION</b></p>	The Development Agreement Surety Bond Policy shall be administered by the Financial, Planning, Administration and Policy Division within the Corporate Services Department.	
<p><b>RELATED POLICIES</b></p>	Irrevocable Letter of Credit Policy (FCS02016)	
<p><b>RELATED STANDARD OPERATING PROCEDURES</b></p>	TBD	

**APPENDIX A TO POLICY FPAP-DA-001  
DEVELOPMENT AGREEMENT SURETY BOND**

**BOND NO.:**

**AMOUNT: \$**

**KNOW ALL PERSONS BY THESE PRESENTS**, that

,

as Principal, hereinafter called the "**Principal**", and

,

as Surety, hereinafter called the "**Surety**", are held and firmly bound unto \_\_\_\_\_, as Obligee, hereinafter called the "**Obligee**", in the amount of \_\_\_\_\_ Dollars (\$) lawful money of Canada, for the payment of which sum, well and truly to be made, the Principal and the Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

**WHEREAS** the Principal and Obligee have entered into, or will enter into, an agreement with reference number \_\_\_\_\_ with respect to lands known as \_\_\_\_\_ in the City of Hamilton (said agreement is by reference made a part hereof and is hereinafter referred to as the "**Development Agreement**").

**NOW THEREFORE**, the condition of this obligation is such that if the Principal shall, in the opinion of the Obligee do and perform all of the stipulations, conditions, covenants and terms of the Development Agreement, then this obligation shall be void and of no effect; otherwise, it shall remain in full force and effect.

**PROVIDED**, however, the foregoing obligation is subject to the following terms and conditions:

1. Whenever the Principal shall be declared in writing by the Obligee to be in default under the Development Agreement, and the Obligee intends to make a claim under this bond, the Obligee shall promptly notify the Principal and the Surety in writing of such default in the form of a Demand, the form of which is attached to this Bond as Schedule "A".
2. On determination by the Obligee, in its sole and absolute discretion, that the Principal is in default of its obligations under the Development Agreement, the Surety and Principal agree that the Surety will make payments to the Obligee for amounts demanded by the Obligee, up to an aggregate of the Bond Amount, within ten (10) business days after the Surety's receipt of a Demand from the Obligee at the address noted herein by hand or courier.

3. This Bond is irrevocable and payment will be made notwithstanding any objection by the Principal. Where a Demand in the prescribed form has been delivered to the Surety, it shall be accepted by the Surety as conclusive evidence of its obligation to make payment to the Obligee, and the Surety shall not assert any defence or grounds of any nature or description for not making payment to the Obligee, in whole or in part, pursuant to such Demand, including but not limited to any of the following reasons: that a Default has not occurred, that the Principal committed any fraud or misrepresentation in its application for the Bond, or that the amount set out in the Demand is not appropriate, warranted or otherwise not in accordance with the Development Agreement. The Surety's liability under this Bond is unconditional and shall not be discharged or released or affected by any arrangements made between the Obligee and the Principal or by any dispute between the Surety and Principal, or the taking or receiving of security by the Obligee from the Principal, or by any alteration, change, addition, modification, or variation in the Principal's obligation under the Development Agreement, or by the exercise of the Obligee or any of the rights or remedies reserved to it under the Development Agreement or by any forbearance to exercise any such rights or remedies whether as to payment, time, performance or otherwise (whether or not by any arrangement, alteration or forbearance is made without the Surety's knowledge or consent). All payments by the Surety shall be made free and clear without deduction, set-off or withholding.
4. The Obligee may make multiple Demands under this bond.
5. The amount of the Bond may be reduced from time to time as advised by notice in writing by the Obligee to the Surety.
6. Each payment made by the Surety under this Bond shall reduce the amount of this Bond.
7. In no event shall the Surety be liable for a greater sum than the amount of this Bond.
8. No right of action shall accrue upon or by reason hereof to or for the use or benefit of any person other than the Obligee.
9. When the Principal has completed all works required by the Development Agreement to the Obligee's satisfaction, all maintenance and rectification periods contained within the Development Agreement have expired, and the Obligee has finally assumed all works in writing, the Obligee shall return this Bond to the Surety for termination or advise the Surety in writing that this Bond is terminated, in accordance with the terms of the Development Agreement.
10. If the Surety at any time delivers at least ninety (90) days prior written notice to the Obligee and to the Principal of its intention to terminate this obligation, the Principal shall deliver to the Obligee, not less than thirty (30) days prior to the termination of this Bond, financial security in the amount of this Bond in a form acceptable to the Obligee. If the replacement financial security is not provided by the Principal or is not accepted by the Obligee, this Bond shall remain in effect.
11. Nothing in this bond shall limit the Principal's liability to the Obligee under the Development Agreement.

- 12. This Bond shall be governed by and construed in accordance with the laws of the Province of Ontario and the laws of Canada applicable thereto and shall be treated, in all respects, as a contract entered into in the Province of Ontario without regard to conflict of laws principles. The Principal and Surety hereby irrevocably and unconditionally attorn to the jurisdiction of the courts of the Province of Ontario.
- 13. All Demands and notices under this Bond shall be delivered by hand, registered mail or courier to the Surety, with a copy to the Principal at the addresses set out below, subject to any change of address in accordance with this Section. All other correspondence may be delivered by regular mail, registered mail, courier, or email. A change of address for the Surety is publicly available on the Financial Services Regulatory Authority of Ontario website. The address for the Principal may be changed by giving notice to the other parties setting out the new address in accordance with this Section.

**The Surety:**

**Name**  
**Address**  
**Email**  
**Phone**

**The Principal:**

**Name**  
**Address**  
**Email**  
**Phone**

**The Obligee:**

**Name**  
**Address**  
**Email**  
**Phone**

**IN TESTIMONY WHEREOF**, the Principal has hereto set its hand and affixed its seal and the Surety has caused these presents to be sealed with its corporate seal duly attested by the signature of its authorized signing authority.

**SIGNED AND SEALED** this            day of            , **20**            , in the presence of:

Per: \_\_\_\_\_  
 Name:  
 Title:

Per: \_\_\_\_\_  
 Name:  
 Title:

I / We have the authority to bind the Corporation.

\_\_\_\_\_  
 , Attorney in Fact



**Schedule A**

**DEMAND – NOTICE OF DEFAULT**

Date:

Surety:

Address:

Attention:

Re: Development Agreement Bond No. (the "Bond")

Principal: (the "Principal")

Obligee: (the "Obligee")

Agreement: (the "Development Agreement")

Dear ,

Pursuant to the above referenced Bond, The City of Hamilton hereby declares a default under the Development Agreement.

We hereby demand that the Surety honour its ten (10) day payment obligation as per the terms of the Bond and we hereby certify that we are entitled to draw on the Bond pursuant to the terms of the Development Agreement and demand payment of \$ under the terms of the Bond.

Payment Instructions:

Yours truly,

**THE CITY OF HAMILTON**



## APPENDIX B

### BENEFITS OF SURETY BONDS AS SECURITY

Adapted with permission from the Ontario Home Builders’ Association – Modern Surety Bonds Briefing Note

Provided the terminology set by legal in Appendix B: Development Agreement Surety Bond is utilized, surety bonds provide numerous benefits to both the City and the development community.

#### For the City

- i. **Liquid.** A surety bond is comparable to a letter of credit in that it represents a liquid instrument that would provide the City with the funds required to correct a default by the developer.
- ii. **Responsive.** The trigger to making a claim under a surety bond mirrors that of a letter of credit. The City would provide written notice to the surety that the developer has defaulted under its development agreement. The City would not be bound to take any action or proceedings, or to exhaust its recourse against the developer or any other security, before turning to the bond for payment.
- iii. **Customized.** The specific terms of the subdivision bond can be tailored by legal in order to provide financial protection to the City. Proposed terms are outlined in Appendix B: Development Agreement Surety Bond.
- iv. **Prequalification.** In order to obtain a surety bond, the developer is required to demonstrate, to the satisfaction of the surety, the financial means to complete the project, as well as the expertise, resources, and operations control to bring the project to a successful completion. This serves as an additional endorsement of the developer to the City.
- v. **Performance improvements.** Should a claim be filed against the bond, the developer is required to repay the surety all amounts specified under the surety bond. The bond keeps the developer responsible, accountable and motivated to fully perform all of its obligations to the City.
- vi. **Promotes growth.** Accepting an alternate form of financial security that is of benefit to developers sends a clear message to the development industry that the City is innovative, responsive to the needs of developers and growth-oriented. Attracting development opportunities, at no additional risk, helps ensure continued growth of the City and its economy.

**For the Development Community**

- i. **Off-balance sheet security.** Surety bonds are considered "off-balance sheet" security, meaning they do not encumber a developer's balance sheet as a letter of credit would. Using this form of security maximizes the financial resources available to the developer to complete the proposed development.
- ii. **Access to unproductive cash.** A surety bond allows the developer to access the substantial amounts of idle cash that usually secures the letter of credit, the developer is much better positioned to satisfy the cash-flow requirements of the development project.
- iii. **Greater credit availability.** By using a surety bond instead of a letter of credit, the developer makes available bank financing that can be used to grow the company's business and improve its liquidity.

**APPENDIX C**  
**CONCERNS RELATED TO SURETY BONDS**

**1. There is a large burden borne by the City in order to make a claim against the bond in the event of default by the developer.**

This concern stems from the challenges encountered with performance bonds in the past. With performance bonds, the City was required to demonstrate that a developer had not met its performance obligations before being able to access funds from the bond which could turn into a lengthy and combative process. Today's surety bonds do not require the municipality to prove default in order to gain access to the funds.

The terms of the surety bond will be such that it is paid "on-demand." In order for a claim to be made, the City provides a demand letter to the surety provider but is not required to provide proof or justification of default. The surety provider immediately provides the requested funds to the City and seeks recovery from the developer. Collection or non-collection of funds by the surety provider from the developer does not impact the City.

**2. Surety bonds are riskier than letters of credit.**

This concern stems from the challenges encountered with performance bonds in the past where municipalities would be required to prove default and the performance bond issuers were motivated to pay out as little claims as possible.

Today's surety bonds are on-demand in nature and do not require the municipality to prove default in order to gain access to the funds, thus making the bonds comparable to an on-demand letter of credit.

Both surety bonds and letters of credit bear a certain degree of risk. The Development Agreement Surety Bond template included in Appendix "A" to Report FCS21056 / LS21021 achieves a comparable level of risk when compared to a letter of credit.

**3. Letters of credit are safer than surety bonds because they are secured and issued by regulated banking institutions.**

Surety bonds are only issued by licensed insurance companies which are also subject to government regulation by the Office of the Superintendent of Financial Institutions.

**Appendix “C” to Report FCS21056 / LS21021****Page 2 of 2**

Letters of credit are secured by collateral while surety bonds are unsecured. This has raised the question of how the City can be sure funds are available when demand for payment is made. Financial ratings for insurance companies in Canada are provided by AM Best and the City can set a minimum rating for the insurance company to provide additional assurance that the surety bonds are being extended by reputable companies. Further, the insurance companies are required to be sufficiently capitalized and have funds in place to satisfy any potential claims.

**4. It takes a long time to access funds from a surety bond.**

The City is able to specify how long the surety provider has to turn around funds. Appendix “A” to Report FCS21056 / LS21021 requires that funds be released within 10 business days of a request being made.

**5. The bond is being issued by an insurance company, they are not going to want to pay out requests.**

Typically, surety companies engage in a thorough prequalification process to gather and verify an extensive amount of information about a developer under consideration for a surety bond, including: organizational structures and processes, business plans, historical project outcomes, risk mitigation strategies, financial statements and schedules, etc. For the City, a developer who has obtained a surety bond, demonstrates a level of prequalification that indicates decreased risk.

Surety companies receive payment from the developer regardless of whether a default occurs. The cost of a surety bond is variable based on several factors (e.g. credit worthiness, history, etc.) but is typically between 0.75% to 1% of the total bond amount.



**CITY OF HAMILTON**  
**CORPORATE SERVICES DEPARTMENT**  
**Financial Planning, Administration and Policy Division**

<b>TO:</b>	Chair and Members Audit, Finance and Administration Committee
<b>COMMITTEE DATE:</b>	June 3, 2021
<b>SUBJECT/REPORT NO:</b>	Ancaster Tennis Club Loan Request (FCS21032) (Ward 12)
<b>WARD(S) AFFECTED:</b>	Ward 12
<b>PREPARED BY:</b>	Kirk Weaver (905) 546-2424 Ext. 2878 Steve Sevor (905) 546-2424 Ext. 4645
<b>SUBMITTED BY:</b>	Brian McMullen Director, Financial Planning, Administration and Policy Corporate Services Department
<b>SIGNATURE:</b>	

**RECOMMENDATION(S)**

- (a) That the General Manager, Finance and Corporate Services, be authorized and directed to enter into an interest free loan agreement with the Ancaster Tennis Club not to exceed \$940,000, inclusive of the previously approved \$290,000 through Report PW17089(a), pursuant to the City's External Loan Guidelines, for the construction of a new dome and related infrastructure to be repaid in full within 15 years of the loan advance, together with a General Security Agreement, both in a form satisfactory to the City Solicitor and General Manager, Finance and Corporate Services;
- (b) That the Ancaster Tennis Club loan be repaid with annual payments on the anniversary dates of the loan advance as reflected in the repayment schedule attached hereto as Appendix "A" to Report FCS21032;
- (c) That the Mayor and City Clerk be authorized to execute the Loan Agreement, the General Security Agreement and any ancillary documents required to give effect to the Ancaster Tennis Club loan;
- (d) That the General Manager, Healthy and Safe Communities, be authorized and directed to execute a License Agreement, together with any ancillary documents with the Ancaster Tennis Club to allow the ongoing use of City property by the Ancaster Tennis Club and the addition of the infrastructure required to support the new Dome in a form satisfactory to the City Solicitor;

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**SUBJECT: Ancaster Tennis Club Loan Request (FCS21032) (Ward 12) –  
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- (e) That the General Manager, Healthy and Safe Communities Department, or designate, be delegated the authority to negotiate and grant naming rights to Rogers Canada for the City facility occupied by the Ancaster Tennis Club as required to permit the Ancaster Tennis Club to obtain sponsorship funding pursuant to the Community Tennis Facility Fund and to execute any necessary consents or agreements to facilitate the sponsorship and naming rights, with content acceptable to the General Manager of Healthy and Safe Communities Department, or designate and the City Solicitor.

### **EXECUTIVE SUMMARY**

The purpose of Report FCS21032 is to gain Council's approval to enter into a Loan Agreement and General Security Agreement with the Ancaster Tennis Club (the "Club") that will provide funding to support the construction of a new dome over several of the courts. In addition, staff is recommending the completion of a new Licence Agreement that will outline the conditions under which the Club is permitted to use the City's property to reflect the addition of the new dome and related infrastructure.

Based on information supplied by the Club, the total Project cost is approximately \$1,245,000 including the dome foundation, dome purchase and installation, construction of a storage building and lighting and utility upgrades. In addition to the loan requested from the City of \$940,000, the Club has received a grant from the Hamilton Future Fund in the amount of \$206,000. The Club is currently in the process of applying for a sponsorship grant with the Community Tennis Facility Fund estimated at \$100,000. The balance of the Project will be funded by the Club. The Club will also make annual loan payments to the City of \$62,666.67.

The City's External Loan Guidelines provides for interest free loans to organizations for upgrades or enhancements on City-owned facilities or properties. As the Ancaster Tennis Club is situated on City-owned land, the Club qualifies for an interest free loan as the new tennis bubble enhances the park's amenities and enables the Club to offer year-round tennis to City residents.

The Club's existing Licence Agreement with the City for use of the City-owned property that the Club occupies expired on March 31, 2015 and the Club has been occupying the property on a month-to-month basis. Report FCS21032 recommends that the City enter into a new Licence Agreement for the term commencing April 1, 2015 and expiring December 31, 2031 to coincide with the naming rights of the facility as detailed below. The agreement would be updated to reflect the additional infrastructure being added.

The Club has agreed to a letter of credit in the amount of \$10,000 as security for the removal and reinstallation of the dome annually with installation to occur no earlier than October 1 annually and removal to occur no later than May 1 annually allowing for a seven-month period of use. The Club has included the costs for this in their annual operating budget projections.

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**SUBJECT: Ancaster Tennis Club Loan Request (FCS21032) (Ward 12) –  
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The Club is being considered by Tennis Canada as a potential recipient of the Community Tennis Facility Fund. This fund would provide approximately \$100,000 in project funding to the Club. As a condition of funding, the Club must agree to naming the covered court facility the Rogers Ancaster Tennis Club for a minimum of 10 years. Funding decisions are expected by June 2021. If awarded, a funding agreement will be signed between Tennis Canada and the Club and Tennis Canada will provide the City of Hamilton with a copy of this agreement. Report FCS21032 recommends that the General Manager, Healthy and Safe Communities Department be delegated the authority to negotiate and grant naming rights to Rogers Canada for the City facility occupied by the Ancaster Tennis Club as required to permit the Club to obtain sponsorship funding pursuant to the Community Tennis Facility Fund, and to execute any consents or agreements necessary to facilitate the sponsorship and naming rights.

**Alternatives for Consideration – Not Applicable**

**FINANCIAL – STAFFING – LEGAL IMPLICATIONS**

**Financial:** Per the City's External Loan Guidelines, the Ancaster Tennis Club qualifies for an interest free loan for this project. Staff has reviewed the financial position and projections of the Club and believe they will have the capacity to repay the loan. Appropriate security provisions will also be included in the loan agreement.

**Staffing:** N/A

**Legal:** Legal Services will prepare the Loan Agreement, the General Security Agreement which will be registered under the PPSA and the License Agreement, together with any applicable consents or agreements related to the naming rights of the Club.

**HISTORICAL BACKGROUND**

Report PW17089(a) approved by Council in June 2018 authorized a loan of \$290,000 to the Ancaster Tennis Club to support the construction of a dome to allow year-round use of the Ancaster Tennis Club facility. As a result of a number of delays in the Project, the previously approved loan has never been issued.

In March of 2021, Council received correspondence from the Club requesting that the loan be increased by an additional \$650,000 for a total loan of \$940,000. The correspondence is attached as Appendix "B" to Report FCS21032.

Staff was directed to report back with recommendations. Report FCS21032 addresses all of these related issues.

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**SUBJECT: Ancaster Tennis Club Loan Request (FCS21032) (Ward 12) –  
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## **POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS**

Reports FCS06078 and FCS06078(a) outline the City's external Loan Guidelines. Staff has reviewed the information submitted by the Club to ensure conformity with these guidelines.

## **RELEVANT CONSULTATION**

Recreation staff was engaged in discussions related to a new Licence Agreement for ongoing use of the City property by the Club.

Legal Services staff was consulted in relation to the Licence Agreement and the potential sponsorship and naming rights agreement the Tennis Club was considering.

Revenue Generation & Strategic Partnerships was consulted in relation to the granting of naming rights for the City facility as required by the potential sponsorship grant.

## **ANALYSIS AND RATIONALE FOR RECOMMENDATION(S)**

### **Loan**

Staff has worked with representatives of the Ancaster Tennis Club to gain information that will assist in satisfying the City that the Club will have the capacity to repay the loan. Staff received financial statements for 2018, 2019 and 2020. Staff also had the opportunity review the details of the Tennis Club's revenue assumptions and projections for the next five years. Based on the review of this material and consistent with the City's External Loan Guidelines, staff recommends entering into the loan agreement with the Ancaster Tennis Club in the amount of \$940,000.

### **Licence Agreement**

The Ancaster Tennis Club's existing Licence Agreement with the City for use of the City-owned property that the Club occupies expired in 2015. Report FCS21032 recommends that a new License Agreement with the Club be entered into which would commence on April 1, 2015 and expire on December 31, 2031. This new Agreement would reflect the additional infrastructure being added.

The Club has agreed to a letter of credit in the amount of \$10,000 for removal and reinstallation of the dome annually. Installation of the dome will occur no earlier than October 1 annually and will be removed no later than May 1 annually, allowing for a seven-month period of use. The Club has included the costs for this in their annual operating budget projections.

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**SUBJECT: Ancaster Tennis Club Loan Request (FCS21032) (Ward 12) –  
Page 5 of 5**

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**Sponsorship Agreement and Facility Naming Rights**

The Club is in the process of completing its application for the Community Tennis Facility Fund presented by Rogers. If awarded to the Club, this fund would provide approximately \$100,000 in project funding and would require a Funding Agreement between Tennis Canada and the Club. As a condition of funding, naming rights of the covered court facility to Rogers would be required. Facility naming would be mutually agreed to by the Club and Rogers and signage with the new facility name will appear in the facility entry, the exterior of the facility (locations mutually agreed) and whenever the facility name is used or presented.

The term of the naming rights will be a minimum of 10 years and while there is no automatic renewal, Rogers would have first right of renewal if facility operations continue under the Club. Tennis Canada would also have the right of first refusal to purchase the capital assets / business of the Club pursuant to the proposed agreement and will have first right of refusal to operate or assist the City in finding another third-party to operate the tennis facility. This would require mutual agreement by Tennis Canada and the City of Hamilton. Funding decisions are expected by June 2021. Delegated authority is being sought to allow the General Manager, Healthy and safe Communities Department, or designate the ability to negotiate and grant naming rights of the City facility occupied by the Ancaster Tennis Club as required to permit the Club to obtain sponsorship funding pursuant to the Community Tennis Facility Fund, and to execute any consents or agreements necessary to facilitate the sponsorship and naming rights.

**ALIGNMENT TO THE 2016 – 2025 STRATEGIC PLAN****Community Engagement and Participation**

Hamilton has an open, transparent and accessible approach to City government that engages with and empowers all citizens to be involved in their community.

**Our People and Performance**

Hamiltonians have a high level of trust and confidence in their City government.

**APPENDICES AND SCHEDULES ATTACHED**

Appendix “A” to Report FCS21032 – Ancaster Tennis Club Loan Repayment Schedule

Appendix “B” to Report FCS21032 – Correspondence from Ancaster Tennis Club

KW/dt



## Loan Repayment Schedule

### City of Hamilton Loan to Ancaster Tennis Club

<b>PRINCIPAL</b>	<b>\$940,000.00</b>
<b>INTEREST</b>	<b>0.00%</b>
<b>TERM (YRS)</b>	<b>15</b>
<b>ANNUAL PAYMENT</b>	<b>\$ 62,666.67</b>

	Payments			Outstanding Balance(\$)
	Principal (\$)	Interest (\$)	Total P & I (\$)	
Loan				940,000.00
Year 1	62,666.67		62,666.67	877,333.33
Year 2	62,666.67		62,666.67	814,666.66
Year 3	62,666.67		62,666.67	751,999.99
Year 4	62,666.67		62,666.67	689,333.32
Year 5	62,666.67		62,666.67	626,666.65
Year 6	62,666.67		62,666.67	563,999.98
Year 7	62,666.67		62,666.67	501,333.31
Year 8	62,666.67		62,666.67	438,666.64
Year 9	62,666.67		62,666.67	375,999.97
Year 10	62,666.67		62,666.67	313,333.30
Year 11	62,666.67		62,666.67	250,666.63
Year 12	62,666.67		62,666.67	187,999.96
Year 13	62,666.67		62,666.67	125,333.29
Year 14	62,666.67		62,666.67	62,666.62
Year 15	62,666.62		62,666.62	(0.00)





Friday Feb. 26, 2021  
Hamilton City Hall  
Attn: City Clerk

Dear Mayor Eisenberger and Members of Council,

The Ancaster Tennis Club is asking for an extension of a loan in the amount of \$650,000 over 15 years in order to finalize the covering of the 5 courts at the Ancaster Tennis Club in the Village Green Park in downtown Ancaster with a Dome structure.

We have had many delays and increased costs to our project due to a number of factors, COVID notwithstanding:

1. Site plan amendment- issues with soft soil in the park created need for a larger grade beam requiring double the concrete expected and increased costs for construction.
2. The electrical requirements to the actual Village Green Park are inadequate to run the mechanical equipment needed to keep the Dome inflated and heated. Alectra will be required to add a new transformer. The added cost of this to the entire construction project to ATC is estimated at \$42,000.
3. The Dome itself has gone up in price. The total cost is now \$480,000 before the HST for purchasing the Dome outright. On our original planning when approaching the city, a lease of the equipment was planned. However, as the agreements with the manufacturer have progressed, we have the following concerns:
  - a. Leasing the Dome and equipment will require 25% of the funds up front.
  - b. The lease interest rate is approximately 9%. This lease rate is outside of what our budget will allow.

To provide some detail of the financing we have on hand, \$596,000:

1. \$100,000 from ATC itself in savings directly generated for the Dome Project from prudent cash flow management by the Board/Club over the past 3 years.
2. \$206,000 from the Hamilton Future Fund in the form of a Grant that has been received.
3. \$290,000 as a 15-year loan from the City of Hamilton. This loan has not been drawn on yet. We will draw on this as the Foundation Construction begins.

There has been a budget estimate for the construction of the foundation of the Dome by 2 companies. The estimate by our providers is \$775,000 before HST. This cost will complete the following:

- Foundation of the Dome (grade beam)
- New concrete deck pad and storage unit
- Upgraded Fencing and repairing courts required for the construction
- Running of electrical and gas lines
- Upgraded electrical into park

The project cannot go out to tender until we receive the Site Plan Amendment which the City Staff and the Board of the Ancaster Tennis Club have been working diligently to complete. Once the Site Plan Amendment is finalized, we will ask for a building permit and get accurate quotes from the construction providers.

The Board of ATC and Dome Committee have been working actively to reduce the costs of the entire project. However, cost reductions of any meaningful amount are hard to achieve. We have reduced the electrical cost to the construction to save approximately \$40,000 which will be used for a contingency fund. The additional costs to the original project noted above, our responsibility for the cost of Hydro, the additional cost for the storage unit, increased costs for the foundation of the Dome due to site restrictions, have put the project in jeopardy.

We have available, at your request, detailed financial projections compiled by our Treasurer, CPA/CA Andrew Zucker of Brownlow Partners.

We appreciate what the City has done for us to date. However, we need your help again to support this community-driven initiative designed to improve access to athletic participation by a wide set of the public in Hamilton. We will pay this loan back and continue to manage the Ancaster Tennis Club debt-free as we have since the 1940s. Thank you for your consideration of our request.

Warm Regards,

Kerry

Kerry Radigan,  
President, Ancaster Tennis Club  
[radigankerry@gmail.com](mailto:radigankerry@gmail.com) 905-317-5673





**CITY OF HAMILTON**  
**CORPORATE SERVICES DEPARTMENT**  
**Financial Planning, Administration and Policy Division**

<b>TO:</b>	Chair and Members Audit, Finance and Administration Committee
<b>COMMITTEE DATE:</b>	June 3, 2021
<b>SUBJECT/REPORT NO:</b>	Canada Healthy Communities Initiative Intake Two (FCS21020(a)) (City Wide) <b>(Outstanding Business List Item)</b>
<b>WARD(S) AFFECTED:</b>	City Wide
<b>PREPARED BY:</b>	John Savoia (905) 546-2424 Ext. 7298
<b>SUBMITTED BY:</b>	Brian McMullen Director, Financial Planning, Administration and Policy Corporate Services Department
<b>SIGNATURE:</b>	

**RECOMMENDATION(S)**

- (a) That the Public Space and Park Wi-Fi Connectivity Project be approved as the City of Hamilton's submission for consideration to the Community Foundations of Canada for the requested funding amount of \$250,000 in accordance with the terms and conditions associated with the Canada Healthy Communities Initiative;
- (b) That the Mayor and City Clerk be authorized to execute all necessary documentation, including Funding Agreements to receive funding under the Canada Healthy Communities Initiative with content satisfactory to the General Manager, Finance and Corporate Services, and in a form satisfactory to the City Solicitor;
- (c) That the City Solicitor be authorized and directed to prepare any necessary by-laws for Council approval, for the purpose of giving effect to the City's acceptance of funding from the Canada Healthy Communities Initiative for The Public Space and Park Wi-Fi Connectivity Project;
- (d) That, should this funding application be successful, the ongoing operating costs for connectivity estimated at \$30,000 be included in the 2022 Tax Operating Budget for consideration;
- (e) That copies of Report FCS21020(a) be forwarded to local Members of Parliament;

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**SUBJECT: Canada Healthy Communities Initiative Intake Two (FCS21020(a))  
(City Wide) – Page 2 of 8**

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- (f) That the matter respecting Canada Healthy Communities Initiative Intake Two, be identified as completed and removed from the Outstanding Business List.

**EXECUTIVE SUMMARY**

On February 9, 2021, the Government of Canada, in conjunction with the Community Foundations of Canada (CFC) and the Canadian Urban Institute (CUI), announced the launch of the first application intake for projects under the Canada Healthy Communities Initiative (CHCI).

The CHCI supports communities as they create and adapt public spaces and programming and services for public spaces to respond to ongoing needs arising from COVID-19 over the next two years. This \$31 M investment from the Government of Canada will fund small-scale infrastructure projects to create safer, more vibrant and inclusive Communities.

The initiative is supporting projects under three main themes:

**Creating safe and vibrant public spaces**

- Projects that create or adapt existing public places such as parks, main streets and indoor spaces that encourage safe cultural or physical activities and local commerce.

**Improving mobility options**

- Projects that permit physical distancing through permanent or temporary changes that make it easier for people to get around in their communities, whether walking, biking, accessing public and private transit or other modes of transportation.

**Digital solutions**

- Innovative digital projects that address changing community needs through the use of data and connected technologies.

The Application Guide places a strong emphasis on community engagement and equity in considering the impact of proposed projects in public space.

Funding for the CHCI is being repurposed from existing funding for a second Smart Cities Challenge competition to support communities in dealing with the immediate and ongoing challenges posed by COVID-19.

CFC was selected by Infrastructure Canada to work directly with communities to identify and fund local projects and solutions to the challenges presented by COVID-19. As such, CFC accepted applications for project funding under the first intake which closed on March 9, 2021. For the first intake, the City submitted the Hamilton Street Art Festival 2021 Project seeking up to \$250 K in CHCI funding (refer to Report FCS21020 for details). However, the City has recently been advised that the application was unsuccessful.

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**SUBJECT: Canada Healthy Communities Initiative Intake Two (FCS21020(a))  
(City Wide) – Page 3 of 8**

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The second intake for applications opened on May 14, 2021 and will close June 25, 2021 at 5:00 pm (PST). Review committees will start meeting on June 26, 2021 and all applicants will receive results by August 13, 2021, at the latest.

Applicants can apply for funding ranging from \$5 K to \$250 K for eligible projects within an overall envelope of \$31 M in federal government funding. Local governments and a variety of community-led organizations are eligible to apply. Eligible applicants can submit one application per intake. Eligible expenses must be incurred between April 1, 2020 and June 30, 2022.

Projects funded by the CHCI must be in the local communities' public interest by operating in public space and for public benefit. Projects in public space take place in any space owned or operated by a municipality, the provincial or federal government (e.g. sidewalk, streets, park, recreation centre) or non-commercial organization (e.g. non-profit or educational institutions) or Indigenous communities. Projects for the public benefit include projects serving specific communities that have been disproportionately affected by COVID-19.

Four projects were identified and evaluated based upon staff's interpretation of the project approval assessment criteria, as specified within the application process and the CHCI Program Guidelines. These projects included Gage Park Children's Discovery Garden, Hamilton Collaborative Talent Zone, The Public Space and Park Wi-Fi Connectivity Project and the Hamilton Street Art Festival 2021. Based on alignment with the assessment criteria, opportunities for city-wide impact and project timelines, Report FCS21020(a) seeks Council's endorsement of The Public Space and Park Wi-Fi Connectivity Project, with a cost of up to \$250 K, to be submitted under the CHCI program first intake.

Refer to the Analysis and Rationale for Recommendation(s) section of Report FCS21020(a) for more details of the recommended project and how it aligns with the Program's assessment criteria.

**Alternatives for Consideration – N/A**

**FINANCIAL – STAFFING – LEGAL IMPLICATIONS**

Financial: The Public Space and Park Wi-Fi Connectivity Project, with a cost of up to \$250 K, would be fully funded from the requested grant. Funds are available in the Smart City capital project for unexpected costs and / or expanded project scope. Should the City not receive CHCI funding, the project will not be implemented.

Ongoing connectivity costs for the new locations are estimated to be \$30 K per year and will be included in the 2022 Tax Supported Budget cycle if the project receives funding approval.

**SUBJECT: Canada Healthy Communities Initiative Intake Two (FCS21020(a))  
(City Wide) – Page 4 of 8**

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**Staffing:** No impact as project administration to be managed within current staff complement.

**Legal:** It is anticipated that the City will be required to enter into a funding agreement to receive CHCI grants and may need to enter into other ancillary agreements or pass by-laws to receive funding.

**HISTORICAL BACKGROUND**

The Canada Healthy Communities Initiative (CHCI) supports communities as they create and adapt public spaces and programming and services for public spaces to respond to ongoing needs arising from COVID-19 over the next two years. This \$31 M investment from the Government of Canada will fund small-scale infrastructure projects to create safer, more vibrant and inclusive communities. Community Foundations of Canada (CFC) and its network are working alongside the Canadian Urban Institute (CUI) and other partners to deliver the Healthy Communities Initiative locally.

The CHCI encourages community-level innovation and improvements in the quality of life for residents. As local communities continue to adapt to COVID-19, local governments and community partners across the country in urban, rural and remote communities are discovering new ways to keep residents safe and healthy, support economic recovery and rebuild communities to be pandemic-resilient.

The CHCI supports communities through small-scale local infrastructure projects as they create and adapt public spaces and programming and services for public spaces to respond to ongoing needs arising from COVID-19. The minimum funding amount for projects is \$5 K and the maximum funding amount is \$250 K for each project.

There are two rounds of funding applications for this program. The first intake for applications closed on March 9, 2021. Through Report FCS21020, approved by Council on February 24, 2021, the City submitted an application to fund the Hamilton Street Art Festival 2021. The City has recently been advised that the application submitted for the Hamilton Street Art Festival 2021 Project was unsuccessful. A second application round for the CHCI has opened as of May 14, 2021 and will close June 25, 2021 at 5:00 pm (PST).

Local governments and a variety of community-led organizations are eligible to apply. Eligible applicants can submit one application per intake. Eligible expenses must be incurred between April 1, 2020 and June 30, 2022.

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**SUBJECT: Canada Healthy Communities Initiative Intake Two (FCS21020(a))  
(City Wide) – Page 5 of 8**

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Organizations that have applied are welcome to partner with multiple other organizations submitting independent applications. For example, a municipality can submit an application for a project and also partner with multiple grassroots organizations in their community who are submitting projects as long as the municipality is not the lead applicant on the other applications. Supporting other applications will not affect the partner's chances to receive funding on a project that they may choose to submit independently.

**POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS**

N/A

**RELEVANT CONSULTATION**

The following departments provided project proposals for submission consideration under the CHCI Intake:

- Healthy and Safe Communities Department
- Planning and Economic Development Department
- Public Works Department
- City Manager's Office

**ANALYSIS AND RATIONALE FOR RECOMMENDATION(S)**

To be eligible under CHCI, all applications must meet the basic eligibility criteria. Applications that meet the eligibility requirements will be evaluated based on the evaluation criteria. These criteria include the project rationale, community engagement, outcomes and project implementation and readiness.

Projects must fulfill all the following criteria for consideration:

- Submitted by an eligible organization and provides documentation;
- Responds to needs arising from COVID-19;
- Creates or adapts public spaces or programming or services for public spaces in the public interest;
- Demonstrates consideration of and connections within the community;
- Serves the general public or a community disproportionately impacted by COVID-19;
- Falls within the Healthy Communities Initiative theme(s);
- Submitted with a complete budget;
- Is requesting between \$5 K and \$250 K; and
- Incurs expenses between April 1, 2020 to June 30, 2022.

Projects that would be considered ineligible for funding include but are not be limited to:

- Partisan, political or election-related activities.

**SUBJECT: Canada Healthy Communities Initiative Intake Two (FCS21020(a))  
(City Wide) – Page 6 of 8**

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- Research projects where findings are not, or are not intended to be, tangibly applied as an outcome of the project. For example, carrying out a feasibility study without intending to carry out the project.
- Publication of books or reports.
- Projects that solely sponsor other organizations' events or activities.
- Research and development for a for-profit endeavour.
- Projects that benefit only private interests or are implemented only on private property.
- Projects that promote a for-profit entity or its products and service.

Four identified projects were evaluated based upon staff's interpretation of the project approval assessment criteria, as specified within the application process and the CHCI Program Guidelines. As such, Report FCS21020(a) seeks Council's endorsement of the second project, The Public Space and Park Wi-Fi Connectivity Project to be submitted under the CHCI program.

The Public Space and Park Wi-Fi Connectivity Project, with a total project cost of up to \$250 K, would involve the installation of Wi-Fi in public spaces across the city. Potential locations include the City Hall Courtyard, Bus Terminals, as well as, City parks possibly with a focus on areas in Code Red Neighbourhoods and lower income Census tracts.

There is possibility of potential partnerships with the Hamilton Public Library (HPL) and the Boards of Education on this initiative as several schools have existing connectivity and, in many cases, are adjacent to parks. Complexity increases with additional partners. However, the likelihood of successful outcomes is enhanced.

It is estimated that the cost of a Wi-Fi connection per park would be approximately \$10 to \$15 K (excludes future operating costs). The scope of target parks and public spaces has not been completed. There may also be the opportunity to include smart benches that could be deployed in the City's Business Improvement Areas (BIAs) to improve connectivity. Smart benches are urban furniture that use solar energy to power environmental sensors and to provide free device charging for citizens. Project scope development contemplates assessing various factors to ensure the greatest benefit for the community is realized given the amount of the potential CHCI grant.

It should be noted that both the federal and provincial governments, as well as, the Mayor's Task Force on Economic Recovery Report 2020 (MTFER) have identified affordable internet connectivity for all Canadians as a high priority. Additionally, this project represents a response to Council direction for staff to review options to help address the digital divide (the gap between those who have ready access to computers and the Internet and those who do not).

Staff carefully assessed projects for the best alignment with the CHCI Program's funding selection criteria. The following chart outlines how the The Public Space and Park Wi-Fi Connectivity Project meets the CHCI evaluation criteria so that it may receive strong consideration for funding approval from the Community Foundations of Canada.

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**SUBJECT: Canada Healthy Communities Initiative Intake Two (FCS21020(a))  
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<b>CHCI Evaluation Criteria</b>	<b>The Public Space and Public Wi-Fi Connectivity Project</b>
Responds to needs arising from COVID-19	This project aligns with priority action items identified by the MTFER. Connectivity and addressing the digital divide have been highlighted as an essential item to recovery and building back better. Lack of connectivity for marginalized and economically challenged residents during the COVID-19 pandemic has exacerbated the digital divide. The Internet has become an essential service for the well being of residents and a means to fully participate in society, including but not limited to, access to public health information, pandemic support services, emergency income supports, online education and connectivity to family and friends.
Creates or adapts public spaces or programming or services for public spaces in the public interest	This project will involve the installation of Wi-Fi in some existing parks and public spaces that are accessible to all residents. Although the project will provide universal benefits for residents of all ages, the greatest benefit will be for those who currently lack access data plans or internet connectivity. Bridging the digital divide improves the quality of life, economic opportunity and social interaction for those without digital access.
Demonstrates consideration of and connections within the community	Discussions with the local school boards, Mohawk College, McMaster University, as well as, Neighbourhood Associations reflect a shared view that public space accessibility to the Internet beyond the traditional access options has significant value. Organizations such as the United Nations, the Canadian Radio-television and Telecommunications (CRTC) and Federation of Canadian Municipalities (FCM) have acknowledged Internet connectivity as an essential service.
Serves the general public or a community disproportionately impacted by COVID-19	Installation locations will be strategically chosen to target Code Red neighbourhoods that have been more heavily impacted by COVID (as supported by the COVID-19 Case incidence rate by Census Tract). Various socio-economic factors will be considered to ensure location selection to best target locations of greatest need. Increased connectivity in parks could also increase accessibility for the homeless who may utilize public spaces and could then also engage with increasing services that may have digital access pathways.
Falls within the Healthy Communities Initiative Themes	Digital Solutions Safe and vibrant public spaces

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**SUBJECT: Canada Healthy Communities Initiative Intake Two (FCS21020(a))  
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Ongoing connectivity costs for the new locations estimated to be \$30 K per year and will be included in the 2022 Tax Supported Budget cycle if the project receives funding approval.

Some other recommendations relate to authorization to execute funding agreements, other ancillary agreements or pass by-laws to receive CHCI funding.

**ALTERNATIVES FOR CONSIDERATION**

N/A

**ALIGNMENT TO THE 2016 – 2025 STRATEGIC PLAN****Healthy and Safe Communities**

Hamilton is a safe and supportive City where people are active, healthy, and have a high quality of life.

**Built Environment and Infrastructure**

Hamilton is supported by state-of-the-art infrastructure, transportation options, buildings and public spaces that create a dynamic City.

**Culture and Diversity**

Hamilton is a thriving, vibrant place for arts, culture, and heritage where diversity and inclusivity are embraced and celebrated.

**APPENDICES AND SCHEDULES ATTACHED**

N/A

JS/dt





**CITY OF HAMILTON**  
**CORPORATE SERVICES DEPARTMENT**  
**Financial Planning, Administration and Policy Division**

<b>TO:</b>	Chair and Members Audit, Finance and Administration Committee
<b>COMMITTEE DATE:</b>	June 3, 2021
<b>SUBJECT/REPORT NO:</b>	2019 Development Charges Amending By-law and Background Study Update (FCS21048) (City Wide)
<b>WARD(S) AFFECTED:</b>	City Wide
<b>PREPARED BY:</b>	Shivon Azwim (905) 546-2424 Ext. 2790 Alexandra Di Domenico (905) 546-2424 Ext. 1434 Lindsay Gillies (905) 546-2424 Ext 5491
<b>SUBMITTED BY:</b>	Brian McMullen Director, Financial Planning, Administration and Policy Corporate Services Department
<b>SIGNATURE:</b>	

**RECOMMENDATION(S)**

- (a) That the Development Charges Update Study prepared by Watson & Associates Economists Ltd. and dated March 5, 2021, attached hereto as Appendix "A" of Report FCS21048, be approved;
- (b) That, having considered the matters in Report FCS21048 including the changes incorporated into the 2019 Development Charges Amending By-law, attached hereto as Appendix "B" of Report FCS21048, no further meeting under s. 12 of the *Development Charges Act, 1997* is required;
- (c) That Appendix "B" attached to Report FCS21048 respecting the 2019 Development Charges Amending By-law, prepared in a form satisfactory to the City Solicitor, be passed and enacted;

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**SUBJECT: 2019 Development Charges Amending By-law and Background Study Update (FCS21048) (City Wide) – Page 2 of 15**

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**EXECUTIVE SUMMARY**

Report FCS21048 and the 2019 Development Charges Amending By-law (Amending By-law), attached as Appendix “B” to Report FCS21048 have been prepared in response to changes in legislation affecting Development Charges (DCs). While some of the legislated changes were adopted at the time the legislation changed, others required an update to the DC By-law for the City to adopt the changes. In order to address these legislated changes, staff and consultants have worked to compile and release the Development Charges Update Study, attached as Appendix “A” to Report FCS21048. The information in this Development Charges Update Study has been incorporated into the Amending By-law.

Since June 12, 2019, the date that Council adopted DC By-law 19-142, the following pieces of legislation were released and enacted by the Province:

- *Bill 108, More Homes, More Choice Act, 2019* (Bill 108);
- *Bill 138, Plan to Build Ontario Together Act, 2019* (Bill 138);
- *Bill 197, COVID-19 Economic Recovery Act, 2019* (Bill 197); and
- *Bill 213, Better for People, Smarter for Business Act, 2020* (Bill 213).

The changes through legislation and incorporated into the Amending By-law, attached as Appendix “B” to Report FCS21048, are summarized in Table 1.

**Table 1**  
**Legislated Changes to Development Charges since DC By-law 19-142**

<b>Legislated Change</b>	<b>Related Bill</b>	<b>Amending By-law Response</b>
DC instalment payments, including interest policy for Rental Housing, Institutional Developments and Non-profit Housing Developments	Bill 108  Bill 138 removed Commercial developments from being eligible to pay in instalments which had been proposed in Bill 108	- The City adopted this practice when the legislation came into effect on Jan. 1, 2020  - The City adopted an interest rate policy through Report FCS20028 / PED20105, approved by Council on May 27, 2020

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**SUBJECT: 2019 Development Charges Amending By-law and Background Study Update (FCS21048) (City Wide) – Page 3 of 15**

<b>Legislated Change</b>	<b>Related Bill</b>	<b>Amending By-law Response</b>
DC rate freeze at site plan application, including interest policy	Bill 108	<ul style="list-style-type: none"> <li>- The City adopted this practice when the legislation came into effect on Jan. 1, 2020</li> <li>- The City adopted an interest rate policy through Report FCS20028 / PED20105, approved by Council on May 27, 2020</li> </ul>
Mandatory DC exemption for new ancillary units	Bill 108	<ul style="list-style-type: none"> <li>- Included in Amending By-law</li> <li>- The City adopted this practice when the legislation was enacted on Sept. 18, 2020</li> </ul>
Removal of the 10% statutory deduction for DC eligible services	Bill 197	<ul style="list-style-type: none"> <li>- Incorporated into the DC rates in the Amending By-law</li> <li>- The City needs to pass a By-law amendment in order to implement the change</li> </ul>
List of services that are DC eligible	<p>Bill 108 significantly reduced DC eligible services</p> <p>Bill 197 added back many services that Bill 108 would have removed</p>	<ul style="list-style-type: none"> <li>- Amending By-law schedules allow the City to continue to collect for services that will become ineligible as of September 18, 2022</li> </ul>
Create Classes of Services where required	Bill 197	<ul style="list-style-type: none"> <li>- Included in Amending By-law</li> <li>- Largely a housekeeping change that enables the City to continue collecting for growth studies and public works fleet and facilities</li> </ul>
Mandatory DC exemption for universities receiving operating funds from the Government	Bill 213	<ul style="list-style-type: none"> <li>- Included in Amending By-law</li> <li>- The City adopted this practice when the legislation was enacted on Dec. 8, 2020</li> </ul>

Incorporating the legislated changes into the City's DC By-law creates clarity for users and enables the City to recover a greater portion of growth-related capital costs.

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**SUBJECT: 2019 Development Charges Amending By-law and Background Study Update (FCS21048) (City Wide) – Page 4 of 15**

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In order to amend the City's existing DC By-law 19-142, the City needs to follow a legislated process which is summarized in Table 3. Report FCS21048 recommends that the Development Charges Update Study prepared by Watson & Associates Economists Ltd. and dated March 5, 2021, attached as Appendix "A" to Report FCS21048, be approved and that the Amending By-law, attached to Report FCS21048 as Appendix "B", be passed and enacted.

The Audit, Finance and Administration Committee, through its meeting of March 25, 2021 and approval of Report FCS21025 "Amendment to the 2019 Development Charges Background Study and Development Charges By-law" directed staff to incorporate language into the Amending By-law to provide a residential intensification exemption, such that, new or existing single detached dwellings, semi-detached dwellings or row-dwellings can add up to two secondary dwelling units (SDUs) without paying DCs. Expanding the residential intensification exemption to semi-detached and row-dwellings will align the DC treatment for SDUs to mirror the permissions and re-zoning by-laws being proposed by Planning and Economic Development as a result of changes to the *Planning Act, 1990, as amended* (Planning Act).

Once passed, the changes in DC rates arising out of the Amending By-law will become effective on July 6, 2021 which aligns with the annual date of indexing of DC rates. This date is recommended so that all changes can occur at one time in the year rather than having multiple DC rate changes in 2021. The DC rates below are consistent with the annual indexing Information Report FCS21033 which was received by the Audit, Finance and Administration Committee on May 6, 2021 and identified the DC Rates that will become effective on July 6, 2021.

**Alternatives for Consideration – Not Applicable**

**FINANCIAL – STAFFING – LEGAL IMPLICATIONS**

**Financial:** The annualized effect of implementing the changes in the Development Charges Update Study prepared by Watson & Associates Economists Ltd., attached as Appendix "A" to Report FCS21048, is an estimated increase in forecasted 2021 DC collections of \$3.1 M (to \$114.1 M from \$111.0 M).

**Staffing:** None.

**Legal:** The proposed Amending By-law has been reviewed by Legal Services. Once approved, the Amending By-law is subject to a 40-day appeal period. Any appeals to the Amending By-law will require further involvement from Legal Services' staff.

**SUBJECT: 2019 Development Charges Amending By-law and Background Study Update (FCS21048) (City Wide) – Page 5 of 15**

**HISTORICAL BACKGROUND**

The City's 2019 DC Background Study and 2019 DC By-law were approved by Council through Report FCS19050 on June 6, 2019. Since the 2019 DC Background Study and 2019 DC By-law were passed, the Province has passed several new pieces of legislation that affect the DC Act, as outlined in Table 2.

Where a proposed amendment was presented through a Bill and later revoked through another Bill, the details have not been included with the original Bill. This exclusion allows the reader to focus on what has changed.

**Table 2  
Legislated Changes to Development Charges since DC By-law 19-142**

<b>Bill</b>	<b>Relevant Dates</b>	<b>Description of Changes</b>
<i>Bill 108, More Homes, More Choice Act, 2019 (Bill 108)</i>	<ul style="list-style-type: none"> <li>- Introduced on May 2, 2019</li> <li>- Received Royal Assent on June 6, 2019</li> <li>- Portions of Bill 108 were proclaimed and became effective as of January 1, 2020, others were proclaimed on September 18, 2020</li> </ul>	<p>The DC rate charged to a development will be based on the application date of a Site Plan Application or a Site-specific Zoning Amendment, only where such application is applied for on or after January 1, 2020.</p> <ul style="list-style-type: none"> <li>- The City is permitted to charge interest on the frozen DC rate from the date the rate is frozen, the Site Plan Application date, to the date of permit issuance at an interest rate that cannot exceed a prescribed rate. The City of Hamilton has adopted an interest policy through Report FCS20028 / PED20105, which was approved by Council on May 27, 2020. The interest rate is fixed at the Bank of Canada Prime as of the date of complete site plan application.</li> </ul> <p>Rental Housing and Institutional Developments will pay DCs in six equal annual payments commencing at occupancy. Non-profit housing developments will pay DCs in 21 equal annual payments.</p>

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**SUBJECT: 2019 Development Charges Amending By-law and Background Study Update (FCS21048) (City Wide) – Page 6 of 15**

Bill	Relevant Dates	Description of Changes
		<p>- The City is permitted to charge interest from the date of building permit issuance to the date the instalment is paid. The City of Hamilton has adopted an interest policy through Report FCS20028/PED20105, which was approved by Council on May 27, 2020. The interest rate is fixed at the Bank of Canada Prime plus 2% as of the date of building permit issuance.</p> <p>Removal of the requirement to deduct 10% from “soft” services.</p> <p>A requirement to expand the residential intensification exemption to secondary dwelling units within, or ancillary to, new or existing dwellings in accordance with prescribed restrictions.</p>
<i>Bill 138, Plan to Build Ontario Together Act, 2019 (Bill 138)</i>	<ul style="list-style-type: none"> <li>- Introduced on November 6, 2019</li> <li>- Received Royal Assent on Dec. 10, 2019</li> </ul>	Mainly removed changes that had been proposed through Bill 108 such as requiring instalment payments for commercial and industrial developments.

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**SUBJECT: 2019 Development Charges Amending By-law and Background Study Update (FCS21048) (City Wide) – Page 7 of 15**

<b>Bill</b>	<b>Relevant Dates</b>	<b>Description of Changes</b>
<p><i>Bill 197, COVID-19 Economic Recovery Act, 2019 (Bill 197)</i></p>	<ul style="list-style-type: none"> <li>- Tabled on July 8, 2020 in response the COVID-19 global pandemic</li> <li>- Received Royal Assent on July 21, 2020</li> <li>- Proclaimed on Sept. 18, 2020</li> </ul>	<p>Bill 108 initially introduced a revised list of DC eligible services, where “hard” services would be included under the DC Act while “soft” services would be included under a separate Community Benefits Charge (CBC). Bill 197 revised this proposed change and specified which services are eligible under the DC Act. These services include:</p> <ul style="list-style-type: none"> <li>- Parkland Development and Indoor Recreation Services (Now “Parks and Recreation Services”);</li> <li>- Library Services;</li> <li>- Paramedics (now Ambulance Services);</li> <li>- Long-Term Care Services;</li> <li>- Health Services (now Public Health Services);</li> <li>- Social and Child Services (now “Child Care and Early Years Services”);</li> <li>- Social Housing (now Housing Services)</li> <li>- Provincial Offenses Act Services;</li> <li>- Waste Diversion Services; and</li> <li>- Administrative Studies – Community Based (now a class of service: “Growth Studies”);</li> <li>- Airport Lands Services;</li> <li>- Parking Services.</li> </ul> <p>Maintained the removal of the requirement to deduct 10% from “soft” services that was contained in Bill 108.</p> <p>Classes of services may be established for components of a service or combination of services.</p>

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**SUBJECT: 2019 Development Charges Amending By-law and Background Study Update (FCS21048) (City Wide) – Page 8 of 15**

Bill	Relevant Dates	Description of Changes
		<p>Removed the 10-year planning horizon limit for all services except for transit.</p> <p>Bill 197 provided further guidance on the CBC. The legislation permits the creation of a CBC for lower-tier and single-tier municipalities only. The charge is limited at 4% of market value of land for eligible properties. Municipalities have two years (until September 18, 2022) to transition to the new CBC authority.</p>
<p><i>Bill 213, Better for People, Smarter for Business Act, 2020 (Bill 213)</i></p>	<ul style="list-style-type: none"> <li>- Introduced in October 2020</li> <li>- Received Royal Assent on December 8, 2020</li> </ul>	<p>Amending the Ministry of Training, Colleges and University Act to exempt the payment of DCs for developments of land intended for use by a university that receives operating funds from the Government.</p>

## POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS

Concurrent with the approval of the 2019 DC By-law Council approved that, whenever appropriate, the City requests that grants, subsidies and other contributions be clearly designated by the provider as being to the benefit of existing development or new development. This policy enables the City to maximize DC funding towards growth projects and staff will continue to look for opportunities to apply this policy.

The DC Act outlines the requirements for a municipality to pass a DC By-law. Table 3 outlines the municipality's requirements under the DC Act and schedule of dates in 2021 related to the adoption of the proposed Amending By-law.

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**SUBJECT: 2019 Development Charges Amending By-law and Background Study Update (FCS21048) (City Wide) – Page 9 of 15**

**Table 3  
Schedule of Dates**

<b>Event</b>	<b>Date</b>
Background Study and Proposed By-law available to public	March 25, 2021
Public Meeting ad placed in newspapers	Hamilton Community News – March 25, 2021 Hamilton Spectator – March 26, 2021 <i>At least 20 days prior to the public meeting</i>
Public Meeting	AF&AC – April 22, 2021  Received Public Meeting Presentation: - Hamilton Community Benefits Network Received Public Correspondence: - Roberto D. Aburto, Gowling WLG on behalf of McMaster University - Lakewood Beach Community Council
Council considers passage of By-law	AF&AC – June 3, 2021 Council – June 9, 2021  <i>No less than 60 days after the background study is made available to the public</i>
Newspaper and written notice given of By-law passage	By 20 days after passage
Last day for By-law appeal	40 days after passage
City makes available pamphlet (where By-law not appealed)	By 60 days after passage

In addition to the legislated requirements, staff held two DC Stakeholder sub-committee meetings on January 29, 2021 and March 11, 2021 and utilized the City's Twitter account and LinkedIn profile to raise awareness about the DC Background Update Study process and how interested persons can get involved.

Staff considered the input received through the public process. Some of the input from Lakewood Beach Community Council was not related to the 2019 DC Background Study Update and, therefore, is not addressed here. Key messaging provided back to Lakewood Beach Community Council questions which pertain to the 2019 DC Background Study Update is as follows:

**SUBJECT: 2019 Development Charges Amending By-law and Background Study Update (FCS21048) (City Wide) – Page 10 of 15**

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- New recreation centres are eligible for DC funding provided that the City's historical service standard is not exceeded. The lists used in the DC Background Study update are the same lists used in the 2019 DC Background Study.
- The changes arising out of the Amending By-law will be effective on a prospective basis, not retroactive.

**RELEVANT CONSULTATION**

Various staff divisions and sections were involved in the creation of the DC Update Study attached as Appendix "A" to Report FCS21048.

Internal

- Planning and Economic Development Department
- Public Works Department
- Healthy and Safe Communities Department
- Corporate Services Department – Legal and Risk Management Services
- CityHousing Hamilton
- Hamilton Public Library

External

- Watson & Associates Economists Ltd.

**ANALYSIS AND RATIONALE FOR RECOMMENDATION(S)**

The main impact from the Amending By-law and accompanying 2019 DC Background Study Update is the removal of the 10% statutory deduction. The removal of the 10% statutory deduction means that 100% of growth-related capital costs are now eligible for inclusion in the DC calculations allowing the City to collect more for DC eligible services.

The annualized effect of implementing the changes in the Development Charges Update Study prepared by Watson & Associates Economists Ltd., attached as Appendix "A" to Report FCS21048, is an estimated increase in forecasted 2021 DC collections of \$3.1 M (to \$114.1 M from \$111.0 M).

**SUBJECT: 2019 Development Charges Amending By-law and Background Study Update (FCS21048) (City Wide) – Page 11 of 15**

Concurrent with the changes to DC legislation, the Province introduced a new tool through the Planning Act, namely a Community Benefits Charges (CBC) regime. In effect, the CBC replaces the former Density Bonus Provisions (Section 37) of the Planning Act and moves some services from the DC legislation over to the newly created CBC regime with a two-year transition period. Accordingly, the City will no longer be able to collect DCs for those services as of the earlier of the CBC By-law adoption or September 18, 2022. The effect of removing the ineligible services (Airport Lands and Parking Services) has an estimated annual decrease in forecasted collections of \$1.1 M. The loss of \$1.1 M in annual DC collections will occur regardless of whether or not the City's 2019 DC By-law is amended.

Therefore, ignoring the potential replacement of Airport and Parking services through a CBC By-law, the net effects on annual DC collections, after considering the future reduction due to the loss of Airport Lands and Parking Services becoming ineligible, is an estimated increase of \$2.0 M.

The City has yet to adopt a CBC By-law as staff is preparing a workplan to meet the transition deadline of September 18, 2022. While it is anticipated that a CBC By-law will be able to offset some or all of the annual DC collections previously captured for Airport and Parking growth costs, that analysis has yet to be completed.

The figures presented in Tables 4 to 7 detail how the Development Charges Update Study will impact the current City DC rates by dwelling type.

The Development Charges Update Study presents information in 2019 dollars. Tables 4 through 7 illustrate what the DC Rates will be as of July 6, 2021 and the impact of the Amending By-law versus annual indexing.

Table 4 illustrates the Residential City DC rates for developments in combined sewer system areas and Table 5 illustrates the Residential City DC rates for developments in separated sewer system areas.

