



City of Hamilton
Hamilton

DEVELOPMENT CHARGES STAKEHOLDERS SUB-COMMITTEE AGENDA

Meeting #: 23-001
Date: April 13, 2023
Time: 9:30 a.m.
Location: Room 264, 2nd Floor, City Hall (in-person)
71 Main Street West

Lisa Kelsey, Legislative Coordinator (905) 546-2424 ext. 4605

Pages

1. **CEREMONIAL ACTIVITIES**
 - 1.1 Appointment of Chair and Vice Chair for 2023
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 April 12, 2022
5. **COMMUNICATIONS**
6. **DELEGATION REQUESTS**
7. **DELEGATIONS**
8. **STAFF PRESENTATIONS**
9. **CONSENT ITEMS**
10. **PUBLIC HEARINGS**
11. **DISCUSSION ITEMS**

3

- | | | |
|------|--|----|
| 11.1 | Corporate Strategic Growth Initiatives (CSGI) – Master Plan Updates and Development Charge By-law Approach (PED23084) (City Wide)
(Recommendation (a) was referred from the April 5, 2023 General Issues Committee meeting to the Development Charges Stakeholders Sub-committee) | 6 |
| 11.2 | 2024 Development Charges Background Study and By-law Update (FCS23040) (City Wide) | 21 |

12. MOTIONS

13. NOTICES OF MOTION

14. GENERAL INFORMATION / OTHER BUSINESS

15. PRIVATE AND CONFIDENTIAL

16. ADJOURNMENT



DEVELOPMENT CHARGES STAKEHOLDERS SUB-COMMITTEE

MINUTES 22-002

April 12, 2022

10:00 a.m.

Room 264

Hamilton City Hall

71 Main Street West

Present: Councillor J.P. Danko (Chair)
P. Szachlewicz (Hamilton Chamber of Commerce) (Vice Chair),
Councillors M. Wilson, J. Farr, M. Pearson, B. Clark
M. Collins-Williams (West End Home Builders Association),
Sean Ferris (Citizen Member)

Absent: Councillors B. Johnson - Personal
Councillors T. Whitehead – Personal
C. Henderson (Realtors Association of Hamilton-Burlington),
James Summers (Citizen Member)

THE FOLLOWING ITEMS WERE REFERRED TO THE AUDIT, FINANCE AND ADMINISTRATION COMMITTEE FOR CONSIDERATION:

**1. Community Benefits Charges – Engagement and Draft Strategy
(FCS22015(a)) (Item 10.1)**

(Farr/Wilson)

- (a) That Report FCS22015(a) respecting Community Benefits Charges Budget,
be received.

CARRIED

(Clark/Pearson)

- (b) That Staff be directed to include an explanation of the variance in
Development Charges reductions compared to the Community Benefits
Charges, in their to report back to the Audit, Finance and Administration
Committee.

CARRIED

FOR INFORMATION:

(a) APPROVAL OF THE AGENDA (Item 2)

The Committee Clerk advised there were no changes to the agenda:

(Pearson/Szachlewicz)

That the agenda of the April 12, 2022 meeting be approved as presented.

CARRIED

(b) DECLARATIONS OF INTEREST (Item 3)

None.

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

(i) February 28, 2022 (Item 4.1)

(Pearson/Ferris)

That the Minutes of the February 28, 2022 meeting, be approved.

CARRIED

(d) DISCUSSION ITEMS (Item 10)

**(i) Community Benefits Charges – Engagement and Draft Strategy
(FCS22015(a)) (City Wide) (Item 10.1)**

Gary Scandlan of Watson & Associates Economists Limited, addressed Committee with the aid of a PowerPoint presentation.

(Clark/Pearson)

That the presentation from Gary Scandlan of Watson & Associates Economists Limited respecting the Community Benefits Charges report, be received.

CARRIED

For disposition of this matter, see Item 1.

**Development Charges
Stakeholders Sub-Committee
Minutes 22-002**

**April 12, 2022
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(e) ADJOURNMENT (Item 15)

(Farr/Wilson)

That, there being no further business, the Development Charges Stakeholders Sub-Committee, be adjourned at 11:20 a.m.

CARRIED

Respectfully submitted,

Councillor J.P. Danko, Chair
Development Charges
Stakeholders Sub-Committee

Lisa Kelsey
Legislative Coordinator
Office of the City Clerk



CITY OF HAMILTON
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Growth Management Division

TO:	Mayor and Members General Issues Committee
COMMITTEE DATE:	April 5, 2023
SUBJECT/REPORT NO:	Corporate Strategic Growth Initiatives (CSGI) – Master Plan Updates and Development Charge By-law Approach (PED23084) (City Wide)
WARD(S) AFFECTED:	City Wide
PREPARED BY:	Heather Travis (905) 546-2424 Ext. 2978
SUBMITTED BY:	Tony Sergi Director and Senior Advisor of Strategic Growth Initiatives Planning and Economic Development Department
SIGNATURE:	

