



City of Hamilton
DEVELOPMENT INDUSTRY LIAISON GROUP
AGENDA

Date: September 12, 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>

Carrie High (905) 546-2424 ext. 4115

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1. WELCOME	
<i>Mike Collins-Williams</i>	
2. NEW BUSINESS	
3. MINUTES FROM THE PREVIOUS MEETING(S)	
3.1. July 12, 2022 - Meeting Minutes	3
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4.1. Comprehensive Development Guidelines and Financial Policies – Update to Cost Recovery Policies	7
<i>Mark Inrig</i>	
4.2. Green Standards Guideline (GSG) for stormwater management	15
<i>Gavin Norman</i>	
5. DISCUSSION ITEMS	
5.1. Securities and City Share Payment	

Gavin Norman

5.2. Planning Division Updates

Steve Robichaud

5.2.a. Bill 109 Implementation

5.2.b. Zoning By-law 05-200 Updates

5.2.c. GRIDS / OPA No. 167 update

6. ADJOURNMENT



DEVELOPMENT INDUSTRY LIAISON GROUP

Monday, July 12, 2022

10:00 AM

Webex

<p>Present:</p> <p>Alan Shaw Anita Fabac Ashraf Hanna, City of Hamilton Brenda Khes, GSP Group Brian Hollingworth, City of Hamilton Carolyn Paton Carrie High, City of Hamilton Christine Newbold Christina Lam Tablada, City of Hamilton Carlo Ammendolia, City of Hamilton Ed Fothergill Gavin Norman George Wong Jared Marcus Jennifer Badley T. Johns Ken Coit</p>	<p>Travis Skelton Michelle Diplock, WE HBA Mike Collins-Williams Melanie Pham, City of Hamilton Paul Szachlewicz, Hamilton Chamber of Commerce Peter De Iulio Rick Lintack, HBSA Steve Robichaud, City of Hamilton Steven Frankovich, S. Llewellyn & Assoc. Steve Molloy Tracey Muto, City of Hamilton Sue Ramsay Jason Thorne Kirk Weaver, City of Hamilton Matt Johnston, Urban Solution</p>
<p>Regrets:</p> <p>Alissa Golden Alexandra Di Domenico, City of Hamilton Alex Beheshti Arden Semper, Branthaven Homes Angela Storey Binu Korah, City of Hamilton Delia McPhail, City of Hamilton Dio Ortiz Enzo Bertucci Ed VanderWindt, City of Hamilton Gary Scandlan Watson George Zajac, City of Hamilton Heather Travis, City of Hamilton Hector Quintero, City of Hamilton Joey Coleman, The Public Record Jamila Sheffield Jorge Caetano Joanne Hickey-Evans, City of Hamilton Louise Thomassin, City of Hamilton</p>	<p>Kevin Hollingworth, Metropolitan Consulting Lindsay Gillies, City of Hamilton Mark Condello Mark Bainbridge, City of Hamilton Mark Candello, GSAI Mark Inrig, City of Hamilton Martha Kariuki, City of Hamilton Meghan Stewart Nancy Neale Paula Hamilton, Toms & McNally Design Peter Topalovic, Transportation Phil Caldwell Raymond Kessler Ryan Kent, City of Hamilton Rob Lalli, City of Hamilton Sarah Knoll Shannon McKie Sherry Vanderheyden, City of Hamilton Steve Spicer, Multi-Area Developments Susan Girt, City of Hamilton Terri Johns, T Johns Consulting</p>

1. **Welcome – Ashraf Hanna**

2. **New Business**

3. **Minutes from last meeting**

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

4. **Presentations**

5. **Discussion items**

5.1 Recap of Bill 13 and Bill 109 Legislation – Anita Fabac

Review of Proposed Official Plan Amendments to implement Bill 13 and Bill 109. Processes are being assessed and determining what changes need to be made to address the timelines and refunds laid out in Bill 109.

The City of Hamilton's approach is that no fee refunds would be granted so process changes are being made to ensure dates that are in the legislation are achieved.

Staff are looking at approximately 75 calendar day timeline for a decision to be made by council.

5.2. Presentation from BMA Management Consulting Inc. – Anita Fabac

BMA still undertaking their review so unable to share at this point.

5.3. Site Plan Formal Consultation Process – Ken Coit

Not under the same time constraints that Zoning and OPA's have under Bill 109 but staff already have conditional approval processes put in place, which serves as the approval in terms of Bill 109. Looking to have a refined process in terms of having more complete information for the official 60-day site plan official review to issue conditional. Preliminary Site Plan Review will change into a Required Formal Consultation.

Changes for post conditional approval will be a conditions checklist for monitoring information required to clear conditions.

Will allow for two (2) complete resubmissions (including all engineering approvals for site plan) within the site plan fee, additional fees for further submissions.

Focusing the development review team (DRT) up front in the formal consultation process. The DRT at site plan may be offered as an additional service to have the applicant there.