**Table 4  
Residential City DC Rates for Combined Sewer System**

Residential DCs (\$ per unit unless otherwise stated)	City DCs July 6, 2020- July 5, 2021 (\$)	City DCs With By-law Amendment (\$)	City DCs Indexed July 6, 2021- July 5, 2022 (\$)	Increase Due to By- law Amendment (\$)	Increase Due to Indexing (\$)
Single / Semi	45,195	46,381	47,576	1,186	1,195
Townhouse / Other Multiple	32,348	33,196	34,050	848	854
Apartment (2+ bedrooms)	26,466	27,163	27,862	697	699
Apartment (1 bedroom)	18,105	18,581	19,059	476	478
Residential Facility (\$ per bed)	14,597	14,984	15,369	387	385

Note: The City DCs above do not include Special Area Charges which are not subject to annual indexing or affected by the removal of the 10% statutory deduction.

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**Table 5  
Residential City DC Rates for Separated Sewer System**

<b>Residential DCs</b> (\$ per unit unless otherwise stated)	<b>City DCs</b> July 6, 2020- July 5, 2021 (\$)	<b>City DCs</b> With By-law Amendment (\$)	<b>City DCs</b> Indexed July 6, 2021- July 5, 2022 (\$)	<b>Increase</b> Due to By-law Amendment (\$)	<b>Increase</b> Due to Indexing (\$)
Single / Semi	51,964	53,151	54,520	1,187	1,369
Townhouse / Other Multiple	37,193	38,041	39,020	848	979
Apartment (2+ bedrooms)	30,430	31,127	31,928	697	801
Apartment (1 bedroom)	20,816	21,292	21,840	476	548
Residential Facility (\$ per bed)	16,784	17,172	17,613	388	441

Note: The City DCs above do not include Special Area Charges which are not subject to annual indexing or affected by the removal of the 10% statutory deduction.

Table 6 illustrates the Non-Residential City DC rates for developments in combined sewer system areas. Table 7 illustrates the Non-Residential City DC rates for developments in separated sewer system areas.

**Table 6  
Non-Residential City DC Rates for Combined Sewer System**

<b>Non-Residential DCs</b> (\$ per sq. ft.)	<b>City DCs</b> July 6, 2020- July 5, 2021 (\$)	<b>City DCs</b> With By-law Amendment (\$)	<b>City DCs</b> Indexed July 6, 2021- July 5, 2022 (\$)	<b>Increase</b> Due to By-law Amendment (\$)	<b>Increase</b> Due to Indexing (\$)
Non-Industrial	18.76	19.80	20.32	1.04	0.52
Industrial	11.44	N/A <sup>[2]</sup>	11.74	-	0.30
New Non-Industrial <sup>[1]</sup>					
1 <sup>st</sup> 5,000 sq. ft.	9.38	9.90	10.16	0.52	0.26
2 <sup>nd</sup> 5,000 sq. ft.	14.07	14.85	15.24	0.78	0.39
10,000+ sq. ft.	18.76	19.80	20.32	1.04	0.52

Notes:

<sup>[1]</sup> New non-industrial developments within a CIPA or BIA and new office development (medical clinic excluded) receive reduced stepped rates as illustrated above.

<sup>[2]</sup> The removal of the 10% statutory deduction will not impact Industrial DC rates. Industrial developments only pay the Wastewater (linear and plant) and Stormwater services plus a portion of the Services Related to a Highway; none of these are impacted by removing the 10% statutory deduction.

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**Table 7  
Non-Residential City DC Rates for Separated Sewer System**

<b>Non-Residential DCs</b> (\$ per sq. ft.)	<b>City DCs</b> July 6, 2020- July 5, 2021 (\$)	<b>City DCs</b> With By-law Amendment (\$)	<b>City DCs</b> Indexed July 6, 2021- July 5, 2022 (\$)	<b>Increase</b> Due to By-law Amendment (\$)	<b>Increase</b> Due to Indexing (\$)
Non-Industrial	21.00	22.04	22.62	1.04	0.58
Industrial	12.81	N/A <sup>[2]</sup>	13.14	-	0.33
<b>New Non-Industrial<sup>[1]</sup></b>					
1 <sup>st</sup> 5,000 sq. ft.	10.50	11.02	11.31	0.52	0.29
2 <sup>nd</sup> 5,000 sq. ft.	15.75	16.53	16.97	0.78	0.44
10,000+ sq. ft.	21.00	22.04	22.62	1.04	0.58

**Notes:**

<sup>[1]</sup> New non-industrial developments within a CIPA or BIA and new office development (medical clinic excluded) receive reduced stepped rates as illustrated above.

<sup>[2]</sup> The removal of the 10% statutory deduction will not impact Industrial DC rates. Industrial developments only pay the Wastewater (linear and plant) and Stormwater services plus a portion of the Services Related to a Highway; none of these are impacted by removing the 10% statutory deduction.

Staff recommends that the Amending By-law come into effect on July 6, 2021 which is the same date that the DC rates are indexed annually. This date ensures that the City's DC rates are only changed once in 2021.

The Audit, Finance and Administration Committee, through its meeting of March 25, 2021 and approval of Report FCS21025 "Amendment to the 2019 Development Charges Background Study and Development Charges By-law" directed staff that, in addition to the mandatory DC exemption for new ancillary units, that the Amending By-law include language to provide a residential intensification exemption, such that new or existing single detached dwellings, semi-detached dwellings or row-dwellings can add up to two secondary dwelling units (SDUs) without paying DCs. Expanding the residential intensification exemption to semi-detached and row-dwellings will align the DC treatment for SDUs to mirror the permissions and re-zoning by-laws being proposed by Planning and Economic Development as a result of changes to the *Planning Act, 1990* (Planning Act). Additionally, SDUs provide numerous benefits to the Hamilton community:

- **Infrastructure Efficiency:** SDUs make better use of existing hard infrastructure (such as sewers and roads) and soft infrastructure (such as schools and recreational services). Trends show that there has been a decline in household size and composition changes the demand for services. Adding additional population in the community helps to retain these services and businesses within the community.
- **Efficient use of Housing Stock:** Adding an SDU to an existing dwelling can make better use of existing housing stock by converting an unfinished basement or accessory building into a new rental unit.

---

OUR Vision: To be the best place to raise a child and age successfully.

OUR Mission: To provide high quality cost conscious public services that contribute to a healthy, safe and prosperous community, in a sustainable manner.

OUR Culture: Collective Ownership, Steadfast Integrity, Courageous Change, Sensational Service, Engaged Empowered Employees.

**SUBJECT: 2019 Development Charges Amending By-law and Background Study Update (FCS21048) (City Wide) – Page 14 of 15**

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- Affordable Home Ownership: Homeowners gain additional income.
- Provide Increased Housing Choice: SDUs increase housing options and the range of rents, especially in parts of the City where there may be few Rental Housing options or low vacancy rates.

Other changes in the Amending By-law are to incorporate legislative changes that have already occurred and are in practice. Updating the DC By-law to reflect the changes that are already in effect alleviates confusion regarding policies that are no longer permitted by the changed legislation. Alongside the legislative changes, staff and legal reviewed the full DC By-law and have included housekeeping changes where sections of the By-law conflicted with current legislation or became redundant as a result of the legislated changes.

Intentionally excluded from the Amending DC By-law are the legislative changes arising from the *Better for People, Smarter for Business Act, 2020* (Bill 213) which affects the ability of a municipality to levy DCs on Universities. This change has been excluded as it is currently part of the resolution process on an active appeal of the 2019 DC By-law and changes to the DC By-law will be followed by that process. The most recent Confidential Report LS19034(a) regarding the appeal was submitted to Council through the General Issue Committee meeting of January 13, 2021.

#### **ALTERNATIVES FOR CONSIDERATION**

None

#### **ALIGNMENT TO THE 2016 – 2025 STRATEGIC PLAN**

##### **Community Engagement and Participation**

Hamilton has an open, transparent and accessible approach to City government that engages with and empowers all citizens to be involved in their community

##### **Economic Prosperity and Growth**

Hamilton has a prosperous and diverse local economy where people have opportunities to grow and develop.

##### **Healthy and Safe Communities**

Hamilton is a safe and supportive City where people are active, healthy, and have a high quality of life.

##### **Built Environment and Infrastructure**

Hamilton is supported by state-of-the-art infrastructure, transportation options, buildings and public spaces that create a dynamic City.

---

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**SUBJECT: 2019 Development Charges Amending By-law and Background Study  
Update (FCS21048) (City Wide) – Page 15 of 15**

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**Our People and Performance**

Hamiltonians have a high level of trust and confidence in their City government.

**APPENDICES AND SCHEDULES ATTACHED**

Appendix “A” to Report FCS21048 – Hamilton Development Charges Update Study

Appendix “B” to Report FCS21048 – By-law to Amend By-law 19-142

SA/AD/LG/dt







# Development Charges Update Study

City of Hamilton

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March 5, 2021

Watson & Associates Economists Ltd.  
905-272-3600  
[info@watsonecon.ca](mailto:info@watsonecon.ca)

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# Report



# Chapter 1

## Introduction



# 1. Introduction

## 1.1 Background

---

The City of Hamilton imposes development charges (D.C.) to recover capital costs arising from the increase in needs for service related to growth. The City currently has a municipal-wide D.C. for the following services:

- Parkland Development;
- Indoor Recreation Services;
- Library Services;
- Long-Term Care;
- Health Services;
- Social & Child Services;
- Social Housing;
- Airport Lands;
- Parking Services;
- Provincial Offences Act (P.O.A.);
- Services Related to a Highway;
- Public Works Facilities, Vehicles, and Equipment;
- Police Services;
- Fire Protection Services;
- Paramedics;
- Transit Services;
- Waste Diversion; and
- Administration Studies currently split into two sub-categories.

In addition to the above services, the City also recovers water and wastewater costs associated with growth, through D.C.s in the urban serviced areas. Further stormwater costs are recovered via area specific charges in the combined sewer system vs. all other areas outside the combined sewer system area.

The basis for these D.C.s is documented in the “City of Hamilton Development Charges Background Study, Consolidated Report,” dated July 5, 2019 (the “2019 D.C. Study”),



which provided the supporting documentation for By-law 19-142. The D.C.s came into effect June 13, 2019.

The City's D.C.s have been indexed (in accordance with section 37 of the by-law) annually on July 6<sup>th</sup>, beginning in 2020, and are currently 3.92% higher than the 2019 rates implemented under By-law 19-142. The 2019 D.C.s (unindexed) are shown in Figure 1-1.

The purpose of this report is to update the current D.C. by-law in order to meet the requirements of the Development Charges Act (D.C.A.), as amended by Bill 108 (*More Homes, More Choice Act, 2019*), Bill 138 (*Plan to Build Ontario Act, 2019*), and Bill 197 (*COVID-19 Economic Recovery Act, 2020*), and Bill 213 (*Better for People, Smarter for Business Act, 2020*). A full discussion on the amending legislation is provided in Chapter 2.

A summary of the changes contained in this D.C. Update are provided below:

- The legislation has removed the mandatory deduction for all services that remain eligible in the D.C. For the City, the 10% deduction may be removed for the following services:
  - Parkland Development
  - Indoor Recreation Services
  - Library Services
  - Long-Term Care
  - Health Services
  - Social & Child Services
  - Social Housing
  - Airport Lands
  - Parking Services
  - Provincial Offences Act (P.O.A.)
  - Paramedics;
  - Public Works Facilities, Vehicles & Equipment (where associated with other discounted services);
  - Waste Diversion; and
  - General Government (Studies).





- The listing of eligible services has been changed by the amending legislation. For the City, Municipal Parking and Airport Lands will no longer be an eligible service as of September 18, 2022 (the end of the transition period provided by the amending legislation). As well, only the components of Social and Child Services that relate to Childcare and Early Years remain eligible. The amendments to the D.C. by-law will reflect these changes.
- An additional change brought forth through Bill-197 related to establishing classes of services. A class of service may be composed of any number or combination of services and may include parts or portions of each D.C.-eligible service. As a result of these changes to the D.C.A., this addendum report provides for Growth Studies (formerly Administrative Studies) as a class of services and Public Works Facilities, Vehicles and Equipment. Further discussion on classes of services is provided in Chapter 2.
- The regulations have provided an additional mandatory D.C. exemption for an added dwelling unit in new residential buildings as well as related for universities. These exemptions are to be added to the City's D.C. by-law.
- Further changes related to the timing of payments for rental housing, institutional and non-profit development were proclaimed through Bill 108. Additionally, the D.C. amount for all developments occurring within 2 years of a Site Plan or Zoning By-law Amendment planning approval, shall be determined based on the D.C. in effect on the day of Site Plan or Zoning By-law Amendment application. If the development is not proceeding via these planning approvals, then the amount is determined as the earlier of the date of issuance of a building permit or occupancy. These changes will be addressed in the amending by-law, discussed in Chapter 5 and provided in Appendix C.





Figure 1-1  
 City of Hamilton  
 2019 Development Charges (2019 \$)

Service	Residential					Non-Residential
	Single-Detached Dwelling & Semi-Detached Dwelling (per dwelling unit)	Townhouses & Other Multiple Unit Dwellings (per dwelling unit)	Apartments & Stacked Townhouses & Mobile Homes 2-Bedrooms+ (per dwelling unit)	Apartments & Stacked Townhouses & Mobile Homes Bachelor & 1-Bedrooms (per dwelling unit)	Residential Facility Dwelling & Lodging House & Garden Suite (per Bedroom)	per sq.ft. of Gross Floor Area
<b>Municipal Wide Charges</b>						
Services Related to a Highway	10,769	7,708	6,306	4,314	3,479	8.05
Public Works Facilities, Vehicles & Equipment	784	561	459	314	253	0.41
Police Services	524	375	307	210	169	0.26
Fire Protection Services	462	331	271	185	149	0.23
Paramedics	137	98	80	55	44	0.03
Transit Services	1,917	1,372	1,123	768	619	0.98
Waste Diversion	657	470	385	263	212	0.13
Parkland Development	2,352	1,683	1,377	942	760	0.11
Indoor Recreation Services	4,430	3,171	2,594	1,775	1,431	0.20
Library Services	1,045	748	612	419	338	0.05
Long Term Care	125	89	73	50	40	0.01
Health Services	1	1	1	-	-	-
Social & Child Services	15	11	9	6	5	-
Social Housing	648	464	379	260	209	-
Airport Lands	419	300	245	168	135	0.21
Parking Services	490	351	287	196	158	0.25
Provincial Offences Administration	40	29	23	16	13	0.02
Administrative Studies - Community Based Studies	330	236	193	132	107	0.17
Administrative Studies - Engineering Services Studies	166	119	97	66	54	0.08
<b>Total Municipal Wide Charges</b>	<b>25,311</b>	<b>18,117</b>	<b>14,821</b>	<b>10,139</b>	<b>8,175</b>	<b>11.18</b>
<b>Urban Area Charges</b>						
Wastewater Facilities	4,048	2,897	2,371	1,622	1,308	1.95
Wastewater Linear Services	5,415	3,876	3,171	2,169	1,749	2.61
Water Service	4,767	3,412	2,792	1,910	1,540	2.29
<b>Total Urban Area Charges</b>	<b>14,230</b>	<b>10,185</b>	<b>8,334</b>	<b>5,701</b>	<b>4,597</b>	<b>6.85</b>
Stormwater Services - Combined Sewer System: Stormwater Drainage and Control Services	3,948	2,826	2,312	1,582	1,275	-
Stormwater Services - Separated Sewer System: Stormwater Drainage and Control Services	10,462	7,488	6,127	4,191	3,380	2.16
<b>Tota Urban Services - Combined Sewer System</b>	<b>18,178</b>	<b>13,011</b>	<b>10,646</b>	<b>7,283</b>	<b>5,872</b>	<b>6.85</b>
<b>Tota Urban Services - Separated Sewer System</b>	<b>24,692</b>	<b>17,673</b>	<b>14,461</b>	<b>9,892</b>	<b>7,977</b>	<b>9.01</b>
<b>Grand Total - Urban Combined Sewer System</b>	<b>43,489</b>	<b>31,128</b>	<b>25,467</b>	<b>17,422</b>	<b>14,047</b>	<b>18.03</b>
<b>Grand Total - Urban Sparated Sewer System</b>	<b>50,003</b>	<b>35,790</b>	<b>29,282</b>	<b>20,031</b>	<b>16,152</b>	<b>20.19</b>
<b>Additional Special Area Charges</b>						
Dundas/Waterdown	1,971	1,410	1,154	789	637	1.04



## 1.2 Existing Policies (Rules)

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Appendix A of this report sets out the rules governing the calculation, payment, and collection of D.C.s as provided in By-law 19-142.

## 1.3 Basis for the D.C. By-law Update

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This D.C. update study provides for an amendment to the City's current D.C.s by-law (By-law 19-142) based on the legislative changes to the D.C.A. These include:

- Updating the D.C. analysis to remove the 10% mandatory deduction;
- Municipal Parking and Airport will no longer be eligible services as of September 18, 2022. Schedule A to the City's D.C. By-law will be amended to reflect this change;
- Creating classifications for Growth Studies and Public Works as classes of services; and
- Updating the D.C. policies in the by-law with respect to:
  - D.C. instalment payments;
  - D.C. rate freeze;
  - Mandatory exemption for new ancillary units and universities; and
  - Updated definitions (which have been established as part of Bill 108/197).

Details on the changes to the calculation and by-law are presented in Chapter 4 and Chapter 5 of this report, respectively. The draft amending by-law is presented in Appendix C to this report.

## 1.4 Summary of the Process

---

The public meeting required under section 12 of the D.C.A. has been scheduled for April 22, 2021. Its purpose is to present the update study to the public and to solicit public input. The meeting is also being held to answer any questions regarding the study's purpose, methodology and the proposed modifications to the City's D.C. by-law.

The process to be followed in finalizing the report and recommendations includes:



- consideration of responses received prior to, at, or immediately following the Public Meeting; and
- Council consideration of the amending by-law on June 9, 2021.

Figure 1-2 outlines the proposed schedule to be followed with respect to the D.C. by-law adoption process.

Figure 1-2  
 Schedule of Key D.C. Process Dates for the City of Hamilton

1.	Data collection, staff review, D.C. calculations and policy work	December 2020 to March 2021
2.	D.C. Stakeholder Sub-Committee Meeting	January 29, 2021
3.	Background study and proposed by-law available to public	March 5, 2021
4.	D.C. Stakeholder Sub-Committee Meeting	March 11, 2021
5.	Audit, Finance and Administration Committee Meeting (to Officially begin the 60-day circulation period)	March 25, 2021
6.	Public meeting advertisement placed in newspaper(s)	No later than April 1, 2021
7.	Public meeting of Council	April 22, 2021
8.	Audit, Finance and Administration Committee Meeting for consideration of the background study and passage of by-law	June 3, 2021
9.	Council considers adoption of background study and passage of by-law	June 9, 2021
10.	Effective date of the by-law	July 6, 2021
11.	Newspaper notice given of by-law passage	By 20 days after passage
12.	Last day for by-law appeal	40 days after passage
13.	City makes pamphlet available (where by-law not appealed)	By 60 days after in force date



## 1.5 Policy Recommendations

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It is recommended that the City's current D.C. policies, as identified in Appendix A of this report, be continued.

Additionally, the new policies as stated in Bill 108, Bill 138, Bill 197, Bill 213 and O. Reg. 454-19 are recommended to be included. This is discussed in more detail in Chapter 2 of this report.



# Chapter 2

## Changes to the D.C.A. Legislation



## 2. Changes to the D.C.A. Legislation

### 2.1 Bill 108 – *More Homes, More Choice Act, 2019*

---

On May 2, 2019, the Province introduced Bill 108, which proposed changes to the D.C.A. The Bill has been introduced as part of the Province's "*More Homes, More Choice: Ontario's Housing Supply Action Plan.*" The Bill received Royal Assent on June 6, 2019.

While having received royal assent, many of the amendments to the D.C.A. would not come into effect until they are proclaimed by the Lieutenant Governor (many of these changes were revised through Bill 197). At the time of writing, the following provisions have been proclaimed:

- Effective January 1, 2020, rental housing and institutional developments will pay D.C.s in six equal annual payments commencing at occupancy. Non-profit housing developments will pay D.C.s in 21 equal annual payments. Interest may be charged on the instalments, and any unpaid amounts may be added to the property and collected as taxes.
- Effective January 1, 2020 the D.C. amount for all developments occurring within 2 years of a Site Plan or Zoning By-law Amendment planning approval (for application submitted after this section is proclaimed), shall be determined based on the D.C. in effect on the day of Site Plan or Zoning By-law Amendment application. If the development is not proceeding via these planning approvals, then the amount is determined the earlier of the date of issuance of a building permit or occupancy.

On February 28, 2020, the Province released updated draft regulations related to the D.C.A. and the Planning Act. A summary of these changes is provided below:

**Changes to Eligible Services** – Prior to Bill 108, the D.C.A. provided a list of ineligible services whereby municipalities could include growth related costs for any service that was not listed. With Bill 108, the changes to the D.C.A. would now specifically list the services that are eligible for inclusion in the by-law. Further, the initial list of eligible services under Bill 108 was limited to "hard services," with the "soft services" being removed from the D.C.A. These services would be considered as part of a new



community benefits charge (discussed below) imposed under the Planning Act. As noted in the next section this list of services has been amended through Bill 197.

**Mandatory 10% deduction** – The amending legislation would remove the mandatory 10% deduction for all services that remain eligible under the D.C.A.

**Remaining Services to be Included in a New Community Benefits Charge (C.B.C.) Under the Planning Act** – It is proposed that a municipality may, by by-law, impose a C.B.C. against land to pay for the capital costs of facilities, services and matters required because of development or redevelopment in the area to which the by-law applies. The C.B.C. is proposed to include formerly eligible D.C. services (as noted below), in addition to parkland dedication and other types of cost formerly recovered under Section 37 of the Planning Act.

## **2.2 Bill 138 - *Plan to Build Ontario Together Act, 2019***

---

On November 6, 2019, the Province release Bill 138 which provided further amendments to the D.C.A. and Planning Act. This Bill received Royal Assent on December 10, 2019 and was proclaimed which resulted in sections related to the D.C.A. (schedule 10) becoming effective on January 1, 2020. The amendments to the D.C.A. included removal of instalment payments for commercial and industrial developments that were originally included in Bill 108.

## **2.3 Bill 197 - *COVID-19 Economic Recovery Act, 2020***

---

In response to the global pandemic that began affecting Ontario in early 2020, the Province released Bill 197 which provided amendments to a number of Acts, including the D.C.A. and Planning Act. This Bill also revised some of the proposed changes identified in Bill 108. Bill 197 was tabled on July 8, 2020, received Royal Assent on July 21, 2020, and was proclaimed on September 18, 2020. The following provides a summary of the changes:



### **2.3.1 D.C. Related Changes**

#### List of D.C. Eligible Services

- As noted above, under Bill 108 some services were to be included under the D.C.A. and some would be included under the C.B.C. authority. However, Bill 197 revised this proposed change and has included all services (with some exceptions) under the D.C.A. These services are as follows:
  - Water supply services, including distribution and treatment services.
  - Wastewater services, including sewers and treatment services.
  - Storm water drainage and control services.
  - Services related to a highway.
  - Electrical power services.
  - Toronto-York subway extension.
  - Transit services.
  - Waste diversion services.
  - Policing services.
  - Fire protection services.
  - Ambulance services.
  - Library services
  - Long-term Care services
  - Parks and Recreation services, but not the acquisition of land for parks.
  - Public Health services
  - Childcare and early years services.
  - Housing services.
  - Provincial Offences Act services.
  - Services related to emergency preparedness.
  - Services related to airports, but only in the Regional Municipality of Waterloo.
  - Additional services as prescribed.

#### Classes of Services – D.C.

Pre-Bill 108/197 legislation (i.e. D.C.A., 1997) allows for categories of services to be grouped together into a minimum of two categories (90% and 100% services).





The amending legislation repealed and replaced the above with the four following subsections:

- A D.C. by-law may provide for any eligible service or capital cost related to any eligible service to be included in a class, set out in the by-law.
- A class may be composed of any number or combination of services and may include parts or portions of the eligible services or parts or portions of the capital costs in respect of those services.
- A D.C. by-law may provide for a class consisting of studies in respect of any eligible service whose capital costs are described in paragraphs 5 and 6 of s. 5 of the D.C.A.
- A class of service set out in the D.C. by-law is deemed to be a single service with respect to reserve funds, use of monies, and credits.

As well, the removal of 10% deduction for soft services under Bill 108 has been maintained.

#### 10-Year Planning Horizon

- The “maximum” 10-year planning horizon has been removed for all services except transit.

### **2.3.2 Community Benefit Charges (C.B.C.)**

While a Community Benefit Charge is not being considered within this report, a summary of the legislated changes is provided herein for information purposes.

#### C.B.C. Eligibility

- The C.B.C. is limited to lower-tier and single tier municipalities, whereas upper-tier municipalities will not be allowed to impose this charge.
- O.Reg. 509/20 was filed on September 18, 2020. This regulation provides for the following:
  - A maximum rate will be set as a percentage of the market value of the land the day before building permit issuance. The maximum rate is set at 4%. The C.B.C may only be imposed on developing or redeveloping buildings which have a minimum height of five stories and contain no less than 10 residential units.



- Bill 197 states that before passing a C.B.C. by-law, the municipality shall prepare a C.B.C. strategy that (a) identifies the facilities, services, and matters that will be funded with C.B.C.s; and (b) complies with any prescribed requirements.
- Only one C.B.C. by-law may be in effect in a local municipality at a time.

### **2.3.3 Combined D.C. and C.B.C. Impacts**

#### D.C. vs. C.B.C. Capital Cost

- A C.B.C. may be imposed with respect to the services listed in s. 2 (4) of the D.C.A. (eligible services), "provided that the capital costs that are intended to be funded by the community benefits charge are not capital costs that are intended to be funded under a development charge by-law."

#### Transition – D.C. and C.B.C.

- The specified date for municipalities to transition to the D.C. and C.B.C. is two years after Schedules 3 and 17 of the COVID-19 Economic Recovery Act comes into force (i.e. September 18, 2022).
- Generally, for existing reserve funds (related to D.C. services that will be ineligible):
  - If a C.B.C. is passed, the funds are transferred to the C.B.C. special account;
  - If no C.B.C. is passed, the funds are moved to a general reserve fund for the same purpose.
  - If a C.B.C. is passed subsequent to moving funds to a general reserve fund, those monies are then moved again to the C.B.C. special account.
- For reserve funds established under s. 37 of the Planning Act (e.g. bonus zoning)
  - If a C.B.C. is passed, the funds are transferred to the C.B.C. special account;
  - If no C.B.C. is passed, the funds are moved to a general reserve fund for the same purpose;
  - If a C.B.C. is passed subsequent to moving funds to a general reserve fund, those monies are then moved again to the C.B.C. special account.

If a municipality passes a C.B.C. by-law, any existing D.C. credits a landowner retains may be used towards payment of that landowner's C.B.C.



## **2.4 Bill 213 – Better for People, Smarter for Business Act, 2020**

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On December 8, 2020, Bill 213 received Royal Assent. One of the changes of the Bill that took effect upon Royal Assent included amending the Ministry of Training, Colleges and Universities Act by introducing a new section that would exempt the payment of D.C.s for developments of land intended for use by a university that receives operating funds from the Government.

Due to this, a revision to the exemptions section will be made in the proposed amending D.C. by-law.



# Chapter 3

## Anticipated Development



### 3. Anticipated Development

#### 3.1 Growth Forecast in the 2019 D.C. Study

The 2019 D.C. study provided for the anticipated residential and non-residential growth within the City of Hamilton. The growth forecast associated with services included in the background study is provided in Figure 3-1 below:

Figure 3-1  
 City of Hamilton  
 2019 D.C. Background Study – Growth Forecast Summary

Measure	10-Year	13-Year	13-Year	13-Year	13-Year
	City-wide 2019-2028	City-wide 2019-2031	Urban Area 2019-2031	Combined Sewer System 2019-2031	Separated Sewer System 2019-2031
(Net) Population Increase	65,046	86,183	86,142	8,007	78,135
Residential Unit Increase	33,274	42,848	42,435	9,278	33,530
Non-Residential Gross Floor Area Increase (sq.ft.)	28,791,900	39,111,300	38,758,400	8,031,700	30,726,700

Source: Watson & Associates Economists Ltd. Forecast 2019

For the purposes of this D.C. update, the 2019 D.C. Study growth forecast remains unchanged as the incremental growth is anticipated to remain the same.



# Chapter 4

## Updates to the City's D.C. Study



## 4. Updates to the City's D.C. Study

As noted earlier, the City's D.C. By-law 19-142 came into effect on June 13, 2019, being a by-law for the purposes of establishing and collecting a D.C. in accordance with the provisions of the D.C.A. The 2019 D.C. Study and by-law identified anticipated capital needs for recovery through D.C.s for municipal-wide services, urban-wide services, area specific urban services and a special area charge in Dundas/Waterdown.

This chapter of the report discusses the removal of the 10% mandatory deduction for municipal parks and recreation services (formerly parkland development and indoor recreation services), library services, growth studies, long term care, health services, social & child services, social housing, paramedics, airport lands, parking services, P.O.A., public works facilities, vehicles & equipment, and waste diversion. A discussion is also provided on the classification of Growth Studies and Public Works as classes of services. As these costs are being added as part of the 2019 D.C. Study, the capital costs are being presented in 2019 dollars.

As part of a D.C. amendment, consideration must be given to the historical service level calculation to ensure that the service level ceiling has not been exceeded in the updated calculations. These calculations have been undertaken and are included in Appendix B to this report. No service level has been exceeded by the calculations provided herein.

### 4.1 Municipal Parking Services

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Given the change to the D.C.A. through Bill 197, the mandatory 10% deduction has been removed from D.C.-eligible services. Note: although municipal parking will become an ineligible service under the D.C.A as of September 18, 2022, the City is eligible to collect D.C.s for this service until that date (this will be highlighted in the updated by-law).

Figure 4-1 provides the updated capital project listing with the removal of the mandatory deduction. The growth-related studies related to Municipal Parking that were previously included in the Administrative Studies – Community Based Studies capital costs, have now been reclassified and included on this capital project listing. This adjustment allows staff to amend the by-law in the future to remove Parking Services from the D.C.s, without amending the calculation related to Growth Studies. This provides for a D.C.-eligible amount of \$22.24 million.

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In addition, an examination of the updated service standards has been undertaken as per section 5(1)4 of the D.C.A. The service standards for parking provide a combined D.C. level of service ceiling of \$24.15 million, which is in excess of the growth-related capital needs and hence, no further adjustments are required. The service standards are provided in Appendix B.

Based on the City's 2019 D.C. Study, the costs allocated between residential and non-residential development based on the ratio of future anticipated population and employment are 63% residential and 37% non-residential over the 10-year forecast period.







## 4.2 Airport

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The City's has been recovering land costs for airport expansion related to growth through D.C.s for many years with this practice being continued as identified in the 2019 D.C. Study. Given the change to the D.C.A. through Bill 197, the mandatory 10% deduction has been removed from D.C.-eligible services. Note: although airport will become an ineligible service under the D.C.A as of September 18, 2022, the City is eligible to collect D.C.s for this service until that date (this will be highlighted in the updated by-law).

Figure 4-2 provides the updated capital project listing with the removal of the mandatory deduction. This provides for a D.C.-eligible amount of \$18.73 million.

In addition, an examination of the updated service standards has been undertaken as per section 5(1)4 of the D.C.A. The service standards for airport lands provide a combined D.C. level of service ceiling of \$18.92 million, which is in excess of the growth-related capital needs and hence, no further adjustments are required. The service standards are provided in Appendix B.

Based on the City's 2019 D.C. Study, the costs allocated between residential and non-residential development based on the ratio of future anticipated population and employment are 63% residential and 37% non-residential over the 10-year forecast period.





## 4.3 Parks and Recreation Services

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The City currently collects for Parks and Recreation under two categories, Parkland Development and Indoor Recreation Services. With the changes to the D.C. Act, these charges continue to be eligible as Parks and Recreation Services. For updated calculation purposes, we have continued to provide two sub-categories within this combine eligible service, the first being Outdoor Recreation and Park Development, Amenities, Trails, Vehicles & Equipment and the second being Indoor Recreation Facilities, Vehicles & Equipment.

As discussed earlier, the capital costs included for Parks and Recreation have been modified to remove the mandatory 10% deduction. Figures 4-3 and 4-4 provide the updated capital project listings with the removal of the 10% deduction. The total D.C. eligible amount being included in the calculations for Parks and Recreation Services is \$198.59 million.

Through the updated service standards provided in Appendix B, the maximum D.C. allowed to be recovered for Parks and Recreation is \$273.11 million. This ceiling is in well in excess of the growth-related capital needs.

Based on the City's 2019 D.C. Study, as the predominant users of parks and recreation tend to be residents of the City, the forecasted growth-related costs have been allocated 95% to residential and 5% to non-residential.



**Figure 4-3**  
**City of Hamilton**  
**Parks and Recreation Capital – Update**  
**Outdoor Recreation and Park Development, Amenities, Trails, Vehicles & Equipment**

Project Number	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
	2019-2028									95%	5%
1	John St. N. & Rebecca St. Park - Master Plan Implementation	2019-2022	3,860,000	-		3,860,000	3,319,600		540,400	513,380	27,020
2	Nash Orchard Park	2021-2022	832,000	-		832,000	-		832,000	790,400	41,600
3	Highland Road Park	2020	776,000	-		776,000	-		776,000	737,200	38,800
4	Highbury Meadows North Park	2020	703,000	-		703,000	-		703,000	667,850	35,150
5	Cherry Beach Lakefront Park	2021	969,000	-		969,000	-		969,000	920,550	48,450
6	The Crossings Park	2022	838,000	-		838,000	-		838,000	796,100	41,900
7	Brooks at Rymal Park	2020	883,000	-		883,000	-		883,000	838,850	44,150
8	Lancaster Heights Park	2020	675,000	-		675,000	-		675,000	641,250	33,750
9	Fletcher Road Parkette	2022	191,000	-		191,000	-		191,000	181,450	9,550
10	Ancaster Meadows Park	2019	641,000	-		641,000	-		641,000	608,950	32,050
11	Parkside Hills Park	2022	607,000	-		607,000	-		607,000	576,650	30,350
12	Clear Skies proposed park	2023-2024	978,000	-		978,000	-		978,000	929,100	48,900
13	Gatesbury Park Upgrades - New fitness area, skateboard feature and basketball	2019-2021	498,000	-		498,000	498,000		-	-	-
14	Meadowlands Community Park Spraypad	2019-2020	475,000	-		475,000	237,500		237,500	225,625	11,875
15	Broughton West Park Upgrade for New Spray Pad	2021-2022	475,000	-		475,000	237,500		237,500	225,625	11,875
16	Alexander Park - Upgrade for new skate park	2019	532,000	-		532,000	266,000		266,000	252,700	13,300
17	Mcquesten Park - Additional Fitness Equipment	2020	270,000	-		270,000	135,000		135,000	128,250	6,750
18	Waterfalls Viewing - Albion Falls New Access on South Side	2019	1,320,000	-		1,320,000	660,000		660,000	627,000	33,000
19	Chedoke Falls - New Access to Upper and Lower Falls	2019-2022	4,528,000	-		4,528,000	2,264,000		2,264,000	2,150,800	113,200
20	Skateboard Study Implementation at Various Locations Throughout the City	2019-2028	11,190,000	6,714,000		4,476,000	-		4,476,000	4,252,200	223,800
21	Johnson Tew New Arboretum	2019-2021	150,000	-		150,000	75,000		75,000	71,250	3,750
22	Billy Sherring - Class C Field Replace & Upgrade to Class A Artificial	2027	1,200,000	1,115,700		84,300	84,300		-	-	-



Figure 4-3 Continued  
 City of Hamilton  
 Parks and Recreation Capital – Update  
 Outdoor Recreation and Park Development, Amenities, Trails, Vehicles & Equipment

Project Number	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
2019-2028									95%	5%	
23	Waterford Park	2019-2022	1,122,000	-		1,122,000	561,000		561,000	532,950	28,050
24	Summit Park Phase 10 Binbrook	2019	500,000	-		500,000	-		500,000	475,000	25,000
25	William Connell Toboggan Hill	2022	1,224,000	-		1,224,000	-		1,224,000	1,162,800	61,200
26	William Connell Play Structure, Parking Lot, Landscaping	2028	1,700,000	1,598,000		102,000	-		102,000	96,900	5,100
27	Roxborough Park	2019	765,000	-		765,000	765,000		-	-	-
28	Provision for Elfrida Park Developments (8 neighbourhood parks & 1 community park)	2023-2028	7,710,200	-		7,710,200	-		7,710,200	7,324,690	385,510
29	Waterdown South Skinner Park (Asset ID 1013)	2019	624,000	-		624,000	-		624,000	592,800	31,200
30	Waterdown South Parkette 2 Water Tower (Asset ID 30)	2023	174,000	-		174,000	-		174,000	165,300	8,700
31	Waterdown South Parkette 1 (Asset ID 54) Skinner Road and Burke Avenue	2021	157,000	-		157,000	-		157,000	149,150	7,850
32	Waterdown South Smoky Hollow Park (Asset ID 72)	2021	676,000	-		676,000	-		676,000	642,200	33,800
33	Waterdown South Parkette 3 (Asset ID 71)	2023	82,000	-		82,000	-		82,000	77,900	4,100
34	Bookjans West Park	2019	570,000	-		570,000	-		570,000	541,500	28,500
35	Heritage Green Community Sports Park - Future Phases	2021-2023	2,405,000	-		2,405,000	-		2,405,000	2,284,750	120,250
36	Brian Timmis Field Development - Stadium Precinct Park	2020-2021	8,657,000	-		8,657,000	4,946,900		3,710,100	3,524,595	185,505
37	Fruitland/Winona Parkland Development	2023	1,237,000	-		1,237,000	-		1,237,000	1,175,150	61,850
38	Red Hill Phase 3 & 4 Park	2019	650,000	-		650,000	-		650,000	617,500	32,500
39	Spencer Creek Estates	2020	340,000	-		340,000	-		340,000	323,000	17,000
40	Lewis Road Park (Winona)	2019-2021	700,000	-		700,000	-		700,000	665,000	35,000
41	Confederation Park - Little Squirt Works & Area Redevelopment	2019-2020	1,530,000	-		1,530,000	765,000		765,000	726,750	38,250



Figure 4-3 Continued  
 City of Hamilton  
 Parks and Recreation Capital – Update  
 Outdoor Recreation and Park Development, Amenities, Trails, Vehicles & Equipment

Project Number	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
	2019-2028									95%	5%
42	Confederation Park - Sports Park Development - Phase 2 (Natural play area, tree planting)	2020	4,243,000	2,291,200		1,951,800	424,300		1,527,500	1,451,125	76,375
43	Confederation Park - Central Village - Pkg. Lot & Roadways, Phase 1	2029-2036	3,366,000	3,366,000		-	-		-	-	-
44	Confederation Park - Sports Park Development - Phase 3 (Picnic areas and shelter, parking lot lighting, tree planting, site furniture)	2020	803,000	433,600		369,400	80,300		289,100	274,645	14,455
45	Confederation Park - Central Village - Public Realm & Square	2029-2036	2,805,000	2,805,000		-	-		-	-	-
46	Confederation Park - West Entrance and Naturalizing the Go Karts Site	2021-2026	612,000	-		612,000	-		612,000	581,400	30,600
47	Confederation Park - Internal Trail Between Central Village and Beaches Grill	2029-2036	204,000	204,000		-	-		-	-	-
48	Confederation Park - Boardwalk to Beach	2021-2026	459,000	275,400		183,600	-		183,600	174,420	9,180
49	Confederation Park - General Trail Upgrades	2021-2026	204,000	61,200		142,800	102,000		40,800	38,760	2,040
50	Confederation Park - Group Picnic Area	2029-2036	561,000	280,500		280,500	280,500		-	-	-
51	Confederation Park - Central Parking Lot & Volleyball Centre Area	2029-2036	357,000	357,000		-	-		-	-	-
52	Confederation Park Soccer Field Area	2021-2026	51,000	36,700		14,300	5,100		9,200	8,740	460
53	Confederation Park - Wild Waterworks Property Upgrades	2021-2026	408,000	122,400		285,600	204,000		81,600	77,520	4,080
54	Confederation Park - Woodland Restoration - Phase 1	2021-2026	408,000	122,400		285,600	204,000		81,600	77,520	4,080
55	Confederation Park - Woodland Restoration - Phase 2	2029-2036	408,000	204,000		204,000	204,000		-	-	-
56	Confederation Park - Van Wagners Marsh Upgrades Phase 1	2021-2026	408,000	122,400		285,600	204,000		81,600	77,520	4,080



Figure 4-3 Continued  
 City of Hamilton  
 Parks and Recreation Capital – Update  
 Outdoor Recreation and Park Development, Amenities, Trails, Vehicles & Equipment

Project Number	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
	2019-2028									95%	5%
57	Confederation Park - Van Wagners Marsh Upgrades Phase 2	2029-2036	408,000	204,000		204,000	204,000		-	-	-
58	Confederation Park - Signage - Phase 2	2021-2026	255,000	-		255,000	-		255,000	242,250	12,750
59	Confederation Park - Park Corridor Upgrades along Van Wagners Beach Road	2021-2026	612,000	-		612,000	-		612,000	581,400	30,600
60	Confederation Park - Lighting along Strip	2021-2026	561,000	-		561,000	-		561,000	532,950	28,050
61	Confederation Park - Pumping station, sanitary forcemain, and electrical servicing for Lakeland area	2021-2026	918,000	-		918,000	-		918,000	872,100	45,900
62	Confederation Park - Public Art & Site Work - Centennial Pkwy Entrance	2029-2036	612,000	612,000		-	-		-	-	-
63	Confederation Park - Centennial Intersection & Entrance	2029-2036	4,998,000	4,998,000		-	-		-	-	-
64	Confederation Park - Primary infrastructure for servicing the central village and ice skating facility	2029-2036	2,193,000	2,193,000		-	-		-	-	-
65	Confederation Park - Services for Adventure Village Expansion	2029-2036	153,000	153,000		-	-		-	-	-
66	West Harbour Parkland Development - Gas Dock and Marina Services	2019	1,200,000	-		1,200,000	600,000		600,000	570,000	30,000
67	West Harbour Pier 5-7 Marina Shoreline Rehab (HWT) (Additional funds)	2019	810,000	-		810,000	202,500		607,500	577,125	30,375
68	West Harbour Pier 5-7 Boardwalk (HWT)	2019-2021	7,325,000	-		7,325,000	1,831,300		5,493,700	5,219,015	274,685
69	West Harbour Pier 6 Artisan Village (HWT)	2021-2021	4,170,000	-		4,170,000	2,085,000		2,085,000	1,980,750	104,250
70	West Harbour Pier 7 Commercial Village (HWT)	2019	3,050,000	-		3,050,000	1,525,000		1,525,000	1,448,750	76,250
71	West Harbour Pier 8 Shorewall Rehab	2019-2028	16,575,000	5,635,500		10,939,500	9,945,000		994,500	944,775	49,725





Figure 4-3 Continued  
 City of Hamilton  
 Parks and Recreation Capital – Update  
 Outdoor Recreation and Park Development, Amenities, Trails, Vehicles & Equipment

Project Number	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
2019-2028									95%	5%	
72	West Harbour Macassa Bay - Shoreline Improvements	2019-2028	5,305,000	3,381,900		1,923,100	1,326,300		596,800	566,960	29,840
73	West Harbour Macassa Bay Boardwalk and Trail	2019-2028	7,000,000	4,462,500		2,537,500	1,750,000		787,500	748,125	39,375
74	West Harbour Pier 8 Greenway	2021-2028	1,235,000	629,900		605,100	494,000		111,100	105,545	5,555
75	West Harbour Bayfront Park Upgrades Phase 3 (Entrance Fountain)	2021-2028	780,000	165,800		614,200	585,000		29,200	27,740	1,460
76	West Harbour - Bayview Park Remediation and Redevelopment	2021-2028	2,275,000	966,900		1,308,100	1,137,500		170,600	162,070	8,530
	<b>Trails</b>										
77	Ancaster Creek Trail	2023	920,500	-		920,500	-		920,500	874,475	46,025
78	Churchill Park Trail	2020-2022	381,000	-		381,000	-		381,000	361,950	19,050
79	Chedoke Rail Trail Extension	2029-2030	240,300	240,300		-	-		-	-	-
80	Chedoke Rail Trail, Claremont Link	2029-2030	245,200	245,200		-	-		-	-	-
81	Glenburn Court - Battlefield Creek Trail	2024	235,100	-		235,100	-		235,100	223,345	11,755
82	Sam Manson Park Trail	2020	104,200	-		104,200	-		104,200	98,990	5,210
83	Park Trail Connections - Upper James St. to Limeridge Mall Hydro Corridor Trail	2027-2031	969,600	436,300		533,300	484,800		48,500	46,075	2,425
84	First Road West Link	2021-2022	376,200	-		376,200	-		376,200	357,390	18,810
85	Heritage Green Sports Park Link	2022	200,000	-		200,000	-		200,000	190,000	10,000
86	Summerlea West Park - Fletcher Road Parkette Link	2027	687,000	618,300		68,700	-		68,700	65,265	3,435
87	Filman Road Link - North Segment	2022	275,900	-		275,900	-		275,900	262,105	13,795
88	Filman Road Link - South Segment	2022	539,700	-		539,700	-		539,700	512,715	26,985
89	Meadowlands Trail System Links	2020-2024	1,700,000	-		1,700,000	-		1,700,000	1,615,000	85,000
90	Tollgate Drive Link	2030	259,400	259,400		-	-		-	-	-
91	Spencer Creek, Main Street and Thorpe Street Link	2029-2031	3,731,000	3,731,000		-	-		-	-	-
92	Spencer Creek, Mercer Street and Governor's Road Lin	2029-2031	710,300	710,300		-	-		-	-	-
93	Cascade Trail Link	2029-2031	313,500	313,500		-	-		-	-	-
94	Dundas Valley Link	2029-2031	1,138,000	1,138,000		-	-		-	-	-



Figure 4-3 Continued  
 City of Hamilton  
 Parks and Recreation Capital – Update  
 Outdoor Recreation and Park Development, Amenities, Trails, Vehicles & Equipment

Project Number	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
	2019-2028									95%	5%
91	Spencer Creek, Main Street and Thorpe Street Link	2029-2031	3,731,000	3,731,000		-	-		-	-	-
92	Spencer Creek, Mercer Street and Governor's Road Lin	2029-2031	710,300	710,300		-	-		-	-	-
93	Cascade Trail Link	2029-2031	313,500	313,500		-	-		-	-	-
94	Dundas Valley Link	2029-2031	1,138,000	1,138,000		-	-		-	-	-
95	Borer's Creek Trail Link	2027	786,200	629,000		157,200	-		157,200	149,340	7,860
96	Waterdown Pipeline Trail Link	2019-2020	422,000	-		422,000	211,000		211,000	200,450	10,550
97	Parkside Drive - Robson Link	2019	181,500	-		181,500	-		181,500	172,425	9,075
98	Highway 5 - Mountain Brow Road Link	2019	600,000	-		600,000	-		600,000	570,000	30,000
99	East Mountain Trail Loop	2019-2020	854,000	-		854,000	811,300		42,700	40,565	2,135
100	Joe Sam's New Trail Connection Through the Park	2019-2020	100,000	-		100,000	-		100,000	95,000	5,000
101	Confederation Park - Growth Related Debt Interest (Discounted)	2019-2034	1,573,689	722,300		851,389	-		851,389	808,820	42,569
102	Reserve Fund Adjustment		3,984,856	-		3,984,856	-		3,984,856	3,785,613	199,243
	<b>Total</b>		<b>160,675,345</b>	<b>52,555,600</b>	<b>-</b>	<b>108,119,745</b>	<b>39,715,700</b>	<b>-</b>	<b>68,404,045</b>	<b>64,983,843</b>	<b>3,420,202</b>



Figure 4-4  
 City of Hamilton  
 Parks and Recreation Capital – Update  
 Indoor Recreation, Buildings in Parks, Vehicles & Equipment

Project Number	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
	2019-2028								95%	5%	
1	Valley Park Community Centre Expansion	2019-2021	1,800,000	-		1,800,000	180,000		1,620,000	1,539,000	81,000
2	Norman Pinky Lewis Recreation Centre Expansion	2023-2025	6,600,000	-		6,600,000	3,300,000		3,300,000	3,135,000	165,000
3	Winona Community Centre	2022-2024	26,500,000	-		26,500,000	-		26,500,000	25,175,000	1,325,000
4	Elfrida Community Centre	2027-2036	27,500,000	22,000,000		5,500,000	-		5,500,000	5,225,000	275,000
5	Binbrook Community Centre	2028	27,500,000	14,025,000		13,475,000	-		13,475,000	12,801,250	673,750
6	Sackville Expansion	2026	6,700,000	-		6,700,000	-		6,700,000	6,365,000	335,000
7	Waterdown Community Centre	2025-2027	27,000,000	-		27,000,000	-		27,000,000	25,650,000	1,350,000
8	Riverdale Community Hub & Domenic Agostino Riverdale Community Centre Expansion	2020-2022	11,000,000	-		11,000,000	-		11,000,000	10,450,000	550,000
9	Riverdale Community Hub & Domenic Agostino Riverdale Community Centre Expansion - Growth Related Debt Interest (Discounted)	2023-2038	1,436,413	-		1,436,413	-		1,436,413	1,364,592	71,821
10	William Connell Park Washroom and changeroom Facilities (under construction)	2019	3,700,000	-		3,700,000	-		3,700,000	3,515,000	185,000
11	Sir Wilfrid Laurier Gymnasium	2020-2021	8,650,000	-		8,650,000	-		8,650,000	8,217,500	432,500
12	Sir Wilfrid Laurier Gymnasium - Growth Related Debt Interest (Discounted)	2022-2037	1,488,247	-		1,488,247	-		1,488,247	1,413,835	74,412
13	Mt. Hope new Rec Centre	2025-2028	4,850,000	-		4,850,000	-		4,850,000	4,607,500	242,500
14	William Connell Ward 8 Ice Loop	2028	4,360,000	-		4,360,000	-		4,360,000	4,142,000	218,000
15	Ancaster Tennis Bubble	2019-2020	1,000,000	-		1,000,000	-	1,000,000	-	-	-



Figure 4-4 Continued  
 City of Hamilton  
 Parks and Recreation Capital – Update  
 Indoor Recreation, Buildings in Parks, Vehicles & Equipment

Project Number	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
	2019-2028									95%	5%
16	Parkdale Outdoor Pool Washroom & Changeroom	2019-2021	3,000,000	-		3,000,000	2,640,000		360,000	342,000	18,000
17	Dundas Valley Washroom	2019	565,000	-		565,000	-		565,000	536,750	28,250
18	Durand Park Washroom Building	2019	325,000	-		325,000	-		325,000	308,750	16,250
19	Stadium Precinct Park Fieldhouses & Washrooms	2020	5,200,000	-		5,200,000	-		5,200,000	4,940,000	260,000
20	Confederation Park - Sports Park Buildings Phase 1: Gatehouse	2019	700,000	-		700,000	-		700,000	665,000	35,000
21	Confederation Park - Sports Park Buildings Phase 2: Fieldhouse and Staff Works Yard	2020-2024	5,500,000	-		5,500,000	-		5,500,000	5,225,000	275,000
22	Confederation Park - Ice skating rink/loop, field house & zamboni	2027-2036	3,570,000	-		3,570,000	-		3,570,000	3,391,500	178,500
23	West Harbour Washroom/Concession	2021-2022	1,000,000	-		1,000,000	500,000		500,000	475,000	25,000
24	Reserve Fund Adjustment						6,112,363		(6,112,363)	(5,806,745)	(305,618)
	<b>Total</b>		<b>179,944,660</b>	<b>36,025,000</b>	<b>-</b>	<b>143,919,660</b>	<b>12,732,363</b>	<b>1,000,000</b>	<b>130,187,297</b>	<b>123,677,932</b>	<b>6,509,365</b>



## 4.4 Library Services

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With respect to library services, adjustments have been made to reflect the removal of the mandatory 10% deduction. Figure 4-5 provides the capital project listing with the removal of the mandatory deduction.

The details regarding the updated service standards are provided in Appendix B. The resulting service standards for Library provide a D.C. ceiling of approximately \$29.64 million. Given that the capital program is \$28.66 million, the D.C.-eligible capital amounts are within the level of service ceiling. In addition to the capital program, outstanding debt of \$1.55 million is also included in the D.C. calculations.

Based on the City's 2019 D.C. study, the growth-related capital costs have been allocated 95% residential and 5% non-residential. This is to acknowledge that although library usage is predominantly residential based, there is some use of the facilities by non-residential users.



Figure 4-5  
 City of Hamilton  
 Library Services – Updated Capital Listing

Project Number	Increased Service Needs Attributable to Anticipated Development  2019-2028	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 95%	Non-Residential Share 5%
	<b>Facilities:</b>										
1	South Mountain Complex - Turner Park - Debt Principal (Discounted)	2019-2023	1,129,104	-		1,129,104	-		1,129,104	1,072,648	56,455
2	South Mountain Complex - Turner Park - Debt Interest (Discounted)	2019-2023	94,210	-		94,210	-		94,210	89,500	4,711
3	Binbrook Expansion Growth Related Debt Principal	2020-2035	2,016,500	-		2,016,500	998,000		1,018,500	967,575	50,925
4	Binbrook Expansion Growth Related Debt Interest (Discounted)	2020-2035	243,530	-		243,530	-		243,530	231,353	12,176
5	Valley Park - Expansion & Renovation - Construction*	2020	6,452,000	-		6,452,000	262,000	1,250,000	4,940,000	4,693,000	247,000
6	Valley Park - Furnishings for Expansion	2020	1,347,000	-		1,347,000	-		1,347,000	1,279,650	67,350
7	Valley Park - Expansion - Growth Related Debt Interest (Discounted)	2020-2035	1,215,970	-		1,215,970	-		1,215,970	1,155,171	60,798
8	Winona/Stoney Creek - New - Furnishings for New Facility	2024-2025	1,000,000	-		1,000,000	-		1,000,000	950,000	50,000
9	Winona/Stoney Creek - New - Construction (Estimated 9,000 sq. ft.)	2024-2025	5,000,000	-		5,000,000	-		5,000,000	4,750,000	250,000
10	Mount Hope - Replacement & Expansion - Construction (Estimated 5,000 sq. ft.)	2022-2023	3,500,000	-		3,500,000	1,841,400		1,658,600	1,575,670	82,930
11	Mount Hope - New - Furnishings for Expansion	2022-2023	500,000	-		500,000	-		500,000	475,000	25,000
12	Ancaster - Expansion - Construction (estimated 20,000 sq. ft.)	2024	8,500,000	-		8,500,000	5,590,000		2,910,000	2,764,500	145,500
13	Ancaster Furnishings for Expansion	2024	1,500,000	-		1,500,000	-		1,500,000	1,425,000	75,000
14	Greensville - New Library	2019	2,434,000	-		2,434,000	1,789,700		644,300	612,085	32,215
15	Greensville - Furnishings	2019	441,000	-		441,000	-		441,000	418,950	22,050
16	Carlisle - Replacement/Renovation	2020	2,500,000	-		2,500,000	2,500,000		-	-	-
17	Lower City New/Expanded Library (Estimated 8,000 sq. ft.)	2025	5,241,000	4,297,600		943,400	-		943,400	896,230	47,170



Figure 4-5 Continued  
 City of Hamilton  
 Library Services – Updated Capital Listing (cont'd)

Project Number	Increased Service Needs Attributable to Anticipated Development  2019-2028	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 95%	Non-Residential Share 5%
	<b>Facilities:</b>										
18	Elfrida - New Branch (Estimated 12,000 sq. ft.)	2030	7,000,000	7,000,000		-	-		-	-	-
19	Central Library - Phase IV - Local History & Archives - Renovations	2022	1,500,000	-		1,500,000	1,500,000		-	-	-
20	New Permanent Location For Red Hill (Estimated 15,000 sq. ft.)	2025	8,000,000	1,417,000		6,583,000	6,272,000		311,000	295,450	15,550
21	Saltfleet Move to Stoney Creek (Estimated 15,000 sq. ft.)	2025	8,000,000	1,498,700		6,501,300	6,172,300		329,000	312,550	16,450
22	New North End Branch (Estimated 8,000 sq. ft.)	2025	5,500,000	4,510,000		990,000	-		990,000	940,500	49,500
	<b>Vehicles:</b>										
23	Bookmobile - Electronic	2020	550,000	-		550,000	-		550,000	522,500	27,500
	<b>Collection Materials:</b>										
24	Valley Park - Expansion - Materials	2020	1,272,300	-		1,272,300	-		1,272,300	1,208,685	63,615
25	Winona/Stoney Creek - New - Materials	2024-2025	405,200	-		405,200	-		405,200	384,940	20,260
26	Mount Hope Materials	2022-2023	396,400	-		396,400	-		396,400	376,580	19,820
27	Ancaster Materials	2024	593,600	-		593,600	-		593,600	563,920	29,680
28	Greensville Materials	2019	121,700	-		121,700	-		121,700	115,615	6,085
29	Carlisle Materials	2020	125,000	-		125,000	-		125,000	118,750	6,250
30	Expanded Lower City Branch Materials	2025	262,050	214,900		47,150	-		47,150	44,793	2,358
31	Red Hill Permanent Location Materials	2025	620,000	508,400		111,600	-		111,600	106,020	5,580
32	Saltfleet - Expansion - Materials	2025	620,400	508,700		111,700	-		111,700	106,115	5,585
33	New North End Branch Materials	2025	400,000	328,000		72,000	-		72,000	68,400	3,600
	<b>Reserve Fund Adjustment:</b>										
34	Reserve Fund Adjustment		189,220	-		189,220	-		189,220	179,759	9,461
	<b>Total</b>		<b>78,670,183</b>	<b>20,283,300</b>	<b>-</b>	<b>58,386,883</b>	<b>26,925,400</b>	<b>1,250,000</b>	<b>30,211,483</b>	<b>28,700,909</b>	<b>1,510,574</b>



## 4.5 Growth Studies

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A change brought forth through the Bill-197 amended legislation concerned classes of services. A class of service may be composed of any number or combination of services and may include parts or portions of each D.C.-eligible service. Section 7 of the D.C.A. states that a D.C. by-law may provide for any D.C.-eligible service or the capital costs with respect to those services. These provisions allow for services to be grouped together to create a class for the purposes of the D.C. by-law and D.C. reserve funds.

In addition, Section 7(3) of the D.C.A. states that:

“For greater certainty, a development charge by-law may provide for a class consisting of studies in respect of any service listed in subsection 2 (4) whose capital costs are described in paragraphs 5 and 6 of subsection 5 (3).”

As a result of these changes to the D.C.A., this update study provides for the former “Administrative Studies – Community Based Studies” and “Administrative Studies – Engineering Services Studies” to be combined and categorized as a class of services entitled “Growth Studies.” Growth Studies provide for studies comprised of the following services:

- Water Services;
- Wastewater Services;
- Stormwater Drainage and Control Services;
- Services Related to a Highway;
- Fire Protection Services;
- Policing Services
- Ambulance Services (formerly referred to as Paramedics);
- Transit Services;
- Waste Diversion;
- Parks and Recreation Services;
- Library Services;
- Long Term Care;
- Public Health;
- Child Care and Early Years;





- Housing Services; and
- P.O.A.