RECOMMENDATION

- (a) That the following recommendations be referred to the Development Charges Stakeholders Sub-Committee for consideration:
- (i) That the City's new 2024 Development Charges (DC) By-law be prepared based on the 2031 growth forecast.
 - (ii) That, notwithstanding (i) above, the City's new 2024 Development Charges (DC) By-law may include growth allocations to facilitate DC considerations to 2041 / 2051 based on timing of completed Master Plan updates.
- (b) Pursuant to Procurement Policy #11 - Non-competitive Procurements, that Council approve the extension to Contract C11-05-17, for the provision of professional engineering consultant services required to complete the Water, Wastewater and Stormwater Master Plan, including an additional Development Charges (DC) By-law Update, for the upset limit of \$550,000, to be funded equally from capital project IDs #5141555264 (City Wide Water Master Plan), #5161555264 (City Wide Wastewater Master Plan) and #5181555422 (GRIDS 2 - Stormwater Master Plan), all which were approved to complete the proposed objective and with sufficient budget

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: Corporate Strategic Growth Initiatives (CSGI) – Master Plan Updates and Development Charge By-law Approach (PED23084) (City Wide) - Page 2 of 13

available to accommodate this purchase order increase, and that the General Manager, Public Works Department be authorized to negotiate, enter into and execute the extension and any ancillary documents required to give effect thereto with GM BluePlan Engineering Limited (GMBP), in a form satisfactory to the City Solicitor.

EXECUTIVE SUMMARY

The Corporate Strategic Growth Initiatives (CSGI) Project was established in 2016 to ensure that all strategic growth-related projects are coordinated and completed in a timely and fiscally responsible manner. As per Council direction provided in 2016 through Report CM16013, updates related to CSGI and the component projects are to be provided annually to the General Issues Committee. This Report fulfils the annual reporting requirement.

This Report provides an update on the growth-related Master Plans that are included within the CSGI project, including the current status and underlying growth scenario used to inform the work completed to date. Given the provincial approval of Official Plan Amendment (OPA) 167 which has expanded the City's urban boundary by approximately 1,600 net ha, modifications to the growth scenario and allocations underlying the Master Plans may be required. It is anticipated that growth in the urban expansion areas may occur in the post-2041 time period. Updated growth scenario allocations for the post-2041 time period will be provided by Planning staff following additional analysis related to phasing and density of development, secondary planning and servicing strategies.

The growth-related Master Plans provide critical inputs into the City's DC Background Study and By-law. The current DC By-law will expire in June 2024, and work has commenced on the preparation of a new DC Bylaw to be adopted prior to the June 2024 expiration date. The critical deadlines required to be met to ensure legislated requirements are satisfied prior to adoption of the new By-law are outlined in this Report.

Given the tight deadlines that must be satisfied prior to the adoption of the new DC By-law, combined with unknowns related to the allocation of the City's growth to the year 2051, staff are recommending an approach to the City's new DC By-law which would see a new DC By-law passed in 2024 based on the City's existing 2031 growth forecast. This interim approach has the benefit of being feasible from a timing perspective to meet the critical deadlines and will ensure that the City is not in a position of being unable to collect DC's due to an expired DC By-law.

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Further, following confirmation of growth allocations by Planning staff to the year 2041, it may be feasible for certain Master Plan teams to provide inputs to the DC Background Study based on the 2041 timeframe in advance of the critical deadlines. For these service categories, a new DC Bylaw based on the 2041 timeframe may be feasible. Finally, for the city-wide service of the water treatment plant, a 2051 timeframe may be appropriate given the plant upgrades are not dependent on the geographic distribution of growth.

Following the completion of updated Master Plans based on the ultimate 2051 growth allocations, the City can proceed to pass a new DC By-law based on an extended planning horizon for all areas.

This report is also requesting Council approval of a Purchase Order (PO) increase for the in-process Water, Wastewater and Stormwater Master Plan to address additional items out of scope of the original project terms of reference, and to ensure the Master Plan consultants can continue to provide services on this project including DC inputs.

Alternatives for Consideration – See Page 12

FINANCIAL – STAFFING – LEGAL IMPLICATIONS

Financial: Report PED23084 is recommending that an additional \$550,000 be added to the existing Water, Wastewater and Stormwater Master Plan PO #86304 to cover the additional project scope and tasks beyond what was allotted in the original scope of work. The additional \$550,000 will be funded equally from capital project IDs #5141555264 (City Wide Water Master Plan), #5161555264 (City Wide Wastewater Master Plan) and #5181555422 (GRIDS 2 - Stormwater Master Plan), which were all approved to complete the proposed objective. There is a sufficient budget available in each of the capital project IDs to accommodate this PO increase. Council Approval is required as the total value of the Policy 11 - Non-competitive Procurements as a Single Source recommendation is greater than \$250,000. The City's Water, Wastewater and Stormwater Master Plan consultant is GM BluePlan Engineering Limited.

GM BluePlan Engineering Limited (GMBP) PO #86304 Summary:

Original GMBP PO (excluding contingency, not shown to the vendor)	\$1,327,758
General Manager Approved Policy #11 Expansion	\$247,360
Engineering Change Order Expansion from Contingency	\$78,219

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Report PED23084 Recommended Expansion	<u>\$ 550,000</u>
TOTAL (excluding contingency, not shown to the vendor)	\$2,203,33

Staffing: N/A

Legal: The approach being recommending through Report PED23084 is being proposed in order to ensure that the City is not in a position of being unable to collect DCs due to an expired By-law.

HISTORICAL BACKGROUND

Corporate Strategic Growth Initiatives (CSGI)

The Corporate Strategic Growth Initiatives (CSGI) Project was established in 2016 to ensure that all strategic growth-related projects are coordinated and completed in a timely and fiscally responsible manner. There are a number of strategic growth-related Master Plans in various stages of completion that need to be finalized and provide input into the DC Background Study (see DC By-law Implications below). The growth-related projects included in CSGI are noted below and identified on Appendix “A” to Report PED23084 – Governance Structure.

