



**City of Hamilton**  
**DEVELOPMENT INDUSTRY LIAISON GROUP**  
**AGENDA**

**Meeting #:** 6  
**Date:** June 13, 2022  
**Time:** 9:00 a.m.  
**Location:** YouTube Channel Streaming for Virtual Meetings (due to COVID)  
Due to the COVID-19 and the Closure of City Hall  
All electronic meetings can be viewed at:  
City's YouTube Channel:  
<https://www.youtube.com/user/InsideCityofHamilton>

Sandra Frempong (905) 546-2424 ext. 6701

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**Pages**

**1. WELCOME**

1.1. WELCOME

*Steven Frankovich*

**2. NEW BUSINESS**

**3. MINUTES FROM THE PREVIOUS MEETING(S)**

3.1. Minutes from the Previous Meeting

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**4. PRESENTATIONS**

**5. DISCUSSION ITEMS**

5.1. Introduction of Alan Shaw

*Ashraf Hanna*

5.2. Condominium Conversion Review

*Melanie Pham*

5.3. Re-enactment of the City's Parkland Dedication By-law

*Phil Caldwell*

5.4. Site Plan Delegated Authority By-law/Bill 109

*Ken Coit*

5.5. Delegated Authority Committee of Adjustment

*Jamila Sheffield*

5.6. Bill 13 and Bill 109

*Anita Fabac*

5.7. Secondary Dwelling Unit Regulations and Updates on CBC's,  
Inclusionary Zoning and Vacant Homes Tax

*Mike Collins-Williams*

**6. ADJOURNMENT**



## DEVELOPMENT INDUSTRY LIAISON GROUP

**Monday, May 9**  
**9:00 AM**  
**Webex**

<p><b>Present:</b></p> <p>Anthony Salemi  Alex Beheshti  Arden Semper, Branthaven Homes  Ashraf Hanna, City of Hamilton  Brenda Khes, GSP Group  Brian Hollingworth, City of Hamilton  Binu Korah, City of Hamilton  Carolyn Paton  Carlo Ammendolia, City of Hamilton  Ed Forthergill  Ethan Cleugh  Dio Ortiz  Gavin Norman, City of Hamilton  Gary Scandlan Watson  George Zajac, City of Hamilton  Ivy Le  Jared Marcus  Joey Coleman, The Public Record  Jorge Caetano  Ken Coit  Kirk Weaver, City of Hamilton  Lindsay Gillies, City of Hamilton  Matt Johnston, Urban Solutions</p>	<p>Michelle Diplock, WE HBA  Mike Collins-Williams, WE HBA  Mitchell Jones  Navreet Bains  Rick Lintack, HBSA  Rob Lalli, City of Hamilton  Steve Robichaud, City of Hamilton  Steve Molloy  Steven Frankovich, S. Llewellyn &amp; Assoc.  Sophia Ngal  Suzanne Mammel  Subrina  Terri Johns, T Johns Consulting  Tracey Muto, City of Hamilton  Tony Sergi, City of Hamilton  Trevor Jenkins  Travis Skelton</p>
<p><b>Regrets:</b></p> <p>Alissa Golden  Angela Storey  Anita Fabac  Brenda Khes, GSP Group  Carolyn Paton  Christina Lam Tablada, City of Hamilton  Christine Newbold, City of Hamilton  Delia McPhail, City of Hamilton  Ed VanderWindt, City of Hamilton  Heather Travis, City of Hamilton  Hector Quintero, City of Hamilton  Jorge Caetano  Jason Thorne, City of Hamilton  Joanne Hickey-Evans, City of Hamilton  Kevin Hollingworth, Metropolitan Consulting  Louise Thomassin, City of Hamilton</p>	<p>Mark Bainbridge, City of Hamilton  Mark Candello, GSAI  Mark Inrig, City of Hamilton  Martha Kariuki, City of Hamilton  Melanie Pham, City of Hamilton  Meghan Stewart  Nancy Neale  Paul Szachlewicz, Hamilton Chamber of Commerce  Paula Hamilton, Toms &amp; McNally Design  Peter Topalovic, Transportation  Ryan Kent, City of Hamilton  Sarah Knoll  Sherry Vanderheyden, City of Hamilton  Steve Spicer, Multi-Area Developments  Susan Girt, City of Hamilton  Tamara Bates  Sue Ramsey</p>

**1. Welcome – Ashraf Hanna, City of Hamilton**

**2. New Business**

- Ed Fothergill: Tree hoarding provisions

**3. Minutes from April 11, 2022**

Approved with no questions or comments from the minutes as distributed.