Figure 4-6 depicts how the costs of capital projects are allocated across the services. For planning related studies, a deduction of 10% has been applied to recognize the extent to which some studies relate to non-D.C.-eligible services. Most planning studies, along with development charge studies, have been allocated to the class of based on the proportion of the total net growth-related capital costs for each service included in the D.C. background study, in the following manner:

- Water Services – 11.15%
- Wastewater Services – 22.13%
- Stormwater Services – 17.06%
- Services Related to a Highway – 30.68%
- Policing Services – 1.26%
- Fire Protection Services – 1.11%
- Ambulance Services – 0.19%
- Transit Services – 3.54%
- Waste Diversion – 1.02%
- Parks and Recreation – 9.24%
- Library Services – 1.4%
- Long-Term Care – 0.23%
- Public Health – 0.00%
- Child Care and Early Years – 0.02%
- Housing Services – 0.87%
- P.O.A. 0.07%

Other studies, such as joint water & wastewater studies, have been split 50%/50% to each service, studies related to water, wastewater, stormwater, and roads have been allocated 25% to each service, and other studies have been shared based on the proportionate amount of growth-related capital associated with the services that benefit from the studies.

In updating the list of studies to be included for this D.C. update, the parking related study was removed as mentioned in section 4.1 above. In addition, there were a number of studies included in the 2019 D.C. study that have been removed as they do



not specifically relate to a service on the revised eligible list of services. Finally, the cost of undertaking this D.C. update process was included.

In addition to the classification as a class of service, and allocation of studies between eligible services, the mandatory 10% deduction has been removed for non-planning related studies. The total revised growth-related capital costs included in the updated D.C. calculations equal \$16.06 million.

The capital costs have been allocated 63% residential and 37% non-residential based on the incremental growth in population to employment for the 10-year forecast period, consistent with the 2019 D.C. Background Study.



Figure 4-6  
 City of Hamilton  
 Growth Studies Capital – Updated

Class of Service: Growth Studies

Prj.No	Increased Service Needs Attributable to Anticipated Development Class of Service	Service to Which Study Relates	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Other Deductions*	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
								Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 63%	Non-Residential Share 37%
<b>2019-2028</b>												
<b>1</b>	<b>Development Charge Study</b>											
1a	Development Charge Study	Water Services	2019	81,470	-		81,470	-		81,470	51,326	30,144
1b	Development Charge Study	Wastewater Services	2019	161,710	-		161,710	-		161,710	101,877	59,833
1c	Development Charge Study	Stormwater Drainage and Control Services	2019	124,710	-		124,710	-		124,710	78,567	46,143
1d	Development Charge Study	Services Related to a Highway	2019	224,230	-		224,230	-		224,230	141,265	82,965
1e	Development Charge Study	Policing Services	2019	9,220	-		9,220	-		9,220	5,809	3,411
1f	Development Charge Study	Fire Protection Services	2019	8,120	-		8,120	-		8,120	5,116	3,004
1g	Development Charge Study	Ambulance Services	2019	1,400	-		1,400	-		1,400	882	518
1h	Development Charge Study	Transit Services	2019	25,880	-		25,880	-		25,880	16,304	9,576
1i	Development Charge Study	Waste Diversion Services	2019	7,480	-		7,480	-		7,480	4,712	2,768
1j	Development Charge Study	Parks & Recreation Services	2019	67,520	-		67,520	-		67,520	42,538	24,982
1k	Development Charge Study	Library Services	2019	10,250	-		10,250	-		10,250	6,458	3,792
1l	Development Charge Study	Long-Term Care	2019	1,720	-		1,720	-		1,720	1,084	636
1m	Development Charge Study	Public Health	2019	30	-		30	-		30	19	11
1n	Development Charge Study	Child Care and Early Years	2019	140	-		140	-		140	88	52
1o	Development Charge Study	Housing Services	2019	6,380	-		6,380	-		6,380	4,019	2,361
1p	Development Charge Study	Provincial Offences Act	2019	540	-		540	-		540	340	200
	<b>Sub-Total</b>			<b>730,800</b>	<b>-</b>	<b>-</b>	<b>730,800</b>	<b>-</b>	<b>-</b>	<b>730,800</b>	<b>460,404</b>	<b>270,396</b>
<b>2</b>	<b>Development Charge Study Update</b>											
2a	Development Charge Study Update	Water Services	2021	5,570	-		5,570	-		5,570	3,509	2,061
2b	Development Charge Study Update	Wastewater Services	2021	11,060	-		11,060	-		11,060	6,968	4,092
2c	Development Charge Study Update	Stormwater Drainage and Control Services	2021	8,530	-		8,530	-		8,530	5,374	3,156
2d	Development Charge Study Update	Services Related to a Highway	2021	15,340	-		15,340	-		15,340	9,664	5,676
2e	Development Charge Study Update	Policing Services	2021	630	-		630	-		630	397	233
2f	Development Charge Study Update	Fire Protection Services	2021	560	-		560	-		560	353	207
2g	Development Charge Study Update	Ambulance Services	2021	100	-		100	-		100	63	37
2h	Development Charge Study Update	Transit Services	2021	1,770	-		1,770	-		1,770	1,115	655
2i	Development Charge Study Update	Waste Diversion Services	2021	510	-		510	-		510	321	189
2j	Development Charge Study Update	Parks & Recreation Services	2021	4,620	-		4,620	-		4,620	2,911	1,709
2k	Development Charge Study Update	Library Services	2021	700	-		700	-		700	441	259
2l	Development Charge Study Update	Long-Term Care	2021	120	-		120	-		120	76	44
2m	Development Charge Study Update	Public Health	2021	-	-		-	-		-	-	-
2n	Development Charge Study Update	Child Care and Early Years	2021	10	-		10	-		10	6	4
2o	Development Charge Study Update	Housing Services	2021	440	-		440	-		440	277	163
2p	Development Charge Study Update	Provincial Offences Act	2021	40	-		40	-		40	25	15
	<b>Sub-Total</b>			<b>50,000</b>	<b>-</b>	<b>-</b>	<b>49,998</b>	<b>-</b>	<b>-</b>	<b>50,000</b>	<b>31,500</b>	<b>18,500</b>



Figure 4-6 Continued  
 City of Hamilton  
 Growth Studies Capital – Updated

Class of Service: Growth Studies

Prj.No	Increased Service Needs Attributable to Anticipated Development Class of Service	Service to Which Study Relates	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Other Deductions*	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
								Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
2019-2028										63%	37%	
<b>3</b>	<b>Development Charge Study (to 2041)</b>											
3a	Development Charge Study (to 2041)	Water Services	2023	81,470	-		81,470	-		81,470	51,326	30,144
3b	Development Charge Study (to 2041)	Wastewater Services	2023	161,710	-		161,710	-		161,710	101,877	59,833
3c	Development Charge Study (to 2041)	Stormwater Drainage and Control Services	2023	124,710	-		124,710	-		124,710	78,567	46,143
3d	Development Charge Study (to 2041)	Services Related to a Highway	2023	224,230	-		224,230	-		224,230	141,265	82,965
3e	Development Charge Study (to 2041)	Policing Services	2023	9,220	-		9,220	-		9,220	5,809	3,411
3f	Development Charge Study (to 2041)	Fire Protection Services	2023	8,120	-		8,120	-		8,120	5,116	3,004
3g	Development Charge Study (to 2041)	Ambulance Services	2023	1,400	-		1,400	-		1,400	882	518
3h	Development Charge Study (to 2041)	Transit Services	2023	25,880	-		25,880	-		25,880	16,304	9,576
3i	Development Charge Study (to 2041)	Waste Diversion Services	2023	7,480	-		7,480	-		7,480	4,712	2,768
3j	Development Charge Study (to 2041)	Parks & Recreation Services	2023	67,520	-		67,520	-		67,520	42,538	24,982
3k	Development Charge Study (to 2041)	Library Services	2023	10,250	-		10,250	-		10,250	6,458	3,792
3l	Development Charge Study (to 2041)	Long-Term Care	2023	1,720	-		1,720	-		1,720	1,084	636
3m	Development Charge Study (to 2041)	Public Health	2023	30	-		30	-		30	19	11
3n	Development Charge Study (to 2041)	Child Care and Early Years	2023	140	-		140	-		140	88	52
3o	Development Charge Study (to 2041)	Housing Services	2023	6,380	-		6,380	-		6,380	4,019	2,361
3p	Development Charge Study (to 2041)	Provincial Offences Act	2023	540	-		540	-		540	340	200
	<b>Sub-Total</b>			<b>730,800</b>	<b>-</b>	<b>-</b>	<b>730,790</b>	<b>-</b>	<b>-</b>	<b>730,800</b>	<b>460,404</b>	<b>270,396</b>
<b>4</b>	<b>Development Charge Study</b>											
4a	Development Charge Study	Water Services	2028	81,470	-		81,470	-		81,470	51,326	30,144
4b	Development Charge Study	Wastewater Services	2028	161,710	-		161,710	-		161,710	101,877	59,833
4c	Development Charge Study	Stormwater Drainage and Control Services	2028	124,710	-		124,710	-		124,710	78,567	46,143
4d	Development Charge Study	Services Related to a Highway	2028	224,230	-		224,230	-		224,230	141,265	82,965
4e	Development Charge Study	Policing Services	2028	9,220	-		9,220	-		9,220	5,809	3,411
4f	Development Charge Study	Fire Protection Services	2028	8,120	-		8,120	-		8,120	5,116	3,004
4g	Development Charge Study	Ambulance Services	2028	1,400	-		1,400	-		1,400	882	518
4h	Development Charge Study	Transit Services	2028	25,880	-		25,880	-		25,880	16,304	9,576
4i	Development Charge Study	Waste Diversion Services	2028	7,480	-		7,480	-		7,480	4,712	2,768
4j	Development Charge Study	Parks & Recreation Services	2028	67,520	-		67,520	-		67,520	42,538	24,982
4k	Development Charge Study	Library Services	2028	10,250	-		10,250	-		10,250	6,458	3,792
4l	Development Charge Study	Long-Term Care	2028	1,720	-		1,720	-		1,720	1,084	636
4m	Development Charge Study	Public Health	2028	30	-		30	-		30	19	11
4n	Development Charge Study	Child Care and Early Years	2028	140	-		140	-		140	88	52
4o	Development Charge Study	Housing Services	2028	6,380	-		6,380	-		6,380	4,019	2,361
4p	Development Charge Study	Provincial Offences Act	2028	540	-		540	-		540	340	200
	<b>Sub-Total</b>			<b>730,800</b>	<b>-</b>	<b>-</b>	<b>730,790</b>	<b>-</b>	<b>-</b>	<b>730,800</b>	<b>460,404</b>	<b>270,396</b>



Figure 4-6 Continued  
 City of Hamilton  
 Growth Studies Capital – Updated

Class of Service: Growth Studies

Prj.No	Increased Service Needs Attributable to Anticipated Development Class of Service	Service to Which Study Relates	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Other Deductions*	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
								Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
	2019-2028										63%	37%
	<b>Water &amp; Wastewater Studies:</b>											
5a	Integrated Water and Wastewater Master Plan	Water Services	2019-2028	750,000	-		750,000	-		750,000	472,500	277,500
5b	Integrated Water and Wastewater Master Plan	Wastewater Services	2019-2028	750,000	-		750,000	-		750,000	472,500	277,500
6a	Water and Sanitary Sewer Models	Water Services	2019-2028	65,000	-		65,000	32,500		32,500	20,475	12,025
6b	Water and Sanitary Sewer Models	Wastewater Services	2019-2028	65,000	-		65,000	32,500		32,500	20,475	12,025
7a	Centennial Secondary Plan - Servicing Study	Water Services	2019-2028	100,000	-		100,000	-		100,000	63,000	37,000
7b	Centennial Secondary Plan - Servicing Study	Wastewater Services	2019-2028	100,000	-		100,000	-		100,000	63,000	37,000
	<b>Transit Studies:</b>											
8	Hamilton West Interregional Transit Terminal Location Study	Transit Services	2019-2022	84,300	-		84,300	75,900		8,400	5,292	3,108
9	Rapid Ready & 10 Year Strategy Review	Transit Services	2019-2028	150,000	-		150,000	75,000		75,000	47,250	27,750
10	James Mountain Road - Transit only Roadway Feasibility Study	Transit Services	2020-2023	112,400	-		112,400	56,200		56,200	35,406	20,794
	<b>Future Transit Hubs and Stations:</b>											
11	SCUBE Transit Terminal Study	Transit Services	2019	242,400	-		242,400	-		242,400	152,712	89,688
	<b>Operations Facilities:</b>											
12	Yards Need Study											
12a	Yards Need Study	Water Services	2025-2028	20,230	-		20,230	-		20,230	12,745	7,485
12b	Yards Need Study	Wastewater Services	2025-2028	40,460	-		40,460	-		40,460	25,490	14,970
12c	Yards Need Study	Stormwater Drainage and Control Services	2025-2028	30,350	-		30,350	-		30,350	19,121	11,229
12d	Yards Need Study	Services Related to a Highway	2025-2028	53,950	-		53,950	-		53,950	33,989	19,961
12e	Yards Need Study	Parks & Recreation Services	2025-2028	16,870	-		16,870	-		16,870	10,628	6,242
12f	Yards Need Study	Transit Services	2025-2028	6,740	-		6,740	-		6,740	4,246	2,494
	<b>Sub-Total</b>			<b>168,600</b>	<b>-</b>	<b>-</b>	<b>168,600</b>	<b>-</b>	<b>-</b>	<b>168,600</b>	<b>106,219</b>	<b>62,381</b>
	<b>Police:</b>											
13	Police - Space Needs Study (GRIDS II)	Policing Services	2019	56,200	-		56,200	-		56,200	35,406	20,794
14	Police Business Plan	Policing Services	2019	32,000	-		32,000	24,000		8,000	5,040	2,960
15	Police Business Plan	Policing Services	2022	32,000	-		32,000	24,000		8,000	5,040	2,960
16	Police Business Plan	Policing Services	2025	32,000	-		32,000	24,000		8,000	5,040	2,960
17	Police Business Plan	Policing Services	2028	32,000	-		32,000	24,000		8,000	5,040	2,960
	<b>Waste Diversion:</b>											
18	Waste Management Research & Development Program	Waste Diversion Services	2019-2023	1,229,100	-	245,820	983,280	882,500		100,780	63,491	37,289
19	Waste Management Research & Development Program	Waste Diversion Services	2024-2028	1,229,100	-	245,820	983,280	882,500		100,780	63,491	37,289
20	Solid Waste Management Master Plan Approvals	Waste Diversion Services	2019-2021	561,000	-	140,250	420,750	63,100		357,650	225,320	132,330
	<b>Library Studies:</b>											
21	Library Master Plan	Library Services	2022	25,000	-		25,000	6,300		18,700	11,781	6,919
22	Service Model Master Plan	Library Services	2020	25,000	-		25,000	6,300		18,700	11,781	6,919



Figure 4-6 Continued  
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Prj.No	Increased Service Needs Attributable to Anticipated Development Class of Service	Service to Which Study Relates	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Other Deductions*	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
								Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
	2019-2028									63%	37%	
	<b>Parks:</b>				-							
23	Trails Masterplan Update	Parks & Recreation Services	2021	204,000	-		204,000	51,000		153,000	96,390	56,610
24	Parks Master Plans	Parks & Recreation Services	2019-2023	1,214,200	-		1,214,200	303,600		910,600	573,678	336,922
25	Recreation Studies	Parks & Recreation Services	2019-2023	607,100	-		607,100	151,800		455,300	286,839	168,461
26	Recreation Studies	Parks & Recreation Services	2024-2028	607,100	-		607,100	151,800		455,300	286,839	168,461
27	<b>Official Plan (Urban and Rural) Review</b>											
27a	Official Plan (Urban and Rural) Review	Water Services	2019-2021	222,900	-	22,290	200,610	100,300		100,310	63,195	37,115
27b	Official Plan (Urban and Rural) Review	Wastewater Services	2019-2021	442,500	-	44,250	398,250	199,100		199,150	125,465	73,685
27c	Official Plan (Urban and Rural) Review	Stormwater Drainage and Control Services	2019-2021	341,300	-	34,130	307,170	153,600		153,570	96,749	56,821
27d	Official Plan (Urban and Rural) Review	Services Related to a Highway	2019-2021	613,700	-	61,370	552,330	276,200		276,130	173,962	102,168
27e	Official Plan (Urban and Rural) Review	Policing Services	2019-2021	25,200	-	2,520	22,680	11,300		11,380	7,169	4,211
27f	Official Plan (Urban and Rural) Review	Fire Protection Services	2019-2021	22,200	-	2,220	19,980	10,000		9,980	6,287	3,693
27g	Official Plan (Urban and Rural) Review	Ambulance Services	2019-2021	3,800	-	380	3,420	1,700		1,720	1,084	636
27h	Official Plan (Urban and Rural) Review	Transit Services	2019-2021	70,800	-	7,080	63,720	31,900		31,820	20,047	11,773
27i	Official Plan (Urban and Rural) Review	Waste Diversion Services	2019-2021	20,500	-	2,050	18,450	9,200		9,250	5,828	3,422
27j	Official Plan (Urban and Rural) Review	Parks & Recreation Services	2019-2021	184,800	-	18,480	166,320	83,200		83,120	52,366	30,754
27k	Official Plan (Urban and Rural) Review	Library Services	2019-2021	28,100	-	2,810	25,290	12,600		12,690	7,995	4,695
27l	Official Plan (Urban and Rural) Review	Long-Term Care	2019-2021	4,700	-	470	4,230	2,100		2,130	1,342	788
27m	Official Plan (Urban and Rural) Review	Public Health	2019-2021	100	-	10	90	-		90	57	33
27n	Official Plan (Urban and Rural) Review	Child Care and Early Years	2019-2021	400	-	40	360	200		160	101	59
27o	Official Plan (Urban and Rural) Review	Housing Services	2019-2021	17,500	-	1,750	15,750	7,900		7,850	4,946	2,904
27p	Official Plan (Urban and Rural) Review	Provincial Offences Act	2019-2021	1,500	-	150	1,350	700		650	410	240
	<b>Sub-Total</b>			<b>2,000,000</b>	<b>-</b>	<b>200,000</b>	<b>1,800,000</b>	<b>900,000</b>	<b>-</b>	<b>900,000</b>	<b>567,003</b>	<b>332,997</b>
28	<b>GRIDS/MCR Update</b>											
28a	GRIDS/MCR Update	Water Services	2019-2020	244,600	-	24,460	220,140	-		220,140	138,688	81,452
28b	GRIDS/MCR Update	Wastewater Services	2019-2020	485,700	-	48,570	437,130	-		437,130	275,392	161,738
28c	GRIDS/MCR Update	Stormwater Drainage and Control Services	2019-2020	374,600	-	37,460	337,140	-		337,140	212,398	124,742
28d	GRIDS/MCR Update	Services Related to a Highway	2019-2020	673,500	-	67,350	606,150	-		606,150	381,875	224,275
28e	GRIDS/MCR Update	Policing Services	2019-2020	27,700	-	2,770	24,930	-		24,930	15,706	9,224
28f	GRIDS/MCR Update	Fire Protection Services	2019-2020	24,400	-	2,440	21,960	-		21,960	13,835	8,125
28g	GRIDS/MCR Update	Ambulance Services	2019-2020	4,200	-	420	3,780	-		3,780	2,381	1,399
28h	GRIDS/MCR Update	Transit Services	2019-2020	77,700	-	7,770	69,930	-		69,930	44,056	25,874
28i	GRIDS/MCR Update	Waste Diversion Services	2019-2020	22,500	-	2,250	20,250	-		20,250	12,758	7,492
28j	GRIDS/MCR Update	Parks & Recreation Services	2019-2020	202,800	-	20,280	182,520	-		182,520	114,988	67,532
28k	GRIDS/MCR Update	Library Services	2019-2020	30,800	-	3,080	27,720	-		27,720	17,464	10,256
28l	GRIDS/MCR Update	Long-Term Care	2019-2020	5,200	-	520	4,680	-		4,680	2,948	1,732
28m	GRIDS/MCR Update	Public Health	2019-2020	100	-	10	90	-		90	57	33
28n	GRIDS/MCR Update	Child Care and Early Years	2019-2020	400	-	40	360	-		360	227	133
28o	GRIDS/MCR Update	Housing Services	2019-2020	19,200	-	1,920	17,280	-		17,280	10,886	6,394
28p	GRIDS/MCR Update	Provincial Offences Act	2019-2020	1,600	-	160	1,440	-		1,440	907	533
	<b>Sub-Total</b>			<b>2,195,000</b>	<b>-</b>	<b>219,500</b>	<b>1,975,500</b>	<b>-</b>	<b>-</b>	<b>1,975,500</b>	<b>1,244,566</b>	<b>730,934</b>



Figure 4-6 Continued  
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Prj.No	Increased Service Needs Attributable to Anticipated Development Class of Service	Service to Which Study Relates	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Other Deductions*	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
								Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 63%	Non-Residential Share 37%
<b>2019-2028</b>												
<b>29</b>	<b>Residential Intensification Strategy</b>											
29a	Residential Intensification Strategy	Water Services	2019	18,200	-	1,820	16,380	-	-	16,380	10,319	6,061
29b	Residential Intensification Strategy	Wastewater Services	2019	36,000	-	3,600	32,400	-	-	32,400	20,412	11,988
29c	Residential Intensification Strategy	Stormwater Drainage and Control Services	2019	27,700	-	2,770	24,930	-	-	24,930	15,706	9,224
29d	Residential Intensification Strategy	Services Related to a Highway	2019	50,000	-	5,000	45,000	-	-	45,000	28,350	16,650
29e	Residential Intensification Strategy	Policing Services	2019	2,100	-	210	1,890	-	-	1,890	1,191	699
29f	Residential Intensification Strategy	Fire Protection Services	2019	1,800	-	180	1,620	-	-	1,620	1,021	599
29g	Residential Intensification Strategy	Ambulance Services	2019	300	-	30	270	-	-	270	170	100
29h	Residential Intensification Strategy	Transit Services	2019	5,800	-	580	5,220	-	-	5,220	3,289	1,931
29i	Residential Intensification Strategy	Parks & Recreation Services	2019	15,100	-	1,510	13,590	-	-	13,590	8,562	5,028
	<b>Sub-Total</b>			<b>157,000</b>	<b>-</b>	<b>15,700</b>	<b>141,300</b>	<b>-</b>	<b>-</b>	<b>141,300</b>	<b>89,020</b>	<b>52,280</b>
<b>30</b>	<b>Digital Planning Application Software/Hardware</b>											
30a	Digital Planning Application Software/Hardware	Water Services	2019-2022	16,700	-	1,670	15,030	-	-	15,030	9,469	5,561
30b	Digital Planning Application Software/Hardware	Wastewater Services	2019-2022	33,200	-	3,320	29,880	-	-	29,880	18,824	11,056
30c	Digital Planning Application Software/Hardware	Stormwater Drainage and Control Services	2019-2022	25,600	-	2,560	23,040	-	-	23,040	14,515	8,525
30d	Digital Planning Application Software/Hardware	Services Related to a Highway	2019-2022	46,000	-	4,600	41,400	-	-	41,400	26,082	15,318
30e	Digital Planning Application Software/Hardware	Policing Services	2019-2022	1,900	-	190	1,710	-	-	1,710	1,077	633
30f	Digital Planning Application Software/Hardware	Fire Protection Services	2019-2022	1,700	-	170	1,530	-	-	1,530	964	566
30g	Digital Planning Application Software/Hardware	Ambulance Services	2019-2022	300	-	30	270	-	-	270	170	100
30h	Digital Planning Application Software/Hardware	Transit Services	2019-2022	5,300	-	530	4,770	-	-	4,770	3,005	1,765
30i	Digital Planning Application Software/Hardware	Waste Diversion Services	2019-2022	1,500	-	150	1,350	-	-	1,350	851	499
30j	Digital Planning Application Software/Hardware	Parks & Recreation Services	2019-2022	13,900	-	1,390	12,510	-	-	12,510	7,881	4,629
30k	Digital Planning Application Software/Hardware	Library Services	2019-2022	2,100	-	210	1,890	-	-	1,890	1,191	699
30l	Digital Planning Application Software/Hardware	Long-Term Care	2019-2022	400	-	40	360	-	-	360	227	133
30m	Digital Planning Application Software/Hardware	Public Health	2019-2022	-	-	-	-	-	-	-	-	-
30n	Digital Planning Application Software/Hardware	Child Care and Early Years	2019-2022	-	-	-	-	-	-	-	-	-
30o	Digital Planning Application Software/Hardware	Housing Services	2019-2022	1,300	-	130	1,170	-	-	1,170	737	433
30p	Digital Planning Application Software/Hardware	Provincial Offences Act	2019-2022	100	-	10	90	-	-	90	57	33
	<b>Sub-Total</b>			<b>150,000</b>	<b>-</b>	<b>15,000</b>	<b>135,000</b>	<b>-</b>	<b>-</b>	<b>135,000</b>	<b>85,050</b>	<b>49,950</b>
<b>31</b>	<b>Planning and Zoning Growth Area</b>											
31a	Planning and Zoning Growth Area	Water Services	2019-2022	135,500	-	13,550	121,950	-	-	121,950	76,829	45,121
31b	Planning and Zoning Growth Area	Wastewater Services	2019-2022	268,900	-	26,890	242,010	-	-	242,010	152,466	89,544
31c	Planning and Zoning Growth Area	Stormwater Drainage and Control Services	2019-2022	207,400	-	20,740	186,660	-	-	186,660	117,596	69,064
31d	Planning and Zoning Growth Area	Services Related to a Highway	2019-2022	372,800	-	37,280	335,520	-	-	335,520	211,378	124,142
31e	Planning and Zoning Growth Area	Policing Services	2019-2022	15,300	-	1,530	13,770	-	-	13,770	8,675	5,095
31f	Planning and Zoning Growth Area	Fire Protection Services	2019-2022	13,500	-	1,350	12,150	-	-	12,150	7,655	4,495
31g	Planning and Zoning Growth Area	Ambulance Services	2019-2022	2,300	-	230	2,070	-	-	2,070	1,304	766
31h	Planning and Zoning Growth Area	Transit Services	2019-2022	43,000	-	4,300	38,700	-	-	38,700	24,381	14,319
31i	Planning and Zoning Growth Area	Waste Diversion Services	2019-2022	12,400	-	1,240	11,160	-	-	11,160	7,031	4,129
31j	Planning and Zoning Growth Area	Parks & Recreation Services	2019-2022	112,300	-	11,230	101,070	-	-	101,070	63,674	37,396
31k	Planning and Zoning Growth Area	Library Services	2019-2022	17,000	-	1,700	15,300	-	-	15,300	9,639	5,661
31l	Planning and Zoning Growth Area	Long-Term Care	2019-2022	2,900	-	290	2,610	-	-	2,610	1,644	966
31m	Planning and Zoning Growth Area	Public Health	2019-2022	-	-	-	-	-	-	-	-	-
31n	Planning and Zoning Growth Area	Child Care and Early Years	2019-2022	200	-	20	180	-	-	180	113	67
31o	Planning and Zoning Growth Area	Housing Services	2019-2022	10,600	-	1,060	9,540	-	-	9,540	6,010	3,530
31p	Planning and Zoning Growth Area	Provincial Offences Act	2019-2022	900	-	90	810	-	-	810	510	300
	<b>Sub-Total</b>			<b>1,215,000</b>	<b>-</b>	<b>121,500</b>	<b>1,093,500</b>	<b>-</b>	<b>-</b>	<b>1,093,500</b>	<b>688,905</b>	<b>404,595</b>



Figure 4-6 Continued  
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Prj.No	Increased Service Needs Attributable to Anticipated Development Class of Service	Service to Which Study Relates	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Other Deductions*	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
								Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
2019-2028											63%	37%
<b>Secondary Plans and Strategies - Nodes and Corridors:</b>								-				
<b>Sub-Regional Nodes:</b>												
<b>32</b>	<b>- Eastgate/Centennial Node</b>											
32a	- Eastgate/Centennial Node	Water Services	2019-2020	35,700	-	3,570	32,130	21,420		10,710	6,747	3,963
32b	- Eastgate/Centennial Node	Wastewater Services	2019-2020	70,900	-	7,090	63,810	42,540		21,270	13,400	7,870
32c	- Eastgate/Centennial Node	Stormwater Drainage and Control Services	2019-2020	54,700	-	5,470	49,230	32,820		16,410	10,338	6,072
32d	- Eastgate/Centennial Node	Services Related to a Highway	2019-2020	98,300	-	9,830	88,470	58,980		29,490	18,579	10,911
32e	- Eastgate/Centennial Node	Policing Services	2019-2020	4,000	-	400	3,600	2,400		1,200	756	444
32f	- Eastgate/Centennial Node	Fire Protection Services	2019-2020	3,600	-	360	3,240	2,160		1,080	680	400
32g	- Eastgate/Centennial Node	Ambulance Services	2019-2020	600	-	60	540	360		180	113	67
32h	- Eastgate/Centennial Node	Transit Services	2019-2020	11,300	-	1,130	10,170	6,780		3,390	2,136	1,254
32i	- Eastgate/Centennial Node	Waste Diversion Services	2019-2020	3,300	-	330	2,970	1,980		990	624	366
32j	- Eastgate/Centennial Node	Parks & Recreation Services	2019-2020	29,600	-	2,960	26,640	17,760		8,880	5,594	3,286
32k	- Eastgate/Centennial Node	Library Services	2019-2020	4,500	-	450	4,050	2,700		1,350	851	499
32l	- Eastgate/Centennial Node	Long-Term Care	2019-2020	800	-	80	720	480		240	151	89
32m	- Eastgate/Centennial Node	Public Health	2019-2020	-	-	-	-	-		-	-	-
32n	- Eastgate/Centennial Node	Child Care and Early Years	2019-2020	100	-	10	90	60		30	19	11
32o	- Eastgate/Centennial Node	Housing Services	2019-2020	2,800	-	280	2,520	1,680		840	529	311
32p	- Eastgate/Centennial Node	Provincial Offences Act	2019-2020	200	-	20	180	-		180	113	67
	<b>Sub-Total</b>			<b>320,400</b>	<b>-</b>	<b>32,040</b>	<b>288,360</b>	<b>192,200</b>	<b>-</b>	<b>96,160</b>	<b>60,581</b>	<b>35,579</b>
<b>33</b>	<b>- Limeridge Node</b>											
33a	- Limeridge Node	Water Services	2019-2020	35,700	-	3,570	32,130	21,420		10,710	6,747	3,963
33b	- Limeridge Node	Wastewater Services	2019-2020	70,900	-	7,090	63,810	42,540		21,270	13,400	7,870
33c	- Limeridge Node	Stormwater Drainage and Control Services	2019-2020	54,700	-	5,470	49,230	32,820		16,410	10,338	6,072
33d	- Limeridge Node	Services Related to a Highway	2019-2020	98,300	-	9,830	88,470	58,980		29,490	18,579	10,911
33e	- Limeridge Node	Policing Services	2019-2020	4,000	-	400	3,600	2,400		1,200	756	444
33f	- Limeridge Node	Fire Protection Services	2019-2020	3,600	-	360	3,240	2,160		1,080	680	400
33g	- Limeridge Node	Ambulance Services	2019-2020	600	-	60	540	360		180	113	67
33h	- Limeridge Node	Transit Services	2019-2020	11,300	-	1,130	10,170	6,780		3,390	2,136	1,254
33i	- Limeridge Node	Waste Diversion Services	2019-2020	3,300	-	330	2,970	1,980		990	624	366
33j	- Limeridge Node	Parks & Recreation Services	2019-2020	29,600	-	2,960	26,640	17,760		8,880	5,594	3,286
33k	- Limeridge Node	Library Services	2019-2020	4,500	-	450	4,050	2,700		1,350	851	499
33l	- Limeridge Node	Long-Term Care	2019-2020	800	-	80	720	480		240	151	89
33m	- Limeridge Node	Public Health	2019-2020	-	-	-	-	-		-	-	-
33n	- Limeridge Node	Child Care and Early Years	2019-2020	100	-	10	90	60		30	19	11
33o	- Limeridge Node	Housing Services	2019-2020	2,800	-	280	2,520	1,680		840	529	311
33p	- Limeridge Node	Provincial Offences Act	2019-2020	200	-	20	180	-		180	113	67
	<b>Sub-Total</b>			<b>320,400</b>	<b>-</b>	<b>32,040</b>	<b>288,360</b>	<b>192,120</b>	<b>-</b>	<b>96,240</b>	<b>60,630</b>	<b>35,610</b>





Figure 4-6 Continued  
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Prj.No	Increased Service Needs Attributable to Anticipated Development Class of Service	Service to Which Study Relates	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Other Deductions*	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
								Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
	2019-2028										63%	37%
<b>Secondary Plans and Strategies - Nodes and Corridors:</b>												
<b>Sub-Regional Nodes:</b>												
Corridors:												
<b>34</b>	<b>- Main/King Corridor (B-Line)</b>											
34a	- Main/King Corridor (B-Line)	Water Services	2019-2022	33,900	-	3,390	30,510	20,340		10,170	6,407	3,763
34b	- Main/King Corridor (B-Line)	Wastewater Services	2019-2022	67,400	-	6,740	60,660	40,440		20,220	12,739	7,481
34c	- Main/King Corridor (B-Line)	Stormwater Drainage and Control Services	2019-2022	52,000	-	5,200	46,800	31,200		15,600	9,828	5,772
34d	- Main/King Corridor (B-Line)	Services Related to a Highway	2019-2022	93,500	-	9,350	84,150	56,100		28,050	17,672	10,378
34e	- Main/King Corridor (B-Line)	Policing Services	2019-2022	3,800	-	380	3,420	2,280		1,140	718	422
34f	- Main/King Corridor (B-Line)	Fire Protection Services	2019-2022	3,400	-	340	3,060	2,040		1,020	643	377
34g	- Main/King Corridor (B-Line)	Ambulance Services	2019-2022	600	-	60	540	360		180	113	67
34h	- Main/King Corridor (B-Line)	Transit Services	2019-2022	10,800	-	1,080	9,720	6,480		3,240	2,041	1,199
34i	- Main/King Corridor (B-Line)	Waste Diversion Services	2019-2022	3,100	-	310	2,790	1,860		930	586	344
34j	- Main/King Corridor (B-Line)	Parks & Recreation Services	2019-2022	28,200	-	2,820	25,380	16,920		8,460	5,330	3,130
34k	- Main/King Corridor (B-Line)	Library Services	2019-2022	4,300	-	430	3,870	2,580		1,290	813	477
34l	- Main/King Corridor (B-Line)	Long-Term Care	2019-2022	700	-	70	630	420		210	132	78
34m	- Main/King Corridor (B-Line)	Public Health	2019-2022	-	-	-	-	-		-	-	-
34n	- Main/King Corridor (B-Line)	Child Care and Early Years	2019-2022	100	-	10	90	60		30	19	11
34o	- Main/King Corridor (B-Line)	Housing Services	2019-2022	2,700	-	270	2,430	1,620		810	510	300
34p	- Main/King Corridor (B-Line)	Provincial Offences Act	2019-2022	200	-	20	180			180	113	67
	<b>Sub-Total</b>			<b>304,700</b>	<b>-</b>	<b>30,470</b>	<b>274,230</b>	<b>182,700</b>	<b>-</b>	<b>91,530</b>	<b>57,664</b>	<b>33,866</b>
<b>35</b>	<b>- James/Upper James Corridor (A-Line)</b>											
35a	- James/Upper James Corridor (A-Line)	Water Services	2019-2022	35,700	-	3,570	32,130	21,420		10,710	6,747	3,963
35b	- James/Upper James Corridor (A-Line)	Wastewater Services	2019-2022	70,900	-	7,090	63,810	42,540		21,270	13,400	7,870
35c	- James/Upper James Corridor (A-Line)	Stormwater Drainage and Control Services	2019-2022	54,700	-	5,470	49,230	32,820		16,410	10,338	6,072
35d	- James/Upper James Corridor (A-Line)	Services Related to a Highway	2019-2022	98,300	-	9,830	88,470	58,980		29,490	18,579	10,911
35e	- James/Upper James Corridor (A-Line)	Policing Services	2019-2022	4,000	-	400	3,600	2,400		1,200	756	444
35f	- James/Upper James Corridor (A-Line)	Fire Protection Services	2019-2022	3,600	-	360	3,240	2,160		1,080	680	400
35g	- James/Upper James Corridor (A-Line)	Ambulance Services	2019-2022	600	-	60	540	360		180	113	67
35h	- James/Upper James Corridor (A-Line)	Transit Services	2019-2022	11,300	-	1,130	10,170	6,780		3,390	2,136	1,254
35i	- James/Upper James Corridor (A-Line)	Waste Diversion Services	2019-2022	3,300	-	330	2,970	1,980		990	624	366
35j	- James/Upper James Corridor (A-Line)	Parks & Recreation Services	2019-2022	29,600	-	2,960	26,640	17,760		8,880	5,594	3,286
35k	- James/Upper James Corridor (A-Line)	Library Services	2019-2022	4,500	-	450	4,050	2,700		1,350	851	499
35l	- James/Upper James Corridor (A-Line)	Long-Term Care	2019-2022	800	-	80	720	480		240	151	89
35m	- James/Upper James Corridor (A-Line)	Public Health	2019-2022	-	-	-	-	-		-	-	-
35n	- James/Upper James Corridor (A-Line)	Child Care and Early Years	2019-2022	100	-	10	90	60		30	19	11
35o	- James/Upper James Corridor (A-Line)	Housing Services	2019-2022	2,800	-	280	2,520	1,680		840	529	311
35p	- James/Upper James Corridor (A-Line)	Provincial Offences Act	2019-2022	200	-	20	180			180	113	67
	<b>Sub-Total</b>			<b>320,400</b>	<b>-</b>	<b>32,040</b>	<b>288,360</b>	<b>192,120</b>	<b>-</b>	<b>96,240</b>	<b>60,630</b>	<b>35,610</b>



Figure 4-6 Continued  
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Prj.No	Increased Service Needs Attributable to Anticipated Development Class of Service	Service to Which Study Relates	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Other Deductions*	Net Capital Cost	Less:		Potential D.C. Recoverable Cost			
								Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 63%	Non-Residential Share 37%	
2019-2028													
<b>Secondary Plans and Strategies - Nodes and Corridors:</b>													
<b>Community Nodes:</b>													
<b>36</b>	<b>- Waterdown Node</b>												
36a	- Waterdown Node	Water Services	2019-2021	31,400	-	3,140	28,260	23,550		4,710	2,967	1,743	
36b	- Waterdown Node	Wastewater Services	2019-2021	62,300	-	6,230	56,070	46,730		9,340	5,884	3,456	
36c	- Waterdown Node	Stormwater Drainage and Control Services	2019-2021	48,200	-	4,820	43,380	36,150		7,230	4,555	2,675	
36d	- Waterdown Node	Services Related to a Highway	2019-2021	86,600	-	8,660	77,940	64,950		12,990	8,184	4,806	
36e	- Waterdown Node	Policing Services	2019-2021	3,600	-	360	3,240	2,700		540	340	200	
36f	- Waterdown Node	Fire Protection Services	2019-2021	3,100	-	310	2,790	2,330		460	290	170	
36g	- Waterdown Node	Ambulance Services	2019-2021	500	-	50	450	380		70	44	26	
36h	- Waterdown Node	Transit Services	2019-2021	10,000	-	1,000	9,000	7,500		1,500	945	555	
36i	- Waterdown Node	Waste Diversion Services	2019-2021	2,900	-	290	2,610	2,180		430	271	159	
36j	- Waterdown Node	Parks & Recreation Services	2019-2021	26,100	-	2,610	23,490	19,580		3,910	2,463	1,447	
36k	- Waterdown Node	Library Services	2019-2021	4,000	-	400	3,600	3,000		600	378	222	
36l	- Waterdown Node	Long-Term Care	2019-2021	700	-	70	630	530		100	63	37	
36m	- Waterdown Node	Public Health	2019-2021	-	-	-	-	-		-	-	-	
36n	- Waterdown Node	Child Care and Early Years	2019-2021	100	-	10	90	80		10	6	4	
36o	- Waterdown Node	Housing Services	2019-2021	2,500	-	250	2,250	1,880		370	233	137	
36p	- Waterdown Node	Provincial Offences Act	2019-2021	200	-	20	180	-		180	113	67	
	<b>Sub-Total</b>			<b>282,200</b>	<b>-</b>	<b>28,220</b>	<b>253,980</b>	<b>211,540</b>	<b>-</b>	<b>42,440</b>	<b>26,736</b>	<b>15,704</b>	
<b>37</b>	<b>- Centre Mall Node</b>												
37a	- Centre Mall Node	Water Services	2021-2022	31,400	-	3,140	28,260	21,980		6,280	3,956	2,324	
37b	- Centre Mall Node	Wastewater Services	2021-2022	62,300	-	6,230	56,070	43,610		12,460	7,850	4,610	
37c	- Centre Mall Node	Stormwater Drainage and Control Services	2021-2022	48,200	-	4,820	43,380	33,740		9,640	6,073	3,567	
37d	- Centre Mall Node	Services Related to a Highway	2021-2022	86,600	-	8,660	77,940	60,620		17,320	10,912	6,408	
37e	- Centre Mall Node	Policing Services	2021-2022	3,600	-	360	3,240	2,520		720	454	266	
37f	- Centre Mall Node	Fire Protection Services	2021-2022	3,100	-	310	2,790	2,170		620	391	229	
37g	- Centre Mall Node	Ambulance Services	2021-2022	500	-	50	450	350		100	63	37	
37h	- Centre Mall Node	Transit Services	2021-2022	10,000	-	1,000	9,000	7,000		2,000	1,260	740	
37i	- Centre Mall Node	Waste Diversion Services	2021-2022	2,900	-	290	2,610	2,030		580	365	215	
37j	- Centre Mall Node	Parks & Recreation Services	2021-2022	26,100	-	2,610	23,490	18,270		5,220	3,289	1,931	
37k	- Centre Mall Node	Library Services	2021-2022	4,000	-	400	3,600	2,800		800	504	296	
37l	- Centre Mall Node	Long-Term Care	2021-2022	700	-	70	630	490		140	88	52	
37m	- Centre Mall Node	Public Health	2021-2022	-	-	-	-	-		-	-	-	
37n	- Centre Mall Node	Child Care and Early Years	2021-2022	100	-	10	90	70		20	13	7	
37o	- Centre Mall Node	Housing Services	2021-2022	2,500	-	250	2,250	1,750		500	315	185	
37p	- Centre Mall Node	Provincial Offences Act	2021-2022	200	-	20	180	-		180	113	67	
	<b>Sub-Total</b>			<b>282,200</b>	<b>-</b>	<b>28,220</b>	<b>253,980</b>	<b>197,400</b>	<b>-</b>	<b>56,580</b>	<b>35,646</b>	<b>20,934</b>	



Figure 4-6 Continued  
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Prj.No	Increased Service Needs Attributable to Anticipated Development Class of Service	Service to Which Study Relates	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Other Deductions*	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
								Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 63%	Non-Residential Share 37%
<b>38</b>	<b>- Dundas Node</b>											
38a	- Dundas Node	Water Services	2019-2020	31,400	-	3,140	28,260	18,840		9,420	5,935	3,485
38b	- Dundas Node	Wastewater Services	2019-2020	62,300	-	6,230	56,070	37,380		18,690	11,775	6,915
38c	- Dundas Node	Stormwater Drainage and Control Services	2019-2020	48,200	-	4,820	43,380	28,920		14,460	9,110	5,350
38d	- Dundas Node	Services Related to a Highway	2019-2020	86,600	-	8,660	77,940	51,960		25,980	16,367	9,613
38e	- Dundas Node	Policing Services	2019-2020	3,600	-	360	3,240	2,160		1,080	680	400
38f	- Dundas Node	Fire Protection Services	2019-2020	3,100	-	310	2,790	1,860		930	586	344
38g	- Dundas Node	Ambulance Services	2019-2020	500	-	50	450	300		150	95	55
38h	- Dundas Node	Transit Services	2019-2020	10,000	-	1,000	9,000	6,000		3,000	1,890	1,110
38i	- Dundas Node	Waste Diversion Services	2019-2020	2,900	-	290	2,610	1,740		870	548	322
38j	- Dundas Node	Parks & Recreation Services	2019-2020	26,100	-	2,610	23,490	15,660		7,830	4,933	2,897
38k	- Dundas Node	Library Services	2019-2020	4,000	-	400	3,600	2,400		1,200	756	444
38l	- Dundas Node	Long-Term Care	2019-2020	700	-	70	630	420		210	132	78
38m	- Dundas Node	Public Health	2019-2020	-	-	-	-	-		-	-	-
38n	- Dundas Node	Child Care and Early Years	2019-2020	100	-	10	90	60		30	19	11
38o	- Dundas Node	Housing Services	2019-2020	2,500	-	250	2,250	1,500		750	473	277
38p	- Dundas Node	Provincial Offences Act	2019-2020	200	-	20	180	-		180	113	67
	<b>Sub-Total</b>			<b>282,200</b>	<b>-</b>	<b>28,220</b>	<b>253,980</b>	<b>169,200</b>	<b>-</b>	<b>84,780</b>	<b>53,412</b>	<b>31,368</b>
<b>39</b>	<b>- Stoney Creek Node</b>											
39a	- Stoney Creek Node	Water Services	2020-2021	34,000	-	3,400	30,600	20,400		10,200	6,426	3,774
39b	- Stoney Creek Node	Wastewater Services	2020-2021	67,400	-	6,740	60,660	40,440		20,220	12,739	7,481
39c	- Stoney Creek Node	Stormwater Drainage and Control Services	2020-2021	52,000	-	5,200	46,800	31,200		15,600	9,828	5,772
39d	- Stoney Creek Node	Services Related to a Highway	2020-2021	93,500	-	9,350	84,150	56,100		28,050	17,672	10,378
39e	- Stoney Creek Node	Policing Services	2020-2021	3,800	-	380	3,420	2,280		1,140	718	422
39f	- Stoney Creek Node	Fire Protection Services	2020-2021	3,400	-	340	3,060	2,040		1,020	643	377
39g	- Stoney Creek Node	Ambulance Services	2020-2021	600	-	60	540	360		180	113	67
39h	- Stoney Creek Node	Transit Services	2020-2021	10,800	-	1,080	9,720	6,480		3,240	2,041	1,199
39i	- Stoney Creek Node	Waste Diversion Services	2020-2021	3,100	-	310	2,790	1,860		930	586	344
39j	- Stoney Creek Node	Parks & Recreation Services	2020-2021	28,200	-	2,820	25,380	16,920		8,460	5,330	3,130
39k	- Stoney Creek Node	Library Services	2020-2021	4,300	-	430	3,870	2,580		1,290	813	477
39l	- Stoney Creek Node	Long-Term Care	2020-2021	700	-	70	630	420		210	132	78
39m	- Stoney Creek Node	Public Health	2020-2021	-	-	-	-	-		-	-	-
39n	- Stoney Creek Node	Child Care and Early Years	2020-2021	100	-	10	90	60		30	19	11
39o	- Stoney Creek Node	Housing Services	2020-2021	2,600	-	260	2,340	1,560		780	491	289
39p	- Stoney Creek Node	Provincial Offences Act	2020-2021	200	-	20	180	-		180	113	67
	<b>Sub-Total</b>			<b>304,700</b>	<b>-</b>	<b>30,470</b>	<b>274,230</b>	<b>182,700</b>	<b>-</b>	<b>91,530</b>	<b>57,664</b>	<b>33,866</b>



Figure 4-6 Continued  
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Prj.No	Increased Service Needs Attributable to Anticipated Development Class of Service	Service to Which Study Relates	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Other Deductions*	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
								Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
	2019-2028									63%	37%	
<b>40</b>	<b>Community Planning Studies - Durand Neighbourhood</b>											
40a	Community Planning Studies - Durand Neighbourhood	Water Services	2019-2021	16,700	-	1,670	15,030	4,180		10,850	6,836	4,014
40b	Community Planning Studies - Durand Neighbourhood	Wastewater Services	2019-2021	33,200	-	3,320	29,880	8,300		21,580	13,595	7,985
40c	Community Planning Studies - Durand Neighbourhood	Stormwater Drainage and Control Services	2019-2021	25,600	-	2,560	23,040	6,400		16,640	10,483	6,157
40d	Community Planning Studies - Durand Neighbourhood	Services Related to a Highway	2019-2021	46,000	-	4,600	41,400	11,500		29,900	18,837	11,063
40e	Community Planning Studies - Durand Neighbourhood	Policing Services	2019-2021	1,900	-	190	1,710	480		1,230	775	455
40f	Community Planning Studies - Durand Neighbourhood	Fire Protection Services	2019-2021	1,700	-	170	1,530	430		1,100	693	407
40g	Community Planning Studies - Durand Neighbourhood	Ambulance Services	2019-2021	300	-	30	270	80		190	120	70
40h	Community Planning Studies - Durand Neighbourhood	Transit Services	2019-2021	5,300	-	530	4,770	1,330		3,440	2,167	1,273
40i	Community Planning Studies - Durand Neighbourhood	Waste Diversion Services	2019-2021	1,500	-	150	1,350	380		970	611	359
40j	Community Planning Studies - Durand Neighbourhood	Parks & Recreation Services	2019-2021	13,900	-	1,390	12,510	3,480		9,030	5,689	3,341
40k	Community Planning Studies - Durand Neighbourhood	Library Services	2019-2021	2,100	-	210	1,890	530		1,360	857	503
40l	Community Planning Studies - Durand Neighbourhood	Long-Term Care	2019-2021	400	-	40	360	100		260	164	96
40m	Community Planning Studies - Durand Neighbourhood	Public Health	2019-2021	-	-	-	-	-		-	-	-
40n	Community Planning Studies - Durand Neighbourhood	Child Care and Early Years	2019-2021	-	-	-	-	-		-	-	-
40o	Community Planning Studies - Durand Neighbourhood	Housing Services	2019-2021	1,300	-	130	1,170	330		840	529	311
40p	Community Planning Studies - Durand Neighbourhood	Provincial Offences Act	2019-2021	100	-	10	90	-		90	57	33
	<b>Sub-Total</b>			<b>150,000</b>	<b>-</b>	<b>15,000</b>	<b>135,000</b>	<b>37,520</b>	<b>-</b>	<b>97,480</b>	<b>61,413</b>	<b>36,067</b>
<b>41</b>	<b>East of Downtown Secondary Plan</b>											
41a	East of Downtown Secondary Plan	Water Services	2024-2025	35,700	-	3,570	32,130	-		32,130	20,242	11,888
41b	East of Downtown Secondary Plan	Wastewater Services	2024-2025	70,900	-	7,090	63,810	-		63,810	40,200	23,610
41c	East of Downtown Secondary Plan	Stormwater Drainage and Control Services	2024-2025	54,700	-	5,470	49,230	-		49,230	31,015	18,215
41d	East of Downtown Secondary Plan	Services Related to a Highway	2024-2025	98,300	-	9,830	88,470	-		88,470	55,736	32,734
41e	East of Downtown Secondary Plan	Policing Services	2024-2025	4,000	-	400	3,600	-		3,600	2,268	1,332
41f	East of Downtown Secondary Plan	Fire Protection Services	2024-2025	3,600	-	360	3,240	-		3,240	2,041	1,199
41g	East of Downtown Secondary Plan	Ambulance Services	2024-2025	600	-	60	540	-		540	340	200
41h	East of Downtown Secondary Plan	Transit Services	2024-2025	11,300	-	1,130	10,170	-		10,170	6,407	3,763
41i	East of Downtown Secondary Plan	Waste Diversion Services	2024-2025	3,300	-	330	2,970	-		2,970	1,871	1,099
41j	East of Downtown Secondary Plan	Parks & Recreation Services	2024-2025	29,600	-	2,960	26,640	-		26,640	16,783	9,857
41k	East of Downtown Secondary Plan	Library Services	2024-2025	4,500	-	450	4,050	-		4,050	2,552	1,498
41l	East of Downtown Secondary Plan	Long-Term Care	2024-2025	800	-	80	720	-		720	454	266
41m	East of Downtown Secondary Plan	Public Health	2024-2025	-	-	-	-	-		-	-	-
41n	East of Downtown Secondary Plan	Child Care and Early Years	2024-2025	100	-	10	90	-		90	57	33
41o	East of Downtown Secondary Plan	Housing Services	2024-2025	2,800	-	280	2,520	-		2,520	1,588	932
41p	East of Downtown Secondary Plan	Provincial Offences Act	2024-2025	200	-	20	180	-		180	113	67
	<b>Sub-Total</b>			<b>320,400</b>	<b>-</b>	<b>32,040</b>	<b>288,360</b>	<b>-</b>	<b>-</b>	<b>288,360</b>	<b>181,667</b>	<b>106,693</b>



Figure 4-6 Continued  
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Prj.No	Increased Service Needs Attributable to Anticipated Development Class of Service	Service to Which Study Relates	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Other Deductions*	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
								Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
2019-2028										63%	37%	
<b>42</b>	<b>Elfrida Urban Boundary Expansion &amp; Secondary Plan</b>											
42a	Elfrida Urban Boundary Expansion & Secondary Plan	Water Services	2019-2021	175,900	-	17,590	158,310	-	-	158,310	99,735	58,575
42b	Elfrida Urban Boundary Expansion & Secondary Plan	Wastewater Services	2019-2021	349,000	-	34,900	314,100	-	-	314,100	197,883	116,217
42c	Elfrida Urban Boundary Expansion & Secondary Plan	Stormwater Drainage and Control Services	2019-2021	269,100	-	26,910	242,190	-	-	242,190	152,580	89,610
42d	Elfrida Urban Boundary Expansion & Secondary Plan	Services Related to a Highway	2019-2021	484,000	-	48,400	435,600	-	-	435,600	274,428	161,172
42e	Elfrida Urban Boundary Expansion & Secondary Plan	Policing Services	2019-2021	19,900	-	1,990	17,910	-	-	17,910	11,283	6,627
42f	Elfrida Urban Boundary Expansion & Secondary Plan	Fire Protection Services	2019-2021	17,500	-	1,750	15,750	-	-	15,750	9,923	5,827
42g	Elfrida Urban Boundary Expansion & Secondary Plan	Ambulance Services	2019-2021	3,000	-	300	2,700	-	-	2,700	1,701	999
42h	Elfrida Urban Boundary Expansion & Secondary Plan	Transit Services	2019-2021	55,900	-	5,590	50,310	-	-	50,310	31,695	18,615
42i	Elfrida Urban Boundary Expansion & Secondary Plan	Waste Diversion Services	2019-2021	16,200	-	1,620	14,580	-	-	14,580	9,185	5,395
42j	Elfrida Urban Boundary Expansion & Secondary Plan	Parks & Recreation Services	2019-2021	145,800	-	14,580	131,220	-	-	131,220	82,669	48,551
42k	Elfrida Urban Boundary Expansion & Secondary Plan	Library Services	2019-2021	22,100	-	2,210	19,890	-	-	19,890	12,531	7,359
42l	Elfrida Urban Boundary Expansion & Secondary Plan	Long-Term Care	2019-2021	3,700	-	370	3,330	-	-	3,330	2,098	1,232
42m	Elfrida Urban Boundary Expansion & Secondary Plan	Public Health	2019-2021	100	-	10	90	-	-	90	57	33
42n	Elfrida Urban Boundary Expansion & Secondary Plan	Child Care and Early Years	2019-2021	300	-	30	270	-	-	270	170	100
42o	Elfrida Urban Boundary Expansion & Secondary Plan	Housing Services	2019-2021	13,800	-	1,380	12,420	-	-	12,420	7,825	4,595
42p	Elfrida Urban Boundary Expansion & Secondary Plan	Provincial Offences Act	2019-2021	1,200	-	120	1,080	-	-	1,080	680	400
	<b>Sub-Total</b>			<b>1,577,500</b>	<b>-</b>	<b>157,750</b>	<b>1,419,750</b>	<b>-</b>	<b>-</b>	<b>1,419,750</b>	<b>894,443</b>	<b>525,307</b>
<b>43</b>	<b>Community Energy Plan</b>											
43a	Community Energy Plan	Water Services	2019-2021	11,200	-	1,120	10,080	5,600	-	4,480	2,822	1,658
43b	Community Energy Plan	Wastewater Services	2019-2021	22,100	-	2,210	19,890	11,100	-	8,790	5,538	3,252
43c	Community Energy Plan	Stormwater Drainage and Control Services	2019-2021	17,100	-	1,710	15,390	8,600	-	6,790	4,278	2,512
43d	Community Energy Plan	Services Related to a Highway	2019-2021	30,700	-	3,070	27,630	15,400	-	12,230	7,705	4,525
43e	Community Energy Plan	Policing Services	2019-2021	1,300	-	130	1,170	700	-	470	296	174
43f	Community Energy Plan	Fire Protection Services	2019-2021	1,100	-	110	990	600	-	390	246	144
43g	Community Energy Plan	Ambulance Services	2019-2021	200	-	20	180	100	-	80	50	30
43h	Community Energy Plan	Transit Services	2019-2021	3,500	-	350	3,150	1,800	-	1,350	851	499
43i	Community Energy Plan	Waste Diversion Services	2019-2021	1,000	-	100	900	500	-	400	252	148
43j	Community Energy Plan	Parks & Recreation Services	2019-2021	9,200	-	920	8,280	4,600	-	3,680	2,318	1,362
43k	Community Energy Plan	Library Services	2019-2021	1,400	-	140	1,260	700	-	560	353	207
43l	Community Energy Plan	Long-Term Care	2019-2021	200	-	20	180	100	-	80	50	30
43m	Community Energy Plan	Public Health	2019-2021	-	-	-	-	-	-	-	-	-
43n	Community Energy Plan	Child Care and Early Years	2019-2021	-	-	-	-	-	-	-	-	-
43o	Community Energy Plan	Housing Services	2019-2021	900	-	90	810	500	-	310	195	115
43p	Community Energy Plan	Provincial Offences Act	2019-2021	100	-	10	90	-	-	90	57	33
	<b>Sub-Total</b>			<b>100,000</b>	<b>-</b>	<b>10,000</b>	<b>90,000</b>	<b>50,300</b>	<b>-</b>	<b>39,700</b>	<b>25,011</b>	<b>14,689</b>
	<b>Community Services:</b>											
44	Long Term Care Services Needs Study	Long-Term Care	2027	242,800	-	-	242,800	121,400	-	121,400	76,482	44,918
45	Child Care Service Plan	Child Care and Early Years	2020-2025	84,300	-	-	84,300	42,200	-	42,100	26,523	15,577
46	Human Services Plan - Housing Affordability Study	Housing Services	2020-2025	45,000	-	-	45,000	11,300	-	33,700	21,231	12,469
47	Affordable Housing - Residential Pre-zoning & Underutilized Site Mapping	Housing Services	2020-2025	89,900	-	-	89,900	22,500	-	67,400	42,462	24,938
48	City Housing Hamilton Energy Investment Study	Housing Services	2020-2025	393,500	-	-	393,500	295,100	-	98,400	61,992	36,408



Figure 4-6 Continued  
 City of Hamilton  
 Growth Studies Capital – Updated

Class of Service: Growth Studies

Prj.No	Increased Service Needs Attributable to Anticipated Development Class of Service	Service to Which Study Relates	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Other Deductions*	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
								Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
	2019-2028										63%	37%
	<b>Paramedics:</b>				-							
49	Paramedics - Space Needs Study	Ambulance Services	2023	112,400	-		112,400	28,100		84,300	53,109	31,191
50	Paramedics - Space Needs Study	Ambulance Services	2028	112,400	-		112,400	-		112,400	70,812	41,588
	<b>Outstanding Debt and Reserve Fund Adjustment</b>											
51	Outstanding Debt Principal	N/A	2019-2023	198,550	-		198,550	-		198,550	125,086	73,464
52	Outstanding Debt Interest (Discounted)	N/A	2019-2023	36,884	-		36,884	-		36,884	23,237	13,647
53	Reserve Fund Adjustment	N/A		1,299,988	-		1,299,988	-		1,299,988	818,993	480,995
	<b>Total</b>			<b>23,613,722</b>	<b>-</b>	<b>1,660,100</b>	<b>21,953,622</b>	<b>5,895,320</b>	<b>-</b>	<b>16,058,302</b>	<b>10,116,734</b>	<b>5,941,568</b>



## 4.6 Ambulance Services

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With respect to ambulance services (formerly referred to as paramedic services), adjustments have been made to reflect the removal of the mandatory 10% deduction. Figures 4-7 and 4-8 provides the capital project listing with the removal of the mandatory deduction.