It is important to note that the individual Departments and Divisions are responsible for the completion and delivery of the various growth-related Master Plan projects. The project teams maintain full ownership over their Master Plan exercise.

The role of the CSGI Project Team is to be responsible for tracking the progress of the CSGI projects, identifying risks and constraints to their completion, and reporting their status to the Growth and Economic Development SLT Working Group on a regular basis. In addition, and as per Council direction provided in 2016 through Report CM16013, updates related to CSGI and the component projects are to be provided annually to the General Issues Committee

DC By-law Implications

The City’s current DC By-law (By-law # 19-142) will expire on June 13, 2024.

The growth-related Master Plans will identify the required infrastructure investments and cost sharing policies which need to be included in the DC Background Study and the DC By-Law for adoption by June 2024, in coordination with Finance staff leading the DC By-law Update.

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To meet the timelines and legislated requirements to ensure the new DC By-law is enacted prior to the June 13, 2024 expiration date, there are certain key milestones that must be achieved, attached as Appendix “B” to Report PED23084 (timeline). These milestones include:

- Sept 1, 2023: Provision of DC ‘inputs’ (projects and costing)
- Q1 2024: release of DC Background Study
- Q2 2024: public meeting held
- Q2 2024: adoption of new By-law
- June 12, 2024: latest effective date for new DC By-law

Approval of Official Plan Amendments (OPAs) 167 & 34 and impact on Master Plan work completed to date

In May 2022 Urban Hamilton Official Plan (UHOPA) No. 167 and Rural Hamilton Official Plan (RHOPA) No. 34 were adopted by City Council. These OPAs implemented the Council-approved No Urban Boundary Expansion growth scenario by planning to accommodate the City’s forecasted population and employment growth to the year 2051 within the existing urban boundary. The Council-adopted amendments were provided to the Province for review and approval in June 2022.

The growth-related Master Plans teams have been proceeding with analysis based on growth allocations provided by Planning. The chart below summarizes the current status, planning horizon and growth scenario (data) being utilized in the Master Plan processes. As is indicated in the chart, the Master Plan work completed to date has been based on a combination of the No Urban Expansion growth forecast and the Ambitious Density forecast, using population and employment data provided by Planning.

Master Plan	Status	Time Horizon	Growth Scenario
Water / Wastewater/ Stormwater	In process	30 years	Ambitious Density (1,300 net ha expansion) & No Urban Expansion
Transportation	In process	30 years	Ambitious Density (1,300 net ha expansion)
Parks	In process	30 years	No Urban Expansion
Recreation	Complete	30 years	No Urban Expansion
Paramedic Services	Complete	10 years	N/A

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Master Plan	Status	Time Horizon	Growth Scenario
Fire	Complete (but updated annually)	10 years	N/A

In November 2022, the Province provided the City with its decision with respect to UHOPA No. 167 and RHOPA No. 34. The decision, amongst other policy and designation changes, included direction to amend mapping in both Official Plans to identify 2,200 gross hectares of land as “Urban Expansion Area – Neighbourhoods” and “Urban Expansion Area – Employment”. It is estimated that this adds approximately 1,600 net developable hectares to the urban area which had not been contemplated through OPA 167.

The Provincial modifications to OPA 167 has impacted the ongoing work on the growth-related Master Plans. With the Provincial modification to OPA 167, the Master Plan work completed to date may need to be updated to reflect the Provincially-approved growth scenario. The required updates to the Master Plans will have both financial and timing impacts. Further discussion of these impacts and on how and when the updates will occur is provided in the Analysis / Rationale for Recommendation section below.

POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS

Policy Direction

The requirement to complete infrastructure Master Plans is identified at the Provincial level through the Places to Grow Plan and within the City’s Urban and Rural Hamilton Official Plans.

Master Plan Legislated Requirements

The Infrastructure Master Plan process follows the Municipal Engineers Association (MEA) Class Environmental Assessment (EA) Master Plan Process consisting of a review of growth projections, servicing policies, design criteria and completion of public consultation and servicing strategy development and evaluation.

Development Charges Act, 1997

The *Development Charges Act, 1997 (DC Act)* provides Council with the authority to pass a By-law to impose DCs. This Act requires that a DC Background Study be completed. The Background study takes into account:

- A forecast of the amount, type and location of development and population

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- The historical level of capital service levels
- A review of future capital projects to provide for the expected development.

The *DC Act* also legislates matters related to the timing of the completion of the DC Background Study and public meeting, notice requirements, appeal rights and other matters. The critical dates noted in the section above are implementing the requirements of the *DC Act*.

RELEVANT CONSULTATION

Staff from Planning, Finance and Hamilton Water were consulted in the preparation of this report. Staff representatives from the CSGI Master Plan teams provided input into the report.

ANALYSIS AND RATIONALE FOR RECOMMENDATION

1. Growth Scenario Updates

The Master Plan teams rely on growth allocations provided by Planning staff which is in the form of projected population, dwelling units and jobs at the Traffic Zone level, provided by decade to the year 2051. The allocations are based on the forecasts for population, household and jobs in the UHOP approved through OPA 167, as shown in the following table.