**4. Complete Streets Design Manual Update – Trevor Jenkins**

Working to make streets safer is one main aspect that this manual is set to achieve. Looking at a five step process → Planning, Conceptualization, Designing, Implementing, Monitoring and Review. Chapter three of the manual goes through elements of complete streets. Chapter 4 of the manual is for Complete Street Typologies. In the fifth section, there are principles and guidelines to making intersections safer. The draft design manual was implemented by many groups, advisory committees, as well as two public surveys. Trevor went through Draft Cross Sections such as Urban Avenues, Transitioning Avenues, Main Streets, Connector Streets, Industrial Streets (space to accommodate a lot of commercial vehicles), Neighbourhood Streets, Rural Roads, Rural Settlement Areas. Through engagement there has been strong support for these designs. The development industry is an important partner to the streets of Hamilton. Complete streets contribute to vibrant communities where people want to live. Next steps: summer 2022 is when the Design manual is taken to Public Works Committee for endorsement. Then they will begin updating various roadway design guides and manuals to reflect changes proposed in the Complete Streets Design manual.

**5. Community Benefits Charge – Gary Scandlan**

Under planning act, section 37, municipalities have been allowed to impose charges or negotiate additional services once an average density of an area has been exceeded. This was put into place in part with development charges. The charge is up to 4% of the land value the day before the building permit. Across the city if you have units where you're going to build and you meet the criteria, it is 4% of the land value. Types of costs we can include in these charges can be anything not included in the development charge. For the city, part of the services we lost were to provide for Municipal parking and development of the airport. As of September 18, we'd lose the ability to collect for those services. There are a number of ineligible charge services – those are eligible services that can be included. On the website for Hamilton, the works considered are presented. There are mandatory exemptions – any buildings that don't meet the five storey or 10 residential units, long term care, retirement home, post secondary institutions, memorial homes, hospices and non-profit housing. We can do discretionary exemptions provided under the Development charges – the two under consideration right now are downtown CIPA and affordable housing. Looking to come back to AF&A on June 2, talk with council June 8, looking to have bi-laws passed by September 17, 2022.

## 6. WE HBA Student Presentation – Hamilton/Burlington Parking Minimums

Presentation by Ivy Ie, Anythony Salemi, Sophia Ngai, Ethan Cleugh and Mitchell Jones. Parking minimum is the minimum parking ratio required in a development required by the Zoning by-law. Cost of parking is a significant cost for developers. Find that in areas where transit is provided, parking is over supplied. Edmonton for example removed parking requirements for whole city. Current parking provisions are not aligned with the goals and objectives of current planning policies that Hamilton and Burlington have set as they grow and change. Representing an outdated image of cities, mobility and automobile dependence, parking minimums are unsustainable, restrict growth and are expensive. Identified four different scenarios. 1. Pilot project would occur as a smaller scale and can act as a test to eliminating parking requirements. 2. Full scale elimination can be complete elimination of parking minimums city wide for both municipalities. Parking would be provided on the basis of demand. 3. Eliminate Requirements Along Major Transit Lines – along active and populated transit areas there should not be a need to provide parking 4. Context Area(s) have the neighbourhoods categorized into many context areas. Each area would have a set of corresponding parking requirements. Next steps include education, technical parking study, zoning reform and adjustments of scenarios. Parking reform does NOT equate to no parking, it's a matter of prioritizing the public and providing parking based on demand.

## 7. Updated Organizational Charts – *Mike Collins-Williams*

Helpful to have updated organizational chart in the planning department.

## 8. Tree Hoarding Provisions – Ed Fothergill

Ken agrees it should be as close to construction as possible. Natural heritage planners say they lose trees at tree grading or foundation permit. Ed explains that it's not a matter of getting out of it, but relaying it closer to the time of construction. Will reach out to Ken on a one on one basis.

**Next DILG Meeting will be June 13, 2022**

Kathia Lopez, Minute Taker  
Administrative Secretary, Growth Management Division