The details regarding the updated service standards are provided in Appendix B. The resulting service standards for Ambulance Services provide a D.C. ceiling of approximately \$4.59 million. Given that the capital program is \$4.12 million, the D.C.-eligible capital amounts are within the level of service ceiling.

Based on the City's 2019 D.C. study, the growth-related capital costs have been allocated 90% residential and 10% non-residential. This is to acknowledge that although ambulance usage is predominantly residential based, there is some use of the facilities by non-residential users.



Figure 4-7  
City of Hamilton  
Ambulance Services - Facilities Capital – Updated

Project Number	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
	2019-2028									90%	10%
1	Additional Facility Space	2019-2028	4,400,000	3,040,000		1,360,000	-		1,360,000	1,224,000	136,000
3	Outstanding Debt on Shared Training Facility - Principal	2019-2027	557,809	-		557,809	-		557,809	502,028	55,781
4	Outstanding Debt on Shared Training Facility - Interest (discounted)	2019-2027	10,540	-		10,540	-		10,540	9,486	1,054
5	Reserve Fund Adjustment		401,884	-		401,884	-		401,884	361,696	40,188
	<b>Total</b>		<b>5,370,233</b>	<b>3,040,000</b>	<b>-</b>	<b>2,330,233</b>	<b>-</b>	<b>-</b>	<b>2,330,233</b>	<b>2,097,210</b>	<b>233,023</b>





Figure 4-8  
 City of Hamilton  
 Ambulance Services – Vehicles & Equipment Capital – Updated

Project Number	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
	2019-2028								90%	10%	
1	Additional Ambulances (5)	2019-2023	1,340,000	-		1,340,000	-		1,340,000	1,206,000	134,000
2	Additional Ambulances (5)	2024-2028	1,340,000	1,279,700		60,300	-		60,300	54,270	6,030
3	Additional Defibrillators (6)	2019-2023	180,600	-		180,600	-		180,600	162,540	18,060
4	Additional Defibrillators (7)	2024-2028	210,700	201,200		9,500	-		9,500	8,550	950
5	Additional Stretchers (6)	2019-2023	134,400	-		134,400	-		134,400	120,960	13,440
6	Additional Stretchers (7)	2024-2028	156,800	149,700		7,100	-		7,100	6,390	710
7	Additional Gear (5)	2019-2023	60,000	-		60,000	-		60,000	54,000	6,000
8	Additional Gear (5)	2024-2028	60,000	57,300		2,700	-		2,700	2,430	270
	<b>Total</b>		<b>3,482,500</b>	<b>1,687,900</b>	<b>-</b>	<b>1,794,600</b>	<b>-</b>	<b>-</b>	<b>1,794,600</b>	<b>1,615,140</b>	<b>179,460</b>



## 4.7 Waste Diversion Services

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With respect to waste diversion services, adjustments have been made to reflect the removal of the mandatory 10% deduction. Figure 4-9 provides the capital project listing with the removal of the mandatory deduction.

The details regarding the updated service standards are provided in Appendix B. The resulting service standards for waste diversion provide a D.C. ceiling of approximately \$23.38 million. Given that the capital program is \$22.05 million, the D.C.-eligible capital amounts are within the level of service ceiling.

Based on the City's 2019 D.C. study, the growth-related capital costs have been allocated 83% residential and 17% non-residential based on the allocation of residential versus non-residential properties collected from.



Figure 4-9  
 City of Hamilton  
 Waste Diversion Capital – Updated

Project Number	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2019\$)	Other Deductions*	Gross Capital Cost (2019\$) Waste Diversion Related	Post Period Benefit	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
								Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 83%	Non-Residential Share 17%
<b>2019-2028</b>												
1	CCF Air Handling Upgrades (to provide for capital improvements to the CCF to mitigate the impacts of the Ontario Compost Quality Standards)	2019	1,734,000	-	1,734,000	89,000	1,645,000	1,556,400		88,600	73,538	15,062
2	Diversion Container Replacement and Expansion Program	2019-2023	4,908,750	-	4,908,750	-	4,908,750	4,405,900		502,850	417,366	85,485
3	Diversion Container Replacement and Expansion Program	2024-2028	4,908,750	-	4,908,750	-	4,908,750	4,405,900		502,850	417,366	85,485
4	Public Space & Special Event Containers Replacement & Expansion	2019-2023	1,275,000	1,020,000	255,000	-	255,000	127,500		127,500	105,825	21,675
5	Public Space & Special Event Containers Replacement & Expansion	2024-2028	1,275,000	1,020,000	255,000	-	255,000	127,500		127,500	105,825	21,675
6	Glanbrook Landfill Capital Improvement Program	2019-2023	1,863,550	1,677,195	186,355	-	186,355	18,600		167,755	139,237	28,518
7	Glanbrook Landfill Capital Improvement Program	2024-2028	1,863,550	1,677,195	186,355	-	186,355	18,600		167,755	139,237	28,518
8	Maintenance & Capital Improvements to the Resource Recovery Centre (RRC) Program	2019-2023	1,537,150	-	1,537,150	-	1,537,150	999,100		538,050	446,582	91,469
9	Maintenance & Capital Improvements to the Resource Recovery Centre (RRC) Program	2024-2028	1,537,150	-	1,537,150	-	1,537,150	999,100		538,050	446,582	91,469
8	Leaf & Yard Waste Composting Facility Relocation	2019-2020	3,978,000	-	3,978,000	-	3,978,000	1,989,000		1,989,000	1,650,870	338,130
9	Transfer Station/Community Recycling Centre Expansion & Capital Replacement	2019-2023	10,375,000	6,225,000	4,150,000	-	4,150,000	-		4,150,000	3,444,500	705,500
10	Transfer Station/Community Recycling Centre Expansion & Capital Replacement	2024-2028	10,375,000	6,225,000	4,150,000	3,320,000	830,000	-		830,000	688,900	141,100
11	Material Recycling Facility Lifecycle Replacement & Upgrades	2020-2022	24,150,000	-	24,150,000	2,963,000	21,187,000	12,075,000		9,112,000	7,562,960	1,549,040
12	Provision for additional trucks (2.1 per 4,000 additional low and medium density units)	2019-2023	1,606,500	-	1,606,500	-	1,606,500	-		1,606,500	1,333,395	273,105
13	Provision for additional trucks (2.1 per 4,000 additional low and medium density units)	2024-2028	1,606,500	-	1,606,500	-	1,606,500	-		1,606,500	1,333,395	273,105
	<b>Total</b>		<b>72,993,900</b>	<b>17,844,390</b>	<b>55,149,510</b>	<b>6,372,000</b>	<b>48,777,510</b>	<b>26,722,600</b>	<b>-</b>	<b>22,054,910</b>	<b>18,305,575</b>	<b>3,749,335</b>



## 4.8 Public Health

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With respect to Public Health services, adjustments have been made to reflect the removal of the mandatory 10% deduction. Figure 4-10 provides the capital project listing with the removal of the mandatory deduction.

The details regarding the updated service standards are provided in Appendix B. The resulting service standards for Public Health provide a D.C. ceiling of approximately \$5.28 million. Given that the capital program is \$82,598, the D.C.-eligible capital amounts are well within the level of service ceiling.

Based on the City's 2019 D.C. study, the growth-related capital costs have been allocated 90% residential and 10% non-residential. This is to acknowledge that although health service is predominantly residential based, there is some use of the service by non-residential users.



**Figure 4-10**  
**City of Hamilton**  
**Public Health Capital – Updated**

Project Number	Increased Service Needs Attributable to Anticipated Development  2019-2028	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share  90%	Non-Residential Share  10%
1	Provision for Additional Space	2024-2028	583,000	-		583,000	-		583,000	524,700	58,300
2	Reserve Adjustment						500,402		(500,402)	(450,362)	(50,040)
	<b>Total</b>		<b>583,000</b>	<b>-</b>	<b>-</b>	<b>583,000</b>	<b>500,402</b>	<b>-</b>	<b>82,598</b>	<b>74,338</b>	<b>8,260</b>



## 4.9 Long-Term Care

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With respect to Long-Term Care, the City has recently revised its cost estimate for the construction of an expansion to the Macassa Lodge which would provide both additional beds as well as replaced existing beds in another portion of the lodge. In addition, the City applied for grant funding from the Ministry of Long-Term Care to assist in covering the costs of the project. The Ministry has confirmed that subsidy funding will be provided for the project via two “one-time” payment amounts totalling \$1.8 million along with a construction funding subsidy to be paid to the City monthly over 25 years totalling \$4.4 million in current dollars.

With the announcement of subsidy funding and revised costing for the project being available, the Macassa Lodge the capital costs included in the 2019 D.C. study have been updated to reflect the latest information available for this D.C. update. As such, the 25-year payments to be received have been discounted to \$3.13 million in 2019 dollars and added to the one-time grants being received. Therefore, the total grants and subsidies equal \$4.414 million, which provides a deduction being made against the revised gross cost of \$27.157 million. Further, a benefit to existing deduction of 69% has been made related to 44 beds to be replaced vs. the additional 20 beds to service growth.

In addition to the revisions noted above, adjustments have been made to reflect the removal of the mandatory 10% deduction. Figure 4-11 provides the capital project listing with the removal of the mandatory deduction and the revised grants/subsidy information.

The details regarding the updated service standards are provided in Appendix B. The resulting service standards for Long-Term Care provide a D.C. ceiling of approximately \$19.59 million. Given that the capital program is \$5.05 million, the D.C.-eligible capital amounts are well within the level of service ceiling.

Based on the City’s 2019 D.C. Study, as the predominant users long-term care homes tend to be residents of the City, the forecasted growth-related costs have been allocated 90% to residential and 10% to non-residential.



Figure 4-11  
 City of Hamilton  
 Long-Term Care Capital – Updated

Project Number	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
2019-2028									90%	10%	
1	Macassa-D Wing Expansion	2021-2026	27,157,000	-		27,157,000	15,635,744	4,414,100	7,107,156	6,396,441	710,716
2	Macassa-A Wing / S Wing Renovation/Replacement (69,136 sq ft)	2025-2030	22,143,000	-		22,143,000	22,143,000		-	-	-
3	Reserve Fund Adjustment		-	-		-	2,052,370		(2,052,370)	(1,847,133)	(205,237)
	<b>Total</b>		<b>49,300,000</b>	<b>-</b>	<b>-</b>	<b>49,300,000</b>	<b>39,831,114</b>	<b>4,414,100</b>	<b>5,054,786</b>	<b>4,549,307</b>	<b>505,479</b>



## 4.10 Child Care and Early Years

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The Previous D.C. included Social and Child Care Services as part of the service standard calculations undertaken. With the recent changes to the D.C.A., the only component of social and child services that remain eligible for inclusion in the D.C. calculations relate to Child Care and Early Years. The service standard calculations have been updated to remove all facility space related to other social services facilities that provide non-childcare/early years space. However, the capital costs included in the 2019 D.C. study for future expansion to service growth, pertained specifically to Child Care, therefore, the capital program remains unchanged.

With respect to Child Care and Early Years services, adjustments have been made to reflect the removal of the mandatory 10% deduction. Figure 4-12 provides the capital project listing with the removal of the mandatory deduction.

The details regarding the updated service standards are provided in Appendix B. The resulting service standards for only the Child Care and Early Years facility space provides a D.C. ceiling of just over \$1.98 million. Given that the capital program is \$415,379, the D.C.-eligible capital amounts are within the level of service ceiling.

Based on the City's 2019 D.C. study, the growth-related capital costs have been allocated 90% residential and 10% non-residential. This is to acknowledge that although childcare and early years programs and services are predominantly residential based, there is some use of the service by non-residential users.





Figure 4-12  
City of Hamilton  
Child Care and Early Years Capital – Updated

Project Number	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
	2019-2028									90%	10%
1	Riverdale Community Hub (Child Care Portion)	2019-2022	2,000,000	-		2,000,000	-	2,000,000	-	-	-
2	Reserve Fund Adjustment		415,379	-		415,379	-		415,379	373,841	41,538
	<b>Total</b>		<b>2,415,379</b>	<b>-</b>	<b>-</b>	<b>2,415,379</b>	<b>-</b>	<b>2,000,000</b>	<b>415,379</b>	<b>373,841</b>	<b>41,538</b>



## 4.11 Housing Services

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With respect to Housing Services, adjustments have been made to reflect the removal of the mandatory 10% deduction. Figure 4-13 provides the capital project listing with the removal of the mandatory deduction.

The details regarding the updated service standards are provided in Appendix B. The resulting service standards for Housing Services provide a D.C. ceiling of approximately \$106.07 million. Given that the capital program is \$18.84 million, the D.C.-eligible capital amounts are well below the level of service ceiling.

Based on the City's 2019 D.C. study, the growth-related capital costs have been allocated 100% residential to acknowledge that the service is required because of residential growth.



Figure 4-13  
 City of Hamilton  
 Housing Services Capital – Updated

Project Number	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
	2019-2028								100%	0%	
1	Provision for Additional Social Housing	2019-2023	193,750,000	13,562,500		180,187,500	160,270,000		19,917,500	19,917,500	-
2	Provision for Additional Social Housing	2024-2028	227,660,000	39,157,500		188,502,500	188,320,400		182,100	182,100	-
3	Bay-Cannon (Replace 45 units and expand by 10 units)	2019-2023	16,600,000	-		16,600,000	16,078,400		521,600	521,600	-
4	55 Queenston Phase 1 (41 Units Replacement of Units from other locations)	2019-2023	10,529,000	-		10,529,000	10,529,000		-	-	-
5	Wellington-King William (Replace 14 units and expand by 6 units)	2019-2023	5,743,000	-		5,743,000	5,445,300		297,700	297,700	-
6	Macassa (Replace 45 units and expand by 20 units)	2019-2023	15,554,000	-		15,554,000	14,727,100		826,900	826,900	-
7	MacNab (Rehab 146 units)	2019-2023	16,282,000	-		16,282,000	10,382,000	5,900,000	-	-	-
8	55 Queenston Phase 2 (52 Additional Units)	2019-2023	13,350,000	-		13,350,000	11,043,100		2,306,900	2,306,900	-
9	Riverdale Community Hub (44 units)	2019-2023	11,040,000	-		11,040,000	9,132,300		1,907,700	1,907,700	-
	Reserve Fund Adjustment						7,125,251		(7,125,251)	(7,125,251)	-
	<b>Total</b>		<b>510,508,000</b>	<b>52,720,000</b>	<b>-</b>	<b>457,788,000</b>	<b>433,052,851</b>	<b>5,900,000</b>	<b>18,835,149</b>	<b>18,835,149</b>	<b>-</b>



## 4.12 Provincial Offences Act (P.O.A.)

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With respect to P.O.A. services, adjustments have been made to reflect the removal of the mandatory 10% deduction. Figure 4-14 provides the capital project listing with the removal of the mandatory deduction.

The details regarding the updated service standards are provided in Appendix B. The resulting service standards for P.O.A. provide a D.C. ceiling of approximately \$1.85 million. Given that the capital program is \$1.59 million, the D.C.-eligible capital amounts are within the level of service ceiling.

Based on the City's 2019 D.C. study, the growth-related capital costs have been allocated 63% residential and 37% non-residential based on the incremental growth in population to employment for the 10-year forecast period.



Figure 4-14  
 City of Hamilton  
 P.O.A. Services Capital – Updated

Project Number	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
	2019-2028									63%	37%
1	Growth related Debt Principal (Discounted) - New POA Facility	2019-2034	3,173,583	1,477,977		1,695,607			1,695,607	1,068,232	627,374
2	Growth related Debt Interest (Discounted) - New POA Facility	2019-2034	257,693	126,785		130,908			130,908	82,472	48,436
2	Reserve Fund Adjustment						233,372		(233,372)	(147,025)	(86,348)
	<b>Total</b>		<b>3,431,276</b>	<b>1,604,761</b>	<b>-</b>	<b>1,826,515</b>	<b>233,372</b>	<b>-</b>	<b>1,593,142</b>	<b>1,003,680</b>	<b>589,463</b>



## 4.13 Public Works

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Similar to Growth Studies, the changes in the D.C.A. has brought rise to the need for the City to create a Class of Service related to the Public Works Facilities, Vehicles and Equipment that assist throughout the city in providing support to a various D.C. eligible services. These services include water, wastewater, stormwater, services related to a highway, transit, parks & recreation, etc. As such a class of service is being created to ensure the continued recovery of growth funding towards the expansion of space, vehicles and equipment needed to service future growth.

As a result of these changes to the D.C.A., this update study provides for the former “Public Works Facilities, Vehicles & Equipment” as a categorized class of services entitled “Public Works.”

Figures 4-15 and 4-16 provides how the costs of capital projects are allocated across the D.C. eligible services that the facilities, vehicles, and equipment service. To allocate costs of facilities, vehicles and equipment various allocations have been made based on the services that the project pertains to. For example when capital pertains to water, wastewater, stormwater, and services related to a highway, the capital projects have each been allocated 25% of the costs when project relate only water and wastewater services have been allocate equal shares of the costs. Further, many of the projects listed pertain only to one service, as indicated.

In updating the list of capital projects, there was a project identified for removal from the capital listing, as it pertained to a vehicle for building department staff, which is not related to a specific eligible service as per the amendments to the D.C.A.

In addition to the classification as a class of service, and allocation of public works facilities, equipment, and vehicles between eligible services, the mandatory 10% deduction has been removed from projects that formerly pertained to discounted services (e.g. parks & recreation services). The total revised growth-related capital costs included in the updated D.C. calculations equal \$41.74 million.

The details regarding the updated service standards are provided in Appendix B. The resulting service standards for Public Works provide a D.C. ceiling of approximately \$96.23 million, well above the capital program included in the D.C. calculations.



Based on the City's 2019 D.C. study, the growth-related capital costs have been allocated 62% residential and 38% non-residential based on the incremental growth in population to employment for the 10-year forecast period.



Figure 4-15  
 City of Hamilton  
 Public Works - Facilities Capital – Updated

Project Number	Increased Service Needs Attributable to Anticipated Development 2019-2031	Service to Which Project Relates	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
								Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 62%	Non-Residential Share 38%
1	Dundas Expansion											
1a	Dundas Expansion	Water Services	2019-2031	360,000	-		360,000	-		360,000	223,200	136,800
1b	Dundas Expansion	Wastewater Services	2019-2031	730,000	-		730,000	-		730,000	452,600	277,400
1c	Dundas Expansion	Stormwater Services	2019-2031	560,000	-		560,000	-		560,000	347,200	212,800
	<b>Sub-Total</b>			<b>1,650,000</b>	-	-	<b>1,650,000</b>	-	-	<b>1,650,000</b>	<b>1,023,000</b>	<b>627,000</b>
2	Lower Stoney Creek Expansion											
2a	Lower Stoney Creek Expansion	Water Services	2019-2031	274,400	-		274,400	-		274,400	170,128	104,272
2b	Lower Stoney Creek Expansion	Wastewater Services	2019-2031	548,800	-		548,800	-		548,800	340,256	208,544
2c	Lower Stoney Creek Expansion	Stormwater Services	2019-2031	411,600	-		411,600	-		411,600	255,192	156,408
2d	Lower Stoney Creek Expansion	Services Related to a Highway	2019-2031	725,200	-		725,200	-		725,200	449,624	275,576
	<b>Sub-Total</b>			<b>1,960,000</b>	-	-	<b>1,960,000</b>	-	-	<b>1,960,000</b>	<b>1,215,200</b>	<b>744,800</b>
3	South Mountain Expansion											
3a	South Mountain Expansion	Water Services	2019-2031	400,400	-		400,400	-		400,400	248,248	152,152
3b	South Mountain Expansion	Wastewater Services	2019-2031	800,800	-		800,800	-		800,800	496,496	304,304
3c	South Mountain Expansion	Stormwater Services	2019-2031	600,600	-		600,600	-		600,600	372,372	228,228
3d	South Mountain Expansion	Services Related to a Highway	2019-2031	1,058,200	-		1,058,200	-		1,058,200	656,084	402,116
	<b>Sub-Total</b>			<b>2,860,000</b>	-	-	<b>2,860,000</b>	-	-	<b>2,860,000</b>	<b>1,773,200</b>	<b>1,086,800</b>
4	Upper Stoney Creek/Binbrook Expansion											
4a	Upper Stoney Creek/Binbrook Expansion	Water Services	2019-2031	229,600	-		229,600	-		229,600	142,352	87,248
4b	Upper Stoney Creek/Binbrook Expansion	Wastewater Services	2019-2031	459,200	-		459,200	-		459,200	284,704	174,496
4c	Upper Stoney Creek/Binbrook Expansion	Stormwater Services	2019-2031	344,400	-		344,400	-		344,400	213,528	130,872
4d	Upper Stoney Creek/Binbrook Expansion	Services Related to a Highway	2019-2031	606,800	-		606,800	-		606,800	376,216	230,584
	<b>Sub-Total</b>			<b>1,640,000</b>	-	-	<b>1,640,000</b>	-	-	<b>1,640,000</b>	<b>1,016,800</b>	<b>623,200</b>
5	Waterdown/Carlisle Expansion											
5a	Waterdown/Carlisle Expansion	Water Services	2019-2031	249,200	-		249,200	-		249,200	154,504	94,696
5b	Waterdown/Carlisle Expansion	Wastewater Services	2019-2031	498,400	-		498,400	-		498,400	309,008	189,392
5c	Waterdown/Carlisle Expansion	Stormwater Services	2019-2031	373,800	-		373,800	-		373,800	231,756	142,044
5d	Waterdown/Carlisle Expansion	Services Related to a Highway	2019-2031	658,600	-		658,600	-		658,600	408,332	250,268
	<b>Sub-Total</b>			<b>1,780,000</b>	-	-	<b>1,780,000</b>	-	-	<b>1,780,000</b>	<b>1,103,600</b>	<b>676,400</b>
6	North District Expansion											
6a	North District Expansion	Water Services	2019-2031	244,800	-		244,800	-		244,800	151,776	93,024
6b	North District Expansion	Wastewater Services	2019-2031	489,600	-		489,600	-		489,600	303,552	186,048
6c	North District Expansion	Parks & Recreation Services	2019-2031	204,000	-		204,000	-		204,000	126,480	77,520
6d	North District Expansion	Transit Services	2019-2031	81,600	-		81,600	-		81,600	50,592	31,008
	<b>Sub-Total</b>			<b>1,020,000</b>	-	-	<b>1,020,000</b>	-	-	<b>1,020,000</b>	<b>632,400</b>	<b>387,600</b>
7	Water & Wastewater Office/Storage Expansion											
7a	Water & Wastewater Office/Storage Expansion	Water Services	2019-2024	5,865,000	-		5,865,000	3,476,700		2,388,300	1,480,746	907,554
7b	Water & Wastewater Office/Storage Expansion	Wastewater Services	2019-2024	11,385,000	-		11,385,000	6,748,800		4,636,200	2,874,444	1,761,756
	<b>Sub-Total</b>			<b>17,250,000</b>	-	-	<b>17,250,000</b>	<b>10,225,500</b>	-	<b>7,024,500</b>	<b>4,355,190</b>	<b>2,669,310</b>
8	Provision for Expansion of Parks Works Yards - Binbrook*	Parks & Recreation Services	2019-2031	573,500	-		573,500	-		573,500	355,570	217,930
9	Streetlighting Facility Expansion (Storage)	Services Related to a Highway	2019-2023	1,200,000	-		1,200,000	318,200		881,800	546,716	335,084
10	Additional Snow Dump (Land)	Services Related to a Highway	2025-2028	5,750,000	-		5,750,000	-		5,750,000	3,565,000	2,185,000
11	Confederation Park - Sports Park Development - Phase 2 (Maintenance Yard & Field House)*	Parks & Recreation Services	2020	4,182,000	-		4,182,000	418,200		3,763,800	2,333,556	1,430,244
12	Public Works Depot - Bayfront Park (Design & Construction)*	Parks & Recreation Services	2019	3,900,000	-		3,900,000	1,950,000		1,950,000	1,209,000	741,000
	<b>Reserve Fund Adjustment</b>											
13	Reserve Fund Adjustment							3,763,222		(3,763,222)	(2,333,197)	(1,430,024)
	<b>Total</b>			<b>43,765,500</b>	-	-	<b>43,765,500</b>	<b>16,675,122</b>	-	<b>27,090,378</b>	<b>16,796,035</b>	<b>10,294,344</b>





Figure 4-16  
 City of Hamilton  
 Public Works – Vehicles and Equipment Capital – Updated

Project Number	Increased Service Needs Attributable to Anticipated Development	Service to Which Project Relates	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
								Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 62%	Non-Residential Share 38%
2019-2031												
<b>Operations:</b>												
1	1 1/2 Ton Pickup (9)											
1a	1 1/2 Ton Pickup	Water Services	2019-2031	116,000	-		116,000	-		116,000	71,920	44,080
1b	1 1/2 Ton Pickup	Wastewater Services	2019-2031	116,000	-		116,000	-		116,000	71,920	44,080
2	Large Front End Loader (2)											
2a	Large Front End Loader	Services Related to a Highway	2019-2031	101,167	-		101,167	-		101,167	62,723	38,443
2b	Large Front End Loader	Water Services	2019-2031	101,167	-		101,167	-		101,167	62,723	38,443
2c	Large Front End Loader	Wastewater Services	2019-2031	101,167	-		101,167	-		101,167	62,723	38,443
2d	Large Front End Loader	Stormwater Services	2019-2031	101,167	-		101,167	-		101,167	62,723	38,443
3	Tandem Trailer - 12 Ton (1)											
3a	Tandem Trailer - 12 Ton	Services Related to a Highway	2019-2031	5,625	-		5,625	-		5,625	3,488	2,138
3b	Tandem Trailer - 12 Ton	Water Services	2019-2031	5,625	-		5,625	-		5,625	3,488	2,138
3c	Tandem Trailer - 12 Ton	Wastewater Services	2019-2031	5,625	-		5,625	-		5,625	3,488	2,138
3d	Tandem Trailer - 12 Ton	Stormwater Services	2019-2031	5,625	-		5,625	-		5,625	3,488	2,138
4	SUV 2 Wheel Drive (3)											
4a	SUV 2 Wheel Drive	Services Related to a Highway	2019-2031	23,500	-		23,500	-		23,500	14,570	8,930
4b	SUV 2 Wheel Drive	Water Services	2019-2031	23,500	-		23,500	-		23,500	14,570	8,930
4c	SUV 2 Wheel Drive	Wastewater Services	2019-2031	23,500	-		23,500	-		23,500	14,570	8,930
4d	SUV 2 Wheel Drive	Stormwater Services	2019-2031	23,500	-		23,500	-		23,500	14,570	8,930
5	Pickup 1/2 ton (1)											
5a	Pickup 1/2 ton	Services Related to a Highway	2019-2031	7,275	-		7,275	-		7,275	4,511	2,765
5b	Pickup 1/2 ton	Water Services	2019-2031	7,275	-		7,275	-		7,275	4,511	2,765
5c	Pickup 1/2 ton	Wastewater Services	2019-2031	7,275	-		7,275	-		7,275	4,511	2,765
5d	Pickup 1/2 ton	Stormwater Services	2019-2031	7,275	-		7,275	-		7,275	4,511	2,765
6	Snow Blower Attachment (1)											
6a	Snow Blower Attachment	Services Related to a Highway	2019-2031	101,000	-		101,000	-		101,000	62,620	38,380
6b	Snow Blower Attachment	Parks & Recreation Services	2019-2031	101,000	-		101,000	-		101,000	62,620	38,380
7	Large Hopper/Spreader Attachment (1)											
7a	Large Hopper/Spreader Attachment	Services Related to a Highway	2019-2031	9,000	-		9,000	-		9,000	5,580	3,420
7b	Large Hopper/Spreader Attachment	Parks & Recreation Services	2019-2031	9,000	-		9,000	-		9,000	5,580	3,420
8	Aluminum Dump/Crew/Plow (1)											
8a	Aluminum Dump/Crew/Plow	Services Related to a Highway	2019-2031	42,250	-		42,250	-		42,250	26,195	16,055
8b	Aluminum Dump/Crew/Plow	Parks & Recreation Services	2019-2031	42,250	-		42,250	-		42,250	26,195	16,055
9	Aluminum Dump/Crew/Plow (1)											
9a	Aluminum Dump/Crew/Plow	Services Related to a Highway	2019-2031	39,250	-		39,250	-		39,250	24,335	14,915
9b	Aluminum Dump/Crew/Plow	Parks & Recreation Services	2019-2031	39,250	-		39,250	-		39,250	24,335	14,915
10	Steel Dump/Crew (1)											
10a	Steel Dump/Crew	Services Related to a Highway	2019-2031	28,100	-		28,100	-		28,100	17,422	10,678
10b	Steel Dump/Crew	Parks & Recreation Services	2019-2031	28,100	-		28,100	-		28,100	17,422	10,678



Figure 4-16 Continued  
 City of Hamilton  
 Public Works – Vehicles and Equipment Capital – Updated

Project Number	Increased Service Needs Attributable to Anticipated Development	Service to Which Project Relates	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
								Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
	2019-2031										62%	38%
11	Trackless (1)											
11a	Trackless	Services Related to a Highway	2019-2031	117,500	-		117,500	-		117,500	72,850	44,650
11b	Trackless	Parks & Recreation Services	2019-2031	117,500	-		117,500	-		117,500	72,850	44,650
12	Refuse Rear Load (11)											
12a	Refuse Rear Load	Services Related to a Highway	2019-2028	123,400	-		123,400	-		123,400	76,508	46,892
12b	Refuse Rear Load	Parks & Recreation Services	2019-2028	123,400	-		123,400	-		123,400	76,508	46,892
13	Arrow Boards (3)											
13a	Arrow Boards	Services Related to a Highway	2019-2031	7,725	-		7,725	-		7,725	4,790	2,936
13b	Arrow Boards	Parks & Recreation Services	2019-2031	7,725	-		7,725	-		7,725	4,790	2,936
13c	Arrow Boards	Water Services	2019-2031	7,725	-		7,725	-		7,725	4,790	2,936
13d	Arrow Boards	Wastewater Services	2019-2031	7,725	-		7,725	-		7,725	4,790	2,936
14	Aluminum Sander Prewelded (1)	Services Related to a Highway	2019-2031	225,000	-		225,000	-		225,000	139,500	85,500
15	Grader (1)	Services Related to a Highway	2019-2031	281,000	-		281,000	-		281,000	174,220	106,780
16	Large Mobile Sweeper (4)	Services Related to a Highway	2019-2031	1,304,000	-		1,304,000	-		1,304,000	808,480	495,520
17	Street Flusher (1)	Services Related to a Highway	2019-2031	225,000	-		225,000	-		225,000	139,500	85,500
18	Hotspot Transporter (2)	Services Related to a Highway	2019-2031	63,000	-		63,000	-		63,000	39,060	23,940
19	Steel Dump/Crew/Crane/Plow (1)	Services Related to a Highway	2019-2031	59,600	-		59,600	-		59,600	36,952	22,648
20	Sander Radius Dump with 2 Way Front (1)	Services Related to a Highway	2019-2031	259,000	-		259,000	-		259,000	160,580	98,420
21	Sander Pre-Wel 2 Way with Wing (2)	Services Related to a Highway	2019-2031	562,000	-		562,000	-		562,000	348,440	213,560
22	Gradal (1)	Services Related to a Highway	2019-2031	362,000	-		362,000	-		362,000	224,440	137,560
23	Alum Sander Prew Front & Wing Plow (4)	Services Related to a Highway	2019-2031	876,800	-		876,800	-		876,800	543,616	333,184
24	Sander Tandem Prew Plow (1)	Services Related to a Highway	2019-2031	253,000	-		253,000	-		253,000	156,860	96,140
25	SUV 4 Wheel Drive (11)	Services Related to a Highway	2019-2031	458,000	-		458,000	-		458,000	283,960	174,040
	<b>Parks:</b>											
26	1 1/2 Ton Pick-up Truck (3)	Parks & Recreation Services	2019-2023	77,600	-		77,600	-		77,600	48,112	29,488
27	Small Tractor (2)	Parks & Recreation Services	2019-2023	78,700	-		78,700	-		78,700	48,794	29,906
28	Medium Tractor (1)	Parks & Recreation Services	2019-2023	50,600	-		50,600	-		50,600	31,372	19,228
29	Large Tractor (3)	Parks & Recreation Services	2019-2023	186,000	-		186,000	-		186,000	115,320	70,680
30	Service Body - Utility (2)	Parks & Recreation Services	2019-2023	101,000	-		101,000	-		101,000	62,620	38,380
31	1 Ton Pick-up with Plow (1)	Parks & Recreation Services	2019-2023	56,200	-		56,200	-		56,200	34,844	21,356
32	Tow behind rotary mower (1)	Parks & Recreation Services	2019-2023	2,900	-		2,900	-		2,900	1,798	1,102
33	Utility Turf Vehicle (3)	Parks & Recreation Services	2019-2023	57,300	-		57,300	-		57,300	35,526	21,774
34	Mower Front Mount Riding (10)	Parks & Recreation Services	2019-2023	211,500	-		211,500	-		211,500	131,130	80,370
35	Tandem Axle Trailer (5)	Parks & Recreation Services	2019-2023	42,700	-		42,700	-		42,700	26,474	16,226
36	Overseeder (1)	Parks & Recreation Services	2019-2023	21,400	-		21,400	-		21,400	13,268	8,132
37	Top Dresser (1)	Parks & Recreation Services	2019-2023	18,000	-		18,000	-		18,000	11,160	6,840
38	Small Aerifier (1)	Parks & Recreation Services	2019-2023	10,400	-		10,400	-		10,400	6,448	3,952
39	Aerifier (1)	Parks & Recreation Services	2019-2023	16,900	-		16,900	-		16,900	10,478	6,422



Figure 4-16 Continued  
 City of Hamilton  
 Public Works – Vehicles and Equipment Capital – Updated

Project Number	Increased Service Needs Attributable to Anticipated Development	Service to Which Project Relates	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
								Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
	2019-2031										62%	38%
40	Drop in Sander (3)	Parks & Recreation Services	2019-2023	30,400	-		30,400	-		30,400	18,848	11,552
41	Aluminum Dump/Crew (1)	Parks & Recreation Services	2019-2023	73,100	-		73,100	-		73,100	45,322	27,778
42	Aluminum Dump/Crew & Plow (1)	Parks & Recreation Services	2019-2023	78,500	-		78,500	-		78,500	48,670	29,830
43	Packer Truck (1)	Parks & Recreation Services	2019-2023	187,000	-		187,000	-		187,000	115,940	71,060
44	Riding Mower (1)	Parks & Recreation Services	2019-2023	73,100	-		73,100	-		73,100	45,322	27,778
45	Rotary Riding Mower (1)	Parks & Recreation Services	2019-2023	337,000	-		337,000	-		337,000	208,940	128,060
46	Steel Dump Crew - 1 Ton	Parks & Recreation Services	2019-2023	56,200	-		56,200	-		56,200	34,844	21,356
47	Aerifier (2)	Parks & Recreation Services	2019-2028	20,400	-		20,400	-		20,400	12,648	7,752
48	Ball Diamond Groomer (1)	Parks & Recreation Services	2019-2028	10,200	-		10,200	-		10,200	6,324	3,876
49	Blower (1)	Parks & Recreation Services	2019-2028	10,200	-		10,200	-		10,200	6,324	3,876
50	Miscellaneous (1)	Parks & Recreation Services	2019-2028	10,200	-		10,200	-		10,200	6,324	3,876
51	Mower (1)	Parks & Recreation Services	2019-2028	20,400	-		20,400	-		20,400	12,648	7,752
52	Over Seeder (1)	Parks & Recreation Services	2019-2028	20,400	-		20,400	-		20,400	12,648	7,752
53	Top Dresser (1)	Parks & Recreation Services	2019-2028	20,400	-		20,400	-		20,400	12,648	7,752
54	Beach Rake (1)	Parks & Recreation Services	2019-2028	93,600	-		93,600	-		93,600	58,032	35,568
55	Golf Cart (4)	Parks & Recreation Services	2019-2028	10,200	-		10,200	-		10,200	6,324	3,876
56	Leaf Blower (1)	Parks & Recreation Services	2019-2028	520	-		520	-		520	322	198
57	Pressure Washer (1)	Parks & Recreation Services	2019-2028	10,400	-		10,400	-		10,400	6,448	3,952
58	Wood Chipper (1)	Parks & Recreation Services	2019-2028	33,700	-		33,700	-		33,700	20,894	12,806
59	Mower Outfront (3)	Parks & Recreation Services	2019-2028	25,500	-		25,500	-		25,500	15,810	9,690
60	Mower Riding (3)	Parks & Recreation Services	2019-2028	140,000	-		140,000	-		140,000	86,800	53,200
61	Mower Walk Behind (1)	Parks & Recreation Services	2019-2028	7,300	-		7,300	-		7,300	4,526	2,774
62	Pickup 1 ton Crew Cab (3)	Parks & Recreation Services	2019-2028	134,000	-		134,000	-		134,000	83,080	50,920
63	Pickup 1 ton Snow Plow (1)	Parks & Recreation Services	2019-2028	52,000	-		52,000	-		52,000	32,240	19,760
64	Refuse Rear Load Mini Packer (1)	Parks & Recreation Services	2019-2028	169,300	-		169,300	-		169,300	104,966	64,334
65	Refuse Side Loader (1)	Parks & Recreation Services	2019-2028	169,300	-		169,300	-		169,300	104,966	64,334
66	Service Body Truck (3/4 ton) (3)	Parks & Recreation Services	2019-2028	66,300	-		66,300	-		66,300	41,106	25,194
67	Sidewalk Sweeper (1)	Parks & Recreation Services	2019-2028	59,200	-		59,200	-		59,200	36,704	22,496
68	Tractor Loader/Backhoe Small (97-182 HP 6.5 cu yards) (1)	Parks & Recreation Services	2019-2028	114,200	-		114,200	-		114,200	70,804	43,396
69	Trailer Float (1)	Parks & Recreation Services	2019-2028	20,400	-		20,400	-		20,400	12,648	7,752
70	Utility Vehicle (5)	Parks & Recreation Services	2019-2028	20,400	-		20,400	-		20,400	12,648	7,752
71	Utility Vehicle - Toolcat (2)	Parks & Recreation Services	2019-2028	102,000	-		102,000	-		102,000	63,240	38,760



Figure 4-16 Continued  
 City of Hamilton  
 Public Works – Vehicles and Equipment Capital – Updated

Project Number	Increased Service Needs Attributable to Anticipated Development	Service to Which Project Relates	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
								Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 62%	Non-Residential Share 38%
2019-2031												
<b>Forestry:</b>												
72	Pickup 3/4 Ton											
72a	Pickup 3/4 Ton	Services Related to a Highway	2019-2031	21,350	-		21,350	10,675		10,675	6,619	4,057
72b	Pickup 3/4 Ton	Parks & Recreation Services	2019-2031	21,350	-		21,350	10,675		10,675	6,619	4,057
73	Wood Chipper (2)											
73a	Wood Chipper (2)	Services Related to a Highway	2019-2031	94,000	-		94,000	-		94,000	58,280	35,720
73b	Wood Chipper (2)	Parks & Recreation Services	2019-2031	94,000	-		94,000	-		94,000	58,280	35,720
74	Aerial Truck (1)											
74a	Aerial Truck (1)	Services Related to a Highway	2019-2031	145,500	-		145,500	-		145,500	90,210	55,290
74b	Aerial Truck (1)	Parks & Recreation Services	2019-2031	145,500	-		145,500	-		145,500	90,210	55,290
75	Dump Truck Tandem Axle Chipper Body (1)											
75a	Dump Truck Tandem Axle Chipper Body (1)	Services Related to a Highway	2019-2023	101,000	-		101,000	-		101,000	62,620	38,380
75b	Dump Truck Tandem Axle Chipper Body (1)	Parks & Recreation Services	2019-2023	101,000	-		101,000	-		101,000	62,620	38,380
<b>Horticulture:</b>												
76	Tandem Axle Trailer (1)	Parks & Recreation Services	2019-2031	12,500	-		12,500	-		12,500	7,750	4,750
77	Aluminum Dump/Crew (2)	Parks & Recreation Services	2019-2023	145,600	-		145,600	-		145,600	90,272	55,328
<b>Traffic</b>												
78	Signal Bucket Trucks (2)	Services Related to a Highway	2019-2023	573,000	-		573,000	-		573,000	355,260	217,740
79	Signal Tech Van	Services Related to a Highway	2019-2024	80,700	-		80,700	-		80,700	50,034	30,666
80	Foreman's Pickup Truck	Services Related to a Highway	2019-2026	54,600	-		54,600	-		54,600	33,852	20,748
81	Investigator Pickup Truck	Services Related to a Highway	2019-2027	57,300	-		57,300	-		57,300	35,526	21,774
82	Aerial Truck (2)	Services Related to a Highway	2019-2031	630,000	-		630,000	-		630,000	390,600	239,400
83	Line Painter - Walk Behind (2)	Services Related to a Highway	2019-2031	10,200	-		10,200	-		10,200	6,324	3,876
84	Sign Trucks (2)	Services Related to a Highway	2019-2031	1,275,000	-		1,275,000	-		1,275,000	790,500	484,500
<b>Parks and Recreation</b>												
85	Ice Resurfer (2)	Parks & Recreation Services	2024-2028	191,000	-		191,000	-		191,000	118,420	72,580
86	Compact Car (3)	Parks & Recreation Services	2024-2028	84,300	-		84,300	-		84,300	52,266	32,034
<b>P.O.A. including By-law Enforcement</b>												
87	Hybrid Vehicles (6)	P.O.A. including By-law Enforcement	2019-2023	239,000	-		239,000	-		239,000	148,180	90,820
88	SUV 2 Wheel Drive (15)	P.O.A. including By-law Enforcement	2019-2031	468,000	-		468,000	-		468,000	290,160	177,840
89	SUV 4 Wheel Drive (5)	P.O.A. including By-law Enforcement	2019-2031	208,000	-		208,000	-		208,000	128,960	79,040
90	Pickup 1/2 ton (5)	P.O.A. including By-law Enforcement	2019-2031	146,000	-		146,000	-		146,000	90,520	55,480
<b>Total</b>				<b>14,668,487</b>	<b>-</b>	<b>-</b>	<b>14,668,487</b>	<b>21,350</b>	<b>-</b>	<b>14,647,137</b>	<b>9,081,225</b>	<b>5,565,912</b>



## 4.14 D.C. By-law Revised Schedule of Charges

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### ***4.14.1 Updated D.C. Calculation (2019\$)***

Figure 4-17 provides the calculations to the proposed D.C. to be imposed on anticipated development in the City for municipal-wide services over the 13-year forecast period to 2031, and Figure 4-18 provides the calculations for municipal-wide services of the 10-year forecast period based on the changes described earlier in this chapter related to Public Works. Figure 4-19 provides for D.C. calculations on a 10-year forecast basis for Municipal Parking and Airport services that will become ineligible as of September 18, 2022.

The calculations provided herein are the same as was provided for in the 2019 D.C. Study. For the residential calculations, the total cost is divided by the “gross” (new resident) population to determine the per capita amount. The eligible D.C. cost calculations set out in Figures 4-17 to 4-19 are based on the net anticipated population increase. The cost per capita is then multiplied by the average occupancy of the new units to calculate the charge. With respect to non-residential development, the total costs allocated to non-residential development (based on need for service) have been divided by the anticipated development over the planning periods to calculate costs per sq.ft. of gross floor area for each service/class of service.



Figure 4-17  
 City of Hamilton  
 Municipal-wide D.C. Calculations (2019 – 2031)

SERVICE/CLASS OF SERVICE	2019\$ D.C.-Eligible Cost		2019\$ D.C.-Eligible Cost	
	Residential	Non-Residential	SDU	per ft <sup>2</sup>
	\$	\$	\$	\$
<b>1 Public Works Facilities, Vehicles &amp; Equipment</b>				
1.1 Public Works Facilities				
1.1.1 Water Services	2,257,374	1,383,552	71	0.04
1.1.2 Wastewater Services	4,443,761	2,723,596	138	0.07
1.1.3 Stormwater Services	1,246,844	764,195	39	0.02
1.1.4 Services Related to a Highway	5,269,910	3,229,945	164	0.08
1.1.5 Transit Services	44,421	27,226	1	0.00
1.1.6 Parks & Recreation Services	3,533,724	2,165,831	110	0.06
1.2 Public Works Vehicles				
1.2.1 Services Related to a Highway	5,311,023	3,255,143	165	0.08
1.2.2 Water Services	162,001	99,291	5	0.00
1.2.3 Wastewater Services	162,001	99,291	5	0.00
1.2.4 Stormwater Services	85,291	52,275	3	0.00
1.2.5 Parks & Recreation Services	2,703,088	1,656,732	84	0.04
1.2.6 P.O.A. including By-law Enforcement	657,820	403,180	20	0.01
	<b>25,877,259</b>	<b>15,860,256</b>	<b>805</b>	<b>0.41</b>
<b>TOTAL</b>	<b>\$25,877,259</b>	<b>\$15,860,256</b>	<b>\$805</b>	<b>\$0.41</b>
D.C.-Eligible Capital Cost	\$25,877,259	\$15,860,256		
13-Year Gross Population/GFA Growth (sq.ft.)	109,455	39,111,300		
<b>Cost Per Capita/Non-Residential GFA (sq.ft.)</b>	<b>\$236.42</b>	<b>\$0.41</b>		
<b>By Residential Unit Type</b>	<b>P.P.U.</b>			
Single and Semi-Detached Dwelling	3.41	\$805		
Other Multiples	2.44	\$576		
Apartments - 2 Bedrooms +	1.99	\$471		
Apartments - Bachelor and 1 Bedroom	1.36	\$322		
Residential Facility	1.10	\$260		



Figure 4-18  
 City of Hamilton  
 Municipal-wide D.C. Calculations (2019 – 2028)

SERVICE/CLASS OF SERVICE	2019\$ D.C.-Eligible Cost		2019\$ D.C.-Eligible Cost	
	Residential	Non-Residential	SDU	per ft <sup>2</sup>
	\$	\$	\$	\$
<b>2. Parks and Recreation Services</b>				
Outdoor Recreation and Park				
2.1 Development, Amenities, Trails, Vehicles & Equipment	64,983,843	3,420,202	2,593	0.12
2.2 Indoor Recreation Facilities, Vehicles & Equipment	123,677,932	6,509,365	4,935	0.23
	188,661,775	9,929,567	7,528	0.35
<b>3. Library Services</b>				
3.1 Library facilities, vehicles and collection materials	28,700,909	28,700,909	1,145	1.00
<b>4. Growth Studies</b>				
4.1 Water Supply Services	1,200,369	704,981	48	0.02
4.2 Wastewater Services	2,062,143	1,211,099	82	0.04
4.3 Stormwater Drainage and Control Services	1,107,954	650,701	44	0.02
4.4 Services Related to a Highway	1,991,761	1,169,762	79	0.04
4.5 Policing Services	142,706	83,811	6	0.00
4.6 Fire Protection Services	70,740	41,541	3	0.00
4.7 Ambulance Services	151,368	88,902	6	0.00
4.8 Transit Services	500,468	293,926	20	0.01
4.9 Waste Diversion Services	459,972	270,142	18	0.01
4.10 Parks & Recreation Services	1,996,293	1,172,421	80	0.04
4.11 Library Services	114,355	67,151	5	0.00
4.12 Services Related to Long-Term Care	89,737	52,703	4	0.00
4.13 Services Related to Public Health	228	132	-	0.00
4.14 Child Care and Early Years Programs and Services	27,594	16,206	1	0.00
4.15 Housing Services	195,893	115,052	8	0.00
4.16 Services Related to Proceedings under POA	4,740	2,790	-	0.00
	10,116,321	5,941,321	404	0.21
<b>5. Long Term Care</b>				
5.1 Long Term Care Facilities	4,549,307	505,479	182	0.02
	4,549,307	505,479	182	0.02
<b>6. Child Care and Early Years</b>				
6.1 Child Care and Early Year Facilities	373,841	41,538	15	-
	373,841	41,538	15	-
<b>7. Public Health</b>				
7.1 Public Health Facilities	74,338	8,260	3	-
<b>8. Provincial Offences Act</b>				
8.1 P.O.A. facilities	1,003,680	589,463	40	0.02
<b>9. Housing Services</b>				
9.1 Housing Services facilities	18,835,149	-	752	-
<b>10. Ambulance</b>				
10.1 Ambulance facilities	2,099,910	233,323	84	0.01
10.2 Ambulance vehicles & equipment	1,615,140	179,460	64	0.01
	3,715,050	412,783	148	0.02
<b>11. Waste Diversion</b>				
11.1 Waste diversion facilities, vehicles, equipment and other	18,305,575	3,749,335	730	0.13
	18,305,575	3,749,335	730	0.13
<b>TOTAL</b>	<b>\$274,335,945</b>	<b>\$49,878,654</b>	<b>\$10,947</b>	<b>\$1.74</b>
D.C.-Eligible Capital Cost	\$274,335,945	\$49,878,654		
10-Year Gross Population/GFA Growth (sq.ft.)	85,329	28,791,900		
<b>Cost Per Capita/Non-Residential GFA (sq.ft.)</b>	<b>\$3,215.04</b>	<b>\$1.74</b>		
<b>By Residential Unit Type</b>	<b>P.P.U.</b>			
Single and Semi-Detached Dwelling	3.41	\$10,947		
Other Multiples	2.44	\$7,835		
Apartments - 2 Bedrooms +	1.99	\$6,411		
Apartments - Bachelor and 1 Bedroom	1.36	\$4,385		
Residential Facility	1.10	\$3,537		



Figure 4-19  
 City of Hamilton  
 Municipal-wide D.C. Calculations (2019 – 2028)  
 Municipal Parking and Airport Services

SERVICE	2019\$ D.C.-Eligible Cost		2019\$ D.C.-Eligible Cost	
	Residential	Non-Residential	SDU	per ft <sup>2</sup>
13. <u>Other Transportation Services</u>	\$	\$	\$	\$
13.1 Municipal Parking services	14,010,084	8,228,144	559	0.30
13.2 Airport lands	11,799,365	6,929,786	471	0.24
	25,809,449	15,157,930	1,030	0.54
<b>TOTAL</b>	<b>\$25,809,449</b>	<b>\$15,157,930</b>	<b>\$1,030</b>	<b>\$0.54</b>
D.C.-Eligible Capital Cost	\$25,809,449	\$15,157,930		
10-Year Gross Population/GFA Growth (sq.ft.)	85,329	28,791,900		
<b>Cost Per Capita/Non-Residential GFA (sq.ft.)</b>	<b>\$302.47</b>	<b>\$0.54</b>		
<u>By Residential Unit Type</u>	<u>P.P.U.</u>			
Single and Semi-Detached Dwelling	3.41	\$1,030		
Apartments - 2 Bedrooms +	1.99	\$603		
Apartments - Bachelor and 1 Bedroom	1.36	\$413		
Other Multiples	2.44	\$737		
Residential Facility	1.10	\$333		

Figures 4-20 and 4-21 compare the amended and existing single detached dwelling unit and non-residential per square foot D.C.s (2019 \$ values)





Figure 4-20  
 City of Hamilton  
 Comparison of Existing and Amending Residential (Single Detached Unit) D.C. (2019\$)

Service	Current (By-law 19-142) (2019\$)	D.C. Update (2019 \$)
<b>Municipal Wide Services:</b>		
Services Related to a Highway	10,769	10,769
Police Services	524	524
Fire Protection Services	462	462
Transit Services	1,917	1,917
Ambulance Services	137	148
Public Works	784	805
Waste Diversion	657	730
Parks and Recreation Services	6,782	7,528
Library Services	1,045	1,145
Long Term Care	125	182
Public Health	1	3
Child Care and Early Years	15	15
Housing Services	648	752
Provincial Offences Act	40	40
Growth Studies	496	404
Municipal Parking	490	559
Airport Lands	419	471
<b>Total Municipal Wide Services</b>	<b>25,311</b>	<b>26,454</b>
<b>Water and Wastewater Urban Area Charges:</b>		
Wastewater Facilities	4,048	4,048
Wastewater Linear Services	5,415	5,415
Water Services	4,767	4,767
<b>Total Water and Wastewater Urban Area Services</b>	<b>14,230</b>	<b>14,230</b>
<b>Stormwater Charges:</b>		
Stormwater Drainage and Control Services (Combined Sewer System)	3,948	3,948
Stormwater Drainage and Control Services (Separated Sewer System)	10,462	10,462
<b>GRAND TOTAL CITY WIDE</b>	<b>25,311</b>	<b>26,454</b>
<b>GRAND TOTAL URBAN AREA COMBINED SEWER SYSTEM</b>	<b>43,489</b>	<b>44,632</b>
<b>GRAND TOTAL URBAN AREA SEPARATED SEWER SYSTEM</b>	<b>50,003</b>	<b>51,146</b>



Figure 4-21  
 City of Hamilton  
 Comparison of Existing and Amending Non-Residential D.C. (2019\$)

Service	Current (By-law 19-142) (2019\$)	D.C. Update (2019 \$)
<b>City Wide Services:</b>		
Services Related to a Highway	8.05	8.05
Police Services	0.26	0.26
Fire Protection Services	0.23	0.23
Transit Services	0.98	0.98
Ambulance Services	0.03	0.02
Public Works	0.41	0.41
Waste Diversion	0.13	0.13
Parks and Recreation Services	0.31	0.35
Library Services	0.05	1.00
Long Term Care	0.01	0.02
Public Health	-	-
Child Care and Early Years	-	-
Housing Services	-	-
Provincial Offences Act	0.02	0.02
Growth Studies	0.25	0.21
Municipal Parking	0.25	0.30
Airport Lands	0.21	0.24
<b>Total City Wide Services</b>	<b>11.18</b>	<b>12.21</b>
<b>Water and Wastewater Urban Area Charges:</b>		
Wastewater Facilities	1.95	1.95
Wastewater Linear Services	2.61	2.61
Water Services	2.29	2.29
<b>Total Water and Wastewater Urban Area Services</b>	<b>6.85</b>	<b>6.85</b>
<b>Stormwater Charges:</b>		
Stormwater Drainage and Control Services (Combined Sewer System)	-	0%
Stormwater Drainage and Control Services (Separated Sewer System)	2.16	216%
<b>GRAND TOTAL CITY WIDE</b>	<b>11.18</b>	<b>12.21</b>
<b>GRAND TOTAL URBAN AREA COMBINED SEWER SYSTEM</b>	<b>18.03</b>	<b>19.06</b>
<b>GRAND TOTAL URBAN AREA SEPARATED SEWER SYSTEM</b>	<b>20.19</b>	<b>21.22</b>



#### **4.14.2 Revised D.C. Rates (2019\$ and 2020\$)**

Based on the calculations above, the Municipal-wide D.C. (in 2019\$) is calculated to increase from \$25,311 to \$26,454 per single detached unit and increase from \$11.18 to \$12.21 per square foot for non-residential development.

Figure 4-22 provides for the updated Municipal-wide D.C.s in 2019 values, as the study was originally completed in 2019. This figure would be included as the amending schedule to the D.C. by-law. Figure 4-23 provides for the indexed 2020 values as the City's current D.C.s have been indexed by 3.92% on July 6, 2020 as per the by-law.