Year	Population	Households	Employment (Jobs)
2021	584,000	222,500	238,000
2031	652,000	258,100	271,000
2041	733,000	295,200	310,000
2051	820,000	332,800	357,000
Change 2021 to 2051	236,000	110,300	119,000

As noted, Master Plan teams had previously been provided with two sets of growth allocations which reflected the No Urban Boundary Expansion growth scenario and the Ambitious Density growth scenario. These data sets have been used to form the basis of the Master Plan work completed to date, as previously noted.

Given the Provincial modifications through OPA 167, consideration as to how and when growth will be allocated to the urban expansion areas will be undertaken by Planning staff. As identified in Report PED21067(d) (March 2023), staff are considering that

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growth in the urban expansion areas may need to be allocated to the post 2041 timeframe, based on various reasons including the time required to complete secondary planning, the timing of servicing improvements, and the time required for development approvals. It will take some time before the lands become 'shovel ready' and units are constructed and become occupied. Further, there are significant development opportunities in the former urban area (existing greenfields and intensification potential) which can be explored first. Focusing growth within the former urban boundary to the year 2041 aligns with the City's Housing Pledge which notes that the City can accommodate growth within the pre-OPA 167 urban area by focusing on re-urbanization and intensification.

Further analysis is required to confirm the phasing and allocation of growth in the urban expansion areas during the post-2041 period, including consideration of appropriate planned density (to be confirmed through a future Official Plan Amendment), secondary planning and servicing strategies. As such, additional time is required to consider updated growth allocations at the Traffic Zone level for the post-2041 time period.

For the period between 2021 and 2041, the existing Traffic Zone growth allocations which formed the basis of the No Urban Boundary Expansion scenario are anticipated to remain applicable as all growth is identified within the former (pre-OPA 167) urban boundary, though this will be confirmed by Planning staff. These Traffic Zone allocations are consistent with the growth forecasts approved in the Urban Hamilton Official Plan through the Provincial approval of OPA 167.

2. Master Plan Updates

As noted, the growth-related Master Plans that form the CSGI project team have been progressing to varying stages of completion using available data (being the No Urban Expansion and / or the Ambitious Density growth scenarios). The Master Plan teams use the data to identify future infrastructure and programming requirements to meet required service standards and ultimately inform the DC Background Study and future capital budget submissions. Master Plans identify key City-wide growth-related infrastructure and form the basis of the growth-related capital program

For the time period between 2021 and 2041, the Master Plan teams that had been progressing based on the previous No Urban Boundary Expansion scenario may not be required to complete any changes to the analysis already undertaken, as the anticipated growth allocations for this period may not change from the previous No Urban Expansion allocations. These assumptions will be confirmed by Planning staff.

For the post-2041 time period, Planning staff will be providing further reporting on anticipated timing and phasing of growth in the expansion areas through future reports

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to Planning Committee. These reports will provide an indication of when revised growth data at the Traffic Zone level will be available for Master Plan teams to model and update their Master Planning work for the post-2041 timeframe. It is known that the amount of time required to update Master Planning work and provide DC inputs following receipt of updated data varies by Plan, and is summarized in the following table:

Master Plan	Additional Time Required to Provide DC Inputs Following Receipt of New Growth Data
Water / Wastewater / Stormwater	+ 8 to 10 months
Transportation	+ 6 to 8 months
Parks	+ 4 months
Recreation	+ 2 months
Paramedic Services	+ 1 to 2 months
Fire	+ 4 to 6 months

3. Development Charges By-law – Recommended Approach

As noted, the deadline for the provision of inputs into the DC Background Study is September 1, 2023. The September 1 deadline would facilitate the release of the DC Background Study in Q1 2024, the public meeting in Q1 / Q2 2024, and adoption of the new DC By-law by June 13, 2024.

Given the unknown timing of when updated growth allocations may be available for modelling and analysis, combined with the additional completion time required for each Master Plan identified in the above table, it becomes apparent that the required inputs into the DC Background Study based on Master Plans completed to the 2051 planning horizon are doubtful to be provided by the required deadline. With two exceptions, most of the Master Plan teams have identified a need for a minimum of 4 months to model and analyse a revised data set. To meet the September 1, 2023 DC deadline, the revised data set would be required by May 1, 2023 at the latest. Further, the Master Plan teams would be required to complete their modelling and analysis over the summer months, when staffing is stretched due to vacations and public meetings are generally not held, which may further extend the amount of time required to complete the modelling and analysis.

Staff are therefore recommending the following approach to the new DC By-law which would allow the City to pass a new DC By-law in advance of the existing DC By-law expiration date and meet the legislated requirements (note that the following is based on the anticipated intention of the City to pass multiple DC By-laws based on individual service categories):

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- The City's new 2024 Development Charges (DC) By-law be prepared based on the 2031 growth forecast. This approach was previously utilized in the adoption of the 2019 DC By-law. Master Plan teams would provide an update to the projects that are already identified in the existing DC Background Study by updating the project lists and the anticipated costing of the remaining projects. The 2031 update can be completed in a timely manner and is not dependent on the completion of new growth allocations or completed Master Plans.
- That, notwithstanding the above, the City's new 2024 DC By-law may include growth allocations to facilitate DC considerations to 2041 for certain service categories, based on timing of completed Master Plan updates. As noted above, upon confirmation from Planning of the growth allocations to 2041, some Master Plan teams may be in a position to provide DC inputs to the year 2041. For these service categories, a DC Bylaw with a growth forecast to 2041 may be utilized.
- For certain service categories, namely the water treatment plant, a 2051 planning horizon could be considered for the passage of the new DC Bylaw as any required treatment plant upgrades are not dependent on the geographic distribution of growth, but rather the overall growth quantum.