Timeline reviewed:

Application submission to formal consultation – approx. 30-40 days, unless major issues arise. (same circulation as current timeline) – with the applicant

Site plan application until conditional approval is now under Bill 109 so will be 60 days or less. During DRT, applicant would be optional at staff's discretion depending on where we are in terms of deadlines/timelines to meet the 60 days.

Change of fees notice was published July 8th, 2022 (implementation Jan 1, 2023).

5.4 Draft Official Plan Amendment – *Anita Fabac*

All information reviewed is on Engage Hamilton website and encourage any formal comments to be made through the link provided on website.

Review of [Draft OPA](#) for all proposed changes.

One of the most significant change is providing notice of a statutory public notice a minimum of 7 days prior to the public meeting. The public meeting date will be assigned when the sign is posted so the public will be made aware of public meeting date early in the process.

Official Plan Amendments will be brought forward during the August 9th, 2022 Planning Committee.

13. Additional Items

Next DILG Meeting will be September 12, 2022

Carrie High, Minute Taker
Administrative Assistant II, Growth Management Division



Updates to the City's Cost Recovery Policy

**Information Session
September 2022**

Purpose

- To provide a brief overview of updates to the cost recovery policy
- The updates have resulted from:
 - practices that have evolved over time, and
 - development situations that have necessitated amendments to bring more clarity to the policy
- Policy update will go before the Planning Committee for approval

General Updates

- New Definitions Section:

“Upfront Cost”

“Front-ending Developer”

“Benefiting Lands” and

“Direct Benefit”

have been added to the policy to give more clarity to the policy clauses.

- New headings added to make information in the policy easier to find and more organized

Policy Updates

- Application of the Policy:
to clarify that the cost recovery policy applies only for those developments where the City's cost recovery clause appears in its Subdivision or External Works agreements
- Parameters for recovery rates of equivalent "local" size services have been added to the policy
- Revised wording regarding recovery costs for improvements to existing roads

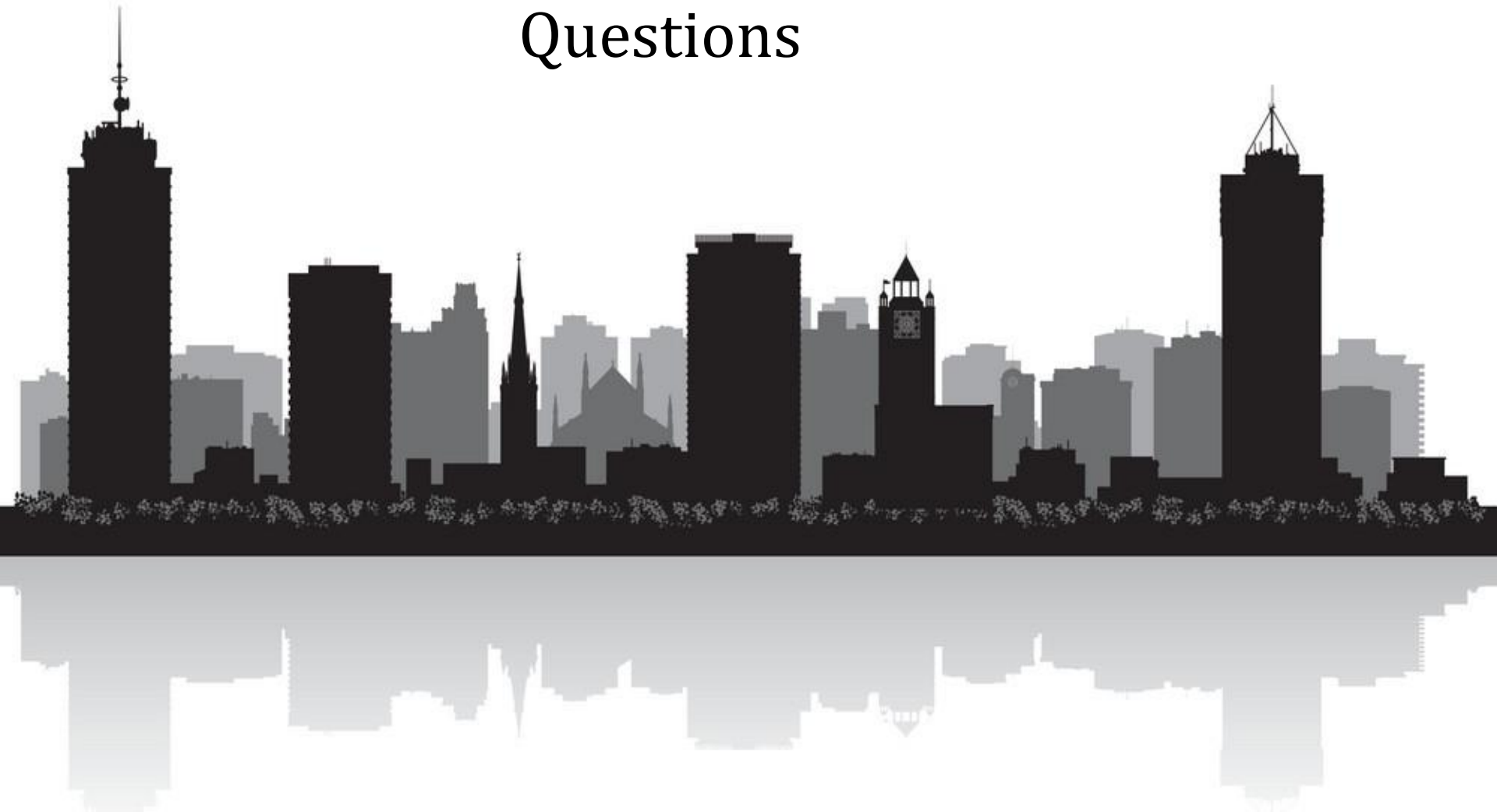
Policy Updates Con't...