Figure 4-22  
 City of Hamilton  
 Updated Development Charge Schedule (2019\$)

Service/Class of Service	RESIDENTIAL					NON-RESIDENTIAL
	Single-Detached Dwelling & Semi-Detached Dwelling (per dwelling unit)	Townhouses & Other Multiple Unit Swellings (per dwelling unit)	Apartments & Stacked Townhouses & Mobile Homes 2-Bedrooms+ (per dwelling unit)	Apartments & Stacked Townhouses & Mobile Homes Bachelor & 1-Bedrooms+ (per dwelling unit)	Residential Facility Dwelling & Lodging House & Garden Suite (per bedroom)	(per sq.ft. of Gross Floor Area)
<b>Municipal Wide Services/Classes:</b>						
Services Related to a Highway	10,769	7,708	6,306	4,314	3,479	8.05
Police Services	524	375	307	210	169	0.26
Fire Protection Services	462	331	271	185	149	0.23
Transit Services	1,917	1,372	1,123	768	619	0.98
Public Works	805	576	471	322	260	0.41
Ambulance Services	148	106	87	59	48	0.02
Waste Diversion	730	522	427	292	236	0.13
Parks and Recreation Services	7,528	5,388	4,408	3,016	2,432	0.35
Library Services	1,145	819	671	459	370	1.00
Long Term Care	182	130	107	73	59	0.02
Public Health	3	2	2	1	1	-
Child Care and Early Years	15	11	9	6	5	-
Housing Services	752	538	440	301	243	-
Provincial Offences Act	40	29	23	16	13	0.02
Growth Studies	404	289	237	162	131	0.21
Municipal Parking	559	400	327	224	181	0.30
Airport Lands	471	337	276	189	152	0.24
<b>Total Municipal Wide Services/Classes</b>	<b>26,454</b>	<b>18,933</b>	<b>15,492</b>	<b>10,597</b>	<b>8,547</b>	<b>12.21</b>
<b>Urban Services</b>						
Wastewater Facilities	4,048	2,897	2,371	1,622	1,308	1.95
Wastewater Linear Services	5,415	3,876	3,171	2,169	1,749	2.61
Water Services	4,767	3,412	2,792	1,910	1,540	2.29
<b>Combined Sewer System</b>						
Stormwater Drainage and Control Services	3,948	2,826	2,312	1,582	1,275	-
<b>Separated Sewer System</b>						
Stormwater Drainage and Control Services	10,462	7,488	6,127	4,191	3,380	2.16
<b>Total Urban Services - Combined Sewer System</b>	<b>18,178</b>	<b>13,011</b>	<b>10,646</b>	<b>7,283</b>	<b>5,872</b>	<b>6.85</b>
<b>Total Urban Services - Separated Sewer System</b>	<b>24,692</b>	<b>17,673</b>	<b>14,461</b>	<b>9,892</b>	<b>7,977</b>	<b>9.01</b>
<b>GRAND TOTAL CITY WIDE</b>	<b>26,454</b>	<b>18,933</b>	<b>15,492</b>	<b>10,597</b>	<b>8,547</b>	<b>12.21</b>
<b>GRAND TOTAL URBAN AREA (COMBINED SEWER SYSTEM)</b>	<b>44,632</b>	<b>31,944</b>	<b>26,138</b>	<b>17,880</b>	<b>14,419</b>	<b>19.06</b>
<b>GRAND TOTAL URBAN AREA (SEPARATED SEWER SYSTEM)</b>	<b>51,146</b>	<b>36,606</b>	<b>29,953</b>	<b>20,489</b>	<b>16,524</b>	<b>21.22</b>



Figure 4-23  
 City of Hamilton  
 Updated Development Charge Schedule (2020\$)

Service/Class of Service	RESIDENTIAL					NON-RESIDENTIAL
	Single-Detached Dwelling & Semi-Detached Dwelling (per dwelling unit)	Townhouses & Other Multiple Unit Swellings (per dwelling unit)	Apartments & Stacked Townhouses & Mobile Homes 2-Bedrooms+ (per dwelling unit)	Apartments & Stacked Townhouses & Mobile Homes Bachelor & 1-Bedrooms+ (per dwelling unit)	Residential Facility Dwelling & Lodging House & Garden Suite (per bedroom)	(per sq.ft. of Gross Floor Area)
<b>Municipal Wide Services/Classes:</b>						
Services Related to a Highway	11,191	8,010	6,553	4,483	3,615	8.36
Police Services	545	390	319	218	176	0.27
Fire Protection Services	480	344	282	192	155	0.24
Transit Services	1,992	1,426	1,167	798	643	1.02
Public Works	836	599	489	335	270	0.43
Ambulance Services	154	110	90	61	50	0.02
Waste Diversion	759	542	444	303	245	0.14
Parks and Recreation Services	7,823	5,599	4,581	3,134	2,527	0.36
Library Services	1,190	851	697	477	385	1.04
Long Term Care	189	135	111	76	61	0.02
Public Health	3	2	2	1	1	-
Child Care and Early Years	16	11	9	6	5	-
Housing Services	781	559	457	313	253	-
Provincial Offences Act	42	30	24	17	14	0.02
Growth Studies	420	300	246	168	136	0.21
Municipal Parking	581	416	340	233	188	0.31
Airport Lands	489	350	287	196	158	0.25
<b>Total Municipal Wide Services/Classes</b>	<b>27,490</b>	<b>19,675</b>	<b>16,099</b>	<b>11,012</b>	<b>8,882</b>	<b>12.68</b>
<b>Urban Services</b>						
Wastewater Facilities	4,207	3,011	2,464	1,686	1,359	2.03
Wastewater Linear Services	5,627	4,028	3,295	2,254	1,818	2.71
Water Services	4,954	3,546	2,901	1,985	1,600	2.38
<b>Combined Sewer System</b>						
Stormwater Drainage and Control Services	4,103	2,937	2,403	1,644	1,325	-
<b>Separated Sewer System</b>						
Stormwater Drainage and Control Services	10,872	7,782	6,367	4,355	3,512	2.24
<b>Total Urban Services - Combined Sewer System</b>	<b>18,891</b>	<b>13,521</b>	<b>11,063</b>	<b>7,568</b>	<b>6,102</b>	<b>7.12</b>
<b>Total Urban Services - Separated Sewer System</b>	<b>25,660</b>	<b>18,366</b>	<b>15,028</b>	<b>10,280</b>	<b>8,290</b>	<b>9.36</b>
<b>GRAND TOTAL CITY WIDE</b>	<b>27,490</b>	<b>19,675</b>	<b>16,099</b>	<b>11,012</b>	<b>8,882</b>	<b>12.68</b>
<b>GRAND TOTAL URBAN AREA (COMBINED SEWER SYSTEM)</b>	<b>46,381</b>	<b>33,196</b>	<b>27,163</b>	<b>18,581</b>	<b>14,984</b>	<b>19.80</b>
<b>GRAND TOTAL URBAN AREA (SEPARATED SEWER SYSTEM)</b>	<b>53,150</b>	<b>38,041</b>	<b>31,127</b>	<b>21,292</b>	<b>17,172</b>	<b>22.05</b>



# Chapter 5

## Updates to the D.C. By-law



## 5. Updates to the D.C. By-law

As summarized in Chapter 2, the D.C. by-law will require several updates to conform with the D.C.A., as amended.

With respect to the “Time of Calculation and Payment” section of the by-law, the following refinements are to be included:

- Six equal annual D.C. payments commencing at occupancy for Rental Housing and Institutional Developments;
- Non-profit Housing Developments will be allowed to pay their D.C.s in 21 equal annual payments; and
- The D.C. amount for all developments occurring within 2 years of a site plan or zoning by-law amendment planning approval (for applications submitted after January 1, 2020) shall be determined based on the D.C. in effect on the day of the site plan or zoning by-law amendment application.

Instalment payments and payments determined at the time of site plan or zoning by-law amendment application are subject to annual interest charges. The interest rate, at the Bank of Canada Prime rate with semi-annual increments, has been adopted by City Council and is based on the City’s D.C. Interest Policy FPAP-DC-002. This policy may be amended from time to time.

For the purposes of administering the by-law, the following definitions are provided as per O. Reg. 454-19:

“Rental housing” means development of a building or structure with four or more dwelling units all of which are intended for use as rented residential premises.

“Institutional development” means development of a building or structure intended for use,

- a) as a long-term care home within the meaning of Subsection 2 (1) of the *Long-Term Care Homes Act, 2007*;
- b) as a retirement home within the meaning of Subsection 2 (1) of the *Retirement Homes Act, 2010*;
- c) by any of the following post-secondary institutions for the objects of the institution:



- i. a university in Ontario that receives direct, regular, and ongoing operating funding from the Government of Ontario,
  - ii. a college or university federated or affiliated with a university described in subclause (i), or
  - iii. an Indigenous Institute prescribed for the purposes of Section 6 of the *Indigenous Institutes Act, 2017*;
- d) as a memorial home, clubhouse, or athletic grounds by an Ontario branch of the Royal Canadian Legion; or
- e) as a hospice to provide end of life care.

“Non-profit Housing Development” means development of a building or structure intended for use as residential premises by,

- a) a corporation without share capital to which the *Corporations Act* applies, that is in good standing under that Act and whose primary object is to provide housing;
- b) a corporation without share capital to which the *Canada Not-for-profit Corporations Act* applies, that is in good standing under that Act and whose primary object is to provide housing; or
- c) a non-profit housing co-operative that is in good standing under the *Co-operative Corporations Act*, or any successor legislation.

In addition to the changes provided above, the following definition for “Class” will be provided:

“Class” means a grouping of services combined to create a single service for the purposes of this by-law and as provided in section 7 of the Development Charges Act.

With respect to exemptions, the following will be included as per O. Reg. 454-19:

No development charge shall be payable where the development:

- is limited to the creation of an additional dwelling unit as prescribed, in prescribed classes of new residential buildings as set out in the Regulations to the Development Charges Act, 1997; and





- is limited to the creation of an additional dwelling unit ancillary to a new dwelling unit in prescribed classes of new residential buildings as set out in the Regulations to the Development Charges Act, 1997.

With respect to exemptions, the following will be included as per Bill 213:

Land vested in or leased to a university that receives regular and ongoing operating funds from the government for the purposes of post-secondary education is exempt from development charges imposed under the Development Charges Act, 1997 if the development in respect of which development charges would otherwise be payable is intended to be occupied and used by the university.

Other new definitions have been included in the draft by-law to incorporate language being used in the amended legislation, they include definitions such as Accessory Dwelling; Ancillary Residential Building, Hospice, Rental Housing; etc.

As presented earlier, the D.C. for the Municipal Parking and Airport services will cease to be recoverable as of September 18, 2022. As such, changes to Schedule A have been made to identify the charges to be imposed pre- and post-September 18, 2022.



# Chapter 6

## Recommendations



## 6. Recommendations

It is recommended that Council:

“Approve the Development Charges Update Study dated March 5, 2021, as amended (if applicable)”;

“Approve the updated capital projects set out in Chapter 4 of the Development Charges Update Study dated March 5, 2021”;

“Determine that no further public meeting is required”; and

“Approve the Amending Development Charge By-law as set out in Appendix C”.



# Appendix A

## Existing Policies under By-law 19-142



## A-1: Existing Policies under By-law 19-142

The following subsections set out the rules governing the calculation, payment and collection of D.C.s as provided in By-law 19-142, in accordance with the D.C.A.

### Approval for Development

The Development of land is subject to Development Charge where the Development requires the following:

- a) the passing of a zoning by-law or of an amendment to a zoning by-law under section 34 of the *Planning Act*;
- b) the approval of a minor variance under section 45 of the *Planning Act*;
- c) a conveyance of land to which a by-law passed under section 50 (7) of the *Planning Act* applies;
- d) the approval of a plan of subdivision under section 51 of the *Planning Act*;
- e) a consent under section 53 of the *Planning Act*;
- f) the approval of a description under section 50 of the *Condominium Act*;
- g) the issuing of a building permit under the *Building Code Act* in relation to a building or structure.

### Determination of the Amount of the Charge

The calculation for residential development is generated on a per capita basis and is based upon different forms of housing types (single and semi-detached, apartments with two or more bedrooms, one-bedroom apartments and bachelors, other multiples, and residential facilities/lodging houses). The total cost is divided by the "gross" (new resident) population to determine the per capita amount. The eligible D.C. cost calculations are based on the net anticipated population increase (the forecast new unit population less the anticipated decline in existing units). This approach acknowledges that service capacity will be "freed up" by the population decline in existing units. The cost per capita is then multiplied by the average occupancy of the new units to calculate the charges by type of residential dwelling unit.



The non-residential D.C. has been calculated based on a per square foot of gross floor area basis.

### **Rules with Respect to Redevelopment - Demolitions**

In the case of the demolition of all or part of a Building:

- a) a credit shall be allowed against the Development Charges otherwise payable pursuant to this By-law, provided that a building permit has been issued for the Redevelopment within five years of the issuance date of the demolition permit on the same land and may be extended by the General Manager of Finance and Corporate Services either for Developments located outside the Urban Area Boundary or for Developments where it has been determined by the General Manager of Planning & Economic Development that significant development delays were not the responsibility of the developer, or may be otherwise extended by Councilor;
- b) the credit shall be calculated at the time Development Charges are due for the Redevelopment as follows:
  - i. for the portion of the Building used for Residential Uses, by multiplying the applicable Development Charge under Section 9 of this By-law by the number, according to type, of the Dwelling Units have been or will be demolished as supported by a demolition agreement; and
  - ii. for the portion of the Building used for Non-residential Uses, by multiplying the applicable Development Charge under Section 9 of this By-law, according to type of Non-residential Use, by the Gross Floor Area that has been or will be demolished as supported by a demolition agreement;
- c) without limiting the generality of the foregoing, no credit shall be allowed where the demolished Building or part thereof would have been exempt pursuant to this By-law, including Buildings, or parts thereof, that would have been exempted.

### **Rules with Respect to Redevelopment – Conversions**

Where an existing Building is converted in whole or in part from one use (hereinafter referred to in this Section as the “First Use”) to another use,



- a) the amount of Development Charges payable shall be reduced by the amount, calculated pursuant to this By-law at the current Development Charges rates in respect of the First Use;
- b) the First Use shall be the use as confirmed through the City's Building Division and related permit records;
- c) for greater certainty, and without limiting the generality of the foregoing, no credit shall be allowed where the converted Building or part thereof would have been exempt pursuant to this By-law.

### **Exemptions (full or partial)**

The following are exempted from D.C.s:

- Statutory exemptions
  - a) Industrial building additions of up to and including 50% of the existing gross floor area (defined in O. Reg. 82/98, s. 1) of the building; for industrial building additions which exceed 50% of the existing gross floor area, only the portion of the addition in excess of 50% is subject to D.C.s (s. 4 (3)) of the D.C.A;
  - b) buildings or structures owned by and used for the purposes of any municipality, local board or Board of Education (s. 3); and
  - c) residential development that results only in the enlargement of an existing dwelling unit, or that results only in the creation of up to two additional dwelling units (based on prescribed limits set out in s.2 of O. Reg. 82/98).
- Non-statutory exemptions
  - Building, or part thereof, used for parking but excluding a building or part thereof used for Commercial Parking;
  - Agricultural Use;
  - Place of Worship;
  - Garden Suite;
  - Laneway House;
  - Temporary Building or Structure, subject to Section 32;
  - (g) until such time as the City's Housing Services Division develops and implements a Development Charge Incentive Program, dwelling units



within an affordable housing project that (A) either have been approved to receive construction funding from the Government of Canada or the Province of Ontario (including their Crown corporations) under an affordable housing program or have been approved by the City of Hamilton through an affordable housing program; and (B) such affordable housing dwelling unit is not eligible for funding for development charge liabilities from the Government of Canada or the Province of Ontario (including their Crown corporations); and,

**Downtown CIPA Partial Exemption**

Notwithstanding any other provision of this By-law, the Development Charges payable under this By-law respecting Class A Office Development within the boundaries of the Downtown CIPA shall be reduced by 70% after all credits are applied under this By-law, for only the portion of the Class A Office Development that is within the height restrictions as shown in Schedule “F”.

Notwithstanding any other provision of this By-law, the Development Charges payable under this By-law respecting all Development, other than Class A Office Development, within the boundaries of the Downtown CIPA shall:

- a) be reduced by the following percentages, after all other credits are applied, under this By-law for only the portion of the Building that is within the height restrictions as shown in Schedule “F” based on the later of the date on which Development Charges are payable or the date all applicable Development Charges were actually paid:

Table 2: Downtown Hamilton CIPA Partial Exemption

Date	Percentage of reduction (%)	Percentage of development charge payable (%)
June 13, 2019 to July 5, 2019	70	30
July 6, 2019 to July 5, 2020	60	40
July 6, 2020 to July 5, 2021	50	50
July 6, 2021 to July 5, 2022	40	60
July 6, 2022 to July 5, 2023	40	60
July 6, 2023 to July 5, 2024	40	60





Schedule "F" shall not be amended by any decision by the Local Planning Appeal Tribunal relating to the City's Zoning By-law Amendment 18-114; or by any amendments, including site specific or area specific, to the City's Zoning By-law 05-200 either through Local Planning Appeal Tribunal decisions or by Council.

For clarity, any Development in excess of the height restrictions as shown in Schedule "F" shall be subject to the full calculated Development Charge and only be reduced if there are any credits or exemptions remaining after applying any and all other credits or exemptions to the portion of the building that is within the height restrictions as shown in Schedule "F".

- b) for each year this By-law is in effect an additional exemption will apply as follows:
  - i. a dollar-for-dollar exemption on any remaining Development Charges payable equal to any amount of contribution by the payer of the Development Charges to the Downtown Public Art Reserve in an amount not to exceed ten percent of the Development Charges otherwise payable on the height that is within the height restrictions as shown as Schedule "F"; and
  - ii. (the amount of all exemption provided in Subsection 27(b) shall be limited to \$250,000 annually and any single exemption shall be reduced by the amount it would exceed the \$250,000 limit.

The exemptions in Section 26 and 27 shall not apply in addition to the exemptions in Sections 19, 25 and 29. The exemptions provided in Section 26 and 27 shall only apply if the amount of exemption is greater than that provided under Sections 19, 25 and 29, individually or cumulatively. If the exemptions under Sections 19, 25 and 29 are greater, individually or cumulatively, than that which could be provided under Section 26 and 27, no exemption pursuant to Section 26 and 27 shall apply. For the purpose of this Section, the Residential Use and Non-residential Use portion of a Mixed-Use Development may be viewed as independent of one another and the exemption under this By-law that provides the greatest reduction in Development Charges payable shall be applied to each use.



## Other Partial Exemptions

29. Notwithstanding any other provision of this By-law, the Development Charges payable under this By-law respecting the following types of Development will be partially exempt from Development Charges under this By-law in the manner and to the extent set out below:

- a) for any Non-industrial Development other than an expansion, within the boundaries of the CIPAs or BIAs, and for any Office Development other than an expansion anywhere in the City, Development Charges shall be imposed as follows:
  - i. 50% of the applicable Development Charge on the first 5,000 square feet;
  - ii. 75% of the applicable Development Charge for each square foot in excess of 5,000 square feet and under 10,000 square feet;
  - iii. 100% of the applicable Development Charge on the amount of Development exceeding 10,000 square feet.

Where Development has been exempted pursuant to this Subsection, the exemption set out in Subsection (b) below does not apply to any subsequent expansion on such Development.

- b) the initial 5,000 square feet of Gross Floor Area of an Office Development expansion, whether attached or unattached to an existing Office Development, shall be exempted from the payment of Development Charges provided that:
  - i. the office development has not had the exemption in Subsection 29(a) previously applied to it under this By-law;
  - ii. the Office Development has not been the subject of any exemptions or partial exemptions from the payment of Development Charges under any other Development Charges By-laws which are no longer in force;
  - iii. where unattached to an existing Office Development, the expansion must be situated on the same site as the existing Office Development; and,



- iv. where, subsequent to an unattached expansion exempted hereunder, the Lot is further subdivided such that the original existing Office Development and the unattached expansion thereof are no longer situated on the same Lot, further exemptions pursuant to this Section, if any, shall only be calculated on the basis of the Office Development and the Lot as they existed on the date of the first exemption.
  
- c) Until June 30, 2020 Development of a Student Residence is exempt from 50% of the Development Charge otherwise payable pursuant to this By-law according to the type of Residential Development. After June 30, 2020, no exemption shall be provided for Development of a Student Residence and the Development of a Student Residence will be subject to the payment of Development Charges payable pursuant to this By-law.
  
- d) Redevelopment of an existing Residential Development for the purpose of creating Residential Facilities or Lodging Houses within the existing building envelope is exempt from 50% of the Development Charge otherwise payable pursuant to this By-law.
  
- e) Redevelopment of an existing Residential Facility or Lodging House for the purpose of creating additional bedrooms in a Residential facility or Lodging House within the existing building envelope shall be exempt from 50% of the Development Charge payable pursuant to this By-law. Notwithstanding anything else contained in this By-law, save and except Subsection 30(d) and Subsection 31(d), the credit applicable to any such Redevelopment shall be based on 100% of the applicable Residential Facility rate or Lodging House rate in effect at the time of receipt by the Chief Building Official of a complete building permit application for the said redevelopment within the meaning of Section 32 of this By-law.
  
- f) the Adaptive Reuse of the part of a building on a Protected Heritage Property that contains:
  - i. heritage attributes that are the subject of designation under Part IV of the Ontario Heritage Act;
  - ii. features subject to a Heritage Easement under Part II of the Ontario Heritage Act;



- iii. features subject to a Heritage Easement under Part IV of the Ontario Heritage Act; or
- iv. features subject to a covenant or agreement on title held between the property owner and a conservation authority or level of government in the interest of conserving,

is exempted from Development Charges.

### **Indexing**

The D.C.s imposed shall be adjusted annually in accordance with the Statistics Canada Non-Residential Building Construction Price Index, by type of building (non-residential building) for the City of Toronto, for the most recent year over year period, every July 6<sup>th</sup>, without amendment to the by-law.

### **By-law Duration**

The by-law will expire on June 13, 2024, unless it is repealed by Council at an earlier date.

### **Timing of D.C. Payments**

D.C.s imposed under the by-law are calculated, payable and collected upon issuance of building permit for the development.

Despite the above, Council from time to time, and at any time, may enter into Agreements providing for all or any part of the D.C. to be paid before or after it would otherwise be payable, in accordance with section 27 of the D.C.A.



# Appendix B

## Service Standards



**TABLE B-1**  
**SUMMARY OF SERVICE STANDARDS AS PER DEVELOPMENT CHARGES ACT, 1997, AS AMENDED**  
**FOR SERVICES REVISED IN THIS 2021 UPDATE STUDY**

Service Category	Sub-Component	10 Year Average Service Standard					Maximum Ceiling LOS	Utilized**	Remaining
		Cost (per capita)		Quantity (per capita)		Quality (per capita)			
Public Works Facilities, Fleet & Equipment	Facilities	\$932.16	1.6461	sq.ft. of building area	566	per sq.ft.	80,336,345	27,090,378	53,245,967
	Vehicles and Equipment	\$184.37	0.0023	No. of vehicles and equipment	80,161	per vehicle	15,889,560	14,647,137	1,242,423
Parks and Recreation	Parkland Development	\$441.37	0.0113	Acres of Parkland	39,059	per acre	28,709,353		
	Parkland Amenities	\$579.54	0.0336	No. of parkland amenities	17,248	per amenity	37,696,759		
	Parkland Amenities - Buildings	\$11.98	0.1145	sq.ft. of building area	105	per sq.ft.	779,251	67,552,656	1,085,184
	Parkland Trails	\$22.08	0.0001	Linear Kilometres of Paths and Trails	220,800	per lin m.	1,436,216		
	Parks Vehicles and Equipment	\$0.25	0.0001	No. of vehicles and equipment	5,000	per vehicle	16,262		
	Indoor Recreation Facilities	\$2,957.26	4.2984	sq.ft. of building area	688	per sq.ft.	192,357,934		
	Indoor Recreation Facilities - Buildings Within Parks	\$185.77	0.4261	sq.ft. of building area	436	per sq.ft.	12,083,595	127,262,637	77,213,367
Recreation Vehicles and Equipment	\$0.53	0.0001	No. of vehicles and equipment	5,300	per vehicle	34,474			
Library Services	Library Facilities	\$388.12	0.7253	sq.ft. of building area	535	per sq.ft.	25,245,654		
	Library Vehicles	\$2.36	0.00001	No. of vehicles and equipment	196,667	per vehicle	153,509	28,657,773	981,737
	Library Collection Materials	\$65.19	2.0273	No. of library collection items	32	per collection item	4,240,349		
Ambulance	Ambulance Facilities	\$40.28	0.1278	sq.ft. of building area	315	per sq.ft.	2,620,053	2,319,693	300,360
	Ambulance Vehicles	\$30.26	0.0005	No. of vehicles and equipment	60,520	per vehicle	1,968,292	1,794,600	173,692
Long Term Care	Long-Term Care Facilities	\$301.20	0.6301	sq.ft. of building area	478	per sq.ft.	19,591,855	5,054,786	14,537,069
Housing Services	Housing Services Facilities	\$1,630.65	10.57	sq.ft. of building area	154.21	per sq.ft.	106,067,260	18,835,149	87,232,111
Provincial Offences Administration	Provincial Offences Act - Administration Facilities	\$28.41	0.0557	sq.ft. of building area	510.05	per sq.ft.	1,847,957	1,462,234	385,723
Public Health	Public Health Services - Facilities	\$80.35	0.1976	sq.ft. of building area	407	per sq.ft.	5,226,446		
	Public Health Services - Vehicles	\$0.83	0.000002	No. of vehicles	406,488	per vehicle	53,988	82,598	5,197,836
Child Care and Early Years	Child Care and Early Years - Facilities	\$30.49	0.0717	sq.ft. of building area	425	per sq.ft.	1,983,253	415,379	1,567,873
Waste Diversion	Waste Diversion - Facilities - Stations/Depots	\$275.41	0.7018	sq.ft. of building area	392	per sq.ft.	17,914,319		
	Waste Diversion - Vehicles & Equipment	\$61.59	0.0004	No. of vehicles and equipment	153,975	per vehicle	4,006,183	22,054,910	1,322,622
	Waste Diversion - Carts & Containers	\$22.40	1.5557	No. of items	14	per item	1,457,030		
Parking Services	Municipal Parking Services - Spaces	\$280.98	0.0089	No. of spaces	31,571	per space	18,276,625		
	Municipal Parking Services- Meters	\$4.48	0.0050	No. of Meters	896	per meter	291,406	22,088,228	2,058,798
	Municipal Parking Services- Facilities	\$85.77	0.0592	sq.ft. of building area	1,449	per sq.ft.	5,578,995		
Airport	Airport Lands	\$290.84	0.0029	acres of land	100,290	per sq.ft.	18,917,979	18,729,151	188,828



**City of Hamilton  
 Service Standard Calculation Sheet**

Service: Parkland Development  
 Unit Measure: Acres of Parkland

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2019 Value (\$/Acre)
<b>New City of Hamilton (acres)</b>											
City Wide	1,117	1,117	1,148	1,110	1,110	1,110	1,110	1,110	1,098	1,096	\$66,000
Neighbourhood	686	688	689	731	734	742.4	749.8	755.8	762	766	\$64,000
Parkette	73	74	74	66	66	67	67	67	67	69	\$150,000
Community	851	889	889	818	818	818	818	818	820	820	\$55,000
Heritage Parkland	409	409	409	404	404	404	404	404	404	404	\$34,000
Natural Open Space	2,137	2,137	2,052	1,943	1,943	1,943	1,943	1,943	1,956	1,956	\$10,600
General Open Space	185	195	200	217	217	217	217	217	215	215	\$34,000
Parks on Utility Lands	72	72	72	78	78	78	78	78	78	78	\$10,600
Other Utility Lands	119	119	119	81	81	81	81	81	81	81	\$10,600
School Lands	395	381	356	314	314	314	314	314	370	426	\$34,000
Non-City-Owned Lands (not including School Lands, Royal Botanical Garden lands or Conservation Authority Lands that the City maintains as parkland)	159	129	130	88	127	127	127	127	128	128	\$34,000
Leash-Free Dog Areas	-	2	2	41	41	41	41	41	41	43	\$10,600
<b>Total</b>	<b>6,203</b>	<b>6,212</b>	<b>6,140</b>	<b>5,890</b>	<b>5,934</b>	<b>5,943</b>	<b>5,950</b>	<b>5,956</b>	<b>6,020</b>	<b>6,082</b>	

Population	519,949	522,456	526,269	529,038	532,521	536,917	542,430	547,562	553,499	559,561
Per Capita Standard	0.0119	0.0119	0.0117	0.0111	0.0111	0.0111	0.0110	0.0109	0.0109	0.0109

10 Year Average	2011-2020
Quantity Standard	0.0113
Quality Standard	\$39,059
Service Standard	\$441

D.C. Amount (before deductions)	10 Year
Forecast Population	65,046
\$ per Capita	\$441
Eligible Amount	\$28,709,353



**City of Hamilton  
 Service Standard Calculation Sheet**

Service: Parkland Amenities  
 Unit Measure: No. of parkland amenities

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2019 Value (\$/item)
Tennis Club Lit	46	46	46	48	48	48	48	48	48	48	\$77,600
Tennis Public Lit	25	25	25	22	22	22	22	22	22	20	\$77,600
Tennis Public Unlit	17	18	23	20	20	20	20	21	20	17	\$50,600
Soccer Class A+ (Lit) - Artificial Turf	1	1	1	1	1	1	1	1	1	1	\$1,200,000
Soccer Class A+ (Lit)	1	1	1	1	1	1	1	1	1	1	\$617,200
Soccer Class A Lit	17	15	15	15	15	15	15	15	15	15	\$285,600
Soccer Class B Lit	9	9	9	8	8	8	8	8	8	9	\$236,100
Soccer Class B Unlit	6	6	8	11	11	11	11	11	11	12	\$199,000
Soccer Class C Unlit	160	161	162	201	201	201	201	201	201	201	\$84,300
Lit Football Fields	3	3	3	4	4	4	5	6	6	6	\$158,500
Unlit Football Fields	2	2	2	2	2	2	2	2	2	2	\$76,400
Hardball Lit (premier diamond)	1	1	1	1	1	1	1	1	1	1	\$363,100
Hardball Lit	15	15	15	15	15	15	15	15	15	15	\$204,600
Hardball Unlit	22	22	21	21	21	21	21	21	21	21	\$88,800
Softball Lit	36	39	40	37	37	37	39	41	41	41	\$204,600
Softball Unlit	139	127	126	121	116	111	106	101	101	101	\$88,800
Tball	39	43	43	42	41	40	39	38	38	38	\$37,100
Batting Cages	12	12	12	12	12	13	16	16	16	16	\$20,000
Lit Bocce Courts	32	32	32	35	35	29	29	29	29	29	\$14,600
Regulation Bocce Courts Lit (min. 2 lanes)	10	10	10	8	8	8	8	8	8	8	\$125,900
Unlit Bocce Courts	7	7	5	2	2	2	2	2	2	2	\$7,900
Basketball Full-court	93	93	93	91	90	89	88	87	82	79	\$51,700
Basketball Half-court	-	-	-	159	159	159	160	160	162	160	\$25,800
Multi-Purpose Court	8	11	13	15	18	21	24	27	36	41	\$64,100
Spray Pads - Community/City Wide	17	17	20	20	21	21	22	26	27	27	\$330,000
Spray Pads - Neighbourhood/Parkette	35	37	38	38	38	37	39	41	42	42	\$250,000
Wading Pools	16	16	15	14	13	11	9	8	8	8	\$59,600
Play Structure - Neighbourhood/Parkette Parks	163	187	190	205	213	221	229	237	258	261	\$105,000
Play Structure - Community/City-wide Parks	62	67	69	71	74	77	80	83	92	92	\$203,400





**City of Hamilton  
 Service Standard Calculation Sheet**

Service: Parkland Amenities  
 Unit Measure: No. of parkland amenities

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2019 Value (\$/item)
Play Structure - Other Parks (School, Historical, Open Space)	27	26	27	29	30	31	32	33	34	35	\$85,400
Play Equipment - Community Parks/City-wide Parks	157	157	160	158	158	158	158	158	179	180	\$24,700
Play Equipment - Neighbourhood Parks	402	420	436	432	427	422	417	412	430	436	\$173,100
Play Equipment - Other Parks (School, Historical, Open Space)	81	86	83	72	73	74	75	76	85	87	\$11,200
Natural Playground	-	-	-	4	5	6	7	7	7	7	\$125,000
Accessible Swing Seats	52	74	80	83	90	95	100	108	115	117	\$2,200
Swing Sets, 4 seats	161	163	165	167	169	171	173	175	181	182	\$39,200
Swing Sets, 6 seats	54	56	58	60	61	62	63	64	64	65	\$51,000
Swing Sets, 8 seats	42	43	44	45	46	47	48	49	50	50	\$62,800
Exercise Stations (per fitness station)	33	33	33	33	33	41	46	46	46	46	\$9,165
Skateboard Parks	5	5	5	5	5	5	5	6	6	6	\$870,000
Lawn bowling Greens	10	10	10	4	4	4	4	4	4	4	\$11,200
Horseshoe Pitch	5	3	1	1	1	1	1	1	1	1	\$7,900
Volleyball Courts	5	5	5	20	20	20	20	20	20	20	\$14,600
Shuffleboard Courts	6	6	6	6	6	6	6	6	6	6	\$1,100
Running Tracks	5	6	6	10	10	10	11	11	11	11	\$78,700
Public Beaches within Parks/along Trails	3	3	3	5	5	5	5	5	5	5	\$2,200
Public Boat Launches within Parks	2	2	2	1	1	1	1	1	1	1	\$14,600
<b>Track and Field Amenities:</b>											
High Jump Area	2	2	2	2	2	2	2	2	2	2	\$7,900
Discus Area	3	3	3	3	3	3	3	3	3	3	\$7,900
Long Jump pits	9	9	9	9	9	9	9	9	9	9	\$7,900
Hop Skip Jump area	1	1	1	1	1	1	1	1	1	1	\$7,900
Shot-put/discus	1	1	1	1	1	1	1	1	1	1	\$7,900
Steeplechase waterpit	1	1	1	1	1	1	1	1	1	1	\$11,200
Javelin runway	1	1	1	1	1	1	1	1	1	1	\$7,900
Benches	2,550	2,555	2,560	2,610	2,660	2,710	2,760	2,810	2,860	2,910	\$1,100
Bleachers	274	274	273	277	281	285	289	293	293	298	\$7,900
Display Fountains	7	8	9	11	11	11	11	11	11	11	\$18,000
Drinking Fountains	74	71	68	70	72	74	76	78	84	85	\$50,000
Trash Receptacles	1,314	1,320	1,327	1,377	1,427	1,477	1,527	1,577	1,602	1,627	\$1,100



**City of Hamilton  
 Service Standard Calculation Sheet**

Service: Parkland Amenities  
 Unit Measure: No. of parkland amenities

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2019 Value (\$/item)
Lighting Standards	2,250	2,391	2,532	2,557	2,582	2,607	2,632	2,657	2,694	2,700	\$4,500
Bridges - Pedestrian	33	38	42	38	38	38	38	38	38	38	\$61,800
Bridges - Vehicle	15	17	18	13	13	13	13	13	13	13	\$106,800
Gates - Vehicle	113	114	115	117	119	121	123	125	125	127	\$10,700
Gates - Pedestrian	163	161	159	162	165	168	171	174	178	178	\$8,000
Irrigation Systems	55	58	58	60	62	62	64	64	67	72	\$7,900
Band shell (Battlefield Park)	1	1	1	1	1	1	1	1	1	1	\$342,900
Cricket Pitch	2	2	2	2	2	2	2	2	2	3	\$88,800
Cricket Practice Pitch	1	1	1	1	1	1	1	1	1	1	\$45,000
Australian Football Field	1	1	1	1	1	1	1	1	1	1	\$76,400
Viewing Platform	1	1	2	8	8	8	8	8	8	8	\$351,900
Escarpment Stairs	6	6	6	12	12	12	12	12	12	12	\$1,803,300
Outdoor Ice Rink - Naturally Cooled	66	66	66	66	66	66	67	67	67	67	\$98,000
Outdoor Ice Rink - Artificially Cooled	2	2	2	3	3	3	3	3	4	4	\$908,000
Park Signs - Community	87	87	87	88	89	90	91	92	92	93	\$9,500
Park Signs - Internal	609	609	609	614	619	624	629	634	635	637	\$9,200
Park Signs - Neighbourhood	239	240	243	245	245	246	250	250	252	253	\$6,500
Parking - Asphalt - lit (per stall)	9	9	9	1,533	1,583	1,633	1,683	1,733	1,760	1,900	\$5,600
Parking - Asphalt - unlit (per stall)	3,428	3,428	3,428	1,824	1,874	1,924	1,974	2,024	2,024	2,024	\$3,200
Parking - Granular - unlit (per stall)	3,932	3,932	3,932	3,194	3,244	3,294	3,344	3,394	3,394	3,394	\$1,100
Parking - Pervious Concrete - unlit (per stall)	-	22	22	22	22	22	22	22	22	22	\$18,000
Parking - Grasspave - unlit (per stall)	-	140	140	-	-	-	-	-	-	-	\$1,300
Pump Track (BMX/Bike Track) - Gage Park	-	-	-	-	1	1	1	1	1	1	\$111,800
Bob Mackenzie Ball Hockey Court (Roxborough ave)	-	-	-	-	1	1	1	1	1	1	\$148,400



**City of Hamilton  
 Service Standard Calculation Sheet**

Service: Parkland Amenities  
 Unit Measure: No. of parkland amenities

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2019 Value (\$/item)
Pickleball Courts	-	-	-	-	-	6	6	6	6	24	\$3,000
<b>Total</b>	<b>17,294</b>	<b>17,693</b>	<b>17,892</b>	<b>17,297</b>	<b>17,609</b>	<b>17,922</b>	<b>18,249</b>	<b>18,563</b>	<b>18,823</b>	<b>19,095</b>	

Population	519,949	522,456	526,269	529,038	532,521	536,917	542,430	547,562	553,499	559,561
Per Capita Standard	0.033	0.034	0.034	0.033	0.033	0.033	0.034	0.034	0.034	0.034

10 Year Average	2011-2020
Quantity Standard	0.0336
Quality Standard	\$17,248
Service Standard	\$580

D.C. Amount (before deductions)	10 Year
Forecast Population	65,046
\$ per Capita	\$580
Eligible Amount	\$37,696,759



**City of Hamilton  
 Service Standard Calculation Sheet**

Service: Parkland Amenities - Buildings  
 Unit Measure: sq.ft. of building area

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2019 Building Value (\$/sq.ft.)
<b>Park Amenities (sq.ft.)</b>											
Agro Park - Sun Shelter	-	-	-	-	-	-	400	400	400	400	\$190
Agro Park - Trellis	-	-	-	-	-	-	192	192	192	192	\$324
Alexander Park - Trellis	-	-	-	-	-	-	-	242	242	242	\$485
Allison Neighbourhood Park - Sun Shelter	400	400	400	400	400	400	400	400	400	400	\$176
Beverly Park - Pavilion	1,332	1,332	1,332	1,332	1,332	1,332	1,332	1,332	1,332	1,332	\$68
Birch Avenue Leash-Free Area - Shelter #1	45	45	45	45	45	45	45	45	45	45	\$133
Birch Avenue Leash-Free Area - Shelter #2	45	45	45	45	45	45	45	45	45	45	\$133
Bookjans Park	-	-	-	-	-	-	-	-	210	210	\$376
Broughton Park West - Sun Shelter	-	360	360	360	360	360	360	360	360	360	\$137
Buchanan Park - Sun Shelter	-	-	-	-	522	522	522	522	522	522	\$177
Burkholder Park - Sun Shelter	-	400	400	400	400	400	400	400	400	400	\$175
Carpenter Park - Sun Shelter	-	-	-	-	-	-	383	383	383	383	\$201
Carter Park - Sun Shelter	-	-	-	332	332	332	332	332	332	332	\$238
Caterini Park - Sun Shelter	-	-	-	-	-	-	400	400	400	400	\$153
Centennial Heights Park - Pavilion	1,313	1,313	1,313	1,313	1,313	1,313	1,313	1,313	1,313	1,313	\$68
Chappel Estates Park - Sun Shelter	-	-	388	388	388	388	388	388	388	388	\$128
Churchill Park - Sun Shelters	1,308	1,308	1,308	1,308	1,308	1,308	1,308	1,308	1,308	1,308	\$39
Confederation Beach Park - Edgewater Pavilion	5,756	5,756	5,756	5,756	5,756	5,756	5,756	5,756	5,756	5,756	\$68
Confederation Beach Park - Willow Cove Pavilion	2,594	2,594	2,594	2,594	2,594	2,594	2,594	2,594	2,594	2,594	\$68
Copetown Lions Park - Pavilion	1,304	1,304	1,304	1,304	1,304	1,304	1,304	1,304	1,304	1,304	\$68
Courtcliffe Park - Picnic Shelter	1,485	1,485	1,485	1,485	1,485	1,485	1,485	1,485	1,485	1,485	\$68
Cranberry Hill Park - Sun Shelter	-	-	-	-	-	-	282	282	282	282	\$253
Creekside Park - Sun Shelter	-	-	-	-	-	488	488	488	488	488	\$151
Dundas Driving Park - Pavilion - 159080	1,097	1,097	1,097	1,097	1,097	1,097	1,097	1,097	1,097	1,097	\$147
Dundas Driving Park - Pavilion - 159665	2,058	2,058	2,058	2,058	2,058	2,058	2,058	2,058	2,058	2,058	\$147
Dundas Driving Park - Trellis	665	665	665	665	665	665	665	665	665	665	\$158
Dundurn Park - Picnic Pavilion	1,336	1,336	1,336	1,336	1,336	1,336	1,336	1,336	1,336	1,336	\$68
Durand Park - Sun Shelter	-	-	-	-	366	366	366	366	366	366	\$244
Durand Park - Trellis	-	-	-	-	180	180	180	180	180	180	\$288
Elmar Park - Sun Shelter	-	-	-	373	373	373	373	373	373	373	\$68



**City of Hamilton  
 Service Standard Calculation Sheet**

Service: Parkland Amenities - Buildings  
 Unit Measure: sq.ft. of building area

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2019 Building Value (\$/sq.ft.)
Eringate Park - Sun Shelter	400	400	400	400	400	400	400	400	400	400	\$242
Fair Park (Meadowlands Ph IIX & X) - Sun Shelter	-	-	-	-	-	400	400	400	400	400	\$118
Fairfield Park - Sun Shelter	400	400	400	400	400	400	400	400	400	400	\$129
Fairgrounds Community Park - Picnic Pavilion	1,816	1,816	1,816	1,816	1,816	1,816	1,816	1,816	1,816	1,816	\$226
Fairgrounds Community Park - Sun Shelter	334	334	334	334	334	334	334	334	334	334	\$94
Father Sean O'Sullivan Park - Sun Shelter	-	-	-	380	380	380	380	380	380	380	\$68
Freelton Community Park - Picnic Pavilion	1,220	1,220	1,220	1,220	1,220	1,220	1,220	1,220	1,220	1,220	\$68
Gage Park - Archway (Near Main St)	602	602	602	602	602	602	602	602	602	602	\$68
Gage Park - Band Shell	980	980	980	980	980	980	980	980	980	980	\$199
Gatesbury Sun Shelter	-	-	-	-	-	250	250	4,508	4,508	4,508	\$250
Glanbrook Hills Park - Sun Shelter	-	-	-	-	-	-	-	400	400	400	\$232
Globe Park - Sun Shelter	380	380	380	380	380	380	380	380	380	380	\$68
Hampton Park - Sun Shelter	400	400	400	400	400	400	400	400	400	400	\$118
Heritage Green Dog Park - Sun Shelter	-	-	-	-	-	-	-	-	100	100	\$375
Hill Street Dog Park - Sun Shelter	-	-	-	-	-	-	-	-	100	100	\$375
Honourable Bob McKenzie Park - Sun Shelter	-	-	-	272	272	272	272	272	272	272	\$195
Huntington Park - Sun Shelter	380	380	380	380	380	380	380	380	380	380	\$68
Inch Park - Sun Shelter	-	-	-	-	-	-	-	-	780	780	\$122
Jackson Heights Neighbourhood Park - Sun Shelter	388	388	388	388	388	388	388	388	388	388	\$119
Jerome Neighbourhood Park - Sun Shelter	-	590	590	590	590	590	590	590	590	590	\$108
Joe Sam's Leisure Park - Sun Shelter	-	-	-	-	-	-	-	840	840	840	\$213
John Rebecca Park - Custom Sun Shelter/Pergola	-	-	-	-	-	-	-	-	800	800	\$366
Johnson Tew Park - Sun Shelter	-	-	-	-	-	470	470	470	470	470	\$138
Kennedy East Park - Sun Shelter	380	380	380	380	380	380	380	380	380	380	\$68
Kings Forest Golf Club - Pavilion A	199	199	199	199	199	199	199	199	199	199	\$68
Kings Forest Golf Club - Sun Shelter	315	315	315	315	315	315	315	315	315	315	\$68
Kinsmen Park - Picnic Shelter	-	-	-	747	747	747	747	747	747	747	\$68
Kopperfield Park - Sun Shelter	-	-	-	-	400	400	400	400	400	400	\$185
Laidman Park - Sun Shelter	400	400	400	400	400	400	400	400	400	400	\$138
Lake Pointe Park - Sun Shelter	360	360	360	360	360	360	360	360	360	360	\$68
Lake Vista Park - Sun Shelter	360	360	360	360	360	360	360	360	360	360	\$200
Lynden Legion Park - Picnic Pavilion	337	337	337	337	337	337	337	337	337	337	\$68



**City of Hamilton  
 Service Standard Calculation Sheet**

Service: Parkland Amenities - Buildings  
 Unit Measure: sq.ft. of building area

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2019 Building Value (\$/sq.ft.)
Lynden Lions South Park - Picnic Pavilion	-	-	-	864	864	864	864	864	864	864	\$68
McClaren Park - Shade Structure	-	-	-	-	-	225	225	225	225	225	\$90
Mohawk Sports Park - First Base Dugout	366	366	366	366	366	366	366	366	366	366	\$54
Mohawk Sports Park - Third Base Dugout	366	366	366	366	366	366	366	366	366	366	\$54
Montgomery Park - Pavilion	381	381	381	381	381	381	381	381	381	381	\$68
Montgomery Park - Sun Shelter	260	260	260	260	260	260	260	260	260	260	\$68
Moorland Park - Sun Shelter	400	400	400	400	400	400	400	400	400	400	\$175
Mount Hope Park - Sun Shelter	-	-	-	-	-	-	-	724	724	724	\$175
Mount Lions Park - Sun Shelter Pavilion	380	380	380	380	380	380	380	380	380	380	\$147
Newlands Park - Sun Shelter	274	274	274	274	274	274	274	274	274	274	\$275
North Central Community Park - Sun Shelter	416	416	416	416	416	416	416	416	416	416	\$116
Peace Memorial Park - Trellis	1,314	1,314	1,314	1,314	1,314	1,314	1,314	1,314	1,314	1,314	\$78
Perth Park - Sun Shelter	-	-	-	-	232	232	232	232	232	232	\$329
Pier 4 Park - Pavilion/Sun Shelter At Water's Edge	-	-	-	795	795	795	795	795	795	795	\$68
Pine Ridge Park - Sun Shelter	300	300	300	300	300	300	300	300	300	300	\$290
Pipeline (Geraldine Copps) Parkette - Shade Structure	-	-	-	-	-	-	180	180	180	180	\$375
Powell Park - Sun Shelter	380	380	380	380	380	380	380	380	380	380	\$68
Red Hill Summit East Park - Sun Shelter	-	-	400	400	400	400	400	400	400	400	\$143
Richwill Park - Sun Shelter	354	354	354	354	354	354	354	354	354	354	\$68
Robert E. Wade Ancaster Community Park - Sun Shelter	784	784	784	784	784	784	784	784	784	784	\$130
Sackville Park - Bocce Sun Shelter	105	105	105	105	105	105	105	105	105	105	\$68
Sam Lawrence Park - Pavilion	1,675	1,675	1,675	1,675	1,675	1,675	1,675	1,675	1,675	1,675	\$68
Sam Manson Park - Sun Shelter	-	-	400	400	400	400	400	400	400	400	\$113
Seabreeze Park - Sun Shelter	-	400	400	400	400	400	400	400	400	400	\$152
Sheffield Ball Park - Pavilion	580	580	580	580	580	580	580	580	580	580	\$68
Southampton Estates Park - Sun Shelter	400	400	400	400	400	400	400	400	400	400	\$168
Southbrook Park - Sun Shelter	340	340	340	340	340	340	340	340	340	340	\$258
Strabane Community Park - Pavilion	880	880	880	880	880	880	880	880	880	880	\$68
Summerlea West Park - Sun Shelter	-	278	278	278	278	278	278	278	278	278	\$190



**City of Hamilton  
 Service Standard Calculation Sheet**

Service: Parkland Amenities - Buildings  
 Unit Measure: sq.ft. of building area

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2019 Building Value (\$/sq.ft.)
Summit Park - Sun Shelter	400	400	400	400	400	400	400	400	400	400	\$224
Summit Parkette - Sun Shelter	-	-	-	-	-	-	-	-	256	256	\$215
Templemead Park - Sun Shelter	560	560	560	560	560	560	560	560	560	560	\$68
Tiffany Hills (Ancaster Meadows) Park - Sun Shelter	-	-	-	-	-	-	-	-	256	256	\$210
Trenholme Park - Pavilion	394	394	394	394	394	394	394	394	394	394	\$68
Valens Park - Picnic Pavilion	1,360	1,360	1,360	1,360	1,360	1,360	1,360	1,360	1,360	1,360	\$68
Valley Park - Pavilion	1,660	1,660	1,660	1,660	1,660	1,660	1,660	1,660	1,660	1,660	\$68
Vincent Massey - Sun Shelter	-	-	-	-	-	400	400	400	400	400	\$133
Waterdown Memorial Park - Picnic Pavilion	1,342	1,342	1,342	1,342	1,342	1,342	1,342	1,342	1,342	1,342	\$68
Westover Community Park - Picnic Pavilion	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	\$68
William Connell Park - Trellis	-	-	-	-	-	-	-	660	660	660	\$118
William Mcculloch - Pavilion	365	365	365	365	365	365	365	365	365	365	\$68
William Schwenger Park - Sun Shelter	-	278	278	278	278	278	278	278	278	278	\$201
Winona Park - Picnic Pavilion	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	\$68
Winona Park - Trellis	-	300	300	300	300	300	300	300	300	300	\$246
Woolverton Park - Pavilion	-	-	-	366	366	366	366	366	366	366	\$68
York Road Parkette (Kaga Corner) - Sun Shelter	270	270	270	270	270	270	270	270	270	270	\$68
<b>Total</b>	<b>49,945</b>	<b>52,551</b>	<b>53,739</b>	<b>57,867</b>	<b>59,567</b>	<b>61,800</b>	<b>63,637</b>	<b>70,761</b>	<b>73,263</b>	<b>73,263</b>	

Population	519,949	522,456	526,269	529,038	532,521	536,917	542,430	547,562	553,499	559,561
Per Capita Standard	0.096	0.101	0.102	0.109	0.112	0.115	0.117	0.129	0.132	0.131

10 Year Average	2011-2020
Quantity Standard	0.1145
Quality Standard	\$105
Service Standard	\$12

D.C. Amount (before deductions)	10 Year
Forecast Population	65,046
\$ per Capita	\$12
Eligible Amount	\$779,251



**City of Hamilton  
 Service Standard Calculation Sheet**

Service: Parkland Trails  
 Unit Measure: Linear Kilometres of Paths and Trails

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2019 Value (\$/km)
<b>Recreational Trails (km):</b>											
Escarpment Rail Trail (Tar & Chip - unlit)	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	\$227,200
Cootes Drive Path (asphalt - unlit)	2.70	2.70	2.70	2.70	2.70	2.70	2.70	2.70	2.70	2.70	\$129,000
Chedoke Radial Trail (part asphalt - part gravel)	10.50	10.50	10.50	10.50	10.50	10.50	10.50	10.50	10.50	10.50	\$96,700
Red Hill Valley Recreational Trails (tar & chip - unlit)	1.30	1.30	1.30	1.30	1.30	1.30	1.30	1.30	1.30	1.30	\$89,500
Desjardins Recreational Trail (gravel - unlit)	3.40	3.40	3.40	3.40	3.40	3.40	3.40	3.40	3.40	3.40	\$242,600
Hamilton Harbour Waterfront Trail (asphalt - lit - extra wide)	1.90	1.90	1.90	1.90	1.90	1.90	1.90	1.90	1.90	1.90	\$242,600
Hamilton Harbour Waterfront Trail Extension (asphalt - lit - extra wide)	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	\$138,600
Escarpment Rail Trail Extension (asphalt - unlit)	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	\$170,400
Waterdown Wetlands Recreational Trail (asphalt & boardwalk - unlit)	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	\$73,300
Waterdown Wetlands Secondary Trails (screenings - until)	4.20	4.20	4.20	4.20	4.20	4.20	4.20	4.20	4.20	4.20	\$227,200
Hamilton Beach Recreational Trail (asphalt - lit - extra wide)	0.35	0.35	0.35	0.35	0.35	0.35	0.35	0.35	0.35	0.35	\$242,600
Macassa Bay Walkway (asphalt - lit)	1.48	1.48	1.48	1.48	1.48	1.48	1.48	1.48	1.48	1.48	\$173,200
Bayfront Park Pathway (asphalt - lit)	0.65	0.65	0.65	0.65	0.65	0.65	0.65	0.65	0.65	0.65	\$242,600
Pier 4 Park Pathway (asphalt - lit)	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	\$119,300
Red Hill Valley Trail, (granular - unlit)	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	\$170,400
East Hamilton Trail and Waterfront Link (asphalt - unlit)	3.50	3.50	4.80	4.80	4.80	4.80	4.80	4.80	4.80	4.80	\$154,600
East Mountain Trail Loop (asphalt - unlit)	9.00	9.00	9.00	9.00	9.00	9.00	9.00	9.00	9.00	9.00	\$117,800
Borer's Creek Trail (Initiative 15-1 Recreational Trails Plan)	-	-	-	-	-	-	0.40	0.40	0.40	0.40	\$1,062,000
Pine Ridge Trail	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	\$185,700
Kay Drage Park Trail	-	-	-	-	-	-	-	0.30	0.30	0.30	\$84,300
Confederation Park - Stoney Creek Pond Trail	-	-	-	-	0.36	0.36	0.36	0.36	0.36	0.36	\$496,800
Green Millen Shore Estates Shoreline Trail (4m wide limestone screening)	-	-	-	-	0.31	0.31	0.31	0.31	0.31	0.31	\$194,400
Green Millen Shore Estates Shoreline Trail (2m wide limestone screening)	-	-	-	-	0.07	0.07	0.07	0.07	0.07	0.07	\$78,600





**City of Hamilton  
 Service Standard Calculation Sheet**

Service: Parkland Trails  
 Unit Measure: Linear Kilometres of Paths and Trails

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2019 Value (\$/km)
Green Millen Shore Estates Shoreline Trail (4m wide asphalt)	-	-	-	-	0.71	0.71	0.71	0.71	0.71	0.71	\$229,600
Green Millen Shore Estates Shoreline Trail (3m wide asphalt)	-	-	-	-	0.31	0.31	0.31	0.31	0.31	0.31	\$179,100
Green Millen Shore Estates Shoreline Trail (1.8m wide boardwalk)	-	-	-	-	0.04	0.04	0.04	0.04	0.04	0.04	\$2,647,700
Heritage Green Trail	-	-	-	-	-	-	-	-	-	0.58	\$534,000
Shrewsbury Trail	-	-	-	-	0.09	0.09	0.09	0.09	0.09	0.09	\$246,600
Ryckman Parks Trail	-	-	-	-	0.29	0.29	0.29	0.29	0.29	0.29	\$219,100
Olmsted Trail	-	-	-	-	-	0.37	0.37	0.37	0.37	0.37	\$246,600
Shaver Estates Trail	-	-	-	-	-	-	-	0.38	0.38	0.38	\$1,194,400
<b>Recreational Multi-Use Pathways (km):</b>											
Park Corridor (asphalt & gravel - unlit)	1.70	1.70	1.70	1.70	1.70	1.70	1.70	1.70	1.70	1.70	\$171,100
Ancaster Radial Right of Way (gravel - unlit)	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	\$170,400
Stoney Creek Multi-Use Path (asphalt - unlit)	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	\$47,800
Spencer Creek Trail (natural footpath - unlit)	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	\$104,000
Pipeline Walkway (asphalt - lit)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$2,372,200
Pier 7 & 8 Boardwalk	-	-	-	-	-	0.18	0.18	0.18	0.18	0.18	\$4,655,800
<b>Total</b>	<b>58.13</b>	<b>58.13</b>	<b>59.43</b>	<b>59.43</b>	<b>61.61</b>	<b>62.16</b>	<b>62.56</b>	<b>63.24</b>	<b>63.24</b>	<b>63.82</b>	

Population	519,949	522,456	526,269	529,038	532,521	536,917	542,430	547,562	553,499	559,561
Per Capita Standard	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001

10 Year Average	2011-2020
Quantity Standard	0.0001
Quality Standard	\$220,800
Service Standard	\$22

D.C. Amount (before deductions)	10 Year
Forecast Population	65,046
\$ per Capita	\$22
Eligible Amount	\$1,436,216



**City of Hamilton  
 Service Standard Calculation Sheet**

Service: Parks Vehicles and Equipment  
 Unit Measure: No. of vehicles and equipment

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2019 Value (\$/Vehicle)
Fertilizer Spreader	6	6	6	6	6	6	6	6	6	6	\$5,200
Aerator	5	5	5	5	5	5	5	5	5	5	\$7,300
Topdresser/box scraper	7	7	7	7	7	7	7	7	7	7	\$4,200
Rototiller	9	9	9	9	9	9	9	9	9	9	\$4,200
<b>Total</b>	<b>27</b>	<b>27</b>	<b>27</b>	<b>27</b>	<b>27</b>	<b>27</b>	<b>27</b>	<b>27</b>	<b>27</b>	<b>27</b>	

Population	519,949	522,456	526,269	529,038	532,521	536,917	542,430	547,562	553,499	559,561
Per Capita Standard	0.00005	0.00005	0.00005	0.00005	0.00005	0.00005	0.00005	0.00005	0.00005	0.00005

10 Year Average	2011-2020
Quantity Standard	0.00005
Quality Standard	\$5,000
Service Standard	\$0.25

D.C. Amount (before deductions)	10 Year
Forecast Population	65,046
\$ per Capita	\$0.25
Eligible Amount	\$16,262