All service areas will be required to update to the 2051 planning horizon as data is available. Once available, the City may pass a new DC by-law for that service area. There is no requirement to pass updated DC By-laws for all service areas at the same time so the City can update the DC By-laws as the Master Plans are completed. As noted above, in order to accommodate this strategy, the City's 2024 DC By-law will not be a single By-law but will be several individual DC By-laws; one for each service.

Staff note that while this approach has the benefit of ensuring the City passes a new DC By-law prior to expiration of the existing By-law and therefore will continue to collect DCs, there is a financial risk that should be identified. As a result of the *More Homes Built Faster Act, 2022* (Bill 23) changes to the *DC Act*, there is a phase-in of rates each time a new DC By-law is passed. This rate phase in means the City does not collect full DCs until the fifth year of a new DC By-law being passed. The recommended approach could see a new DC By-law being passed shortly after the 2024 DC By-law which will result in the rate phase in being applied again. Finance will review the financial risk with subsequent DC By-laws and make a recommendation to Council regarding when to adopt. In the absence of known growth allocations to the year 2051, the recommended approach ensures that the City will be able to continue to collect DCs.

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4. Request to Increase PO #86304 – Water, Wastewater & Stormwater Master Plan

The Water, Wastewater and Stormwater Master Plan (Master Plan) is a growth-related Master Plan that is included within the CSGI initiative. The Master Plan project was commenced in June 2017 and awarded to GM BluePlan Engineering Limited partnered with Amec Foster Wheeler, DHI, and Watson and Associates through a competitive Request for Proposal (RFP) C11-05-17.

The Master Plan project, through normal procurement policy, has previously increased budgets to react to changes for supporting the Development Charges By-law review update in 2019. The project has also managed delays due to population planning horizon changes that affected the delivery of 2041 and 2051 population and employment growth data that the project depends on as the basis for infrastructure planning. More recently, in 2022, variability in City growth scenarios surrounding the urban boundary presented unexpected impacts that prevented work from moving forward.

These multiple changes and modifications have resulted in significant impacts on the City's ongoing Master Plan project, which have expanded the scope and schedule for this work. These changes were unanticipated in the project's original proposal. In addition to the potential for changing Master Plan components, it is noted that DC By-law update inputs are required in 2023 to meet the deadline to adopt a new DC By-law in 2024. In order to efficiently respond to these pending corporate decisions, additional financing is requested to increase the project PO #86304 by up to \$550,000. Once City Council approves this expansion, staff will negotiate, enter into, and execute the increase required to effect it with the consultant by following the City's Procurement Policy. This additional financing will provide resources necessary to respond to the above noted situations as well as accommodate the potential for new 2051 Master Plan infrastructure inputs into the DC By-law Update when corporate decisions are made later in 2023.

To-date, the consulting team and City staff have completed approximately 70% of the Master Plan project work, including the 2019 background study, existing infrastructure baseline conditions and constraints analysis, policy documents, and other tasks based on the previously developed growth scenarios. Any additional Master Planning related work beyond the original scope is recommended to be completed by the same Consulting Team and integrated with the current project results to achieve project completion and support the 2024 DC By-law. It should be noted that an expanded purchase order is not adequate for, or intended to, finalize Water, Wastewater and Stormwater Master Plans for more than one City Wide growth scenario.

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Additional background information on the Water, Wastewater and Stormwater Master Plan, including the work completed to date, can be found in Appendix “C” to Report PED23084.

ALTERNATIVES FOR CONSIDERATION

1. Do not endorse the recommended approach to pass a new DC By-law based on 2031 growth forecast – this alternative is not recommended as it runs the risk of the City being unable to collect DCs if a new DC By-law is not adopted prior to the existing DC By-law expiring. It is anticipated that not all service categories would be able to provide DC inputs to an extended 2041 or 2051 forecast in advance of the DC critical deadlines.
2. Do not approve the increase to PO #86304 and instead issue a new competitive procurement or a Roster assignment that includes the additional scope. This alternative carries a high risk of delay, increased costs, loss of technical continuity, and increased error potential. Given the amount of Master Plan work completed to-date and the previous 2031 Servicing Technical Review Task completion, switching the knowledge base and service delivery model from one consultant to another significantly challenges the project and, at a minimum, has the potential to delay the project. Switching subject matter experts at this point will also result in a loss of technical and process continuity, this could result in poor and/or conflicting decision-making as well as increased costs. Therefore, staff do not recommend this alternative.