- New wording to address the change from an indexing adjustment to interest charge for cost recoveries
- New section added to the policy entitled “Non Benefiting Works” to address and clarify that there are some works installed that do not benefit abutting lands.
- Reference to reverse frontage lots and shared service road ways has been removed from the policy as these are no longer approved forms of development

Agreement Clause Updates

- Reference to cost adjustment by indexing has been replaced with adjustment by an interest charge
- New wording has been added to clarify that all cost recoveries are subject to the policy of the City in place at the time a recovery is made by the City
- New wording to clarify the City makes no guarantee to recover any or all of the costs identified against the benefiting lands

Questions



City of Hamilton Green Standards and Guidelines for Stormwater Management

DILG Meeting #1
September 12 , 2022



Introduction: Purpose and Objective

- Study to develop Green Standards and Guidelines (GSG) for new development tailored to:
 - the specific needs and conditions within the City and
 - the applicable watershed and subwatersheds and area-specific stormwater management criteria
- GSG will incorporate feedback received from:
 - Various City Departments,
 - Technical Agencies,
 - Development Industry and
 - Indigenous Nations and Peoples
- GSG will provide developers with a decision methodology and implementation considerations to inform development applications



2. GSG Development Approach/Methodology



Approach/Methodology: Work Plan

Tasks 1 – 5: Background Information Review

- *Legislative Context.* Review Federal, Provincial, and Municipal Guidance
- *Best Practices Review.* Conduct an industry-wide scan of best practices to determine what is and is not working well to inform Hamilton-specific GSG
- *Identify Existing Conditions.* Establish understanding of natural and built infrastructure systems by reviewing City's studies related to:
 - Environmental Assessments, Drainage Assessments, Infrastructure Master Plans, Subwatershed Studies, etc.

Approach/Methodology: Work Plan

Task 6: Develop Goals and Objectives

- Develop Draft Goals and Objectives for GSG based on Legislative Review
- Consult with Broader City Team, Development Industry and Additional Stakeholders on Goals and Objectives, update as appropriate
- High level/preliminary objectives include:
 - Need for an Implementation Strategy/Process
 - Alignment with current City Comprehensive Development Guidelines
 - Outcomes to build resiliency in the system
 - Need for Minimum Capture/Treatment Criteria
 - Outline Off-setting Options and Flexible Treatment Options
 - Demonstrate Design Guidance/Tools through actual examples (case studies)
 - Consideration of City Zoning Standards
 - Identify full life-cycle considerations

Approach/Methodology: Work Plan

Task 7: Document Acceptable Green Practices

- Identify and assess acceptable options for residential and non-residential land uses (private side only), including:
 - Low Impact Development BMPs (i.e. Subsurface Infrastructure)
 - Green Infrastructure (i.e. Landscaped-Based)
 - Land Use Management Practices including Zoning
 - Natural Infrastructure
 - Cash in-lieu/Credits

Task 8: Develop Assessment and Application Methodologies

- Develop a decision matrix/methodology which allows development proponents to systematically evaluate development applications to identify BMP options and onsite control requirements
- Review case studies to inform decision methodology

Approach/Methodology: Work Plan

Task 9: Establish Implementation Requirements

- Considerations will include:
 - Incentives
 - Construction and Inspection
 - Enforcement Mechanisms
 - Operations and Maintenance
 - Monitoring
 - Acceptance Criteria

Approach/Methodology: Work Plan

Task 10: Consultation and Engagement

- Core City Team
- Broader City Team
- Development Industry
- Technical Agencies and NGO's
- Indigenous Nations and Peoples

Task 11: Final Reporting

- Compilation of previous tasks
- Draft/Final GSG Report

: Consultation

- **Broader Project Team**
 - Meeting #2: Hamilton Today
 - Meeting #3: Goals & Objectives
 - Meeting #4: Green Practices
- **Development Industry**
 - Briefing Package – August
 - Workshop #1: Introduction & Background Review – Sept
 - Workshop #2: Goals & Objectives
 - Workshop #3: Green Practices
- **Technical Agencies & NGOs**
 - Meeting #1: Background Review
 - Meeting #2: Goals & Green Practices
- **Indigenous Nations & Peoples - Ongoing**