**City of Hamilton  
 Service Standard Calculation Sheet**

Service: Indoor Recreation Facilities  
 Unit Measure: sq.ft. of building area

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2019 Building Value (\$/sq.ft.)	Value/ft <sup>2</sup> with land, site works, etc.
<b>City of Hamilton</b>												
Simone Hall (Formerly Old Beasley Community Centre) - 133 Wilson St	2,456	2,456	2,456	2,456	2,456	2,456	2,456	2,456	2,456	2,456	\$337	\$398
Beasley Community Centre - 145 Wilson St. - in partnership w/ HWDSB and retained ownership of old Beasley Community Centre	6,157	6,157	6,157	6,157	6,157	6,157	6,157	6,157	6,157	6,157	\$337	\$398
Bennetto Recreation Centre - 450 Hughson St. N.	25,836	25,836	25,836	25,836	25,836	25,836	25,836	25,836	25,836	25,836	\$433	\$504
Central Memorial Recreation Centre - 93 West Ave. S.	22,364	22,364	22,364	22,364	22,364	22,364	22,364	22,364	22,364	22,364	\$335	\$396
Dalewood Recreation Centre - 1150 Main St. W.	12,946	12,946	12,946	12,946	12,946	12,946	12,946	12,946	12,946	12,946	\$428	\$498
Kiwanis Boys and Girls Club - 45 Ellis St.	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	\$404	\$472
Hill Park Recreation Centre - 465 East 16th St.	16,685	16,685	16,685	16,685	16,685	16,685	16,685	16,685	16,685	16,685	\$433	\$504
Huntington Park Recreation Centre - 87 Brentwood Dr.	29,681	29,681	29,681	29,681	29,681	29,681	29,681	29,681	29,681	29,681	\$388	\$454
Norman Pinky Lewis Recreation Centre - 192 Wentworth St. N.	35,333	35,333	35,333	35,333	35,333	35,333	35,333	35,333	35,333	35,333	\$506	\$584
Ryerson Recreation Centre - 247 Duke St.	27,847	27,847	27,847	27,847	27,847	27,847	27,847	27,847	27,847	27,847	\$238	\$289
Sir Allan MacNab - 145 Magnolia Dr.	30,597	30,597	30,597	30,597	30,597	30,597	30,597	30,597	30,597	30,597	\$385	\$451
Sir Wilfrid Laurier Recreation Centre - 60 Albright Rd.	16,617	16,617	16,617	16,617	16,617	16,617	16,617	16,617	16,617	16,617	\$467	\$541
Sir Winston Churchill Recreation Centre - 1715 Main St. E.	12,414	12,414	12,414	12,414	12,414	12,414	12,414	12,414	12,414	12,414	\$436	\$507
Westmount Recreation Centre (New) - 35 Lynbrook Dr.	-	51,938	51,938	51,938	51,938	51,938	51,938	51,938	51,938	51,938	\$558	\$642
Riverdale Community Centre (new) - 150 Violet Dr.	16,401	16,401	16,401	16,401	16,401	16,401	16,401	16,401	16,401	16,401	\$351	\$413
Jimmy Thompson Pool - 1099 King St. E.	23,129	23,129	23,129	23,129	23,129	23,129	23,129	23,129	23,129	23,129	\$411	\$480
Eastwood Arena - 111 Burlington St. E.	27,096	27,096	27,096	27,096	27,096	27,096	27,096	27,096	27,096	27,096	\$357	\$420
Scott Park Arena - 876 Cannon St. E.	23,950	23,950	23,950	23,950	-	-	-	-	-	-	\$338	\$399
Bill Friday Lawfield Arena - 150 Folkstone Rd. (formerly Lawfield Arena).	31,183	31,183	31,183	31,183	31,183	31,183	31,183	31,183	31,183	31,183	\$330	\$390
Coronation Arena - 81 Macklin St. N.	27,727	27,727	27,727	27,727	27,727	27,727	27,727	27,727	27,727	27,727	\$334	\$395
Chedoke Twin Pad - 91 Chedmac Dr.	99,522	99,522	99,522	99,522	99,522	99,522	99,522	99,522	99,522	99,522	\$274	\$328
Parkdale Arena (Pat Quinn) - 1770 Main St. E.	34,600	34,600	34,600	34,600	34,600	34,600	34,600	34,600	34,600	34,600	\$353	\$416
Inch Park Arena - 400 Queensdale Ave.	34,500	34,500	34,500	34,500	34,500	34,500	34,500	34,500	34,500	34,500	\$280	\$335
Mountain Arena and Skating Arena (Twin Pad - Dave Anderchck) - 25-55 Hester St.	80,755	80,755	80,755	80,755	80,755	80,755	80,755	80,755	80,755	80,755	\$302	\$359
Rosedale Arena - 100 Greenhill Ave.	38,072	38,072	38,072	38,072	38,072	38,072	38,072	38,072	38,072	38,072	\$354	\$417
Mohawk 4 Arena - 710 Mountain Brow Blvd.	136,000	136,000	136,000	136,000	136,000	136,000	136,000	136,000	136,000	136,000	\$274	\$328
Birge Outdoor Pool - 167 Birge St.	7,061	7,061	7,061	7,061	7,061	1,832	1,832	1,832	1,832	1,832	\$378	\$443
Parkdale Outdoor Pool - 1770 Main St. E.	4,252	4,252	4,252	4,252	4,252	4,252	4,252	4,252	4,252	4,252	\$241	\$292
Rosedale Outdoor Pool - 60 Greenhill Ave.	2,501	2,501	2,501	2,501	2,501	2,501	2,501	2,501	2,501	2,501	\$646	\$739
Victoria Outdoor Pool - 100 Strathcona	5,897	5,897	5,897	5,897	5,897	5,897	5,897	5,897	5,897	5,897	\$251	\$303
Chedoke Outdoor Pool - 500 Bendamere	2,480	2,480	2,480	2,480	2,480	2,480	2,480	2,480	2,480	2,480	\$604	\$692
Walker Outdoor Pool - 180 Diconzo Dr.	3,703	3,703	3,703	3,703	3,703	3,703	3,703	3,703	3,703	3,703	\$571	\$656
Inch Park Outdoor Pool - 400 Queensdale Ave.	4,252	4,252	4,252	4,252	4,252	4,252	4,252	4,252	4,252	4,252	\$525	\$605
Coronation Outdoor Pool - 81 Macklin St. N.	4,252	4,252	4,252	4,252	4,252	4,252	4,252	4,252	4,252	4,252	\$525	\$605



**City of Hamilton  
 Service Standard Calculation Sheet**

Service: Indoor Recreation Facilities  
 Unit Measure: sq.ft. of building area

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2019 Building Value (\$/sq.ft.)	Value/ft <sup>2</sup> with land, site works, etc.
Chedoke Golf, Club House - 565 Aberdeen Ave.	11,443	11,443	11,443	11,443	11,443	11,443	11,443	11,443	11,443	11,443	\$261	\$314
Chedoke Golf, Pro Shop - 565 Aberdeen Ave.	2,974	2,974	2,974	2,974	2,974	2,974	2,974	2,974	2,974	2,974	\$368	\$432
Kings Forest Golf Clubhouse - 100 Greenhill Ave.	13,454	13,454	13,454	13,454	13,454	13,454	13,454	13,454	13,454	13,454	\$332	\$392
Ivor Wynne Stadium, Grandstands & Press Box - 75 Balsam Ave. N.	128,675	128,675	-	-	-	-	-	-	-	-	\$1,585	\$1,774
Tim Horton's Field	-	-	-	-	327,148	327,148	327,148	327,148	327,148	327,148	\$443	\$515
Churchill Fields Lawn Bowling (167 Cline N) - 167 Cline N.	4,568	4,568	4,568	4,568	4,568	4,568	4,568	4,568	4,568	4,568	\$225	\$274
Hamilton Tennis Club (257 Duke at HAAA Park)	7,064	7,064	7,064	7,064	7,064	7,064	7,064	7,064	7,064	7,064	\$380	\$445
Rosedale Tennis Club (Within Gage Park)	2,210	2,210	2,210	2,210	2,210	2,210	2,210	2,210	2,210	2,210	\$225	\$274
Rosedale Lawn Bowling (Within Gage Park) - 1000 Main St. E.	4,018	4,018	4,018	4,018	4,018	4,018	4,018	4,018	4,018	4,018	\$225	\$274
Gage Park Greenhouse #1/Tropical - 1000 Main St. E.	3,363	3,363	3,363	3,363	3,363	3,363	3,363	3,363	14,068	37,868	\$178	\$202
Gage Park Horticulture/Staff Bldg. - 1000 Main St. E.	6,271	6,271	6,271	6,271	6,271	6,271	6,271	6,271	6,271	6,271	\$235	\$733
Sackville Hill Senior Centre (780 Upper Wentworth)	24,452	24,452	24,452	24,452	24,452	24,452	24,452	24,452	24,452	24,452	\$357	\$420
Turner Park YMCA (Community Centre, Pool)	59,490	59,490	59,490	59,490	59,490	59,490	59,490	59,490	59,490	59,490	\$413	\$463
YWCA - Hamilton Seniors' Active Living Centre (75 MacNab St. S. - basement level)	7,529	7,529	7,529	7,529	7,529	7,529	7,529	7,529	7,529	7,529	\$167	\$211
YWCA - Ottawa St. Seniors Leisure Centre - 52 & 66 Ottawa St. N. (In two Buildings)	5,220	5,220	5,220	5,220	5,220	5,220	5,220	5,220	-	-	\$167	\$211
Main Hess Senior Centre (181 Main St. W. - 3rd Floor)	10,930	10,930	10,930	10,930	10,930	10,930	10,930	10,930	10,930	10,930	\$357	\$420
Lister Block	16,285	16,285	16,285	16,285	16,285	16,285	16,285	16,285	16,285	16,285	\$382	\$448
<b>Stoney Creek</b>												
H.G./Brewster Pool - 200 Dewitt Rd.	11,764	11,764	11,764	11,764	11,764	11,764	11,764	11,764	11,764	11,764	\$13,226	\$14,608
Green Acres Outdoor Pool - 90 Randall Ave	9,451	9,451	9,451	9,451	9,451	9,451	9,451	9,451	9,451	9,451	\$10,625	\$11,740
Stoney Creek Arena - 37 King St. W.	29,279	29,279	29,279	29,279	29,279	29,279	29,279	29,279	29,279	29,279	\$427	\$497
Saffleet Arena - 24 Sherwood Park Rd.	24,977	24,977	24,977	24,977	24,977	24,977	24,977	24,977	24,977	24,977	\$397	\$464
Optimist Club Community Centre - 890 Queenston	4,772	4,772	4,772	4,772	4,772	4,772	4,772	4,772	4,772	4,772	\$160	\$203
Stoney Creek Tennis Club (at Little League Park) - 880 Queenston Rd.	2,357	2,357	2,357	2,357	2,357	2,357	2,357	2,357	2,357	2,357	\$154	\$196
Valley Park Community Centre/Aquatic Centre - 970 Paramount Dr	35,362	35,362	35,362	35,362	35,362	35,362	35,362	35,362	35,362	35,362	\$299	\$356
Valley Park Tennis Club - 970 Paramount Dr.	1,690	1,690	1,690	1,690	1,690	1,690	1,690	1,690	1,690	1,690	\$165	\$208
Valley Park Arena - 970 Paramount Dr.	35,587	35,587	35,587	35,587	35,587	35,587	35,587	35,587	35,587	35,587	\$422	\$492
Fruitland Community Centre (Lion's Club) (14 Sherwood Park Rd)	5,047	5,047	5,047	5,047	5,047	5,047	5,047	5,047	5,047	5,047	\$234	\$284
Winona Scout Hall (Ward 11)	2,142	2,142	2,142	2,142	2,142	2,142	2,142	2,142	2,142	2,142	\$378	\$443
Winona Public School purchased for temporary community centre (facilities data)	-	-	-	-	-	33,480	33,480	33,480	33,480	33,480	\$370	\$733
Stoney Creek Recreation Centre (New) - 45 King St. W.	-	28,252	28,252	28,252	28,252	28,252	28,252	28,252	28,252	28,252	\$705	\$804
Winona Seniors - 1239 Highway 8 (Ward 11)	4,246	4,246	4,246	4,246	4,246	4,246	4,246	4,246	4,246	4,246	\$413	\$482
Club 60 - 4-6 King St. W.	3,568	3,568	3,568	3,568	3,568	3,568	3,568	3,568	3,568	3,568	\$358	\$421



**City of Hamilton  
 Service Standard Calculation Sheet**

Service: Indoor Recreation Facilities  
 Unit Measure: sq.ft. of building area

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2019 Building Value (\$/sq.ft.)	Value/ft <sup>2</sup> with land, site works, etc.
Kiwanis Club (former police building) - 200 Jones Rd. (Also called Fruitland Community Centre)	6,860	6,860	6,860	6,860	6,860	6,860	6,860	6,860	6,860	6,860	\$363	\$427
Stoney Creek Alliance Church/Community Centre (Saltfleet Community)	28,991	28,991	28,991	28,991	28,991	28,991	28,991	28,991	28,991	28,991	\$48	\$79
<b>Ancaster</b>												
Ancaster Community Centre (Morgan Firestone Arena) - 385 Jerseyville Rd.	92,958	92,958	92,958	92,958	92,958	92,958	92,958	92,958	92,958	92,958	\$456	\$529
Ancaster Community & Rotary Centre - 385 Jerseyville Rd.	44,317	44,317	44,317	44,317	44,317	44,317	44,317	44,317	44,317	44,317	\$250	\$302
Ancaster Senior Achievement Centre - 622 Alberton Rd.	13,858	13,858	13,858	17,335	17,335	17,335	17,335	17,335	17,335	17,335	\$310	\$368
Lawn Bowling Club House - 291 Lodor St.	847	847	847	1,948	1,948	1,948	1,948	1,948	1,948	1,948	\$235	\$285
Community Centre (Old Town Hall) - 310 Wilson St.	3,780	3,780	3,780	3,780	3,780	3,780	3,780	3,780	3,780	3,780	\$284	\$340
Tennis Club House - 291 Lodor St.	1,076	1,076	1,076	791	791	791	791	791	791	791	\$160	\$203
Carluk Community Centre - Carluk Rd.	2,553	2,553	2,553	2,553	2,553	2,553	-	-	-	-	\$278	\$333
Optimist Youth Centre - 237 Manitou Way	3,819	3,819	3,819	3,819	3,819	3,819	3,819	3,819	3,819	3,819	\$288	\$344
Lions (South) Club Building Lynden Park - 4070 Governors Rd.	2,280	2,280	2,280	2,280	2,280	2,280	2,280	2,280	2,280	2,280	\$862	\$977
Copetown & District Lions Community Centre - 1950 Governors Rd.	8,190	8,190	8,190	8,190	8,190	8,190	8,190	8,190	8,190	8,190	\$362	\$425
Lions Club Outdoor Pool - 236 Jerseyville Rd.	3,866	3,866	3,866	3,866	3,866	3,866	3,866	3,866	3,866	3,866	\$708	\$807
Spring Valley Arena - 29 Orchard Drive	25,244	25,244	25,244	25,244	29,621	29,621	29,621	29,621	29,621	29,621	\$377	\$442
Aquatic Centre - 47 Meadowbrook Dr.	15,959	15,959	15,959	15,959	15,959	15,959	15,959	15,959	15,959	15,959	\$17,942	\$19,807
<b>Dundas</b>												
Dundas Outdoor Community Pool - 39 Market St. S.	11,457	-	-	-	-	-	-	-	-	-	\$207	\$255
Dundas Community Pool	10,364	10,364	10,364	10,364	10,364	10,364	10,364	10,364	10,364	10,364	\$614	\$164
Dundas Market Street Arena - Grightmire - 35 Market St. S.	104,578	104,578	104,578	104,578	104,578	104,578	104,578	104,578	104,578	104,578	\$303	\$360
Olympic Arena - Westoby - 88 Olympic Dr.	27,150	27,150	27,150	27,150	27,150	27,150	27,150	27,150	27,150	27,150	\$375	\$440
Dundas Memorial Community Centre - 10 Market St. S.	13,600	13,600	13,600	13,600	13,600	13,600	13,600	13,600	13,600	13,600	\$518	\$597
Valleyfield Community Centre (Nigel Charlong Community Centre) - 287 Old Guelph Rd.	3,780	3,780	3,780	3,780	3,780	3,780	-	-	-	-	\$384	\$450
Dundas Driving Park Outdoor Rink Building - 71 Cross St. (Concession / Washroom / Ice Plant)	2,399	2,399	2,399	2,399	2,399	2,399	2,399	2,399	2,399	2,399	\$707	\$806
Tennis Club Building (Cross St.)	1,745	1,745	1,745	1,745	1,745	1,745	1,745	1,745	1,745	1,745	\$165	\$208
Lawn Bowling Club House (Cross St.)	1,728	1,728	1,728	1,728	1,728	1,728	1,728	1,728	1,728	1,728	\$111	\$149
<b>Glanbrook</b>												
Mt. Hope Hall - 3027 Homestead	7,492	7,492	7,492	7,492	7,492	7,492	7,492	7,492	7,492	7,492	\$190	\$217
Glanbrook Auditorium - 4300 Binbrook Rd	4,810	4,810	4,810	4,810	4,810	4,810	4,810	4,810	4,810	4,810	\$214	\$244
Glanbrook Arena - 4300 Binbrook Road	38,280	38,280	38,280	38,280	38,280	38,280	38,280	38,280	38,280	38,280	\$316	\$356
Binbrook Memorial Hall - 2600 Hwy 56	7,596	7,596	7,596	7,596	7,596	7,596	7,596	7,596	7,596	7,596	\$256	\$309
Woodburn Centennial Hall - 1062 Golf Club Road	2,974	2,974	2,974	2,974	2,974	2,974	2,974	2,974	2,974	2,974	\$334	\$395
Lions Youth Centre - 3027 Homestead Dr.	6,035	6,035	6,035	6,035	6,035	6,035	6,035	6,035	6,035	6,035	\$340	\$383



**City of Hamilton  
 Service Standard Calculation Sheet**

Service: Indoor Recreation Facilities  
 Unit Measure: sq.ft. of building area

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2019 Building Value (\$/sq.ft.)	Value/ft <sup>2</sup> with land, site works, etc.
<b>Flamborough</b>												
Beverly Arena - 680 Highway 8	32,969	32,969	32,969	32,969	32,969	32,969	32,969	32,969	32,969	32,969	\$392	\$440
Beverly Community Centre - 680 Highway 8	4,630	4,630	4,630	4,630	4,630	4,630	4,630	4,630	4,630	4,630	\$278	\$314
Carlisle Arena - 1496 Centre Rd.	33,062	33,062	33,062	33,062	33,062	33,062	33,062	33,062	33,062	33,062	\$363	\$408
Carlisle Community Centre - 1496 Centre Rd. (Includes Storage / Washroom)	4,900	4,900	4,900	4,900	4,900	4,900	4,900	4,900	4,900	4,900	\$278	\$314
North Wentworth Arena	27,888	-	-	-	-	-	-	-	-	-	\$278	\$333
Harry Howell Arena (Formerly North Wentworth Twin Pad) - 27 Highway 5 W.	-	92,640	92,640	92,640	92,640	92,640	92,640	92,640	92,640	92,640	\$234	\$284
Beverly Township Hall - 795 Old Highway 8	3,995	3,995	3,995	3,995	3,995	3,995	3,995	3,995	3,995	3,995	\$278	\$314
Carlisle Memorial Hall - 273 Carlisle Rd.	4,513	4,513	4,513	4,513	4,513	4,513	4,513	4,513	4,513	4,513	\$334	\$376
Lynden Legion Park - 204 Lynden Rd.	8,400	8,400	8,400	8,400	8,400	8,400	8,400	8,400	8,400	8,400	\$83	\$99
Waterdown Memorial Hall - 317 Dundas St. E.	3,003	3,003	3,003	3,003	3,003	3,003	3,003	3,003	3,003	3,003	\$442	\$514
Millgrove Community Centre - 855 Millgrove Side. Rd.	4,811	4,811	4,811	4,811	4,811	4,811	4,811	4,811	4,811	4,811	\$278	\$314
Mountsberg Hall - 2133 Centre Rd.	1,432	1,432	1,432	1,432	1,432	1,432	1,432	1,432	1,432	1,432	\$334	\$376
Sealy Park Scout Hall - 115 Main St. S.	3,016	3,016	3,016	3,016	3,016	3,016	3,016	3,016	3,016	3,016	\$382	\$448
Sheffield Community Centre - 2339 5th Concession Rd. W.	4,267	4,267	4,267	4,267	4,267	4,267	4,267	4,267	4,267	4,267	\$383	\$449
Greensville Hall - 283 Brock Rd.	2,867	2,867	2,867	2,867	2,867	2,867	2,867	2,867	2,867	2,867	\$411	\$461
Valens Community Centre - 1818 Valens Rd.	3,180	3,180	3,180	3,180	3,180	3,180	3,180	3,180	3,180	3,180	\$278	\$314
Flamborough YMCA (207 Parkside Dr.) (50% City Benefit)	43,000	43,000	43,000	43,000	43,000	43,000	43,000	43,000	43,000	43,000	\$167	\$211
Flamborough Seniors Centre 163 Dundas St. E.	-	-	-	-	-	5,560	5,560	5,560	5,560	5,560	\$400	\$450
Bernie Morelli Recreation Centre (& Senior's Centre) & outdoor rink/splashpad	-	-	-	-	-	-	-	54,010	54,010	54,010	\$479	\$554
Confederation Beach Park & Wild Water Works (10 Facilities)	24,710	24,710	24,710	24,710	24,710	24,710	24,710	24,710	24,710	24,710	\$780	\$887
Confederation Beach Park & Wild Water Works - Park Sheds (13 Facilities)	9,395	9,395	9,395	9,395	9,395	9,395	9,395	9,395	9,395	9,395	\$343	\$405
Confederation Beach Park & Wild Water Works - Admin Building & Main Kiosk	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	\$312	\$370
Confederation Beach Park & Wild Water Works - Workshop	1,290	1,290	1,290	1,290	1,290	1,290	1,290	1,290	1,290	1,290	\$401	\$468
Chedoke Yard, Storage Bldg., 565 Aberdeen Ave.	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	\$101	\$242
Barton Community Hall (Formerly Barton Yard, Carpenter's Shop (125 Barton St. W.))									13,453	13,453	\$401	\$468
<b>Total</b>	<b>2,068,369</b>	<b>2,201,853</b>	<b>2,073,178</b>	<b>2,077,471</b>	<b>2,385,046</b>	<b>2,418,858</b>	<b>2,412,525</b>	<b>2,477,240</b>	<b>2,495,819</b>	<b>2,495,819</b>		
Population	519,949	522,456	526,269	529,038	532,521	536,917	542,430	547,562	553,499	559,561		
Per Capita Standard	3.9780	4.2144	3.9394	3.9269	4.4788	4.5051	4.4476	4.5241	4.5092	4.4603		
<b>10 Year Average</b>												
Quantity Standard	4.2984											
Quality Standard	\$688											
Service Standard	\$2,957											
<b>D.C. Amount (before deductions)</b>												
Forecast Population	65,046											
\$ per Capita	\$2,957											
Eligible Amount	\$192,357,934											



**City of Hamilton  
 Service Standard Calculation Sheet**

Service: Indoor Recreation Facilities - Buildings Within Parks  
 Unit Measure: sq.ft. of building area

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2019 Building Value (\$/sq.ft.)
<b>Park Amenities (sq.ft.)</b>											
Alexander Park - Washroom / Concession / Storage	1,954	1,954	1,954	1,954	1,954	1,954	1,954	1,954	1,954	1,954	\$780
Cathedral Park - Field House / Washrooms / Storage	1,475	1,475	1,475	1,475	1,475	1,475	1,475	1,475	1,475	1,475	\$780
Highland Gardens Park - Block Storage Hut	124	124	124	124	124	124	124	124	-	-	\$1,400
Escarpment Ward 1 - Utility Structure Associated With C.S.O. Tank Above Chedoke	282	282	282	282	282	282	282	282	282	282	\$638
Bayfront Park - Concession	693	693	693	693	693	693	693	693	693	693	\$147
Bayfront Park - Public Works Storage Building	1,398	1,398	1,398	1,398	1,398	1,398	1,398	1,398	1,398	1,398	\$90
Bayfront Park - Storage Building West Of Yacht Club	455	455	455	455	455	455	455	455	455	455	\$147
Bayfront Park - Washroom At Parking Lot With Roof Top Lookout	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600	\$780
Bayfront Park - Yacht Club Building	3,813	3,813	3,813	3,813	3,813	3,813	3,813	3,813	3,813	3,813	\$191
Broughton Park East - Sunshelter With Storage Building	671	671	671	671	671	671	671	671	671	671	\$147
Jack C. Beemer Park Washroom & Concession	-	-	-	2,000	2,000	2,000	2,000	2,000	2,000	2,000	\$780
Carter Park - Washrooms / Storage	333	333	333	333	333	333	333	333	333	333	\$780
Central Park - Block Building With Concession Area & Shelter	695	695	695	695	695	695	695	695	695	695	\$147
Corktown Park - Washrooms / Storage	1,546	1,546	1,546	1,546	1,546	1,546	1,546	1,546	1,546	1,546	\$780
Eastwood Park- Concession	2,777	2,777	2,777	2,777	2,777	2,777	2,777	2,777	2,777	2,777	\$147
Ferguson Ave Shelter - Pavilion	4,205	4,205	4,205	4,205	4,205	4,205	4,205	4,205	4,205	4,205	\$147
Jackie Washington Rotary Park - Washrooms / Concession	678	678	678	678	678	678	678	678	678	678	\$147
Pier 4 Park - Gartshore - Thomson Building	1,975	1,975	1,975	1,975	1,975	1,975	1,975	1,975	1,975	1,975	\$212
Shamrock Park - Storage	156	156	156	156	156	156	156	156	156	156	\$147
Belview Park - Utility Building For Spray Pad And Supie	365	365	365	365	365	365	365	365	365	365	\$355
Lucy Day Park - Storage/Utility/Washroom	351	351	351	351	351	351	351	351	351	351	\$355



**City of Hamilton  
 Service Standard Calculation Sheet**

Service: Indoor Recreation Facilities - Buildings Within Parks  
 Unit Measure: sq.ft. of building area

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2019 Building Value (\$/sq.ft.)
Myrtle Park - Pavilion/Storage	1,160	1,160	1,160	1,160	1,160	1,160	1,160	1,160	1,160	1,160	\$147
Powell Park - Washrooms, Small Meeting Space, Storage	4,305	4,305	4,305	4,305	4,305	4,305	4,305	4,305	4,305	4,305	\$147
Woodlands Park - Concession / Washrooms	2,495	2,495	2,495	2,495	2,495	2,495	2,495	2,495	2,495	2,495	\$780
Andrew Warburton Memorial Park - Storage/Utility Building With Sun Shelter	688	688	688	688	688	688	688	688	688	688	\$147
Globe Park - Storages	424	424	424	424	424	424	424	424	-	-	\$90
Globe Park - Washrooms / Changerooms	1,765	1,765	1,765	1,765	1,765	1,765	1,765	1,765	-	-	\$780
Mahony Park - Storage For Batting Cage	139	139	139	139	139	139	139	139	-	-	\$90
Mahony Park - Washrooms	2,941	2,941	2,941	2,941	2,941	2,941	2,941	2,941	2,941	2,941	\$780
Montgomery Park - Washroom / Storage / Concession	2,788	2,788	2,788	2,788	2,788	2,788	3,770	3,770	3,770	3,770	\$780
Normanhurst Community Centre	2,885	2,885	2,885	2,885	2,885	2,885	2,885	-	-	-	\$459
Roxborough Park - Washroom / Storage / Concession	1,184	1,184	1,184	1,184	1,184	1,184	1,184	1,184	1,184	1,184	\$780
St. Christopher's Park - Storage With Sunshelter	652	652	652	652	652	652	652	652	652	652	\$147
Woodward Park - Washroom / Sun Shelter	667	667	667	667	667	667	667	667	667	667	\$780
Buchanan Park - Storage	125	125	125	125	125	125	125	125	125	125	\$147
Buchanan Park - Washroom And Changeroom Facility	1,959	1,959	1,959	1,959	1,959	1,959	1,959	1,959	1,959	1,959	\$780
Gilkson Park - Small Storage Next To Playground	274	274	274	274	274	274	274	274	274	274	\$90
Gilkson Park - Small Utility Shed Next To Ball Diamond At Street	100	100	100	100	100	100	100	100	100	100	\$90
Gilkson Park - Washrooms And Utility For Spray Pad	1,234	1,234	1,234	1,234	1,234	1,234	1,234	1,234	1,234	1,234	\$780
Gourley Park - Washroom / Storage / Concession	1,377	1,377	1,377	1,377	1,377	1,377	1,377	1,377	1,377	1,377	\$780
Mountview Park - Storage / Pavilion	557	557	557	557	557	557	557	557	557	557	\$147





**City of Hamilton  
 Service Standard Calculation Sheet**

Service: Indoor Recreation Facilities - Buildings Within Parks  
 Unit Measure: sq.ft. of building area

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2019 Building Value (\$/sq.ft.)
Scenic Parkette - Storage	1,129	1,129	1,129	1,129	1,129	1,129	1,129	1,129	1,129	1,129	\$147
Shawinigan Park - Storage And Sunshelter	684	684	684	684	684	684	684	684	684	684	\$147
William Mcculloch Park - Change / Washroom	372	372	372	372	372	372	372	372	372	372	\$780
William Mcculloch Park - Storage	224	224	224	224	224	224	224	224	224	224	\$90
Veevers Park - Sunshelter With Storage Building	671	671	671	671	671	671	671	671	671	671	\$147
Sam Manson Park - Washroom / Storage Building	3,250	3,250	3,250	3,250	3,250	3,250	3,250	3,250	3,250	3,250	\$780
Rosedale Park - Bocce / Small Building / Baseball Storage And Field House	-	-	-	5,699	5,699	5,699	5,699	5,699	5,699	5,699	\$139
Rosedale Park - Utility Bldg For Cso Tank	990	990	990	990	990	990	990	990	990	990	\$147
Rosedale Park - Utility Bldg For New Cso Tank Behind Arena	-	-	-	879	879	879	879	879	879	879	\$147
Father Sean O'Sullivan Park - Bocce Storage Shed	-	-	-	100	100	100	100	100	100	100	\$90
Father Sean O'Sullivan Park - Water Chamber Structure	-	-	-	72	72	72	72	72	72	72	\$147
Glendale Park - Spray Pad Utility Building / Storage	683	683	683	683	683	683	683	683	683	683	\$147
Beach Strip Open Space - Washroom Utility Building For Trail System	1,827	1,827	1,827	1,827	1,827	1,827	1,827	1,827	728	728	\$780
Billy Sherring Park - Sunshelter Washroom Building	1,405	1,405	1,405	1,405	1,405	1,405	1,405	1,405	1,405	1,405	\$780
Bruce Park - Washrooms / Changerooms	1,903	1,903	1,903	1,903	1,903	1,903	1,903	1,903	1,903	1,903	\$780
Eastmount Community Centre	2,413	2,413	2,413	2,413	2,413	2,413	2,413	2,413	2,413	2,413	\$511
Eleanor Park - Washroom / Storage / Utility	688	688	688	688	688	688	688	688	688	688	\$780
Elmar Park - Park Water Chamber Bldg	-	-	-	72	72	72	72	72	72	72	\$199
Macassa Park - Washroom / Storage	4,075	4,075	4,075	4,075	4,075	4,075	4,075	4,075	4,075	4,075	\$780



**City of Hamilton  
 Service Standard Calculation Sheet**

Service: Indoor Recreation Facilities - Buildings Within Parks  
 Unit Measure: sq.ft. of building area

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2019 Building Value (\$/sq.ft.)
Sackville Hill Memorial Park - Bocce Storage Shed	150	150	150	150	150	150	150	150	150	150	\$90
Sackville Hill Memorial Park - Changeroom / Washrooms / Parks Staff Area	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	\$780
Sackville Hill Memorial Park - Garbage Storage (Associated with Facility & Park Services)	400	400	400	400	400	400	400	400	400	400	\$68
Sackville Hill Memorial Park - Storage Garage Used By Parks	500	500	500	500	500	500	500	500	500	500	\$147
T.B. Mcquesten Park - Storage / Washroom / Utility	4,336	4,336	4,336	4,336	4,336	4,336	4,336	4,336	4,336	4,336	\$780
William Schwenger Washroom	-	-	-	-	-	-	-	800	800	800	\$780
Trieste Bocce Club - Bocce Court	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	\$147
Trieste Bocce Club - Clubhouse	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	\$147
William Connell Park Buildings (2: 1 public washroom & 1 fieldhouse building with showers & changerooms)	-	-	-	-	-	-	-	7,000	2,860	2,860	\$431
Mohawk Sports Park - Bernie Arbour Stadium / Changerooms / Concessions / Washrooms	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	5,095	5,095	\$355
Mohawk Sports Park - Building B - Rugby Field House / Changerooms / Washrooms	2,784	2,784	2,784	2,784	2,784	2,784	2,784	2,784	2,784	2,784	\$780
Mohawk Sports Park - Building C - Small Parks Utility Building Behind The Soccer Field House	1,711	1,711	1,711	1,711	1,711	1,711	1,711	1,711	1,711	1,711	\$355
Mohawk Sports Park - Building D - Track And Field Entrance Building	6,545	6,545	6,545	6,545	6,545	6,545	6,545	6,545	6,545	6,545	\$147
Mohawk Sports Park - Small Storage Structure Adjacent To Scorer's Booth	143	143	143	143	143	143	143	143	143	143	\$147
Mohawk Sports Park - Small Structure Next To Rugby Building	158	158	158	158	158	158	158	158	158	158	\$90



**City of Hamilton  
 Service Standard Calculation Sheet**

Service: Indoor Recreation Facilities - Buildings Within Parks  
 Unit Measure: sq.ft. of building area

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2019 Building Value (\$/sq.ft.)
Mohawk Sports Park - Soccer Field House Building / Storage For Parks	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	\$212
Mohawk Sports Park - Storage - Most Southerly Building Between 2 Ball Diamonds	243	243	243	243	243	243	243	243	243	243	\$90
Mohawk Sports Park - Storage / Office Space	1,565	1,565	1,565	1,565	1,565	1,565	1,565	1,565	1,565	1,565	\$147
Berrisfield Park - Utility Building For Spray Pad And Supie	688	688	688	688	688	688	688	688	688	688	\$251
Bobby Kerr Park - Storage - 3 Structures Side By Side	383	383	383	383	383	383	383	383	383	383	\$147
New Bobby Kerr Washroom Building	-	-	-	-	-	-	900	900	900	900	\$780
Highview Park - Storage Shed	63	63	63	63	63	63	63	63	63	63	\$90
Lisgar Park - Bocce Building	-	-	-	765	765	765	765	765	765	765	\$147
Lisgar Park - Sun Shelter / Storage / Utility / Washrooms	690	690	690	690	690	690	690	690	690	690	\$147
Mountain Drive Park - Washrooms / Storage	2,152	2,152	2,152	2,152	2,152	2,152	2,152	2,152	2,152	2,152	\$780
Templemead Park - Storage	138	138	138	138	138	138	138	138	138	138	\$90
Trenholme - Splashpad Equipment Building	-	50	50	50	50	50	50	50	50	50	\$251
Trenholme Park - Bocce Storage Shed	302	302	302	302	302	302	302	302	302	302	\$90
Trenholme Park - Public Washrooms	-	-	-	-	-	-	852	852	852	852	\$780
Victoria Park - Washroom / Concession At South End Of Park (Also secondary storage building near baseball diamond)	1,982	1,982	1,982	1,982	1,982	1,982	1,982	1,982	1,982	1,982	\$780
Chedoke Golf - Golf Shelter - 113753	198	198	198	198	198	198	198	198	198	198	\$68
Chedoke Golf - Storage - 110526	1,217	1,217	1,217	1,217	1,217	1,217	1,217	1,217	1,217	1,217	\$90
Chedoke Golf - Storage - 111373	130	130	130	130	130	130	130	130	130	130	\$147
Chedoke Golf - Storage - 111427	771	771	771	771	771	771	771	771	771	771	\$147
Chedoke Golf - Storage - 121640	195	195	195	195	195	195	195	195	195	195	\$147
Chedoke Golf - Storage - 124650	435	435	435	435	435	435	435	435	435	435	\$147
Chedoke Golf - Washrooms - 114305	548	548	548	548	548	548	548	548	548	548	\$780



**City of Hamilton  
 Service Standard Calculation Sheet**

Service: Indoor Recreation Facilities - Buildings Within Parks  
 Unit Measure: sq.ft. of building area

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2019 Building Value (\$/sq.ft.)
Chedoke Golf - Washrooms - 126793	724	724	724	724	724	724	724	724	724	724	\$780
Chedoke Golf - Washrooms / Storage - 125141	396	396	396	396	396	396	396	396	396	396	\$780
Kings Forest Golf Club - Maintenance Building	6,474	6,474	6,474	6,474	6,474	6,474	6,474	6,474	6,474	6,474	\$296
Kings Forest Golf Club - Storage / Office	1,211	1,211	1,211	1,211	1,211	1,211	1,211	1,211	1,211	1,211	\$90
Kings Forest Golf Club - Storage Quonset	2,084	2,084	2,084	2,084	2,084	2,084	2,084	2,084	2,084	2,084	\$90
Churchill Park - Cricket Club's Storage Buildings (2)	271	271	271	271	271	271	271	271	271	271	\$147
Churchill Park - Garden Shed	138	138	138	138	138	138	138	138	138	138	\$147
Churchill Park - Small Storage Shed To East Of Main Building	182	182	182	182	182	182	182	182	182	182	\$147
Churchill Park - Storage Shed	110	110	110	110	110	110	110	110	-	-	\$147
Churchill Park - Washroom / Changeroom	857	857	857	857	857	857	857	857	857	857	\$780
HAAA - Field House/Changeroom/Washrooms	5,356	5,356	5,356	5,356	5,356	5,356	5,356	5,356	5,356	5,356	\$780
HAAA - Shelter For Tennis Court Area	265	265	265	265	265	265	265	265	265	265	\$276
Rosedale Tennis - Small Entrance Structure Attached To Tennis Bubble	205	205	205	205	205	205	205	205	-	-	\$276
Rosedale Tennis Club Bubble Structure	23,065	23,065	23,065	23,065	23,065	23,065	23,065	23,065	23,065	23,065	\$75
Gage Park - 2 Storage Bldgs, 1 Concrete Stucco And 1 Block	202	202	202	202	202	202	202	202	202	202	\$147
Gage Park - New Baseball Changeroom Building By Parking Lot	867	867	867	867	867	867	867	867	867	867	\$147
Gage Park - Small Building South Of Baseball Change Rooms	158	158	158	158	158	158	158	158	158	158	\$90
Gage Park - Small Storage Shed Next To Lawn Bowling Club House	194	194	194	194	194	194	194	194	194	194	\$90
Gage Park - Small Structure North Of Tennis Courts	342	342	342	342	342	342	342	342	342	342	\$147
Gage Park - Washroom, Utility Building For Wading Pool And Spray Pad	480	480	480	480	480	480	480	480	480	480	\$780
Gage Park - Band Shell Washrooms / Storage	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	\$780
Turner Park - Washrooms	-	-	900	900	900	900	900	1,800	2,250	2,250	\$780
Sam Manson Park - Bocce Storage Building	-	-	-	-	-	-	100	100	100	100	\$91



**City of Hamilton  
 Service Standard Calculation Sheet**

Service: Indoor Recreation Facilities - Buildings Within Parks  
 Unit Measure: sq.ft. of building area

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2019 Building Value (\$/sq.ft.)
Sam Manson Park - Bocce Club House Building	-	-	-	-	-	-	1,350	1,350	1,350	1,350	\$780
Riverdale East Park Bocce Storage Building - 135 Vittorito Ave. (St. Agnes Bocce Storage Bldg)	312	312	312	312	312	312	312	312	310	310	\$91
Glen Castle Park Bocce Storage Building - 30 Glen Castle Dr.	100	100	100	100	100	100	100	100	126	126	\$91
Dave Andreychuk Mountain Arena Bocce Storage Building - 25 Hester St.	190	190	190	190	190	190	190	190	190	190	\$91
Winona Park - Picnic Pavilion In Woods Area (Ward 11)	1,723	1,723	1,723	1,723	1,723	1,723	1,723	1,723	1,723	1,723	\$68
Winona Park - Storage	630	630	630	630	630	630	630	630	630	630	\$147
Battlefield Park - Washroom / Concession	3,350	3,350	3,350	3,350	3,350	3,350	3,350	3,350	3,350	3,350	\$780
Eastdale Park - Bocce / Washroom / Storage	-	-	-	580	580	580	580	580	580	580	\$780
Ferris Park - Bocce Club Bldg	-	-	-	592	592	592	592	592	592	592	\$780
Heritage Green Community Sports Park - Parks Works Building	396	396	396	396	396	396	396	396	396	396	\$251
Heritage Green Community Sports Park - Washrooms / Storage / Utilities	-	-	-	5,213	5,213	5,213	5,213	5,213	5,213	5,213	\$780
Little League Park - Storage	499	499	499	499	499	499	499	499	499	499	\$147
Little League Park - Tennis Club House (Stoney Creek) Stoney Creek Tennis Club House	2,274	2,274	2,274	2,274	2,274	2,274	2,274	2,274	2,274	2,274	\$147
Maplewood Park - Storage/Washroom	141	141	141	141	141	141	141	141	355	355	\$147
Memorial Park - Bocce Building (87 Glen Cannon Dr.)	-	-	-	560	560	560	560	560	560	560	\$147
Stoney Creek Storage Building & Workshop (77 King St. West at Battlefield Park)	875	875	875	875	875	875	875	875	875	875	\$296
Valley Park - Washroom / Changeroom	1,075	1,075	1,075	1,075	1,075	1,075	1,075	1,075	1,075	1,075	\$780
Ancaster Little League Park Fieldhouse (Washroom / Storage / Concession)	1,099	1,099	1,099	1,099	1,099	1,099	1,099	1,099	1,099	1,099	\$780
Ancaster Community Centre Park Fieldhouse (Washroom / Maintenance / Storage / Concession)	1,112	1,112	1,112	1,112	1,112	1,112	1,112	1,112	1,112	1,112	\$780



**City of Hamilton  
 Service Standard Calculation Sheet**

Service: Indoor Recreation Facilities - Buildings Within Parks  
 Unit Measure: sq.ft. of building area

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2019 Building Value (\$/sq.ft.)
Small Storage (Village Green) - 291 Lodor St.	118	118	118	118	118	118	118	118	118	118	\$91
Dundas Driving Park - Baseball Washroom/Concession	1,279	1,279	1,279	1,279	1,279	1,279	1,279	1,279	1,279	1,279	\$780
Dundas Driving Park - Pavilion - 160003	1,225	1,225	1,225	1,225	1,225	1,225	1,225	1,225	1,225	1,225	\$147
Dundas Driving Park - Splash Pad Utility	-	206	206	206	206	206	206	206	206	206	\$147
Dundas Driving Park - Washroom Small Storage Structure	105	105	105	105	105	105	105	105	105	105	\$780
Edwards Park - Storage / Concession	809	809	809	809	809	809	809	809	809	809	\$199
Martino Memorial Park - Washrooms And Changerooms	930	930	930	930	930	930	930	930	930	930	\$780
Martino Memorial Park - Washrooms And Concession Booth	1,832	1,832	1,832	1,832	1,832	1,832	1,832	1,832	1,832	1,832	\$780
Sanctuary Park - Washrooms (may possibly be closed most seasons)	700	700	700	700	700	700	700	700	700	700	\$780
Veterans Park - Storage / Concession	1,205	1,205	1,205	1,205	1,205	1,205	1,205	1,205	1,205	1,205	\$199
Binbrook Park - Ball Park Washroom	250	250	250	250	250	250	250	250	250	250	\$780
Glanbrook Sports Park - Concession / Washrooms	505	505	505	505	505	505	505	505	505	505	\$780
Woodburn Ball Park - Concession / Washroom	1,120	1,120	1,120	1,120	1,120	1,120	1,120	1,120	1,120	1,120	\$780
Flamborough Centre Park - Garage / Washroom / Concession	436	436	436	436	436	436	436	436	-	-	\$780
Freelton Community Park - Outdoor rink / Washrooms	-	-	-	-	-	3,240	3,240	3,240	3,240	3,240	\$1,147
Freelton Community Park - Storage	120	120	120	120	120	120	120	120	120	120	\$90
Freelton Community Park - Storage Building #2	120	120	120	120	120	120	120	120	120	120	\$147
Gatesbury Park - Washrooms (operationally closed)	700	700	700	700	700	700	700	700	700	700	\$780
Joe Sam's Leisure Park - Washroom And Storage / Snack Bar	1,795	1,795	1,795	1,795	1,795	1,795	1,795	1,795	1,795	1,795	\$780
Lynden Lions South Park - Lions Community Hall	2,280	2,280	2,280	2,280	2,280	2,280	2,280	2,280	2,280	2,280	\$417



**City of Hamilton  
 Service Standard Calculation Sheet**

Service: Indoor Recreation Facilities - Buildings Within Parks  
 Unit Measure: sq.ft. of building area

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2019 Building Value (\$/sq.ft.)
Lynden Lions South Park - Washroom/Concession North End Of Park	1,167	1,167	1,167	1,167	1,167	1,167	1,167	1,167	1,167	1,167	\$780
Millgrove Park - Pavilion / Concession	1,680	1,680	1,680	1,680	1,680	1,680	1,680	1,680	1,680	1,680	\$120
Millgrove Park - Small Storage / Washroom Between The Diamonds	280	280	280	280	280	280	280	280	280	280	\$780
Millgrove Park - Washrooms	436	436	436	436	436	436	436	436	436	436	\$780
Sheffield Ball Park - Concession / Shelter	1,161	1,161	1,161	1,161	1,161	1,161	1,161	1,161	1,161	1,161	\$199
Strabane Community Park - Washroom / Concession / Storage	900	900	900	900	900	900	900	900	900	900	\$780
Tower Park - Storage	140	140	140	140	140	140	140	140	140	140	\$147
Waterdown Memorial Park - Storage Shed	88	88	88	88	88	88	88	88	88	88	\$90
Waterdown Memorial Park & Ice Loop- Washroom / Storage / Utility For Ice Plant and Spraypad	-	-	-	1,610	1,610	1,610	1,610	1,610	1,610	1,610	\$1,938
Carlisle Memorial Park - Storage For Grass Cutting Equipment	632	632	632	632	632	632	632	632	632	632	\$147
Carlisle Memorial Park - Washroom Building East Of The Storage Garage	155	155	155	155	155	155	155	155	155	155	\$780
Centennial Heights Park - 2nd. Flr Concession Booth / Lower Level Washrooms / Utility Room	528	528	528	528	528	528	528	528	528	528	\$780
Bullocks Corner Park - Storage / Concession	280	280	280	280	280	280	280	280	280	280	\$120
Bullocks Corner Park - Washroom / Storage And Utility Building	1,367	1,367	1,367	1,367	1,367	1,367	1,367	1,367	1,367	1,367	\$780
Beverly Park - Concession - Located South West Corner Of Parking Lot	600	600	600	600	600	600	600	600	600	600	\$199
Beverly Park - Football Portable Changeroom North Building	817	817	817	817	817	817	817	817	-	-	\$199



**City of Hamilton  
 Service Standard Calculation Sheet**

Service: Indoor Recreation Facilities - Buildings Within Parks  
 Unit Measure: sq.ft. of building area

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2019 Building Value (\$/sq.ft.)
Beverly Park - Football Portable Changeroom South Building	831	831	831	831	831	831	831	831	-	-	\$199
Beverly Park - Storage Garage At Entrance To Park	2,664	2,664	2,664	2,664	2,664	2,664	2,664	2,664	2,663	2,663	\$199
Beverly Park - Tennis Clubhouse	605	605	605	605	605	605	605	605	-	-	\$142
Beverly Park - Washrooms - Located North West Corner Of Parking Lot	300	300	300	300	300	300	300	300	300	300	\$780
<b>Total</b>	<b>211,823</b>	<b>212,079</b>	<b>212,979</b>	<b>231,121</b>	<b>231,121</b>	<b>234,361</b>	<b>238,545</b>	<b>244,360</b>	<b>236,447</b>	<b>236,447</b>	

Population	519,949	522,456	526,269	529,038	532,521	536,917	542,430	547,562	553,499	559,561
Per Capita Standard	0.407	0.406	0.405	0.437	0.434	0.437	0.440	0.446	0.427	0.423

10 Year Average	2011-2020
Quantity Standard	0.4261
Quality Standard	\$436
Service Standard	\$186

D.C. Amount (before deductions)	10 Year
Forecast Population	65,046
\$ per Capita	\$186
Eligible Amount	\$12,083,595





**City of Hamilton  
 Service Standard Calculation Sheet**

Service: Recreation Vehicles and Equipment  
 Unit Measure: No. of vehicles and equipment

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2019 Value (\$/Vehicle)
140A - Ice Edger	15	17	19	20	20	21	21	21	23	23	\$3,700
Snow Blower	13	13	15	15	15	16	18	18	18	18	\$1,200
Clark Focus 11	2	2	3	3	3	3	3	3	3	3	\$8,400
Clark Focus L20	-	-	-	1	1	3	3	3	3	3	\$8,400
Micro Mag 20-D	1	1	2	2	2	2	2	2	2	2	\$8,400
Magnum 34-D Scrubber	-	1	1	1	1	1	1	1	2	2	\$8,400
Magnum 26-D Scrubber	-	1	1	1	1	1	1	1	1	1	\$8,400
Nobles	-	-	-	1	1	1	1	1	1	1	\$8,400
Nobles Speed Scrub	-	-	1	2	2	3	3	3	3	3	\$8,400
Nobles SS3	-	-	-	1	1	1	1	1	1	1	\$8,400
Numatic International	-	-	-	1	1	1	1	1	1	1	\$8,400
Speed Scrubber 1701 Plus	1	1	1	1	1	1	1	1	1	1	\$8,400
Tomcat 2000	2	2	2	2	2	2	2	2	2	2	\$8,400
Tomcat 2300 Version 3.0	1	1	1	1	1	1	1	1	1	1	\$8,400
Tomcat 20-D	1	1	1	1	1	1	1	1	1	1	\$8,400
Tomcat 26-D	1	1	1	1	1	1	1	1	1	1	\$8,400
Tomcat Mini Mag 21-2500	1	1	1	1	1	1	1	1	1	1	\$8,400
Tomcat Mini Mag 26-D	2	2	2	2	2	2	2	2	1	1	\$8,400
Tomcat Magnum 34D	-	1	1	1	1	1	1	1	1	1	\$8,400
Viper	-	-	-	1	1	1	1	1	1	1	\$8,400
<b>Total</b>	<b>40</b>	<b>45</b>	<b>52</b>	<b>59</b>	<b>59</b>	<b>64</b>	<b>66</b>	<b>66</b>	<b>68</b>	<b>68</b>	

Population	519,949	522,456	526,269	529,038	532,521	536,917	542,430	547,562	553,499	559,561
Per Capita Standard	0.00010	0.00010	0.00010	0.00010	0.00010	0.00010	0.00010	0.00010	0.00010	0.00010

10 Year Average	2011-2020
Quantity Standard	0.0001
Quality Standard	\$5,300
Service Standard	\$0.53

D.C. Amount (before deductions)	10 Year
Forecast Population	65,046
\$ per Capita	\$0.53
Eligible Amount	\$34,474



**City of Hamilton  
 Service Standard Calculation Sheet**

Service: Library Facilities  
 Unit Measure: sq.ft. of building area

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2019 Building Value (\$/sq.ft.)
<b>Hamilton</b>											
Central - 55 York Blvd.	185,978	185,978	185,978	185,978	185,978	185,978	185,978	185,978	185,978	185,978	\$316
Barton - 571 Barton St. E.	7,612	7,612	7,612	7,612	7,612	7,612	7,612	7,612	7,612	7,612	\$426
Concession - 565 Concession St.	8,316	8,316	8,316	8,316	8,316	8,316	8,316	8,316	8,316	8,316	\$426
Kenilworth - 103 Kenilworth Ave.	7,960	7,960	7,960	7,960	7,960	7,960	7,960	7,960	7,960	7,960	\$426
Locke - 285 Locke St. S.	1,486	1,486	1,486	1,486	1,486	1,486	1,486	1,486	1,486	1,486	\$426
Red Hill - 695 Queenston Rd.	11,760	11,760	11,760	11,760	11,760	11,760	11,760	11,760	11,760	11,760	\$316
Sherwood - 467 Upper Ottawa	20,400	20,400	20,400	20,400	20,400	20,400	20,400	20,400	20,400	20,400	\$316
Terryberry - 100 Mohawk Rd. E.	28,109	28,109	28,109	28,109	28,109	28,109	28,109	28,109	28,109	28,109	\$316
Westdale - 955 King St. W.	10,277	10,277	10,277	10,277	10,277	10,277	10,277	10,277	10,277	10,277	\$316
Turner Park Library - 352 Rymal Rd. E.	24,116	24,116	24,116	24,116	24,116	24,116	24,116	24,116	24,116	24,116	\$316
<b>Stoney Creek</b>											
Stoney Creek Town Hall Library - 777 Highway 8	15,739	11,365	11,365	11,365	11,365	11,365	11,365	11,365	11,365	11,365	\$316
Saltfleet Library - 131 Gray Rd.	15,645	15,645	11,573	11,573	11,573	11,573	11,573	11,573	11,573	11,573	\$316
Valley Park Library - 970 Paramount Dr.	2,976	2,976	2,976	2,976	2,976	2,976	2,976	2,976	2,976	2,976	\$426
<b>Ancaster</b>											
Library (300 Wilson St. East)	13,153	13,153	13,153	13,153	13,153	13,153	13,153	13,153	13,153	13,153	\$316
<b>Dundas</b>											
Dundas Public Library (Ogilvie St.)	13,712	13,712	13,712	13,712	13,712	13,712	13,712	13,712	13,712	13,712	\$316
<b>Glanbrook</b>											
Mount Hope - 3027 Homestead Dr.	2,631	2,631	2,631	2,631	2,631	2,631	2,631	2,631	2,631	2,631	\$426
Binbrook - 2641 Highway 56	2,958	2,958	2,958	2,958	2,958	2,958	2,958	5,977	5,977	5,977	\$426



**City of Hamilton  
 Service Standard Calculation Sheet**

Service: Library Facilities  
 Unit Measure: sq.ft. of building area

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2019 Building Value (\$/sq.ft.)	Value/ft <sup>2</sup> with land, site works, etc.
<b>Flamborough</b>												
Waterdown - 25 Mill St. N.	3,637	3,637	3,637	3,637	-	-	-	-	-	-	\$426	\$674
Waterdown - 163 Dundas St E	-	-	-	-	17,813	17,813	17,813	17,813	17,813	17,813	\$316	\$517
Greenville - 59 Kirby Ave.	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	\$426	\$655
Freelton - 1803 Brock Rd.	1,946	1,946	1,946	1,946	1,946	1,946	1,946	1,946	1,946	1,946	\$426	\$655
Carlisle - 1496 Centre Rd.	2,379	2,379	2,379	2,379	2,379	2,379	2,379	2,379	2,379	2,379	\$426	\$655
Rockton - 795 Old Highway 8	778	778	-	-	-	-	-	-	-	-	\$426	\$655
Millgrove - 857 Millgrove Side Rd.	1,672	1,672	1,672	1,672	-	-	-	-	-	-	\$426	\$655
Lynden - 79 Lynden Rd.	900	900	900	-	-	-	-	-	-	-	\$426	\$655
Lynden - 110 Lynden Rd.	-	-	-	4,000	4,000	4,000	4,000	4,000	4,000	4,000	\$426	\$655
<b>Total</b>	<b>386,639</b>	<b>382,265</b>	<b>377,415</b>	<b>380,515</b>	<b>393,019</b>	<b>393,019</b>	<b>393,019</b>	<b>396,038</b>	<b>396,038</b>	<b>396,038</b>		

Population	519,949	522,456	526,269	529,038	532,521	536,917	542,430	547,562	553,499	559,561
Per Capita Standard	0.7436	0.7317	0.7172	0.7193	0.7380	0.7320	0.7246	0.7233	0.7155	0.7078

10 Year Average	2011-2020
Quantity Standard	0.7253
Quality Standard	\$535
Service Standard	\$388

D.C. Amount (before deductions)	10 Year
Forecast Population	65,046
\$ per Capita	\$388
Eligible Amount	\$25,245,654



**City of Hamilton  
 Service Standard Calculation Sheet**

Service: Library Vehicles  
 Unit Measure: No. of library collection items

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2019 Value (\$/item)
Bookmobile	2	2	2	2	2	2	2	2	2	2	\$550,000
022-VAN 1/2 T	2	2	2	2	2	2	2	2	2	2	\$41,800
023-VAN 3/4 T	1	1	1	1	1	1	1	-	-	-	\$41,800
Ford E-450 Style Truck & Body	-	-	-	-	-	-	-	2	2	2	\$55,000
Genie Boom	-	-	-	-	-	1	1	1	1	1	\$20,400
Skyjack	-	-	-	-	-	1	1	1	1	1	\$20,400
<b>Total</b>	<b>5</b>	<b>5</b>	<b>5</b>	<b>5</b>	<b>5</b>	<b>7</b>	<b>7</b>	<b>8</b>	<b>8</b>	<b>8</b>	

Population	519,949	522,456	526,269	529,038	532,521	536,917	542,430	547,562	553,499	559,561
Per Capita Standard	0.00001	0.00001	0.00001	0.00001	0.00001	0.00001	0.00001	0.00002	0.00001	0.00001

10 Year Average	2011-2020
Quantity Standard	0.00001
Quality Standard	\$196,667
Service Standard	\$2

D.C. Amount (before deductions)	10 Year
Forecast Population	65,046
\$ per Capita	\$2
Eligible Amount	\$153,509



**City of Hamilton  
 Service Standard Calculation Sheet**

Service: Library Collection Materials  
 Unit Measure: No. of library collection items

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2019 Value (\$/item)
Books - Adult	478,540	441,166	440,537	399,516	409,508	370,450	389,122	407,794	408,066	427,528	\$34
Books - Teen	41,992	38,728	41,458	29,140	22,201	19,147	20,770	22,393	35,821	37,215	\$23
Books - Children	141,740	258,520	254,288	238,459	234,284	213,686	154,283	213,686	246,235	252,936	\$24
Audio Books - Adult	10,953	8,084	7,606	17,348	10,133	12,949	15,765	18,581	18,515	18,759	\$49
Audio Books - Children	2,328	3,289	3,493	817	814	616	551	486	3,605	3,592	\$34
Accessible Materials	6,249	15,482	12,405	19,729	19,231	20,211	15,459	17,835	19,707	21,113	\$34
Periodicals	74,517	72,706	78,389	83,696	83,735	67,651	61,948	56,245	66,125	65,187	\$9
CDs	53,012	55,817	58,621	57,455	71,204	64,666	63,104	61,542	46,120	46,440	\$16
DVDs	110,511	134,895	143,434	134,335	133,975	124,457	130,293	136,129	137,995	132,933	\$24
Blurays	4,368	8,888	12,806	15,336	15,349	16,175	17,779	19,383	19,341	18,639	\$33
Video Game - Adult & Teen	1,023	1,968	2,413	2,266	2,179	2,344	1,909	1,474	1,177	1,047	\$74
Video Game - Children	455	1,566	2,143	2,308	2,245	2,284	2,169	2,054	1,703	1,605	\$72
eBooks	6,254	18,342	60,316	63,636	96,733	102,128	102,790	103,452	109,268	115,889	\$64
eAudiobook	4,116	5,871	6,621	10,066	15,301	16,154	16,259	16,364	20,231	29,265	\$133
eMagazines	-	-	5,733	19,535	20,568	21,601	22,454	23,307	25,203	26,999	\$25
Databases	27	21	51	50	45	24	24	24	23	23	\$32,353
<b>Total</b>	<b>936,085</b>	<b>1,065,343</b>	<b>1,130,314</b>	<b>1,093,692</b>	<b>1,137,505</b>	<b>1,054,543</b>	<b>1,014,679</b>	<b>1,100,749</b>	<b>1,159,135</b>	<b>1,199,170</b>	

Population	519,949	522,456	526,269	529,038	532,521	536,917	542,430	547,562	553,499	559,561
Per Capita Standard	1.80	2.04	2.15	2.07	2.14	1.96	1.87	2.01	2.09	2.14

10 Year Average	2011-2020
Quantity Standard	2.0273
Quality Standard	\$32
Service Standard	\$65

D.C. Amount (before deductions)	10 Year
Forecast Population	65,046
\$ per Capita	\$65
Eligible Amount	\$4,240,349



**City of Hamilton  
 Service Standard Calculation Sheet**

Service: Ambulance Services - Facilities  
 Unit Measure: sq.ft. of building area