ALIGNMENT TO THE 2016 – 2025 STRATEGIC PLAN

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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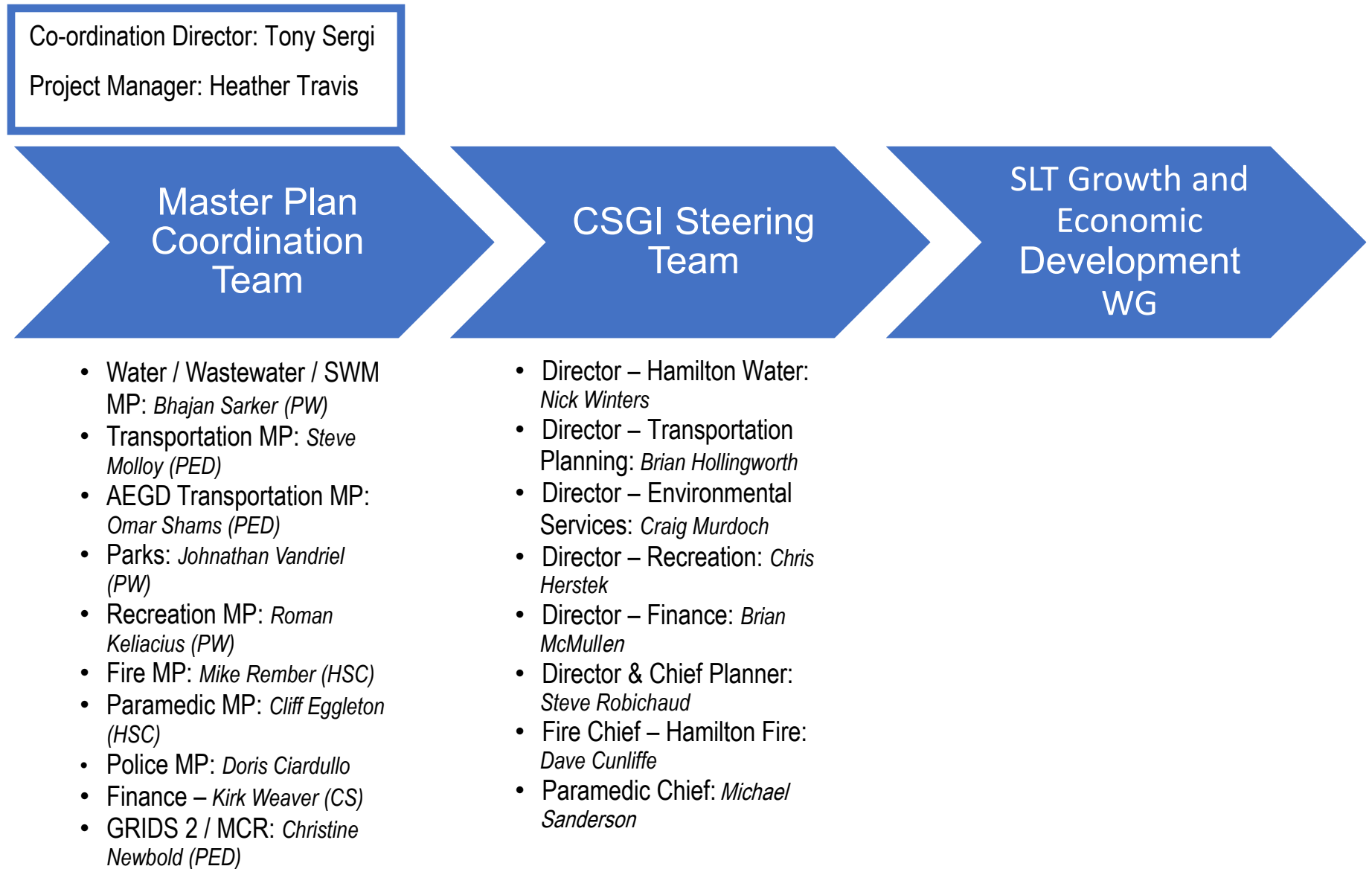
APPENDICES AND SCHEDULES ATTACHED

Appendix “A” to Report PED23084 – Updated Governance Structure

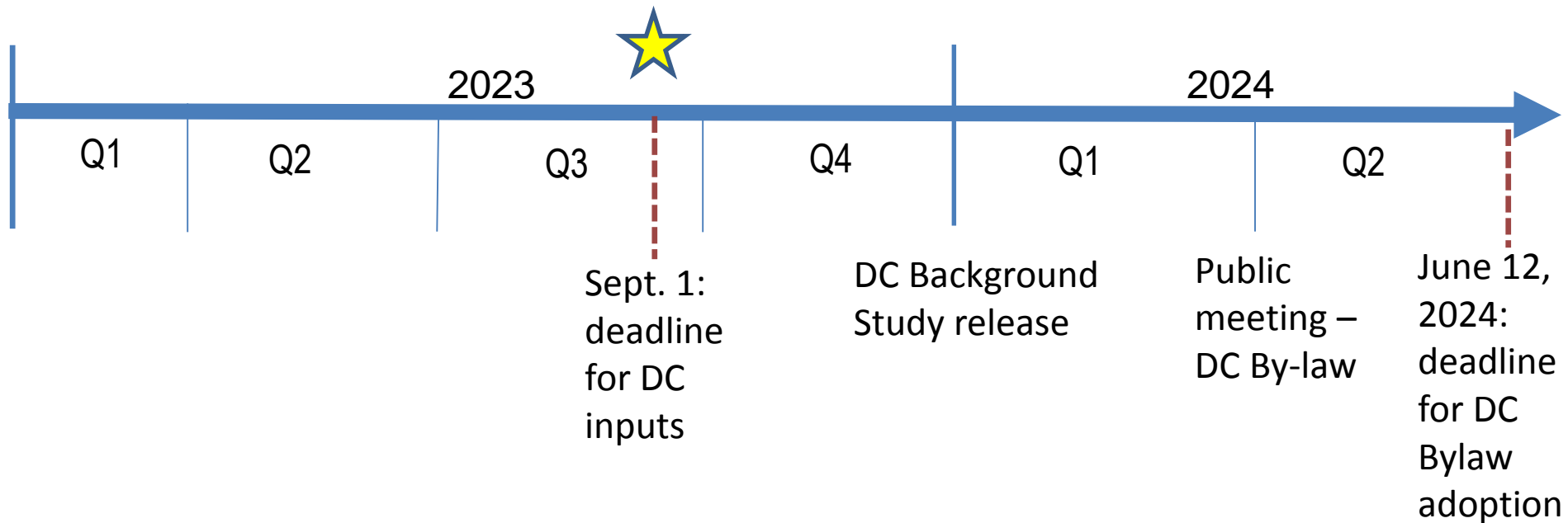
Appendix “B” to Report PED23084 – DC timeline, critical dates