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2019 Building Value (\$/sq.ft.)	Value/ft <sup>2</sup> with land, site works, etc.
Station #1 - 35 - 43 John Street North	1,700	1,700	1,700	1,700	3,787	3,787	3,787	3,787	3,787	3,787	\$221	\$270
Station #3 Ambulance, 965 Garth St.	1,887	1,887	1,887	1,887	1,887	1,887	1,887	1,887	1,887	1,887	\$287	\$343
Station #4 Ambulance, 729 Upper Sherman	3,867	3,867	3,867	3,867	3,867	3,867	3,867	3,867	3,867	3,867	\$256	\$309
Station #7 Ambulance, 225 Quigley Rd.	1,038	1,038	1,038	1,038	1,038	1,038	1,038	1,038	1,038	1,038	\$297	\$354
Station #9 Ambulance, 125 Kenilworth Ave. N.	1,435	1,435	1,435	1,435	1,435	1,435	1,435	1,435	1,435	1,435	\$256	\$309
Station #10 Ambulance, Norfolk Ave.	1,364	1,364	1,364	1,364	1,364	1,364	1,364	1,364	1,364	1,364	\$282	\$337
Station #12 Ambulance, 199 Highway 8 Stoney Creek	2,983	2,983	2,983	2,983	2,983	2,983	2,983	2,983	2,983	2,983	\$234	\$284
Station #15 Ambulance, 415 Arvin Ave.	2,519	2,519	2,519	2,519	2,519	2,519	2,519	2,519	2,519	2,519	\$284	\$340
Station #17 Ambulance, 363 Isaac Brock St.	1,140	1,140	1,140	1,140	1,140	1,140	1,140	1,140	1,140	1,140	\$284	\$340
Station #18 Ambulance, 2636 (2640) Highway 56 Binbrook	2,737	2,737	2,737	2,737	2,737	2,737	2,737	2,737	803	803	\$247	\$299
Station #19 Ambulance, 3302 Homestead Rd.	1,483	1,483	1,483	1,483	1,483	1,483	1,483	1,483	1,483	1,483	\$307	\$346
Station #20 Ambulance, 365 Wilson St. W.	1,996	1,996	1,996	1,996	1,996	1,996	1,996	1,996	1,996	1,996	\$323	\$383
Station #21 Ambulance, Garner Rd., Ancaster	3,124	3,124	3,124	3,124	3,124	3,124	3,124	3,124	3,124	3,124	\$256	\$309
Station #23 Ambulance, Memorial Square	2,836	2,836	2,836	2,836	2,836	2,836	2,836	2,836	2,836	2,836	\$250	\$302
Station #24 Ambulance, 265 Parkside Dr.	2,098	2,098	2,098	2,098	2,098	2,098	2,098	2,098	2,098	2,098	\$422	\$492
Station #25 Ambulance, 361 Old Brock Rd.	878	878	878	878	878	878	878	878	2,020	2,020	\$254	\$306
Station #26 Ambulance, Lynden	1,204	1,204	1,204	1,204	1,204	1,204	1,204	1,204	1,204	1,204	\$254	\$288
Station #30 Ambulance, 489 Victoria Ave. N.	18,558	18,558	18,558	18,558	18,558	18,558	18,558	18,558	18,558	18,558	\$226	\$276
Station #32 Ambulance, 1000 Limeridge Rd.	7,060	7,060	7,060	7,060	7,060	7,060	7,060	7,060	7,060	7,060	\$260	\$313
Stoney Creek Mountain Training Facility (Shared Building B)	8,091	8,091	8,091	8,091	7,280	7,280	7,280	7,280	7,280	7,280	\$316	\$364
<b>Total</b>	<b>67,996</b>	<b>67,996</b>	<b>67,996</b>	<b>67,996</b>	<b>69,272</b>	<b>69,272</b>	<b>69,272</b>	<b>69,272</b>	<b>68,481</b>	<b>68,481</b>		

Population	519,949	522,456	526,269	529,038	532,521	536,917	542,430	547,562	553,499	559,561
Per Capita Standard	0.1308	0.1301	0.1292	0.1285	0.1301	0.1290	0.1277	0.1265	0.1237	0.1224

10 Year Average	2011-2020
Quantity Standard	0.1278
Quality Standard	\$315
Service Standard	\$40

D.C. Amount (before deductions)	10 Year
Forecast Population	65,046
\$ per Capita	\$40
Eligible Amount	\$2,620,053



**City of Hamilton  
 Service Standard Calculation Sheet**

Service: Ambulance Services - Vehicles & Equipment  
 Unit Measure: No. of vehicles and equipment

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2019 Value (\$/Vehicle)
Emergency Support Unit	2	2	2	2	2	2	2	2	2	1	\$88,200
Emergency Support Unit 2	-	-	-	-	-	-	-	-	-	1	\$196,100
Defibrillators	52	52	65	65	65	65	65	65	66	67	\$34,300
Vehicle Equipment	93	93	93	93	93	93	93	93	93	94	\$6,100
Ambulances	31	31	32	36	37	41	41	41	41	42	\$268,000
Stryker Power Stretchers	-	-	-	-	2	50	50	50	51	52	\$22,400
Emergency Response Vehicles	16	17	19	19	16	17	17	17	17	17	\$112,700
Transport Van	-	-	-	-	3	3	3	3	3	3	\$63,700
Stryker Power Load Systems	-	-	-	-	2	40	40	40	41	42	\$26,500
Specialized Training Simulator Equipment	2	2	2	2	2	2	2	2	2	2	\$98,000
Paramedic Gear	12	18	21	30	34	13	21	37	50	55	\$1,500
<b>Total</b>	<b>208</b>	<b>215</b>	<b>234</b>	<b>247</b>	<b>256</b>	<b>326</b>	<b>334</b>	<b>350</b>	<b>366</b>	<b>376</b>	

Population	519,949	522,456	526,269	529,038	532,521	536,917	542,430	547,562	553,499	559,561
Per Capita Standard	0.0004	0.0004	0.0004	0.0005	0.0005	0.0006	0.0006	0.0006	0.0007	0.0007

10 Year Average	2011-2020
Quantity Standard	0.0005
Quality Standard	\$60,520
Service Standard	\$30

D.C. Amount (before deductions)	10 Year
Forecast Population	65,046
\$ per Capita	\$30
Eligible Amount	\$1,968,292



**City of Hamilton  
 Service Standard Calculation Sheet**

Service: Long-Term Care Facilities  
 Unit Measure: sq.ft. of building area

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2019 Building Value (\$/sq.ft.)	Value/ft <sup>2</sup> with land, site works, etc.
Wentworth Lodge	122,000	122,000	122,000	122,000	122,000	122,000	122,000	122,000	122,000	122,000	\$410	\$478
Macassa Lodge	214,570	214,570	214,570	214,570	214,570	214,570	218,760	218,760	218,760	218,760	\$410	\$478
<b>Total</b>	<b>336,570</b>	<b>336,570</b>	<b>336,570</b>	<b>336,570</b>	<b>336,570</b>	<b>336,570</b>	<b>340,760</b>	<b>340,760</b>	<b>340,760</b>	<b>340,760</b>		

Population	519,949	522,456	526,269	529,038	532,521	536,917	542,430	547,562	553,499	559,561
Per Capita Standard	0.6473	0.6442	0.6395	0.6362	0.6320	0.6269	0.6282	0.6223	0.6156	0.6090

10 Year Average	2011-2020
Quantity Standard	0.6301
Quality Standard	\$478
Service Standard	\$301

D.C. Amount (before deductions)	10 Year
Forecast Population	65,046
\$ per Capita	\$301
Eligible Amount	\$19,591,855





**City of Hamilton  
 Service Standard Calculation Sheet**

Service: Housing Services  
 Unit Measure: sq.ft. of building area

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2019 Building Value (\$/sq.ft.)
15, 17 Quinlan Court	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	\$143
192, 218, 242, 277 & 292 Queen Victoria Drive	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	\$138
86 & 88 Lockton Crescent	2,514	2,514	2,514	2,514	2,514	2,514	2,514	2,514	2,514	2,514	\$157
39, 62 Lawnhurst Drive	2,514	2,514	2,514	2,514	2,514	2,514	2,514	2,514	2,514	2,514	\$157
104, 140, 193, 212 & 232 Lawnhurst Drive	5,750	5,750	5,750	5,750	5,750	5,750	5,750	5,750	5,750	5,750	\$188
12 Garrow Drive	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	\$188
17 Glen Eden Court	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	\$188
367, 369, 383, 385, 389, 391, 399, 405, & 407 Franklin Road	8,993	8,993	8,993	8,993	8,993	8,993	8,993	8,993	8,993	8,993	\$217
388, 394, 396, 405 & 407 East 22nd Street	4,996	4,996	4,996	4,996	4,996	4,996	4,996	4,996	4,996	4,996	\$217
371-374, 377, & 379-383 East 22nd Street	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	\$193
392, 396, 398, 404 & 406 East 21st Street	4,996	4,996	4,996	4,996	4,996	4,996	4,996	4,996	4,996	4,996	\$217
369, 371, 372, 376, 377, 378, 379, 381, 382 & 384 East 21st Street (10 units)	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	\$193
374 East 21st Street (1 units)	1,000	1,000	1,000	1,000	1,000	1,000	1,000	-	-	-	\$193
392, 402, 404, 408 & 412 East 23rd Street	4,996	4,996	4,996	4,996	4,996	4,996	4,996	4,996	4,996	4,996	\$217
374, 375, 378, 379, 380, & 384-387 East 23rd Street	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	\$193
373 & 381 East 23rd Street	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	-	\$0
51 & 64 Berrisfield Crescent	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	\$215
663 & 665 Upper Wentworth Street	1,998	1,998	1,998	1,998	1,998	1,998	1,998	1,998	1,998	1,998	\$217
637, 639, 641, 643, 647 & 649 Upper Wentworth Street	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	\$193
25 Brewster Street	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	\$215
8 & 10 Cleveland Place	2,320	2,320	2,320	2,320	2,320	2,320	2,320	2,320	2,320	2,320	\$189
71, 73, 94, 115 & 125 Rand Street	5,643	5,643	5,643	5,643	5,643	5,643	5,643	5,643	5,643	5,643	\$188
12 & 14 Bogart Court	2,682	2,682	2,682	2,682	2,682	2,682	2,682	2,682	2,682	2,682	\$186
13, 15, 29 & 31 Markham Crescent	4,640	4,640	4,640	4,640	4,640	4,640	4,640	4,640	4,640	4,640	\$189
14 & 16 Arbutus Crescent	2,320	2,320	2,320	2,320	2,320	2,320	2,320	2,320	2,320	2,320	\$189
18 & 20 Joncaire Place	2,257	2,257	2,257	2,257	2,257	2,257	2,257	2,257	2,257	2,257	\$188



**City of Hamilton  
 Service Standard Calculation Sheet**

Service: Housing Services  
 Unit Measure: sq.ft. of building area

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2019 Building Value (\$/sq.ft.)
2 Lemoyne Place	1,129	1,129	1,129	1,129	1,129	1,129	1,129	1,129	1,129	1,129	\$188
18 & 20 Brendan Court	2,682	2,682	2,682	2,682	2,682	2,682	2,682	2,682	2,682	2,682	\$146
24, 48, 80 & 103 Boston Crescent	5,365	5,365	5,365	5,365	5,365	5,365	5,365	5,365	5,365	5,365	\$146
25, 27, 35, 37 & 48 Yorkdale Crescent	5,643	5,643	5,643	5,643	5,643	5,643	5,643	5,643	5,643	5,643	\$188
28 & 48 Odessa Street	2,257	2,257	2,257	2,257	2,257	2,257	2,257	2,257	2,257	2,257	\$187
30, 40 & 58 John Murray Street	3,386	3,386	3,386	3,386	3,386	3,386	3,386	3,386	3,386	3,386	\$125
32, 56, 172, 214, 248 & 280 Birchcliffe Crescent	8,047	8,047	8,047	8,047	8,047	8,047	8,047	8,047	8,047	8,047	\$146
33, 52 & 54 William Johnson Street	3,386	3,386	3,386	3,386	3,386	3,386	3,386	3,386	3,386	3,386	\$188
4 & 6 Boon Court	2,682	2,682	2,682	2,682	2,682	2,682	2,682	2,682	2,682	2,682	\$146
7 & 9 Electra Court	2,320	2,320	2,320	2,320	2,320	2,320	2,320	2,320	2,320	2,320	\$189
9 Fuller Court	1,160	1,160	1,160	1,160	1,160	1,160	1,160	1,160	1,160	1,160	\$189
111 & 113 Birchview Drive	2,682	2,682	2,682	2,682	2,682	2,682	2,682	2,682	2,682	2,682	\$146
31, 66 & 227 Larch Street	4,024	4,024	4,024	4,024	4,024	4,024	4,024	4,024	4,024	4,024	\$146
395 Mohawk Road East, 169 Units, 6 Floors - Building	109,850	109,850	109,850	109,850	109,850	109,850	109,850	109,850	109,850	109,850	\$133
20 Congress Crescent, 110 Units, 10 Floors - Building	107,254	107,254	107,254	107,254	107,254	107,254	107,254	107,254	107,254	107,254	\$135
470 Stone Church Road East, Blocks 1-70, 70 Units	63,000	63,000	63,000	63,000	63,000	63,000	63,000	63,000	63,000	63,000	\$133
772 Upper Paradise Road - Blocks 1-47, 47 Units	49,117	49,117	49,117	49,117	49,117	49,117	49,117	49,117	49,117	49,117	\$112
580 Limeridge Road, East - Blocks 1-65, 65 Units	68,800	68,800	68,800	68,800	68,800	68,800	68,800	68,800	68,800	68,800	\$129
1100 Limeridge Road East, 57 Units, 4 Floors - Building	41,500	41,500	41,500	41,500	41,500	41,500	41,500	41,500	41,500	41,500	\$239
1150 Limeridge Road, East, Blocks 1-66, 66 Units	66,000	66,000	66,000	66,000	66,000	66,000	66,000	66,000	66,000	66,000	\$109
350 Limeridge Road West, Block 350-362, 7 Units	6,675	6,675	6,675	6,675	6,675	6,675	6,675	6,675	6,675	6,675	\$169
#5 (A-G) Kendale Court (7 Units)	6,675	6,675	6,675	6,675	6,675	6,675	6,675	6,675	6,675	6,675	\$169
97 (a-g), 87 (A-C), 107, 109, 111, 113, 115, 117 Elgar Court (16 Units)	15,257	15,257	15,257	15,257	15,257	15,257	15,257	15,257	15,257	15,257	\$169
89-93 Century Street 96-110 Ashley Street - 10 Units	11,228	11,228	11,228	11,228	11,228	11,228	11,228	11,228	11,228	11,228	\$147



**City of Hamilton  
 Service Standard Calculation Sheet**

Service: Housing Services  
 Unit Measure: sq.ft. of building area

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2019 Building Value (\$/sq.ft.)
10 & 32 Airdrie Avenue	3,483	3,483	3,483	3,483	3,483	3,483	3,483	1,742	1,742	1,742	\$250
11, 30, & 42 Austin Drive	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	\$169
69 Austin Drive	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	-	\$169
21, 27, 32, 35, 37 & 59 Bernard Street	5,482	5,482	5,482	5,482	5,482	5,482	5,482	5,482	5,482	5,482	\$238
11, 13, & 20 Bernard Street	2,742	2,742	2,742	2,742	2,742	2,742	2,742	2,742	-	-	\$238
70 Bingham Road	6,966	870	870	870	870	870	870	870	870	870	\$250
4, 34, 42, 59, 61, & 65 Bingham Road	6,096	6,096	6,096	6,096	6,096	6,096	6,096	6,096	-	-	\$250
29 Bingham Road - Block 29-41, 7 Units	6,505	6,505	6,505	6,505	6,505	6,505	6,505	6,505	6,505	6,505	\$160
10, 12, 13, 34, 45, 49, 57 & 65 Eastvale Place	6,966	6,966	6,966	6,966	6,966	6,966	6,966	6,966	6,966	6,966	\$250
25, 38, & 47, Eastvale Place	2,612	2,612	2,612	2,612	2,612	2,612	2,612	2,612	871	-	\$250
12, 14, 16, 20, 25, 27, 45, 54, 62, 64, 66 & 68 Eaton Place	9,834	9,834	9,834	9,834	9,834	9,834	9,834	9,834	9,834	9,834	\$250
10, 41, 48, Eaton Place	4,097	4,097	4,097	4,097	4,097	4,097	4,097	2,458	819	-	\$250
12, 14, 22, 33, 41, 45, 47, 51, 54, 58, 62 Glengrove Avenue	9,578	9,578	9,578	9,578	9,578	9,578	9,578	9,578	9,578	9,578	\$250
7, 18, & 35, Glengrove Avenue	2,612	2,612	2,612	2,612	2,612	2,612	2,612	2,612	871	-	\$250
10 & 12 Jutland Court	2,320	2,320	2,320	2,320	2,320	2,320	2,320	2,320	2,320	2,320	\$189
59 & 63 Kirkland Drive	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	\$169
10 St. Andrews Drive - Block 74-80, (96 units)	94,000	94,000	94,000	94,000	94,000	94,000	94,000	94,000	94,000	94,000	\$162
4, 6, 7, 9, 10, 11, & 15-25 Thorley Drive (17 units)	23,800	23,800	23,800	23,800	23,800	23,800	23,800	23,800	23,800	23,800	\$169
14, 26, 45, 46, 66, 81, 82, 85, 106 & 169 Bellingham Drive	13,808	13,808	13,808	13,808	13,808	13,808	13,808	13,808	13,808	13,808	\$170
30, & 102 Bellingham Drive	4,143	4,143	4,143	4,143	4,143	4,143	4,143	2,762	1,381	-	\$170
102 & 118 Reid Avenue North	871	871	871	871	871	871	871	871	871	871	\$250
41 Reid Street North, - Block 1-16 (16 units)	11,340	11,340	11,340	11,340	11,340	11,340	11,340	11,340	11,340	11,340	\$182
11 Reid Avenue South - Block 11-17, 4 Units	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	\$139
103 & 105 Chilton Drive (2 Units)	2,320	2,320	2,320	2,320	2,320	2,320	2,320	2,320	2,320	2,320	\$189
104 Osler Drive, 29 Units, 2 Floors (29 Units)	15,160	15,160	15,160	15,160	15,160	15,160	15,160	15,160	15,160	15,160	\$179
109 Fiddlers Green Road, 45 Units, 2 Floors	21,600	21,600	21,600	21,600	21,600	21,600	21,600	21,600	21,600	21,600	\$198



**City of Hamilton  
 Service Standard Calculation Sheet**

Service: Housing Services  
 Unit Measure: sq.ft. of building area

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2019 Building Value (\$/sq.ft.)
10 & 32 Airdrie Avenue	3,483	3,483	3,483	3,483	3,483	3,483	3,483	1,742	1,742	1,742	\$250
11, 30, & 42 Austin Drive	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	\$169
69 Austin Drive	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	-	\$169
21, 27, 32, 35, 37 & 59 Bernard Street	5,482	5,482	5,482	5,482	5,482	5,482	5,482	5,482	5,482	5,482	\$238
11, 13, & 20 Bernard Street	2,742	2,742	2,742	2,742	2,742	2,742	2,742	2,742	-	-	\$238
70 Bingham Road	6,966	870	870	870	870	870	870	870	870	870	\$250
4, 34, 42, 59, 61, & 65 Bingham Road	6,096	6,096	6,096	6,096	6,096	6,096	6,096	6,096	-	-	\$250
29 Bingham Road - Block 29-41, 7 Units	6,505	6,505	6,505	6,505	6,505	6,505	6,505	6,505	6,505	6,505	\$160
10, 12, 13, 34, 45, 49, 57 & 65 Eastvale Place	6,966	6,966	6,966	6,966	6,966	6,966	6,966	6,966	6,966	6,966	\$250
25, 38, & 47, Eastvale Place	2,612	2,612	2,612	2,612	2,612	2,612	2,612	2,612	871	-	\$250
12, 14, 16, 20, 25, 27, 45, 54, 62, 64, 66 & 68 Eaton Place	9,834	9,834	9,834	9,834	9,834	9,834	9,834	9,834	9,834	9,834	\$250
10, 41, 48, Eaton Place	4,097	4,097	4,097	4,097	4,097	4,097	4,097	2,458	819	-	\$250
12, 14, 22, 33, 41, 45, 47, 51, 54, 58, 62 Glengrove Avenue	9,578	9,578	9,578	9,578	9,578	9,578	9,578	9,578	9,578	9,578	\$250
7, 18, & 35, Glengrove Avenue	2,612	2,612	2,612	2,612	2,612	2,612	2,612	2,612	871	-	\$250
10 & 12 Jutland Court	2,320	2,320	2,320	2,320	2,320	2,320	2,320	2,320	2,320	2,320	\$189
59 & 63 Kirkland Drive	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	\$169
10 St. Andrews Drive - Block 74-80, (96 units)	94,000	94,000	94,000	94,000	94,000	94,000	94,000	94,000	94,000	94,000	\$162
4, 6, 7, 9, 10, 11, & 15-25 Thorley Drive (17 units)	23,800	23,800	23,800	23,800	23,800	23,800	23,800	23,800	23,800	23,800	\$169
14, 26, 45, 46, 66, 81, 82, 85, 106 & 169 Bellingham Drive	13,808	13,808	13,808	13,808	13,808	13,808	13,808	13,808	13,808	13,808	\$170
30, & 102 Bellingham Drive	4,143	4,143	4,143	4,143	4,143	4,143	4,143	2,762	1,381	-	
102 & 118 Reid Avenue North	871	871	871	871	871	871	871	871	871	871	\$250
41 Reid Street North, - Block 1-16 (16 units)	11,340	11,340	11,340	11,340	11,340	11,340	11,340	11,340	11,340	11,340	\$182
11 Reid Avenue South - Block 11-17, 4 Units	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	\$139
103 & 105 Chilton Drive (2 Units)	2,320	2,320	2,320	2,320	2,320	2,320	2,320	2,320	2,320	2,320	\$189
104 Osler Drive, 29 Units, 2 Floors (29 Units)	15,160	15,160	15,160	15,160	15,160	15,160	15,160	15,160	15,160	15,160	\$179
109 Fiddlers Green Road, 45 Units, 2 Floors	21,600	21,600	21,600	21,600	21,600	21,600	21,600	21,600	21,600	21,600	\$198



**City of Hamilton  
 Service Standard Calculation Sheet**

Service: Housing Services  
 Unit Measure: sq.ft. of building area

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2019 Building Value (\$/sq.ft.)
280 Fiddlers Green Road - Block 1-16 (16 Units)	6,125	6,125	6,125	6,125	6,125	6,125	6,125	6,125	6,125	6,125	\$130
11 & 19 Grimsby Avenue (2 Units)	1,741	1,741	1,741	1,741	1,741	1,741	1,741	1,741	1,741	1,741	\$250
9, 27 & 30 Grimsby Avenue (3 Units)	3,483	3,483	3,483	3,483	3,483	3,483	3,483	2,612	1,741	-	\$250
11 Holton Avenue N. (1 Unit)	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	\$220
11 & 83 Locheed Drive (2 Units)	2,682	2,682	2,682	2,682	2,682	2,682	2,682	2,682	2,682	2,682	\$146
16, 18, 20, 22, 24, 26, 28, 30A, 30B, 30C, 30D, 30E, 30F, 32A, 32B, 32C, 32D, 32E, 32F, 32G, 32H, 34, 36, 38, 40, 42, 44 Locheed Drive - (27 Units)	25,700	25,700	25,700	25,700	25,700	25,700	25,700	25,700	25,700	25,700	\$128
1111(A-G), 1115, 1117, 1119, 1121, 1123, 1125, 1127, 1129, 1133, 1137, 1139, 1141, 1143, 1145, 1147, 1151A, 1151B, 1151C & 1151D Limeridge Road (27 Units)	25,700	25,700	25,700	25,700	25,700	25,700	25,700	25,700	25,700	25,700	\$128
3, 4, 7, 8, 11, 12 & 14, 15, 16, 17 Michael Avenue (10 Units)	15,400	15,400	15,400	15,400	15,400	15,400	15,400	14,000	11,200	9,800	\$169
11 & 28 Rainham Street	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	\$138
148 & 150 Moxley Court (2 Units)	2,682	2,682	2,682	2,682	2,682	2,682	2,682	2,682	2,682	2,682	\$146
99 & 112 Moxley Court (2 Units)	2,682	2,682	2,682	2,682	2,682	2,682	2,682	2,682	2,682	2,682	\$146
4, 12, 48 Blair Avenue (3 Units)	2,612	2,612	2,612	2,612	2,612	2,612	2,612	2,612	871	871	\$250
12 Lisa Court	1,257	1,257	1,257	1,257	1,257	1,257	1,257	1,257	1,257	1,257	\$155
120 Strathcona Avenue N, 259 Units, 14 Floors	161,173	161,173	161,173	161,173	161,173	161,173	161,173	161,173	161,173	161,173	\$119
27, 29, 46, 126, 128 & 141 Gledhill Crescent (7 Units)	8,050	8,050	8,050	8,050	8,050	8,050	8,050	8,050	8,050	8,050	\$188
14 Brett Court	1,341	1,341	1,341	1,341	1,341	1,341	1,341	1,341	1,341	1,341	\$146
7, 14 & 59 Lesterwood Street (3 Units)	3,450	3,450	3,450	3,450	3,450	3,450	3,450	3,450	3,450	3,450	\$188
15, 22, & 187 Folkstone Avenue (3 Units)	3,664	3,664	3,664	3,664	3,664	3,664	3,664	3,664	3,664	3,664	\$166
15, 161 & 163 Golden Orchard Drive	3,450	3,450	3,450	3,450	3,450	3,450	3,450	3,450	3,450	3,450	\$188
15 & 17 Granby Court	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	\$188
19, 20, 26, & 30 Sumach Street (4 Units)	3,483	3,483	3,483	3,483	3,483	3,483	3,483	3,483	3,483	3,483	\$250
15, 24, & 34 Sumach Street (3 Units)	2,612	2,612	2,612	2,612	2,612	2,612	2,612	2,612	1,741	-	\$250
155 Park Street S, 375 Units, 23 Floors	214,532	214,532	214,532	214,532	214,532	214,532	214,532	214,532	214,532	214,532	\$139
16 Heatherdale Place	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	\$188



**City of Hamilton  
 Service Standard Calculation Sheet**

Service: Housing Services  
 Unit Measure: sq.ft. of building area

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2019 Building Value (\$/sq.ft.)
17 & 19 Banff Drive (2 Units)	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	\$169
21, 23,& 42 Maclaren Avenue (3 Units)	2,612	2,612	2,612	2,612	2,612	2,612	2,612	2,612	2,612	2,612	\$250
17 & 27 Maclaren Avenue (2 Units)	1,741	1,741	1,741	1,741	1,741	1,741	1,741	1,741	-	-	\$250
175 Brucedale Avenue East	-	-	-	-	-	-	-	-	-	-	\$145
18, 43 & 47 Dartford Place (3 Units)	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	\$169
34 Dartford Place (1 Unit)	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	-	-	\$169
18, 41, 72 & 250 Duncairn Crescent (4 Units)	4,600	4,600	4,600	4,600	4,600	4,600	4,600	4,600	4,600	4,600	\$188
180 Tragina Avenue	1,100	1,100	1,100	1,100	1,100	1,100	1,100	-	-	-	\$220
181 Jackson Street W, 265 Units, 20 Floors	172,250	172,250	172,250	172,250	172,250	172,250	172,250	172,250	172,250	172,250	\$58
185, 206-210 Jackson Street East (80 Units)	69,421	69,421	69,421	69,421	69,421	69,421	69,421	69,421	69,421	69,421	\$145
19, 20, 27, 29, 58 Berko Avenue (5 Units)	8,400	8,400	8,400	8,400	8,400	8,400	8,400	7,000	7,000	7,000	\$169
19, 23 & 47 Camelot Drive (3 Units)	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	\$169
19 East 12th Street	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	\$220
19, 29, 31, 35 & 37 Eastwood Street (5 Units)	4,353	4,353	4,353	4,353	4,353	4,353	4,353	4,353	4,353	4,353	\$250
209, 211, 230 & 232 Rexford Drive (4 Units)	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	\$227
226 Rebecca Street, 199 Units, 10 Floors - Building	129,350	129,350	129,350	129,350	129,350	129,350	129,350	129,350	129,350	129,350	\$92
24 Leduc Street	-	-	-	-	-	-	-	-	-	-	\$148
245 Kenora Avenue - 168 Units	168,000	168,000	168,000	168,000	168,000	168,000	168,000	168,000	168,000	168,000	\$108
249 Governor's Road - Block 1-4, (25 Units)	26,100	26,100	26,100	26,100	26,100	26,100	26,100	26,100	26,100	26,100	\$141
25 Glamis Court	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	\$177
25 Lynden Avenue, Block 1-18 (40 Units)	23,680	23,680	23,680	23,680	23,680	23,680	23,680	23,680	23,680	23,680	\$200
122-132 Hatt Street (34 Units)	34,800	34,800	34,800	34,800	34,800	34,800	34,800	34,800	34,800	34,800	\$174
27 Ling Street	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	\$188
30 Sanford Avenue South, 350 Units, 17 Floors	197,040	197,040	197,040	197,040	197,040	197,040	197,040	197,040	197,040	197,040	\$134
440 Melvin Avenue	871	871	871	871	871	871	871	871	871	871	\$250
362 Melvin Avenue	871	871	871	871	871	871	871	871	-	-	\$250



**City of Hamilton  
 Service Standard Calculation Sheet**

Service: Housing Services  
 Unit Measure: sq.ft. of building area

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2019 Building Value (\$/sq.ft.)
36 & 60 Laird Drive	3,682	3,682	3,682	3,682	3,682	3,682	3,682	3,682	3,682	3,682	\$107
36 Queenslea Drive	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	\$138
37 & 95 Edwina Place	2,682	2,682	2,682	2,682	2,682	2,682	2,682	2,682	2,682	2,682	\$146
36, 38 & 63 Raleigh Court	4,125	4,125	4,125	4,125	4,125	4,125	4,125	4,125	4,125	4,125	\$141
4 & 6 Galloway Court	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	\$188
4, 6, 8,10,12,14,16,18,20,22,24,26,28,30,32,34, 36,38,40,42,44,46,48 Millwood Place (23 Units)	20,350	20,350	20,350	20,350	20,350	20,350	20,350	20,350	20,350	20,350	\$166
101,103,105,107,109,111,113,115,117,119, 121,123,125,127,129,131,133,135,137,139, 141,143,145 Bobolink Road (23 Units)	20,350	20,350	20,350	20,350	20,350	20,350	20,350	20,350	20,350	20,350	\$166
403, 447, 481, 558, 559, 575 & 609 Brigadoon Drive (7 Units)	8,050	8,050	8,050	8,050	8,050	8,050	8,050	8,050	8,050	8,050	\$188
Ferrie Street W - Units 15, 17, 19, 21, 23, 25, 27, 29 (8 Units)	8,281	8,281	8,281	8,281	8,281	8,281	8,281	8,281	8,281	8,281	\$159
Strachan St W - Units 2,4, 6, 8, 10, 12, 14, 16,18, 20, 22, 24, 26, 28, 30, 32, 34, 36 (18 Units)	18,633	18,633	18,633	18,633	18,633	18,633	18,633	18,633	18,633	18,633	\$159
MacNab St North - Units 312,314,316,318,320,322,324,326,328,330, 332,334,336,338, 340,342,344,346, 348, 350, 352, 354, 356, 358,360,362,364, 366,368,370,372 (31 Units)	32,090	32,090	32,090	32,090	32,090	32,090	32,090	32,090	32,090	32,090	\$159
405 James Street N - Block 405-411, (34 Units)	35,196	35,196	35,196	35,196	35,196	35,196	35,196	35,196	35,196	35,196	\$159
499 James Street N - Block 499-525, 13 Units	13,856	13,856	13,856	13,856	13,856	13,856	13,856	13,856	13,856	13,856	\$138
4, 6, 8, 10 Picton Street West (4 Units)	4,264	4,264	4,264	4,264	4,264	4,264	4,264	4,264	4,264	4,264	\$138
45 & 72 Glenview Place	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	\$188
45 Montcalm Drive - Block 76 Units	72,860	72,860	72,860	72,860	72,860	72,860	72,860	72,860	72,860	72,860	\$157
478 Mackenzie Road	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	\$173



**City of Hamilton  
 Service Standard Calculation Sheet**

Service: Housing Services  
 Unit Measure: sq.ft. of building area

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2019 Building Value (\$/sq.ft.)
49 Grenoble Road	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	\$188
5 Maple Avenue, 43 Units, 5 Floors - Building	33,225	33,225	33,225	33,225	33,225	33,225	33,225	33,225	33,225	33,225	\$225
500 Macnab Street N, 146 Units, 18 Floors - Building	77,059	77,059	77,059	77,059	77,059	77,059	77,059	77,059	77,059	77,059	\$225
555 Queenston Road, 200 Units, 9 Floors - Building	109,120	109,120	109,120	109,120	109,120	109,120	109,120	109,120	109,120	109,120	\$146
5, 16, 37, 42, 44, 54, 56, 82 & 96 Armstrong Avenue (9 units)	6,914	6,914	6,914	6,914	6,914	6,914	6,914	6,914	6,914	6,914	\$250
8, 20, 59, 76, 90, 92, & 98 Armstrong Avenue (7 units)	6,146	6,146	6,146	6,146	6,146	6,146	6,146	5,378	2,305	-	\$250
2, 8, 56, 58, 75, 85, 64, 69, & 89 Martha Street (9 Units)	8,439	8,439	8,439	8,439	8,439	8,439	8,439	8,439	8,439	8,439	\$161
4, 5 & 6 Martha Street (3 Units)	3,751	3,751	3,751	3,751	3,751	3,751	3,751	2,813	2,813	-	\$161
44 Martha Street - Block 14-21, 36 Units	33,457	33,457	33,457	33,457	33,457	33,457	33,457	33,457	33,457	33,457	\$160
34 Martha Street - Block 34-36, 2 Units	1,859	1,859	1,859	1,859	1,859	1,859	1,859	1,859	1,859	1,859	\$160
6 & 7 Admiral Place (2 Units)	1,741	1,741	1,741	1,741	1,741	1,741	1,741	1,741	1,741	1,741	\$250
60 & 61 Carson Drive (2 Units)	2,682	2,682	2,682	2,682	2,682	2,682	2,682	2,682	2,682	2,682	\$146
46,48, 50, 52, 54, 56, 58, 60, 66 (1-31), 70, 72,74,76,78,88, 90,92, 94,96, 98, 100, 102 Greendale Drive - Block 13-18, (52 Units)	53,388	53,388	53,388	53,388	53,388	53,388	53,388	53,388	53,388	53,388	\$128
149, 151, 153, 155, 157, 159, 161, 163, 165, 167, 169, 171, 173, 175 Cranbrook Drive (14 Units)	14,102	14,102	14,102	14,102	14,102	14,102	14,102	14,102	14,102	14,102	\$130
68 Macassa Avenue, 45 Units	26,850	26,850	26,850	26,850	26,850	26,850	26,850	26,850	26,850	26,850	\$645
60 Macassa Avenue, 2 floors (20 Units)	10,100	10,100	10,100	10,100	10,100	10,100	10,100	10,100	10,100	10,100	\$118
92 Macassa Avenue, 20 Units, 2 Floors - Building	10,100	10,100	10,100	10,100	10,100	10,100	10,100	10,100	10,100	10,100	\$118
689, 690, 691, 693, 695, 699, 708, 719, 726, 727, 735, 739, 740 & 746 Britannia Avenue\ (14 Units)	12,761	12,761	12,761	12,761	12,761	12,761	12,761	12,761	12,761	12,761	\$237
685, 725, 752 & 772 Britannia Avenue\ (4 Units)	4,558	4,558	4,558	4,558	4,558	4,558	4,558	3,646	2,735	-	\$237





**City of Hamilton  
 Service Standard Calculation Sheet**

Service: Housing Services  
 Unit Measure: sq.ft. of building area

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2019 Building Value (\$/sq.ft.)
7 Galt Street	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	\$188
7 Lambert Street	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	\$188
727 Upper Sherman Avenue (16 units)	8,800	8,800	8,800	8,800	8,800	8,800	8,800	8,800	8,800	8,800	\$169
77 Alpine Avenue	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	\$220
77 Pumell Drive - Block (131 Units)	131,980	131,980	131,980	131,980	131,980	131,980	131,980	131,980	131,980	131,980	\$157
797, 799, 801, 803, 805, 807, 809, 811, 815, 817, 819, 821, 823, 825, 827, 829, 833, 835, 837, 839, 841, 843, 845, 847 Roxborough Avenue (24 Units)	22,304	22,304	22,304	22,304	22,304	22,304	22,304	22,304	22,304	22,304	\$160
84, 90 & 92 Palmer Road (3 Units)	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	\$169
80, Palmer Road (1 Unit)	4,200	4,200	4,200	4,200	4,200	4,200	4,200	1,400	-	-	\$169
893 Fennell Avenue East	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	\$220
95 Hess Street S, 290 Units, 17 Floors	256,500	256,500	256,500	256,500	256,500	256,500	256,500	256,500	256,500	256,500	\$146
55 Hess Street (23rd Floor)	11,960	11,960	11,960	11,960	11,960	11,960	11,960	11,960	11,960	11,960	\$217
980 Upper Ottawa Street - Block 23-27 (57 Units)	57,000	57,000	57,000	57,000	57,000	57,000	57,000	57,000	57,000	57,000	\$156
2, 5, 6, 7, 8, 11, 12, 14, 15 & 17, 18, 20 Seeley Avenue (12 Units)	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	\$193
4 & 19 Seeley Avenue (2 Units)	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	-	\$193
302, 304, 307, 308, 309, 310, 315, 316 & 317 East 24th Street (9 Units)	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	\$193
305, 311 & 314, East 24th Street (3 Units)	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	-	\$193
405 Catharine Street N (1 Unit)	4,200	4,200	4,200	4,200	4,200	4,200	4,200	1,400	1,400	-	\$184
42, 44, 48, 50, 52 & 54 Gildea Street (6 Units)	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	\$193
470, 472, 473, 477, 479, 481, 483, 485, 493, 495, 497 East 25th Street (11 Units)	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	\$193
487 & 491 East 25th Street (2 Units)	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	-	\$193
170 East Avenue South (Villa San Miguel) 46 Units	48,646	48,646	48,646	48,646	48,646	48,646	48,646	48,646	48,646	48,646	\$190
680 Stone Church Road West 65 Units	63,562	63,562	63,562	63,562	63,562	63,562	63,562	63,562	63,562	63,562	\$139
690 Stone Church Road West (Villa Santa Maria) 30 Units	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	\$192



**City of Hamilton  
 Service Standard Calculation Sheet**

Service: Housing Services  
 Unit Measure: sq.ft. of building area

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2019 Building Value (\$/sq.ft.)
7,9,11,13,15,17,21,22,23,24,26,27,28,29,32,33,34,35,36,37,38,39,40,41,43,44,46,48,50,52,54,57,58,59,60,51,62,63,64,68,70,72,74,75,76,77,78,79,80,81,82,83,85,86,88,90,92,94,96,100,102,104,106,109,110,111,112,114,115,116,117 Lang Street (71 Units)	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	\$132
2,4,6,8,10,12,14,16,18,20,22,24,26,28,30,32 Hayes Ave(16 Units)	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	\$186
30 Congress Crescent (110 Units)	106,740	106,740	106,740	106,740	106,740	106,740	106,740	106,740	106,740	106,740	\$136
50 Congress Crescent (53 Units)	61,000	61,000	61,000	61,000	61,000	61,000	61,000	61,000	61,000	61,000	\$143
7-23 Gurnett Drive (Villa Corvo) 5 units	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	\$173
87-89 King Street East (16 Units)	21,206	21,206	21,206	21,206	21,206	21,206	21,206	21,206	21,206	21,206	\$199
350-360 King Street (545 Units)	501,509	501,509	501,509	501,509	501,509	501,509	501,509	501,509	501,509	501,509	\$125
405 York Street (54 Units)	41,994	41,994	41,994	41,994	41,994	41,994	41,994	41,994	41,994	41,994	\$150
4 Bridgewater (62 Units)	53,776	53,776	74,440	74,440	74,440	74,440	74,440	74,440	74,440	74,440	\$139
95 King Street East (12 Units)	-	-	14,800	14,800	14,800	14,800	14,800	14,800	14,800	14,800	\$245
690 Stone Church Rd West (50 Units)	-	-	-	-	-	48,545	48,545	48,545	48,545	48,545	\$163
557 Queenston Road (34 Units)	29,400	29,400	29,400	29,400	29,400	29,400	29,400	29,400	29,400	29,400	\$146
<b>Total</b>	<b>5,641,893</b>	<b>5,635,797</b>	<b>5,671,261</b>	<b>5,671,261</b>	<b>5,671,261</b>	<b>5,719,806</b>	<b>5,721,512</b>	<b>5,704,312</b>	<b>5,673,293</b>	<b>5,643,946</b>	

Population	519,949	522,456	526,269	529,038	532,521	536,917	542,430	547,562	553,499	559,561
Per Capita Standard	10.8509	10.7871	10.7764	10.7200	10.6498	10.6531	10.5479	10.4177	10.2499	10.0864

10 Year Average	2011-2020
Quantity Standard	10.5739
Quality Standard	\$154
Service Standard	\$1,631

D.C. Amount (before deductions)	10 Year
Forecast Population	65,046
\$ per Capita	\$1,631
Eligible Amount	\$106,067,260



**City of Hamilton  
 Service Standard Calculation Sheet**

Service: Provincial Offences Act - Administration Facilities  
 Unit Measure: sq.ft. of building area

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2019 Building Value (\$/sq.ft.)	Value/ft <sup>2</sup> with land, site works, etc.
45 Main Street East - Dedicated Space	16,034	16,034	16,034	16,034	16,034	16,034	16,034	-	-	-	\$460	\$534
45 Main Street East - Shared Space	2,375	2,375	2,375	2,375	2,375	2,375	2,375	-	-	-	\$460	\$534
50 Main Street East -Dedicated Space	-	-	-	-	-	-	-	53,287	53,287	53,287	\$460	\$534
50 Main Street East - Shared Space	-	-	-	-	-	-	-	4,628	4,628	4,628	\$460	\$534
<b>Total</b>	<b>18,409</b>	<b>18,409</b>	<b>18,409</b>	<b>18,409</b>	<b>18,409</b>	<b>18,409</b>	<b>18,409</b>	<b>57,915</b>	<b>57,915</b>	<b>57,915</b>		

Population	519,949	522,456	526,269	529,038	532,521	536,917	542,430	547,562	553,499	559,561
Per Capita Standard	0.0354	0.0352	0.0350	0.0348	0.0346	0.0343	0.0339	0.1058	0.1046	0.1035

10 Year Average	2011-2020
Quantity Standard	0.0557
Quality Standard	\$510
Service Standard	\$28

D.C. Amount (before deductions)	10 Year
Forecast Population	65,046
\$ per Capita	\$28
Eligible Amount	\$1,847,957



**City of Hamilton  
 Service Standard Calculation Sheet**

Service: Public Health Services - Facilities  
 Unit Measure: sq.ft. of building area

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2019 Building Value (\$/sq.ft.)	Value/ft <sup>2</sup> with land, site works, etc.
100 Main St. E., suite 220	11,392	11,392	11,392	11,392	11,392	11,392	11,392	11,392	11,392	11,392	\$281	\$336
2255 Barton St - Unit 3/4	6,773	6,773	6,773	-	-	-	-	-	-	-	\$281	\$336
1447 Upper Ottawa (owned)	15,143	15,143	15,143	15,143	15,143	15,143	-	-	-	-	\$337	\$398
2 King St W., (DUN)	10,825	10,825	10,825	10,825	3,635	-	-	-	-	-	\$281	\$336
21 Hunter St. E.	5,324	5,324	5,324	5,324	5,324	5,324	5,324	5,324	5,324	5,324	\$281	\$336
1 Hughson St. N.	33,015	33,015	33,015	33,015	-	-	-	-	-	-	\$281	\$336
1439 Upper Ottawa	1,227	1,227	1,227	1,227	-	-	-	-	-	-	\$281	\$336
1447 Upper Ottawa (leased)	4,892	4,892	4,892	4,892	4,892	-	-	-	-	-	\$309	\$367
125 Barton - West Nile	892	892	892	892	-	-	-	-	-	-	\$144	\$185
1 James St.	5,626	5,626	5,626	5,626	-	-	-	-	-	-	\$309	\$367
247 Centennial Unit 8	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	\$281	\$336
100 Main St. West	-	-	-	-	24,122	24,122	24,122	24,122	24,122	24,122	\$469	\$543
110 King Street West (Robert Thompson)	-	-	-	52,300	52,300	52,300	52,300	52,300	52,300	52,300	\$378	\$443
891 Upper James (leased)	-	-	-	2,159	2,159	2,159	2,159	2,159	2,159	2,159	\$279	\$334
<b>Total</b>	<b>97,223</b>	<b>97,223</b>	<b>97,223</b>	<b>144,909</b>	<b>121,081</b>	<b>112,554</b>	<b>97,411</b>	<b>97,411</b>	<b>97,411</b>	<b>97,411</b>		

Population	519,949	522,456	526,269	529,038	532,521	536,917	542,430	547,562	553,499	559,561
Per Capita Standard	0.1870	0.1861	0.1847	0.2739	0.2274	0.2096	0.1796	0.1779	0.1760	0.1741

10 Year Average	2011-2020
Quantity Standard	0.1976
Quality Standard	\$407
Service Standard	\$80

D.C. Amount (before deductions)	10 Year
Forecast Population	65,046
\$ per Capita	\$80
Eligible Amount	\$5,226,446



**City of Hamilton  
 Service Standard Calculation Sheet**

Service: Public Health Services - Vehicles  
 Unit Measure: No. of vehicles

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2019 Value (\$/item)
Health Bus	1	1	1	1	1	1	1	1	1	1	\$392,000
Dental Bus	-	-	-	-	-	-	-	-	-	1	\$539,000
<b>Total</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>2</b>	

Population	519,949	522,456	526,269	529,038	532,521	536,917	542,430	547,562	553,499	559,561
Per Capita Standard	0.000002	0.000002	0.000002	0.000002	0.000002	0.000002	0.000002	0.000002	0.000002	0.000004

10 Year Average	2011-2020
Quantity Standard	0.000002
Quality Standard	\$406,488
Service Standard	\$1

D.C. Amount (before deductions)	10 Year
Forecast Population	65,046
\$ per Capita	\$1
Eligible Amount	\$53,988



**City of Hamilton  
 Service Standard Calculation Sheet**

Service: Child Care and Early Years Facilities  
 Unit Measure: sq.ft. of building area

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2019 Building Value (\$/sq.ft.)	Value/ft <sup>2</sup> with land, site works, etc.
Red Hill Day Care Centre	14,265	14,265	14,265	14,265	14,265	14,265	14,265	14,265	14,265	14,265	\$327	\$387
Lister Block	24,200	24,200	24,200	24,200	24,200	24,200	24,200	24,200	24,200	24,200	\$382	\$448
<b>Total</b>	<b>38,465</b>	<b>38,465</b>	<b>38,465</b>	<b>38,465</b>	<b>38,465</b>	<b>38,465</b>	<b>38,465</b>	<b>38,465</b>	<b>38,465</b>	<b>38,465</b>		

Population	519,949	522,456	526,269	529,038	532,521	536,917	542,430	547,562	553,499	559,561
Per Capita Standard	0.0740	0.0736	0.0731	0.0727	0.0722	0.0716	0.0709	0.0702	0.0695	0.0687

10 Year Average	2011-2020
Quantity Standard	0.0717
Quality Standard	\$425
Service Standard	\$30

D.C. Amount (before deductions)	10 Year
Forecast Population	65,046
\$ per Capita	\$30
Eligible Amount	\$1,983,253



**City of Hamilton  
 Service Standard Calculation Sheet**

Service: Waste Diversion - Facilities - Stations/Depots  
 Unit Measure: sq.ft. of building area

Description	Percentage Attributable to Diversion	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2019 Building Value (\$/sq.ft.)	Value/ft <sup>2</sup> with land, site works, etc.
77 James St.	100%	1,526	1,526	1,526	1,526	1,526	1,526	1,526	1,526	1,526	1,526	\$299	\$356
Transfer Stations / Community Recycling Centres:													
Dundas - Olympic Drive - Main Building	15%	1,473	1,473	1,473	1,473	1,473	1,473	1,473	1,473	1,473	1,473	\$680	\$776
- HHW Trailer	100%	930	930	930	930	930	930	930	930	930	930	\$364	\$428
- HHW Office (portable)	100%	140	140	140	140	140	140	140	140	140	140	\$289	\$345
- TS Scalehouse	15%	21	21	21	21	21	21	21	21	21	21	\$142	\$183
Kenora - Kenora Avenue - Main Building	15%	2,726	2,726	2,726	2,726	2,726	2,726	2,726	2,726	2,726	2,726	\$680	\$776
- HHW Trailer	100%	731	731	731	731	731	731	731	731	731	731	\$463	\$537
- HHW Office	100%	97	97	97	97	97	97	97	97	97	97	\$416	\$485
- TS Scalehouse	15%	21	21	21	21	21	21	21	21	21	21	\$167	\$211
Kilbride Yard, 37 Kilbride Rd. - Reuse Store	100%	3,561	3,561	3,561	3,561	3,561	3,561	3,561	3,561	3,561	3,561	\$401	\$468
Mountain - 37 Kilbride Road - Main Building	100%	12,692	12,692	12,692	12,692	12,692	12,692	12,692	12,692	12,692	12,692	\$680	\$776
- TS Scalehouse	15%	21	21	21	21	21	21	21	21	21	21	\$142	\$183
Glanbrook Landfill Site (Diversion portion only)	2%	129	129	129	129	129	129	129	129	129	129	\$680	\$776
Hamilton Materials Recycling Facility	81%	221,288	221,288	221,288	221,288	221,288	221,288	221,288	221,288	221,288	221,288	\$247	\$299
Hamilton Central Composting Facility - main processing facility & curing building (YRD076)	100%	106,504	105,734	102,894	102,196	102,058	102,288	89,465	89,465	149,109	149,109	\$395	\$462
Mountain Community Recycling Centre - Reuse Store & HHW Depot (YRD032)	100%	12,419	12,419	12,419	12,419	12,419	12,419	12,419	12,419	12,419	12,419	\$680	\$776
Contracted Local Yard - 560 Seaman St. Stoney Creek	61%	-	-	11,162	11,162	11,162	11,162	11,162	11,162	11,162	11,162	\$289	\$529
Contracted Local Yard	61%	1,937	1,937	-	-	-	-	-	-	-	-	\$289	\$934
<b>Total</b>		<b>366,216</b>	<b>365,446</b>	<b>371,831</b>	<b>371,133</b>	<b>370,995</b>	<b>371,225</b>	<b>358,403</b>	<b>358,403</b>	<b>418,046</b>	<b>418,046</b>		

Population	519,949	522,456	526,269	529,038	532,521	536,917	542,430	547,562	553,499	559,561
Per Capita Standard	0.7043	0.6995	0.7065	0.7015	0.6967	0.6914	0.6607	0.6545	0.7553	0.7471

10 Year Average	2011-2020
Quantity Standard	0.7018
Quality Standard	\$392
Service Standard	\$275

D.C. Amount (before deductions)	10 Year
Forecast Population	65,046
\$ per Capita	\$275.41
Eligible Amount	\$17,914,319



**City of Hamilton  
 Service Standard Calculation Sheet**

Service: Waste Diversion - Vehicles & Equipment  
 Unit Measure: No. of vehicles and equipment

Description	Percentage Attributable to Diversion	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2019 Value (\$/Vehicle)
<b>City Owned</b>												
20 cyd single stream rear packer	48%	1.44	1.44	-	-	-	-	-	-	-	-	\$255,000
32 cyd single stream rear packer	48%	1.44	1.44	-	-	-	-	-	-	-	-	\$306,000
Compact pickup	48%	1.44	-	-	-	-	-	-	-	-	-	\$35,700
Compact pickup	48%									0.48	0.48	\$25,500
SUV 2wd	48%	-	-	0.48	0.48	1.44	1.44	1.44	1.44	0.96	0.96	\$35,700
Pick up 2wd	48%	3.84	4.32	3.84	4.80	4.80	4.80	4.80	4.80	4.80	4.80	\$34,700
Pickup 4x4	48%	0	0	0.48	0.48	1.44	1.44	1.44	1.44	1.92	1.92	\$51,000
Pickup 3/4 ton	48%	0.48	0.48	0.48	0.48	0.48	0.48	0.48	0.48	0.48	0.48	\$58,100
Dump truck 5 ton	48%	0.48	0.48	0.48	0.48	0.48	0.48	0.48	0.48	-	-	\$114,200
25 cyd single stream rear packer	48%	2.88	2.40	8.16	8.16	7.68	7.68	7.68	7.68	7.68	7.68	\$153,000
25 cyd dual stream rear packer	48%	8.64	8.64	5.28	5.28	5.28	5.28	5.28	5.28	4.32	4.32	\$287,600
31 cyd single stream sideloader	48%	0.96	0.96	0.96	0.96	0.48	0.48	0.48	0.48	0.48	0.48	\$306,000
31 cyd dual stream side loader	48%	4.80	4.80	4.80	4.80	4.80	4.80	4.80	4.80	4.80	4.80	\$306,000
<b>Contracted (GFL)</b>												
Curbside/Roadside												
<b>Recycling</b>												
Mack with UHE Body - 32 yd rear packer dual stream - diesel	100%	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	\$255,000
Freightliner with Heil Body - 25 yd rear packer dual stream - CNG	100%	33.00	33.00	33.00	33.00	33.00	33.00	33.00	33.00	33.00	33.00	\$413,100
Peterbilt with McNeilus Body - 32yd dual stream - diesel	100%	1	1	1	1	1	1	1	1	-	-	\$306,000
<b>Organics/Garbage</b>												
Freightliner with UHE Body - 32 yd rear packer dual stream CNG	48%	10	10	10	10	10	10	10	10	10.08	10.08	\$413,100
<b>Leaf &amp; Yard Waste/ Bulk</b>												
Peterbilt with McNeilus Body - 25 yd rear packer ss diesel	48%	2.88	2.88	2.88	2.88	2.88	2.88	2.88	2.88	2.40	2.40	\$246,800
Peterbilt with McNeilus Body - 30yd dual stream - diesel	48%	0.48	0.48	0.48	0.48	0.48	0.48	0.48	0.48	0.48	0.48	\$255,000
Freightliner with UHE Body - 32 yd ss rear packer - diesel	48%	0.48	0.48	0.48	0.48	0.48	0.48	0.48	0.48	0.48	0.48	\$246,800
Freightliner with Labrie McNeilus Body - 37 25 yd ss sideloader - diesel	48%	0	0	0	0	0	0	0	0	0.96	0.96	\$306,000





**City of Hamilton  
 Service Standard Calculation Sheet**

Service: Waste Diversion - Vehicles & Equipment  
 Unit Measure: No. of vehicles and equipment

Description	Percentage Attributable to Diversion	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2019 Value (\$/Vehicle)
<b>Front Load Bin Waste and Fibre Collection</b>												
Mack with McNeilus Body - 40 yd single stream	48%	5.28	5.28	5.28	5.28	5.28	5.28	5.28	5.28	4.80	4.80	\$306,000
Mack with Labrie Body - 40 yd single stream	48%	0.48	0.48	0.48	0.48	0.48	0.48	0.48	0.48	0.48	0.48	\$306,000
Mack with Fanotech Body - 40 yd single stream	48%	0.48	0.48	0.48	0.48	0.48	0.48	0.48	0.48	0.48	0.48	\$306,000
Mack with Capital Body - 40 yd single stream	48%	0	0	0	0	0	0	0	0	0.48	0.48	\$306,000
<b>Side-loader Fully Automated Recycling Cart Collection</b>												
Freightliner with Labrie Body - 33 yd dual stream	100%	4	4	4	4	4	4	4	4	4.00	4.00	\$413,100
<b>Fork Truck (front load bin)</b>												
Freightliner Spike Truck (Pull Out Truck)	48%	0.48	0.48	0.48	0.48	0.48	0.48	0.48	0.48	0.48	0.48	\$76,500
Pickup Trucks	48%	2	2	2	2	2	2	2	2	2.88	2.88	\$45,900
<b>RECYCLING &amp; WASTE DISPOSAL</b>												
<b>CENTRAL COMPOSTING FACILITY</b>												
<b>City Owned</b>												
Main fans	100%	2	2	2	2	2	2	2	2	2.00	2.00	\$46,900
Curing Building Fan	100%	1	1	1	1	1	1	1	1	1.00	1.00	\$40,800
Tunnel Fans	100%	16	16	16	16	16	16	16	16	16.00	16.00	\$276,500
Make Up Air Units	100%	2	2	2	2	2	2	2	2	2.00	2.00	\$61,200
Grinder	100%	1	1	1	1	1	1	1	1	1.00	1.00	\$714,000
Shredder	100%	1	1	1	1	1	1	1	1	1.00	1.00	\$853,700
Stationary Screening Plant	100%	1	1	1	1	1	1	1	1	1.00	1.00	\$20,700
PLC Units	100%	5	5	5	5	5	5	5	5	5.00	5.00	\$102,000
SCADA System	100%	1	1	1	1	1	1	1	1	1.00	1.00	\$510,000
Tube Conveyor	100%	1	1	1	1	1	1	1	1	1.00	1.00	\$102,000
Fixed Conveyors	100%	4	4	4	4	4	4	4	4	4.00	4.00	\$61,200
Stack Jet Fans	100%	2	2	2	2	2	2	2	2	2.00	2.00	\$40,800
Loaders Volvo L150 or Equivalent	100%	2	2	2	2	2	2	2	2	2.00	2.00	\$408,000
CAT 242 Skidsteer	100%	1	1	1	1	1	1	1	1	1.00	1.00	\$38,300



**City of Hamilton  
 Service Standard Calculation Sheet**

Service: Waste Diversion - Vehicles & Equipment  
 Unit Measure: No. of vehicles and equipment

Description	Percentage Attributable to Diversion	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2019 Value (\$/Vehicle)
Ramrod Mini Skidsteer	100%	1	1	1	1	1	1	1	1	1.00	1.00	\$16,200
Genie Boom 40ft Manlift	100%	1	1	1	1	1	1	1	1	1.00	1.00	\$42,100
Grove 54ft Manlift	100%	1	1	1	1	1	1	1	1	1.00	1.00	\$12,200
Generator	100%	1	1	1	1	1	1	1	1	1.00	1.00	\$102,000
Overhead Filling Cassette	100%	1	1	1	1	1	1	1	1	1.00	1.00	\$369,200
Central Exhaust Fans	100%	2	2	2	2	2	2	2	2	2.00	2.00	\$120,400
Mag Conveyor	100%	1	1	1	1	1	1	1	1	1.00	1.00	\$49,000
Hydraulic Door Wagon	100%	1	1	1	1	1	1	1	1	1.00	1.00	\$5,100
<b>Contracted</b>												
Volvo L110 Loader	100%	-	1	1	1	1	1	1	1	1.00	1.00	\$408,000
<b>TRANSFER STATIONS / COMMUNITY RECYCLING CENTRES</b>												
<b>Contracted (Waste Connections)</b>												
Transfer Trailers	11%	0.74	0.74	0.74	0.74	0.74	0.74	0.74	0.74	0.74	0.74	\$127,500
Transfer Trucks	11%	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	\$137,700
Roll-off Bins												
- 20 yard	100%	12	12	12	12	12	12	12	12	12.00	12.00	\$8,200
- 30 yard	100%	15	15	15	15	15	15	15	15	15.00	15.00	\$10,200
- 40 yard	100%	28.00	28.00	28.00	28.00	28.00	28.00	28.00	28.00	28.00	28.00	\$12,200
Roll-off Trucks	15%	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	\$178,500
Scales												
- 80' above ground	15%	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	\$100,000
- 80' pit scale	15%	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	\$62,200
Front End Loaders	15%	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	\$408,000
<b>LEAF &amp; YARD COMPOSTING FACILITY</b>												
<b>Contracted (Waste Management Canada)</b>												
Screener	100%	1	1	1	1	1	1	1	1	1.00	1.00	\$255,000
Tub Grinder	100%	1	1	1	1	1	1	1	1	1.00	1.00	\$816,000
Excavator	100%	1	1	1	1	1	1	1	1	1.00	1.00	\$255,000
Conveyor	100%	-	-	-	-	-	-	-	-	-	1.00	\$98,000