Appendix “C” to Report PED23084 – Water, Wastewater and Stormwater Master Plan
background information

CSGI Updated Governance Structure




Timeline – new D.C. By-law June 2024





INFORMATION REPORT

TO:	Chair and Members Development Charges Stakeholders Sub-Committee
COMMITTEE DATE:	April 13, 2023
SUBJECT/REPORT NO:	2024 Development Charges Background Study and By-law Update (FCS23040) (City Wide)
WARD(S) AFFECTED:	City Wide
PREPARED BY:	Carolyn Paton (905) 546-2424 Ext. 4371
SUBMITTED BY:	Brian McMullen Director, Financial Planning, Administration and Policy Corporate Services Department
SIGNATURE:	

COUNCIL DIRECTION

Not Applicable

INFORMATION

Background

The Development Charges Stakeholders Sub-Committee (DCSSC) is a sub-committee of the Audit, Finance and Administration Committee (AF&A). The mandate of the DCSSC, with guidance from staff, is to develop a method for calculating and collecting Development Charges (DCs) which is consistent with the *Development Charges Act* (DC Act). As this is the first meeting of the DCSSC in this Term of Council, a presentation, provided under separate cover, has been prepared to provide background information on DCs and details of legislative changes which have occurred in recent years.

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: 2024 Development Charges Background Study and By-law Update (FCS23040) (City Wide) – Page 2 of 6

DCs are fees imposed on land development and redevelopment projects to help pay for the capital costs of growth-related infrastructure that is needed to service new residential and non-residential development within a municipality. Until November 28, 2022, the DC Act required that the DC By-law expire no more than five years from the date it comes into effect. This five-year limit was increased to a ten-year limit on November 28, 2022. However, the City's 2019 DC By-law remains subject to the five- year limit.

The last DC Background Study and DC By-law for the City of Hamilton was completed in 2019. Since then, the Province has released several pieces of legislation affecting development charges, including: *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); *Bill 213, Better for People, Smarter for Business Act, 2020* (Bill 213), *Bill 109, More Homes for Everyone Act, 2022* (Bill 109); and *Bill 23, More Homes Built Faster Act, 2022* (Bill 23).

The City completed a DC Update Study in 2021 and amended the 2019 DC By-law via By-law 21-102. The changes through By-law 21-102 included:

- Removal of the previously required 10% statutory deduction for several services effective July 6, 2021, which had the effect of increasing the percentage of capital costs that can be recovered through DCs.
- Removal of some studies effective July 6, 2021 and removal of Parking and Airport services effective September 18, 2022 in accordance with legislative changes.
- Housekeeping changes to ensure that the City's DC By-law was in alignment with changes made to the DC Act such as including language around locking in DC rates at the related planning application date and expanding the residential intensification exemption.

A new DC By-law must come into effect on or before June 13, 2024 for the City to continue collecting DCs. If DCs are no longer collected, the costs associated with growth-related capital projects would have to be funded from other sources, such as, property taxes and rate user fees.

Project Management

Watson & Associates Economists Ltd. (Watson) has been engaged to prepare the next DC Background Study and DC By-law for the City of Hamilton following Council's direction provided through Report FCS21085. As Watson has extensive knowledge and familiarity with the City's services, policies, processes, infrastructure, employment and residential housing metrics, their expertise in this field will serve Hamilton well throughout this process.

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SUBJECT: 2024 Development Charges Background Study and By-law Update (FCS23040) (City Wide) – Page 3 of 6

The key components of the DC Background Study are as follows:

- Determination of the City's growth forecast
- Update the fifteen-year historical service standards
- Review capital project lists for eligibility with the DC Act and assess benefit to existing development and post period benefit as applicable
- Review other City and DC related policies such as the Local Service Policy and Area Specific Charges
- DC Exemptions Review including a review of current practices with respect to discounts and exemptions, market analysis and assessment of housing affordability trends, and justifications and recommend DC exemptions
- DC Reserve Fund Policy Review
- Preparation and finalization of DC Background Study
- Preparation of individual DC By-laws for each service (2019 DC By-law was approved as one By-law which included all services)

Growth Forecast and Masterplan Timing

Report PED23084, "Corporate Strategic Growth Initiatives (CSGI) – Master Plan Updates and Development Charge By-law Approach" was presented at the General Issues Committee Meeting on April 5, 2023. It provides an update on the growth-related Master Plans that are included within the Corporate Strategic Growth Initiatives Project (CSGI project), including the status and underlying growth scenario used to inform the work completed to date. This information is critical as it informs the growth timelines and capital projects included in the DC Background Study and the new DC By-law.