**City of Hamilton  
 Service Standard Calculation Sheet**

Service: Waste Diversion - Vehicles & Equipment  
 Unit Measure: No. of vehicles and equipment

Description	Percentage Attributable to Diversion	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2019 Value (\$/Vehicle)
<b>MATERIAL RECYCLING FACILITY</b>												
<b>City Owned</b>												
Forklift	100%	1	1	1	1	1	1	1	1	1.00	1.00	\$51,000
<b>Contracted (Canada Fibers Ltd)</b>												
Forklift	100%	1	1	1	1	1	1	1	1	1.00	1.00	\$51,000
<b>Total</b>		<b>206</b>	<b>205</b>	<b>205</b>	<b>206</b>	<b>207</b>	<b>207</b>	<b>207</b>	<b>207</b>	<b>206</b>	<b>207</b>	

Population	519,949	522,456	526,269	529,038	532,521	536,917	542,430	547,562	553,499	559,561
Per Capita Standard	0.0004	0.0004	0.0004	0.0004	0.0004	0.0004	0.0004	0.0004	0.0004	0.0004

10 Year Average	2011-2020
Quantity Standard	0.0004
Quality Standard	\$153,975
Service Standard	\$62

D.C. Amount (before deductions)	10 Year
Forecast Population	65,046
\$ per Capita	\$62
Eligible Amount	\$4,006,183



**City of Hamilton  
 Service Standard Calculation Sheet**

Service: Waste Diversion - Carts & Containers  
 Unit Measure: No. of items

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2019 Value (\$/item)
Blue Boxes	108,000	139,000	183,000	228,000	271,000	319,000	362,000	403,472	416,432	452,720	\$5
Blue Carts	2,400	3,200	3,600	4,000	4,400	5,800	6,300	6,885	7,479	9,243	\$63
Small Green Carts	18,000	18,000	18,000	18,000	18,000	20,100	23,100	28,482	37,842	42,834	\$13
Large Green Carts	169,800	177,300	186,300	198,300	211,300	220,300	229,300	240,068	242,067	247,607	\$43
Mini Bins/Kitchen Organics Containers	214,000	230,000	233,000	237,200	244,200	250,200	256,200	262,536	262,536	266,496	\$2
Blue Bags	36,000	46,000	50,000	56,000	62,000	68,000	74,000	74,000	74,000	80,000	\$2
Gold Boxes	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	3,592	\$5
Blue Barrells	50	50	50	50	50	50	50	50	50	50	\$26
Public Space Litter Container - Jubilees	-	-	-	-	-	200	200	200	200	200	\$765
Public Space Litter Container - Fluted	50	50	50	50	50	50	50	50	50	50	\$102
<b>Total</b>	<b>549,300</b>	<b>614,600</b>	<b>675,000</b>	<b>742,600</b>	<b>812,000</b>	<b>884,700</b>	<b>952,200</b>	<b>1,016,743</b>	<b>1,041,656</b>	<b>1,102,792</b>	

Population	519,949	522,456	526,269	529,038	532,521	536,917	542,430	547,562	553,499	559,561
Per Capita Standard	1.06	1.18	1.28	1.40	1.52	1.65	1.76	1.86	1.88	1.97

10 Year Average	2011-2020
Quantity Standard	1.5557
Quality Standard	\$14
Service Standard	\$22

D.C. Amount (before deductions)	10 Year
Forecast Population	65,046
\$ per Capita	\$22
Eligible Amount	\$1,457,030



**City of Hamilton  
 Service Standard Calculation Sheet**

Service: Municipal Parking Services - Spaces  
 Unit Measure: No. of spaces

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2019 Value (\$/space) Including Land
Carpark #1 (John and Rebecca)	169	169	169	169	169	169	169	169	169	169	\$556,300
Carpark #2 (Ottawa St)	358	358	358	358	358	358	358	358	358	358	\$658,500
Carpark #3 (Mountain Ave)	137	137	137	137	137	137	137	137	137	137	\$640,200
Carpark #4 (Kenilworth Ave)	35	35	35	35	35	35	35	35	35	35	\$180,300
Carpark #5 (King William/Mary)	127	127	127	127	127	127	127	127	127	127	\$403,000
Carpark #6 (Rosedale Dr)	7	7	7	7	7	7	7	7	7	7	\$48,900
Carpark #7 (Main and Ferguson)	60	60	60	60	60	60	60	60	60	60	\$184,000
Carpark #8 (King and Jarvis)	47	47	47	47	47	47	47	47	47	47	\$169,400
Carpark #9 (Upper Wellington)	15	15	15	15	15	15	15	15	15	15	\$67,200
Carpark #11 (Main and Garside)	9	9	9	9	9	9	9	9	9	9	\$38,000
Carpark #13 (Wilson and James)	16	16	16	16	16	16	16	16	16	16	\$67,200
Carpark #16 (Main and Balmoral)	20	20	20	20	20	20	20	20	20	20	\$63,500
Carpark #17 (Main and Huxley)	19	19	19	19	19	19	19	19	19	19	\$70,800
Carpark #19 (Main and Ottawa)	26	26	26	26	26	26	26	26	26	26	\$111,000
Carpark #20 (Up James/Brantdale)	25	25	25	25	25	25	25	25	25	25	\$103,700
Carpark #21 (Main and Tuxedo)	23	23	23	23	23	23	23	23	23	23	\$78,100
Carpark #22 (King and Locke)	14	14	14	14	14	14	14	14	14	14	\$63,500
Carpark #32 (East and Barton)	26	26	26	26	26	26	26	26	26	26	\$74,500
Carpark #33 (Up James/Genesse)	45	45	45	45	45	45	45	45	45	45	\$158,400
Carpark #34 (Main and Cope)	9	9	9	9	9	9	9	9	9	9	\$48,900
Carpark #35 (Concession and E21st)	24	24	24	24	24	24	24	24	24	24	\$89,100
Carpark #36 (Mulberry)	49	49	49	49	49	49	49	49	49	49	\$202,200
Carpark #37 (Convention Centre)	849	849	849	849	849	849	849	849	849	849	\$1,345,000
Carpark #39 (Barton and Grosvenor)	31	31	31	31	31	31	31	31	31	31	\$111,000
Carpark #40 (City Hall)	418	418	418	418	418	418	418	418	418	418	\$1,472,400
Carpark #42 (Barton and Birch)	41	41	41	41	41	41	41	-	41	-	\$246,000
Carpark #43 (Kenilworth/Newlands)	20	20	20	20	20	20	20	20	20	20	\$63,500
Carpark #44 (Barton and Emerald)	13	13	13	13	13	13	13	13	13	13	\$52,600
Carpark #45 (540 Barton East)	20	20	20	20	20	20	20	20	20	20	\$59,900
Carpark #46 (Barton and William)	15	15	15	15	15	15	15	15	15	15	\$67,200



**City of Hamilton  
 Service Standard Calculation Sheet**

Service: Municipal Parking Services - Spaces  
 Unit Measure: No. of spaces

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2019 Value (\$/space) Including Land
Carpark #47 (Barton and Barnesdale)	21	21	21	21	21	21	21	21	21	21	\$74,500
Carpark #49 (Barton and Caroline)	41	41	41	41	41	41	41	41	41	41	\$180,300
Carpark #50 (Cannon and Birch)	30	30	30	30	30	30	30	-	30	-	\$96,400
Carpark #56 (Main and Emerald)	18	18	18	18	18	18	18	18	18	18	\$70,800
Carpark #58 (Barton and Harmony)	34	34	34	34	34	34	34	34	34	34	\$63,500
Carpark #62 (Vine St)	137	137	137	137	137	137	137	137	137	137	\$359,200
Carpark #64 (Sherman Ave N)	18	18	18	18	18	18	18	18	18	18	\$78,100
Carpark #66 (Bay and Cannon)	91	91	91	91	91	91	91	91	91	91	\$282,500
Carpark #68 (York Parkade)	813	813	813	813	813	813	813	813	813	813	\$462,800
Carpark #69 (York Blvd)	17	17	17	17	17	17	17	17	17	17	\$59,900
Carpark #70 (Hughson St)	24	24	24	24	24	24	24	24	24	24	\$74,500
Carpark #72 (King and East)	21	21	21	21	21	21	21	21	21	21	\$78,100
Carpark #73 (King William/Wellington)	36	36	36	36	36	36	36	36	36	36	\$121,900
Carpark #74 (King and Hess)	11	11	11	11	11	11	11	11	11	11	\$56,200
Carpark #76 (Catharine and Hunter)	55	55	55	55	55	55	55	55	55	55	\$158,400
Carpark #79 (402 Barton St)	24	24	24	24	24	24	24	24	24	24	\$81,800
Carpark #80 (King and Bay)	205	205	205	205	205	205	205	205	205	205	\$596,400
Carpark #81 (Ferguson Ave)	14	14	14	14	14	14	14	14	14	14	\$78,100
Carpark #82 (Victoria and Barton)	39	39	39	39	39	39	39	39	39	39	\$136,500
Carpark #84 (Kenilworth and Albany)	29	29	29	29	29	29	29	29	29	29	\$111,000
Carpark #1DU (Booth St)	40	40	40	40	40	40	40	40	40	40	\$169,400
Carpark #2DU (Post Office)	18	18	18	18	18	18	18	18	18	18	\$111,000
Carpark #3DU (Canada Trust)	43	43	43	43	43	43	43	43	43	43	\$136,500
Carpark #4DU (Royal Bank)	83	83	83	83	83	83	83	83	83	83	\$278,900
Carpark #5DU (Golden Valley)	41	41	41	41	41	41	41	41	41	41	\$151,100
Carpark #6DU (Coach House)	42	42	42	42	42	42	42	42	42	42	\$180,300
Carpark #7DU (Hatt St)	94	94	94	94	94	94	94	94	94	94	\$395,700



**City of Hamilton  
 Service Standard Calculation Sheet**

Service: Municipal Parking Services - Spaces  
 Unit Measure: No. of spaces

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2019 Value (\$/space) Including Land
Carpark #9DU (Bank of Montreal)	7	7	7	7	7	7	7	7	7	7	\$41,600
Carpark #10A (Wilson St/Ancaster)	38	38	38	38	38	38	38	38	38	38	\$220,500
Dundas St./Flamborough	16	16	16	16	16	16	16	16	16	16	\$63,500
<b>Total</b>	<b>4,767</b>	<b>4,767</b>	<b>4,767</b>	<b>4,767</b>	<b>4,767</b>	<b>4,767</b>	<b>4,767</b>	<b>4,696</b>	<b>4,767</b>	<b>4,696</b>	

Population	519,949	522,456	526,269	529,038	532,521	536,917	542,430	547,562	553,499	559,561
Per Capita Standard	0.0092	0.0091	0.0091	0.0090	0.0090	0.0089	0.0088	0.0086	0.0086	0.0084

10 Year Average	2011-2020
Quantity Standard	0.0089
Quality Standard	\$31,571
Service Standard	\$281

D.C. Amount (before deductions)	10 Year
Forecast Population	65,046
\$ per Capita	\$281
Eligible Amount	\$18,276,625



**City of Hamilton  
 Service Standard Calculation Sheet**

Service: Municipal Parking Services- Meters  
 Unit Measure: No. of Meters

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2019 Value (\$/item)
Parking Meters (On-Street)	2,674	2,574	2,515	2,702	2,714	2,426	2,426	2,426	2,426	2,426	\$600
Parking Meters (Off-Street)	-	-	77	77	77	77	57	-	57	-	\$600
Pay and Display Machine Spaces (On-Street)	14	18	16	16	16	16	16	16	16	16	\$5,300
Pay and Display Machine Spaces (Off-Streets)	-	-	72	72	72	72	72	72	72	72	\$5,300
Pay on foot Pay Stations	4	4	7	7	7	7	7	7	7	7	\$45,000
Pay on foot exit/entry terminals	13	13	13	13	13	13	13	13	13	13	\$7,900
Coin Sorter Machine	1	1	1	1	1	1	1	1	1	1	\$13,000
Coin Wrapper Machines	2	2	2	2	2	2	2	2	2	2	\$27,000
Electric Vehicles Charging Stations	-	-	2	2	2	2	2	2	2	2	\$10,000
<b>Total</b>	<b>2,708</b>	<b>2,612</b>	<b>2,705</b>	<b>2,892</b>	<b>2,904</b>	<b>2,616</b>	<b>2,596</b>	<b>2,539</b>	<b>2,596</b>	<b>2,539</b>	

Population	519,949	522,456	526,269	529,038	532,521	536,917	542,430	547,562	553,499	559,561
Per Capita Standard	0.0052	0.0050	0.0051	0.0055	0.0055	0.0049	0.0048	0.0046	0.0047	0.0045

10 Year Average	2011-2020
Quantity Standard	0.0050
Quality Standard	\$896
Service Standard	\$4

D.C. Amount (before deductions)	10 Year
Forecast Population	65,046
\$ per Capita	\$4
Eligible Amount	\$291,406





**City of Hamilton  
 Service Standard Calculation Sheet**

Service: Municipal Parking Services- Facilities  
 Unit Measure: sq.ft. of building area

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2019 Building Value (\$/sq.ft.)	Value/ft <sup>2</sup> with land, site works, etc.
<b>Hamilton Place &amp; Convention Centre Parking Garage:</b>												
Main Office	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	\$225	\$274
Middle Office	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	\$225	\$274
Squad Room	800	800	800	800	800	800	800	800	800	800	\$225	\$274
Workshop	23,000	23,000	23,000	23,871	23,871	23,871	23,871	23,871	23,871	23,871	\$147	\$188
<b>Total</b>	<b>31,200</b>	<b>31,200</b>	<b>31,200</b>	<b>32,071</b>	<b>32,071</b>	<b>32,071</b>	<b>32,071</b>	<b>32,071</b>	<b>32,071</b>	<b>32,071</b>		

Population	519,949	522,456	526,269	529,038	532,521	536,917	542,430	547,562	553,499	559,561
Per Capita Standard	0.0600	0.0597	0.0593	0.0606	0.0602	0.0597	0.0591	0.0586	0.0579	0.0573

10 Year Average	2011-2020
Quantity Standard	0.0592
Quality Standard	\$1,449
Service Standard	\$86

D.C. Amount (before deductions)	10 Year
Forecast Population	65,046
\$ per Capita	\$86
Eligible Amount	\$5,578,995



**City of Hamilton  
 Service Standard Calculation Sheet**

Service: Airport Lands  
 Unit Measure: acres of land

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2019 Value (\$/Acre)
Airport Land	1,561	1,561	1,561	1,561	1,561	1,561	1,561	1,561	1,561	1,561	\$100,000
<b>Total</b>	<b>1,561</b>	<b>1,561</b>	<b>1,561</b>	<b>1,561</b>	<b>1,561</b>	<b>1,561</b>	<b>1,561</b>	<b>1,561</b>	<b>1,561</b>	<b>1,561</b>	

Population	519,949	522,456	526,269	529,038	532,521	536,917	542,430	547,562	553,499	559,561
Per Capita Standard	0.0030	0.0030	0.0030	0.0030	0.0029	0.0029	0.0029	0.0029	0.0028	0.0028

10 Year Average	2011-2020
Quantity Standard	0.0029
Quality Standard	\$100,290
Service Standard	\$291

D.C. Amount (before deductions)	10 Year
Forecast Population	65,046
\$ per Capita	\$291
Eligible Amount	\$18,917,979



# Appendix C

## Draft Amending Development Charge By-law



**City of Hamilton**

**By-law Number 21-\_\_**

**Being a By-Law of the City of Hamilton To Amend By-Law 19-142, Respecting  
Development Charges**

**Whereas** the City of Hamilton (the "City") enacted By-law 19-142 pursuant to the *Development Charges Act, 1997*, S.O. 1997, c. 27, as amended (the "Act"), which Act authorizes Council to pass By-laws for the imposition of development charges against land;

**And Whereas** the City has undertaken a study pursuant to the Act which has provided updated Schedule A (Table A2) to By-law 19-142;

**And Whereas** the Council of the City of Hamilton ("Council") has before it a report entitled "City of Hamilton 2021 Development Charge Update Study" prepared by Watson & Associates Economists Ltd., dated March 5, 2021 (the "update study");

**And Whereas** the update study and proposed amending By-law were made available to the public on March 5, 2021 and Council gave notice to the public pursuant to Section 12 of the Act.

**And Whereas** Council, on April 22, 2021 held a meeting open to the public, pursuant to Section 12 of the Act, at which Council considered the study, and written and oral submissions from the public;

**NOW THEREFORE** Council hereby enacts as follows:

1. By-law 19-142 is hereby amended as follows:

A. Addition of Accessory Dwelling to the definitions in Section 1 as follows:

"Accessory Dwelling" means a self-contained residential unit that is subordinate in purpose to another residential dwelling unit upon the same lot and includes a garden suite and a mobile home.

B. Addition of Ancillary Residential Building to the definitions in Section 1 as follows:



“Ancillary Residential Building” means a residential building that would be ancillary to a detached dwelling, semi-detached dwelling, or row dwelling and includes an accessory dwelling.

C. Addition of Class to the definitions in Section 1 as follows:

“Class” means a grouping of services combined to create a single service for the purposes of this By-law and as provided in Section 7 of the Development Charges Act.

D. Addition of Hospice to the definitions in Section 1 as follows:

“Hospice” means a building or portion of a mixed-use building designed and intended to provide palliative care and emotional support to the terminally ill in a home or homelike setting so that quality of life is maintained, and family members may be active participants in care.

E. Addition of Institutional Development to definitions in Section 1 as follows:

“Institutional Development” means development of a building or structure intended for use:

- (i) as a long-term care home within the meaning of Subsection 2 (1) of the *Long-Term Care Homes Act, 2007*;
- (ii) as a retirement home within the meaning of Subsection 2 (1) of the *Retirement Homes Act, 2010*;
- (iii) by any of the following post-secondary institutions for the objects of the institution:
  - 1. a university in Ontario that receives direct, regular, and ongoing operating funding from the Government of Ontario,
  - 2. a college or university federated or affiliated with a university described in subclause (1), or
  - 3. an Indigenous Institute prescribed for the purposes of Section 6 of the *Indigenous Institutes Act, 2017*;
- (iv) as a memorial home, clubhouse, or athletic grounds by an Ontario branch of the Royal Canadian Legion; or



(v) as a hospice to provide end of life care.

F. Addition of Interest Rate to the definitions in Section 1 as follows:

"Interest Rate" means the annual rate of interest calculated as per the City's D.C. Interest Policy (FPAP-DC-002), as may be revised from time to time.

G. Addition of Non-profit Housing Development to the definitions in Section 1 as follows:

"Non-profit Housing Development" means development of a building or structure intended for use as residential premises by,

- (i) a corporation without share capital to which the Corporations Act applies, that is in good standing under that Act and whose primary object is to provide housing;
- (ii) a corporation without share capital to which the Canada Not-for-profit Corporations Act applies, that is in good standing under that Act and whose primary object is to provide housing; or
- (iii) a non-profit housing co-operative that is in good standing under the Co-operative Corporations Act, or any successor legislation.

H. Addition of Rental Housing to the definitions in Section 1 as follows:

"Rental Housing" means development of a building or structure with four or more dwelling units all of which are intended for use as rented residential premises;

I. Addition of Site to the definitions in Section 1 as follows:

"Site" means a parcel of land which can be legally conveyed pursuant to Section 50 of the Planning Act and includes a development having two or more lots consolidated under on identical ownership.

J. Addition of Zoning By-law to the definitions in Section 1 as follows:

"Zoning By-law" means the Zoning By-law No. 05-200, 87-57, 3581-86, 90-145-Z, 464, 6593, 3692-92, as appropriate based on development type and location, of the City, or any successor thereof.



- K. Replace Section titled "Designation of Services," inclusive of and Sections 10 and 11, with the following:

**Designation of Services/Class of Services**

- 10. All Development of land within the area to which this By-law applies will increase the need for Services/Class of Services.
- 11. The Development Charges applicable to a Development as determined pursuant to this By-law shall apply without regard to the Services/Class of Services required or used by an individual Development.

- L. Replace Section 19 for "Exemptions for Intensification of Existing Housing or New Housing" with the following:

19.

- (a) No Development Charge shall be imposed where the only effect of an action referred to in Section 12 of this By-law is to:
  - (i) permit an enlargement to an existing residential Dwelling Unit;
  - (ii) permit the creation of one or two additional Dwelling Units in an existing single detached dwelling or a prescribed ancillary residential dwelling structure to the existing residential building;
  - (iii) permit the creation of additional dwelling units equal to the greater of one Dwelling Unit or one percent of the existing Dwelling Units in existing Rental Housing or a prescribed ancillary residential dwelling structure to the existing residential building;
  - (iv) permit the creation of one additional dwelling unit in any other existing residential building already containing at least one Dwelling Unit or prescribed ancillary residential dwelling structure to the existing residential building; or
  - (v) permit the creation of a second dwelling unit in prescribed classes of proposed new residential buildings, including residential dwelling structures ancillary to dwellings, subject to the following restrictions:



Item	Name of Class of Proposed New Residential Buildings	Description of Class of Proposed New Residential Buildings	Restrictions
1	Proposed new detached dwellings	Proposed new residential buildings that would not be attached to other buildings and that are permitted to contain a second dwelling unit, that being either of the two dwelling units, if the units have the same gross floor area, or the smaller of the dwelling units.	The proposed new detached dwelling must only contain two dwelling units.  The proposed new detached dwelling must be located on a parcel of land on which no other detached dwelling, semi-detached dwelling or row dwelling would be located.
2	Proposed new semi-detached dwellings or row dwellings	Proposed new residential buildings that would have one or two vertical walls, but no other parts, attached to other buildings and that are permitted to contain a second dwelling unit, that being either of the two dwelling units, if the units have the same gross floor area, or the smaller of the dwelling units.	The proposed new semi-detached dwelling or row dwelling must only contain two dwelling units.  The proposed new semi-detached dwelling or row dwelling must be located on a parcel of land on which no other detached dwelling, semi-detached dwelling or row dwelling would be located.
3	Proposed new residential buildings that would be ancillary to a proposed new detached dwelling, semi-detached dwelling or row dwelling	Proposed new residential buildings that would be ancillary to a proposed new detached dwelling, semi-detached dwelling or row dwelling and that are permitted to contain a single dwelling unit.	The proposed new detached dwelling, semi-detached dwelling or row dwelling, to which the proposed new residential building would be ancillary, must only contain one dwelling unit.  The gross floor area of the dwelling unit in the proposed new residential building must be equal to or less than the gross floor area of the detached dwelling, semi-detached dwelling or row dwelling to which the proposed new residential building is ancillary.

- (b) Notwithstanding (a) above, Development Charges shall be imposed if the total Gross Floor Area of the additional one or two units exceeds the Gross Floor Area of the existing Dwelling Unit.
- (c) Notwithstanding (a) above, Development Charges shall be imposed if the additional Dwelling Unit(s) has a Gross Floor Area greater than:
  - (vi) in the case of a Semi-detached Dwelling Unit or Townhouse Dwelling Unit, the Gross Floor Area of the existing Dwelling Unit; and
  - (vii) in the case of any other Residential Building, the Gross Floor Area of the smallest Dwelling Unit contained in the said residential Building.
- (d) The exemption to Development Charges in (a) above shall only apply to the first instance of intensification in an existing or new dwelling.
- (e) Subject to (b), (c) and (d) above, any exemption under (a) above shall apply to the smallest Dwelling Unit, as determined by applicable rates under this By-law.

M. Reference in Section 33 is changed to reflect renumbering:

Subject to the provisions of Sections 34 and 35, Development Charges are payable at the time a building permit is issued with respect to a Development.





N. Addition of policies related to the timing of development charges payments. These will be included after Section 33 of the development charges by-law:

New Sections:

34. Notwithstanding Section 33, Development Charges for Rental Housing and Institutional Developments are due and payable in six equal annual instalment payments commencing with the first instalment payable on the date of occupancy, and each subsequent instalment, including interest as per the City's D.C. Interest Policy (FPAP-DC-002), as may be revised from time to time.
35. Notwithstanding Section 33, Development Charges for Non-profit Housing Developments are due and payable in 21 equal annual instalment payments commencing with the first instalment payable on the date of occupancy, and each subsequent instalment, including interest as per the City's Interest policy (FPAP-DC-002), as may be revised from time to time.

O. Sections 34 to 50 of the By-law are renumbered to 36 to 52, respectively.

P. Replace Section 39 (renumbered to 41) "**Reserve Fund Report**" with the following:

The General Manager of Finance and Corporate Services shall, in each year prior to June 30 thereof, commencing June 30, 2020 for the 2019 year, furnish to Council a statement in respect of the reserve funds required by the Act for the Services/Classes of Services to which this By-law relates, for the prior year, containing the information set out in Section 43 of the Act and Section 12 of the Regulation.

Q. Schedule "A" is deleted, and the attached Schedule "A" is substituted, therefore.

2. This By-law shall come into force and effect at 12:01AM on July 6, 2021.
3. Except as amended by this By-law, all provisions of By-law 19-142, as amended, are and shall remain in full force and effect.



By-law read a first and second time this 6<sup>th</sup> day of June, 2021.

By-law read a third time and finally passed this 6<sup>th</sup> day of June, 2021.

Mayor: \_\_\_\_\_

Clerk: \_\_\_\_\_



**SCHEDULE A, TO BY-LAW 19-142  
 MUNICIPAL WIDE DEVELOPMENT CHARGES – EFFECTIVE JULY 6, 2021  
 (2019 \$)**

Table A2:

Service/Class of Service	RESIDENTIAL					NON-RESIDENTIAL
	Single-Detached Dwelling & Semi-Detached Dwelling (per dwelling unit)	Townhouses & Other Multiple Unit Swellings (per dwelling unit)	Apartments & Stacked Townhouses & Mobile Homes 2-Bedrooms+ (per dwelling unit)	Apartments & Stacked Townhouses & Mobile Homes Bachelor & 1-Bedrooms+ (per dwelling unit)	Residential Facility Dwelling & Lodging House & Garden Suite (per bedroom)	(per sq.ft. of Gross Floor Area)
<b>Municipal Wide Services/Classes:</b>						
Services Related to a Highway	10,769	7,708	6,306	4,314	3,479	8.05
Police Services	524	375	307	210	169	0.26
Fire Protection Services	462	331	271	185	149	0.23
Transit Services	1,917	1,372	1,123	768	619	0.98
Public Works	805	576	471	322	260	0.41
Ambulance Services	148	106	87	59	48	0.02
Waste Diversion	730	522	427	292	236	0.13
Parks and Recreation Services	7,528	5,388	4,408	3,016	2,432	0.35
Library Services	1,145	819	671	459	370	1.00
Long Term Care	182	130	107	73	59	0.02
Public Health	3	2	2	1	1	-
Child Care and Early Years	15	11	9	6	5	-
Housing Services	752	538	440	301	243	-
Provincial Offences Act	40	29	23	16	13	0.02
Growth Studies	404	289	237	162	131	0.21
<b>Total Municipal Wide Services/Classes</b>	<b>25,424</b>	<b>18,196</b>	<b>14,889</b>	<b>10,184</b>	<b>8,214</b>	<b>11.67</b>



SCHEDULE A, TO BY-LAW 19-142  
 MUNICIPAL WIDE DEVELOPMENT CHARGES  
 EFFECTIVE JULY 6, 2021 TO SEPTEMBER 18, 2022  
 (2019 \$)

Table A3:

Service/Class of Service	RESIDENTIAL					NON-RESIDENTIAL
	Single-Detached Dwelling & Semi-Detached Dwelling (per dwelling unit)	Townhouses & Other Multiple Unit Swellings (per dwelling unit)	Apartments & Stacked Townhouses & Mobile Homes 2-Bedrooms+ (per dwelling unit)	Apartments & Stacked Townhouses & Mobile Homes Bachelor & 1-Bedrooms+ (per dwelling unit)	Residential Facility Dwelling & Lodging House & Garden Suite (per bedroom)	(per sq.ft. of Gross Floor Area)
<b>Municipal Wide Services/Classes:</b>						
Municipal Parking	559	400	327	224	181	0.29
Airport Lands	471	337	276	189	152	0.24
<b>Total Municipal Wide Services/Classes</b>	<b>1,030</b>	<b>737</b>	<b>603</b>	<b>413</b>	<b>333</b>	<b>0.53</b>

**Authority:** Item ,  
Report  
CM:  
Ward: City Wide

**Bill No.**

**CITY OF HAMILTON  
BY-LAW NO. 21-XXX**

**Being a By-Law to Amend By-Law 19-142  
“City of Hamilton Development Charges By-law, 2019”**

**WHEREAS** the City of Hamilton (herein referred to as the “City”) enacted By-law 19-142 pursuant to the *Development Charges Act, 1997*, S.O. 1997, c. 27, as amended (herein referred to as the “Act”), which Act authorizes the Council of the City of Hamilton (herein referred to as “Council”) to pass By-laws for the imposition of development charges against land;

**WHEREAS** Council has determined that certain amendments should be made to the City of Hamilton Development Charges By-law, 2019 (By-law 19-142);

**WHEREAS** section 19 of the Act provides for amendments to be made to development charges By-laws;

**WHEREAS** the City, as required by section 10 of the Act, has undertaken and completed a development charge background study;

**WHEREAS** as required by section 11 of the Act, this By-law is being enacted within one year of the completion of the said development charge background study, titled “Development Charges Update Study, City of Hamilton” prepared by Watson & Associates Economists Ltd., dated March 5, 2021;

**WHEREAS** in advance of passing this By-law, Council has given notice and held a public meeting on April 22, 2021 in accordance with section 12 of the Act regarding its proposal for this development charges By-law; and,

**WHEREAS** Council, at its meeting of the Audit, Finance and Administration Committee on March 25, 2021, has adopted and approved the said background study and the development charges and policies recommended by the General Manager of the Finance and Corporate Services Department to be included in this By-law and determined that no further public meetings are required under section 12 of the Act.

**NOW THEREFORE** the Council of the City of Hamilton enacts as follows:

1. Section 1 of By-law 19-142 is hereby amended by adding the following definitions in the appropriate alphabetical order and re-lettering the subsections in accordingly:

"Accessory Dwelling" means a self-contained Dwelling Unit that is subordinate in purpose to another Dwelling Unit upon the same Lot.

"Ancillary Residential Building" means an Accessory Dwelling that is detached from the Dwelling Unit which it is subordinate to and includes a Garden Suite and Laneway House.

"Class of Services" means a grouping of services combined to create a single service for the purposes of this By-law and as provided in section 7 of the Act.

"Hospice" means a building or portion of a mixed-use building designed and intended to provide palliative care and emotional support to the terminally ill in a home or homelike setting so that quality of life is maintained, and family members may be active participants in care.

"Institutional Development" means development of a building or structure intended for use:

- (a) as a long-term care home within the meaning of subsection 2 (1) of the *Long-Term Care Homes Act, 2007*;
- (b) as a retirement home within the meaning of subsection 2 (1) of the *Retirement Homes Act, 2010*;
- (c) by any of the following post-secondary institutions for the objects of the institution:
  - (i) a university in Ontario that receives direct, regular, and ongoing operating funding from the Government of Ontario,
  - (ii) a college or university federated or affiliated with a university described in subsection 1(c)(i), or
  - (iii) an Indigenous Institute prescribed for the purposes of section 6 of the *Indigenous Institutes Act, 2017*;
- (d) as a memorial home, clubhouse, or athletic grounds by an Ontario branch of the Royal Canadian Legion; or

(e) as a hospice to provide end of life care.

"Interest Rate" means the annual rate of interest calculated as per the City's D.C. Interest Policy (FPAP-DC-002), as may be revised from time to time.

"Non-profit Housing Development" means development of a building or structure intended for use as residential premises by,

- (a) a corporation without share capital to which the Corporations Act applies, that is in good standing under that Act and whose primary object is to provide housing;
- (b) a corporation without share capital to which the Canada Not-for-profit Corporations Act applies, that is in good standing under that Act and whose primary object is to provide housing; or
- (c) a non-profit housing co-operative that is in good standing under the Co-operative Corporations Act, or any successor legislation.

"Rental Housing" means development of a building or structure with four or more dwelling units all of which are intended for use as rented residential premises;

"Zoning By-law" means Zoning By-laws Nos. 05-200, 87-57, 3581-86, 90-145-Z, 464, 6593, 3692-92 as amended and any subsequent City zoning by-law as applicable based on development type and development location within the City.

2. Sections 10 and 11 of By-law 19-142 are hereby deleted and replaced with the following:

#### **Designation of Services/Class of Services**

10. All Development of land within the area to which this By-law applies will increase the need for Services/Class of Services.

11. The Development Charges applicable to a Development as determined pursuant to this By-law shall apply without regard to the Services/Class of Services required or used by an individual Development.

3. Section 19 of By-law 19-142 is hereby deleted and replaced with the following:

#### **Exemptions for Intensification of Residential Use**

19.

## Appendix "B" to Report FCS21048

## Page 4 of 12

(a) No Development Charge shall be imposed where the only effect of an action referred to in section 12 of this By-law is to:

(i) permit the enlargement to an existing Dwelling Unit;

(ii) permit the creation of Accessory Dwellings to an existing Residential Development, subject to the following restrictions:

Item	Name of Class of Existing Residential Development	Description of Class of Existing Residential Development	Maximum Number of Additional Dwelling Units	Restrictions
1.	Existing Single Detached Dwellings	Existing Residential Developments, each of which contains a single Dwelling Unit, that are not attached to other Buildings.	Two	The total Gross Floor Area of the additional Dwelling Unit or units must be less than or equal to the Gross Floor Area of the Dwelling Unit already in the Building.
2.	Existing Semi-detached Dwelling Units or Townhouse Dwelling Units	Existing Residential Developments, each of which contains a single Dwelling Unit, that have one or two vertical walls, but no other parts, attached to other Buildings.	Two	The total Gross Floor Area of the additional Dwelling Unit or units must be less than or equal to the Gross Floor Area of the Dwelling Unit already in the Building.
3.	Existing Rental Housing	Existing Rental Housing, each of which contains four or more Dwelling Units.	Greater of one and 1% of the existing Dwelling Units in the Building	None



## Appendix "B" to Report FCS21048

4.	Other existing Residential Developments	An existing Residential Development not in another class of Residential Development described in this table.	One	The total Gross Floor Area of the additional Dwelling Unit or units must be less than or equal to the Gross Floor Area of the smallest Dwelling Unit already in the Building.
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(iii) permit the creation of an Accessory Dwelling in or ancillary to a proposed new Residential Development, subject to the following restrictions:

Item	Name of Class of Proposed New Residential Developments	Description of Class of Proposed New Residential Developments	Restrictions
1.	Proposed new Single Detached Dwellings	Proposed new Building containing one Dwelling Unit that would not be attached to other Buildings and that are permitted to contain a second Dwelling Unit, that being either of the two Dwelling Units, if the units have the same Gross Floor Area, or the smaller of the Dwelling Units.	<p>The proposed new Single Detached Dwelling must only contain two Dwelling Units.</p> <p>The proposed new Single Detached Dwelling must be located on a parcel of land on which no other Single Detached Dwelling, Semi-detached Dwelling or Townhouse Dwelling would be located.</p>

2.	Proposed new Semi-detached Dwellings or Townhouse Dwellings	Proposed new Residential Developments that would have one or two vertical walls, but no other parts, attached to other Buildings and each Dwelling Unit is permitted to contain a second Dwelling Unit, that being either of the two Dwelling Units, if the units have the same Gross Floor Area, or the smaller of the Dwelling Units.	<p>Each Dwelling Unit in the proposed new Semi-detached Dwelling or Townhouse Dwelling must only contain two Dwelling Units.</p> <p>The proposed new Semi-detached Dwelling or Townhouse Dwelling must be located on a parcel of land on which no other Single Detached Dwelling, Semi-detached Dwelling or Townhouse Dwelling would be located.</p>
3.	Proposed new Ancillary Residential Building to a proposed new Single Detached Dwelling, Semi-detached Dwelling or Townhouse Dwelling	Proposed new Ancillary Residential Building to a proposed new Single Detached Dwelling, Semi-detached Dwelling or Townhouse Dwelling and that are permitted to contain a single Dwelling Unit.	<p>The proposed new Single Detached Dwelling, Semi-detached Dwelling or Townhouse Dwelling, to which the proposed new Ancillary Residential Building would be ancillary, must only contain one Dwelling Unit.</p> <p>The Gross Floor Area of the Dwelling Unit in the proposed new Ancillary Residential Building must be equal to or less than the Gross Floor Area of the Single Detached Dwelling, Semi-detached Dwelling or Townhouse Dwelling to which the proposed new Ancillary Residential Building is ancillary.</p>

(b) The exemption in subsection 19(a) shall only apply to the first instance of intensification in an existing or new dwelling.

(c) Subject to the Gross Floor Area restrictions in subsection 19(a) and subject to subsection 19(b), any exemption under subsection 19(a) above shall apply to the smallest Dwelling Unit, as determined by applicable rates under this By-law.

4. Section 25 subsections (d) and (e) of By-law 19-142 are hereby deleted, with the remaining subsections being re-lettered accordingly.
5. Section 27 of By-law 19-142 is hereby deleted and by replaced with the following:

Notwithstanding any other provision of this By-law, the Development Charges payable under this By-law respecting all Development, other than Class A Office Development, within the boundaries of the Downtown CIPA shall be reduced:

(a) by the percentages;

(b) for the time periods;

(c) for the types of applications; and;

(d) as of the date, identified in the following Table 2 below:

Table 2: Downtown Hamilton CIPA Partial Exemption

	Date of complete application of a Site Plan or a Site-specific Zoning Amendment (in accordance with subsection 41(b) and (c))	Date of building permit issuance (if application of a Site Plan or a Site-specific Zoning Amendment not applicable, made prior to Jan 1, 2020, or if more than two years have passed since approval of said application)
Date	Percentage of reduction (%)	Percentage of reduction (%)
June 13, 2019 to July 5, 2019	70	70
July 6, 2019 to July 5, 2020	60	60
July 6, 2020 to July 5, 2021	50	50
July 6, 2021 to July 5, 2022	40	40

**Appendix “B” to Report FCS21048  
Page 8 of 12**

July 6, 2022 to July 5, 2023	40	40
July 6, 2023 to June 12, 2024	40	40

The development charges payable under this By-law respecting all Development, other than Class A Office Development, within the boundaries of the Downtown CIPA shall be reduced after all other credits are applied, under this By-law for only the portion of the Building that is within the height restrictions as shown in Schedule “F.” Any Development in excess of the height restrictions as shown in Schedule “F” shall be subject to the full calculated Development Charge

Schedule “F” shall not be amended by any decision by the Local Planning Appeal Tribunal relating to the City’s Zoning By-law Amendment 18-114; or by any amendments, including site specific or area specific, to the City’s Zoning By-law 05-200 either through Local Planning Appeal Tribunal decisions or by Council.

(e) for each year this By-law is in effect an additional exemption will apply as follows:

- (i) a dollar for dollar exemption on any remaining Development Charges payable equal to any amount of contribution by the payer of the Development Charges to the Downtown Public Art Reserve in an amount not to exceed ten percent of the Development Charges otherwise payable on the height that is within the height restrictions as shown as Schedule “F”; and
- (ii) the amount of all exemption provided in Subsection 27(b) shall be limited to \$250,000 annually and any single exemption shall be reduced by the amount it would exceed the \$250,000 limit.

6. Section 33 of By-law 19-142 is hereby deleted and replaced with the following:

33.

(a) Subject to the provisions of section 34, Development Charges are payable at the time a building permit is issued with respect to a Development.

(b) Despite subsection 33(a), a Development Charge in respect of any part of a Development that consists of a type of Development set out in section 26.1(2) of the Act, is payable in accordance with section 26.1 of the Act, including interest as per the City's D.C. Interest Policy, FPAP-DC-002, as may be revised from time to time, for so long as section 26.1 of the Act remains in force and effect.

7. Section 39 of By-law 19-142 is hereby deleted and replaced with the following:

39. The General Manager of Finance and Corporate Services shall, in each year prior to June 30 thereof, commencing June 30, 2020 for the 2019 year, furnish to Council a statement in respect of the reserve funds required by the Act for the Services/Classes of Services to which this By-law relates, for the prior year, containing the information set out in section 43 of the Act and section 12 of the Regulation.

8. Section 41 of By-law 19-142 is hereby deleted and replaced with the following:

41.

(a) The Development Charge rates payable are the rates in effect on the date a complete building permit application is received and accepted by the City's Chief Building Official, provided that the permit is issued within 6 months of the effective date of the first Development Charge rate increase following said building permit application. Where the said building permit is lawfully revoked by the Chief Building Official on or after the date of the said Development Charge rate increase, any subsequent application for a building permit on the lands or site will be subject to the Development Charge rate in effect on the date of building permit issuance. For the purposes of this section, a "complete application" shall mean an application with all information and plans required as per the Ontario Building Code.

(b) Notwithstanding subsection 41(a), the total amount of a Development Charge is the amount of the Development Charge that would be determined under the by-law on,

(i) the day an application for an approval of Development in a site plan control area under subsection 41 (4) of the Planning Act was made in respect of the Development that is the subject of the Development Charge; or

(i) if subsection 41(b)(i) does not apply, the day an application for an amendment to a by-law passed under section 34 of the Planning Act was made in respect of the Development that is the subject of the Development Charge;

(iii) If a Development was the subject of more than one application referred to in subsections 41(1)(b) (i) or (ii), the later one is deemed to be the applicable application for the purposes of this section.

(c) interest on the total amount of Development Charge determined pursuant to subsection 41(b) shall be charged to the date of building permit issuance as per the City's Development Charge Interest Policy (FPAP-DC-002), as may be revised from time to time.

(d) subsection 41(b) shall not apply if more than two years has passed since the approval of the related application

9. Schedule "A" of By-law 19-142 is hereby deleted and replaced with Schedule "A" attached to this By-law.

10. The City Clerk is hereby authorized and directed to consolidate this and any other duly enacted amendments to By-law 19-142 into the main body of the said By-law, and to make any necessary and incidental changes to numbering and nomenclature thereof arising from the said consolidation.

11. This By-law shall come into force and take effect at 12.01 a.m. on July 6, 2021.

12. Except as amended by this By-law, all provisions of By-law 19-142, as amended, are and shall remain in full force and effect.

**PASSED** this \_\_\_\_\_ , \_\_\_\_\_

\_\_\_\_\_  
F. Eisenberger  
Mayor

\_\_\_\_\_  
A. Holland  
City Clerk

SCHEDULE A, TO BY-LAW 19-142  
MUNICIPAL WIDE DEVELOPMENT CHARGES – EFFECTIVE JULY 6, 2021  
(2019 \$)

Table A2:

Service/Class of Service	RESIDENTIAL					NON-RESIDENTIAL
	Single-Detached Dwelling & Semi-Detached Dwelling (per dwelling unit)	Townhouses & Other Multiple Unit Dwellings (per dwelling unit)	Apartments & Stacked Townhouses & Mobile Homes 2-Bedrooms+ (per dwelling unit)	Apartments & Stacked Townhouses & Mobile Homes Bachelor & 1-Bedrooms+ (per dwelling unit)	Residential Facility Dwelling & Lodging House & Garden Suite (per bedroom)	(per sq.ft. of Gross Floor Area)
<b>Municipal Wide Services/Classes:</b>						
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Police Services	524	375	307	210	169	0.26
Fire Protection Services	462	331	271	185	149	0.23
Transit Services	1,917	1,372	1,123	768	619	0.98
Public Works	805	576	471	322	260	0.41
Ambulance Services	148	106	87	59	48	0.02
Waste Diversion	730	522	427	292	236	0.13
Parks and Recreation Services	7,528	5,388	4,408	3,016	2,432	0.35
Library Services	1,145	819	671	459	370	1.00
Long Term Care	182	130	107	73	59	0.02
Public Health	3	2	2	1	1	-
Child Care and Early Years	15	11	9	6	5	-
Housing Services	752	538	440	301	243	-
Provincial Offences Act	40	29	23	16	13	0.02
Growth Studies	404	289	237	162	131	0.21
<b>Total Municipal Wide Services/Classes</b>	<b>25,424</b>	<b>18,196</b>	<b>14,889</b>	<b>10,184</b>	<b>8,214</b>	<b>11.67</b>

SCHEDULE A, TO BY-LAW 19-142  
MUNICIPAL WIDE DEVELOPMENT CHARGES  
EFFECTIVE JULY 6, 2021 TO SEPTEMBER 18, 2022  
(2019 \$)

Table A3:

Service/Class of Service	RESIDENTIAL					NON-RESIDENTIAL
	Single-Detached Dwelling & Semi-Detached Dwelling (per dwelling unit)	Townhouses & Other Multiple Unit Dwellings (per dwelling unit)	Apartments & Stacked Townhouses & Mobile Homes 2-Bedrooms+ (per dwelling unit)	Apartments & Stacked Townhouses & Mobile Homes Bachelor & 1-Bedrooms+ (per dwelling unit)	Residential Facility Dwelling & Lodging House & Garden Suite (per bedroom)	(per sq.ft. of Gross Floor Area)
<b>Municipal Wide Services/Classes:</b>						
Municipal Parking	559	400	327	224	181	0.30
Airport Lands	471	337	276	189	152	0.24
<b>Total Municipal Wide Services/Classes</b>	<b>1,030</b>	<b>737</b>	<b>603</b>	<b>413</b>	<b>333</b>	<b>0.54</b>





**CITY OF HAMILTON**  
**CORPORATE SERVICES DEPARTMENT**  
**Financial Planning, Administration and Policy Division**

<b>TO:</b>	Chair and Members Audit, Finance and Administration Committee
<b>COMMITTEE DATE:</b>	June 3, 2021
<b>SUBJECT/REPORT NO:</b>	Parkland Dedication Reserve Status Report as of December 31, 2020 (FCS21030) (City Wide)
<b>WARD(S) AFFECTED:</b>	City Wide
<b>PREPARED BY:</b>	Ailish Brooke (905) 546-2424 Ext. 2132
<b>SUBMITTED BY:</b>	Mike Zegarac General Manager, Finance and Corporate Services Corporate Services Department
<b>SIGNATURE:</b>	

### RECOMMENDATION(S)

- (a) That Report FCS21030 "Parkland Dedication Reserve Status Report as of December 31, 2020" be received and made available to the public;
- (b) That Report FCS21030 "Parkland Dedication Reserve Status Report as of December 31, 2020" be forwarded, if requested, to the Ministry of Municipal Affairs and Housing.

### EXECUTIVE SUMMARY

As per the requirements of the *Planning Act, 1990*, as amended, an annual report of the Parkland Dedication Reserve activity must be provided to Council. The Parkland Dedication Reserve Status Report is the "Special account, report" as outlined in the *Planning Act, 1990*, as amended, which must be made available to the public and forwarded to the Ministry of Municipal Affairs and Housing, at their request.

The Parkland Dedication Reserve receives revenues assessed under Sections 42, 51.1 and 53 of the *Planning Act, 1990*. These funds are to be "spent only for the acquisition of land to be used for park or other public recreational purposes, including the erection, improvement or repair of buildings and the acquisition of machinery for park or other public recreational purposes".

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OUR Vision: To be the best place to raise a child and age successfully.

OUR Mission: To provide high quality cost conscious public services that contribute to a healthy, safe and prosperous community, in a sustainable manner.

OUR Culture: Collective Ownership, Steadfast Integrity, Courageous Change, Sensational Service, Engaged Empowered Employees.

**SUBJECT: Parkland Dedication Reserve Status Report as of December 31, 2020  
(FCS21030) (City Wide) – Page 2 of 5**

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The overall Parkland Dedication Reserve balance has increased by \$10.77 M since 2019 to a balance of \$66.93 M. This increase is primarily due to collections. Direct capital expenditures in 2020 were nil. The stated balance excludes a potential liability for over-dedication of land by developers. The over-dedication is currently estimated at \$21.87 M dependent on future buildout density and the ability to develop the subject lands. After considering the potential liability, the available funds in the Parkland Dedication Reserve at December 31, 2020 are \$45.07 M.

**Alternatives for Consideration – Not Applicable**

**FINANCIAL – STAFFING – LEGAL IMPLICATIONS**

Financial: The unaudited year-end Parkland Dedication Reserve balance is \$66.93 M, as outlined in Table 1.

Table 1  
Parkland Dedication Reserve  
For the year ended December 31, 2020

Beginning Balance:	<b>\$56,154,083.94</b>
Revenues:	
Interest Income	1,214,890.55
Parkland Dedication Fee Receipts	9,098,081.98
Funds Returned (Capital Closing Report FCS19078(b))	12,956.70
Property Purchases Repayment (Notes 1,2)	<u>454,481.97</u>
Total Revenues	<b><u>\$10,767,454.50</u></b>
Ending Balance	<b><u>\$66,934,495.14</u></b>

Note to Table 1:

- (1) The outstanding principal for Council authorized borrowings from this Reserve as at December 31, 2020 is \$596,275.81.
- (2) This repayment includes \$26,866.99 interest. Cumulative interest for funds borrowed from this account is \$1,453,297.05.

Table 2 shows that the stated year-end balance excludes a potential liability for over-dedication of land by developers for 28 subdivisions. The over-dedication is currently estimated at \$21.87 M dependent on future buildout density and the ability to develop the subject lands. After considering the potential liability, the available funds in the Parkland Dedication Reserve at December 31, 2020 is \$45.07 M.

**SUBJECT: Parkland Dedication Reserve Status Report as of December 31, 2020  
(FCS21030) (City Wide) – Page 3 of 5**

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Table 2  
Parkland Dedication Reserve – Available Balance  
As at December 31, 2020

Stated Balance:	\$66,934,495.14
Potential liability resulting from over-dedication of land (25 fully registered subdivisions)	(18,007,840.00)
Potential liability resulting from over-dedication of land (three registered and ongoing subdivisions)*	<u>(3,860,852.00)</u>
Available balance:	<b><u>\$45,065,804.14</u></b>

\* These agreements have been partly registered. The parkland dedication amount for the entire subdivision is not finalized until all phases have been registered. At this time, the City will pay any remaining over dedication.

Staffing: None.

Legal: None.

## **HISTORICAL BACKGROUND**

Report FCS21030 is historical, in nature, and details the 2020 activity in the Parkland Dedication Reserve.

The Parkland Dedication revenues were collected through Sections 42, 51.1 and 53 of the *Planning Act, 1990*, as amended, which provide the Council of a local municipality to require the conveyance of land to the municipality for park or other public recreational purposes as a condition of development or redevelopment or the subdivision of lands. The Parkland Dedication By-law 18-126 provides the City specific enactment of these sections.

## **POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS**

The Parkland Dedication Reserve Status Report FCS21030 is the “Special account, report” as outlined in Regulation 509/20 (7) of the *Planning Act, 1990*, which must be provided to the public each year in respect of the preceding year.

## **RELEVANT CONSULTATION**

Staff from Planning and Economic Development Department have provided information regarding the over-dedication of parkland and are supportive of Report FCS21030.

**SUBJECT: Parkland Dedication Reserve Status Report as of December 31, 2020  
(FCS21030) (City Wide) – Page 4 of 5**

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**ANALYSIS AND RATIONALE FOR RECOMMENDATION(S)**

As per the regulations of the *Planning Act, 1990*, as amended, an annual report regarding the Parkland Dedication Reserve activity must be provided to Council and made available to the public.

The “Special account, report” for the Parkland Dedication Reserve should include the following information for the preceding year, as per the requirements of the *Planning Act, 1990*, Regulation 509/20 (7).

- (a) Statements of the opening and closing balances of the special account and of the transactions relating to the account;
- (b) Statements identifying,
  - (i) land or machinery acquired during the year with funds from the special account,
  - (ii) buildings erected, improved or repaired during the year with funds from the special account,
  - (iii) details of the amounts spent, and
  - (iv) for each asset mentioned in subparagraphs (i) and (ii), the manner in which any capital cost not funded from the special account was or will be funded; and
- (c) The amount of money borrowed from the special account and the purpose for which it was borrowed;
- (d) The amount of interest accrued on any money borrowed from the special account.

The *Planning Act, 1990* was updated through the *Coronavirus (COVID-19) Support and Protection Act, 2020* which received Royal Assent on April 14, 2020. The resulting changes to the *Planning Act, 1990* came into effect for the year ended December 31, 2020.

This status Report FCS21030 reflects the changes to the requirements of the *Planning Act*. Notably, municipalities are required to show which projects have been funded from the Parkland Dedication Reserve, as well as, the other amounts funded to those projects during the year. There is also the requirement that Council makes this statement available to the public. The Parkland Dedication Reserve Status Report FCS21030 will be made available to the public through either Committee minutes or on request.

Report FCS21030 summarizes the changes in the Parkland Dedication Reserve for the year ended December 31, 2020. The Parkland Dedication Reserve balance as of December 31, 2020 was \$66.93 M. The increase in the Parkland Dedication Reserve balance of \$10.78 M is due to collections exceeding direct capital funding of expenditures as reported in Table 1.

**SUBJECT: Parkland Dedication Reserve Status Report as of December 31, 2020  
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The Parkland Dedication Reserve forecast balance for future years is presented as part of the annual reserve forecast report. This report is presented to satisfy statutory requirements for reporting historical use of the reserve. This includes the repayments to this Reserve from Council authorized borrowings as illustrated in Table 1. The outstanding principal for Council authorized borrowings from this Reserve as at December 31, 2020 is \$567,097.30. Annual repayments to this Reserve continue until 2027.

Table 2 shows that the stated year-end balance includes the potential liability for over-dedication of land by developers. The over-dedication is currently estimated at \$21.87 M dependent on future buildout density and the ability to develop the subject lands. After considering the potential liability, the available funds in the Parkland Dedication Reserve at December 31, 2020 are \$45.07 M.

**ALTERNATIVES FOR CONSIDERATION**

Not applicable.

**ALIGNMENT TO THE 2016 – 2025 STRATEGIC PLAN****Community Engagement and Participation**

Hamilton has an open, transparent and accessible approach to City government that engages with and empowers all citizens to be involved in their community.

**APPENDICES AND SCHEDULES ATTACHED**

None.

AB/dt





# Hamilton

## CITIZEN COMMITTEE REPORT

<b>To:</b>	Audit, Finance and Administration Committee
<b>From:</b>	Committee Against Racism  <div style="text-align: right;"> <hr style="width: 20%; margin-left: auto; margin-right: 0;"/>           Marlene Dei-Amoah, Chair         </div>
<b>Date:</b>	May 27, 2021
<b>Re:</b>	Recommendations for the City's <a href="https://www.hamilton.ca/coronavirus">hamilton.ca/coronavirus</a> webpage with Respect to Anti-Asian Racism

### Recommendation

It is recommended that the City of Hamilton Coronavirus Website Choose Solidarity message at <https://www.hamilton.ca/coronavirus> be amended to acknowledge the increase in anti-Asian racism against Asian communities, provide information about resources to support individuals who have faced racism, and provide information about anti-racism education.

### Background

At its meeting of May 25<sup>th</sup>, 2021, the Committee Against Racism passed the following motion:

That the Committee Against Racism will submit a Citizen Committee Report with recommendations respecting Anti-Asian Racism message on the City of Hamilton's [Hamilton.ca/coronavirus](https://www.hamilton.ca/coronavirus) webpage.

Since the COVID-19 pandemic began, there has been a highly disturbing surge of anti-Asian hate including violent assaults, verbal harassment, and being coughed at or spat on.

A recent report funded by the Government of Canada, “A Year of Racist Attacks: Anti-Asian Racism Across Canada One Year into The COVID-19 Pandemic”, released by the Chinese Canadian National Council Toronto Chapter and other advocacy groups, documented and analyzed 1150 cases of racist attacks across Canada during the period of March 10, 2020, to February 28, 2021 which were reported through the online platforms [covidracism.ca](https://covidracism.ca) and [elimin8hate.org](https://elimin8hate.org). Data which was collected up to December 31, 2020, was analyzed. The traumatic attacks were reported to cause mental distress, emotional harm, and physical harm.

Forty percent of the attacks that were reported occurred in Ontario. The attacks happened in locations including public spaces, business (such as grocery stores and restaurants), public transport, and schools.

Acts of anti-Asian racism also happen within Hamilton and have been written about in both the Hamilton Spectator and the Statement of Solidarity Condemning Anti-Asian Racism from No Hate in the Hammer.

### **Analysis/Rationale**

The Choose Solidarity message on the City of Hamilton Coronavirus website needs to be amended to acknowledge anti-Asian racism and provide information on resources to provide support for victims of racism in Hamilton. The City of Hamilton coronavirus webpage provides links, information, and contact information for topics related to COVID-19 such as COVID-19 vaccines, COVID-19 testing, and Protecting Yourself and Others. Although the Choose Solidarity message on the same webpage provides a positive message about inclusiveness and solidarity, it does not acknowledge anti-Asian racism and does not provide links, information, or contact information about supports for victims of anti-Asian racism that are available from the City of Hamilton or external resources. Furthermore, the Choose Solidarity message does not provide the much needed information on anti-racism education. Links to or information about anti-racism education can help stop the spread of misinformation which helps to fuel racism and to learn about what can be done to help.

Currently, the Choose Solidarity message on the <https://www.hamilton.ca/coronavirus> website states the following:

“The City of Hamilton values equity and inclusion and works to ensure Hamilton is a place where people of all ages, backgrounds and abilities are accepted and celebrated. Although the COVID-19 outbreak originated in China, this virus is not racially oriented - it is geographically oriented. This means that it does not discriminate among people who can be affected. Unfortunately, during the COVID-19 outbreak, persons of Chinese heritage (and other Asian countries)



have voiced concerns about the potential for discrimination. During times like this, people need to support each other and speak out against any instances of discrimination.”

In order to help support the victims and survivors of anti-Asian racism within Hamilton and to help our communities as a whole in the City of Hamilton to recover and thrive, it is recommended that the changes discussed above, acknowledging anti-Asian racism and relating to anti-racism education and support, be implemented on the City of Hamilton COVID-19 website.

### **Links referenced**

<https://www.hamilton.ca/coronavirus>

<https://www.covidr racism.ca/> (findings section)

<http://www.elimin8hate.org/>

<https://nohateinthehammer.ca/stop-anti-asian-racism/>

<https://www.canada.ca/en/canadian-heritage/campaigns/asian-heritage-month/anti-asian-racism.html>

<https://www.thespec.com/news/hamilton-region/2021/04/01/anti-asian-racism-on-the-rise-learning-the-long-history-of-racialized-violence-is-part-of-the-solution-says-mac-researcher.html>

### **Related Websites and other Resources**

<https://www.canada.ca/en/canadian-heritage/campaigns/asian-heritage-month/anti-asian-racism.html>

<https://toronto.ctvnews.ca/ontario-reveals-plan-to-combat-anti-asian-racism-in-schools-1.5425015>

### **Request for response**

We thank the Audit, Finance and Administration Committee of the City of Hamilton for reviewing our recommendations on such an important matter. We would please ask that the City of Hamilton provide our committee with their response to our recommendations and updated wording and links for the Choose Solidarity section on the City of Hamilton COVID-19 web page in time for our committee to review for our next Committee Against Racism meeting on June 22, 2021.