Given the tight deadlines that must be satisfied prior to the adoption of the new DC By-law, combined with unknowns related to the allocation of the City's growth to the year 2051, staff recommends an approach, through Report PED23084 which would see a new DC By-law passed in 2024 based on the City's existing 2031 growth forecast. The staff recommendations from PED23084 will be referred to the DCSSC for consideration. This approach is intended to meet the critical deadlines and will ensure that the City is not in a position of being unable to collect DCs due to an expired DC By-law.

Individual Service By-laws

The 2019 DC By-law, as amended, includes 18 services or classes of services¹. Bill 23 removes studies as an eligible service which means there are 17 services or classes of services being considered in the current DC Background Study.

¹ There are 19 lines on the current DC pamphlet, however Parkland Development and Indoor Recreation Services are considered 1 service in the DC Act.

**SUBJECT: 2024 Development Charges Background Study and By-law Update
(FCS23040) (City Wide) – Page 4 of 6**

1. Water Services
2. Wastewater Services
3. Wastewater Treatment
4. Storm Water Services
5. Services Related to a Highway
6. Transit Services
7. Public Works (Class of Service)
8. Waste Diversion Services
9. Policing Services
10. Fire Protection Services
11. Ambulance Services
12. Library Services
13. Long-term care Services
14. Parks and Recreation Services
15. Public Health Services
16. Childcare and Early Years Programs and Services
17. Provincial Offences Act Administration

The services for which a DC may be collected are prescribed in Section 2 (4) of the DC Act.

Bill 23 legislated a mandatory rate phase in for all DC By-laws passed on or after January 1, 2022. The required rate phase in means that municipalities can collect:

- 80% of the calculated DC² in year 1 of the DC By-law,
- 85% in year 2,
- 90% in year 3,
- 95% in year 4, and
- 100% in years 5 through 10.

Since some services will not have the full updated 2051 Master Plans by the time inputs are required for the 2024 DC By-law process, they will need to proceed with using the 2031 growth allocations.

Following the completion of updated Master Plans based on the ultimate 2051 growth allocations, the City can initiate DC Background Studies as services are ready to proceed and pass a new DC By-law for each service prior to the expiration of the 2024 DC by-law for that service.

² The calculated DC is the amount calculated according to the rules in the DC Act and is the amount required to be levied in order to fund the capital costs necessary to support development, a reduction means that municipalities will not be able to afford all projects in the DC study through DC collections.

**SUBJECT: 2024 Development Charges Background Study and By-law Update
(FCS23040) (City Wide) – Page 5 of 6**

Since the rate phase in is required each time a new DC by-law is passed, having individual service DC By-laws will ensure that the City can limit the financial loss related to the required phase in as the 2051 Master Plans become available for each service. Finance staff will consider the impact of the required rate phase in and make recommendations to Council about when to initiate new DC Background Studies and By-laws at the appropriate time.

Work to Date

The City started working with Watson in the Summer of 2022 to update the historical service standards and update capital lists. Given the provincial approval of Official Plan Amendment (OPA) 167 which has expanded the City's urban boundary, Planning staff is preparing a new growth allocation which will inform the Master Plans and related capital project lists. The direction from the province means that there is a delay in the necessary inputs for the DC Background Study.

Next Steps

In order to enact a new DC By-law on or before June 13, 2024, all inputs to the DC Background Study must be received no later than September 1, 2023. Watson will work with staff and Master Plan consultants to finalize a DC Background Study and ensure that the timeline requirements of the DC Act are adhered to prior to Council passing a DC By-law.

Key dates in the DC Background Study and By-law adoption process include:

- September 1, 2023 – deadline to receive inputs for the DC Background Study
- Q4 2023 – compilation of DC Background Study by Watson and internal reviews
- Q4 2023/Q1 2024 – release the DC Background Study to the public
 - Requires a minimum of 60 days prior to Council passing a DC By-law
- Q2 2024 – public meeting on DC Background Study and proposed By-law(s)
 - Required to provide 20 days' notice, the DC Background Study and proposed by-law(s) must have been made public a minimum of two weeks prior
- Q2 2024 – Council to pass new DC By-law(s) after considering input from the public meeting
- June 13, 2024 – latest date by which a new DC by-law needs to be in force

In addition to the key dates above, the public will have opportunities to review and comment on information which will be released through updates to the DCSSC. Future meetings with the DCSSC will be scheduled to review the following:

**SUBJECT: 2024 Development Charges Background Study and By-law Update
(FCS23040) (City Wide) – Page 6 of 6**

Expected DCSSC Meeting	
Preliminary Service Standards	Summer 2023
Preliminary Capital Project Lists	Summer 2023
Area Rating Options	Fall 2023
Local Service Policies	Fall 2023
Exemptions	Fall 2023
Initial DC Rates	Q4 2023
Final DC Rates	Q4 2023 / Q1 2024

The outcome of this work will be brought forward to future DCSSC meetings as identified above.

APPENDICES AND SCHEDULES ATTACHED

None

CP/dt



**CORPORATE STRATEGIC GROWTH INITIATIVES
(CSGI) – MASTER PLAN UPDATES AND
DEVELOPMENT CHARGE BY-LAW APPROACH**

April 13,2023

To outline a direction for the update to the Corporate Strategic Growth Initiatives (CSGI) Master Plans, which in turn will inform the City's DC Bylaw, set to expire in 2024

Corporate Strategic Growth Initiatives (CSGI)

Overview

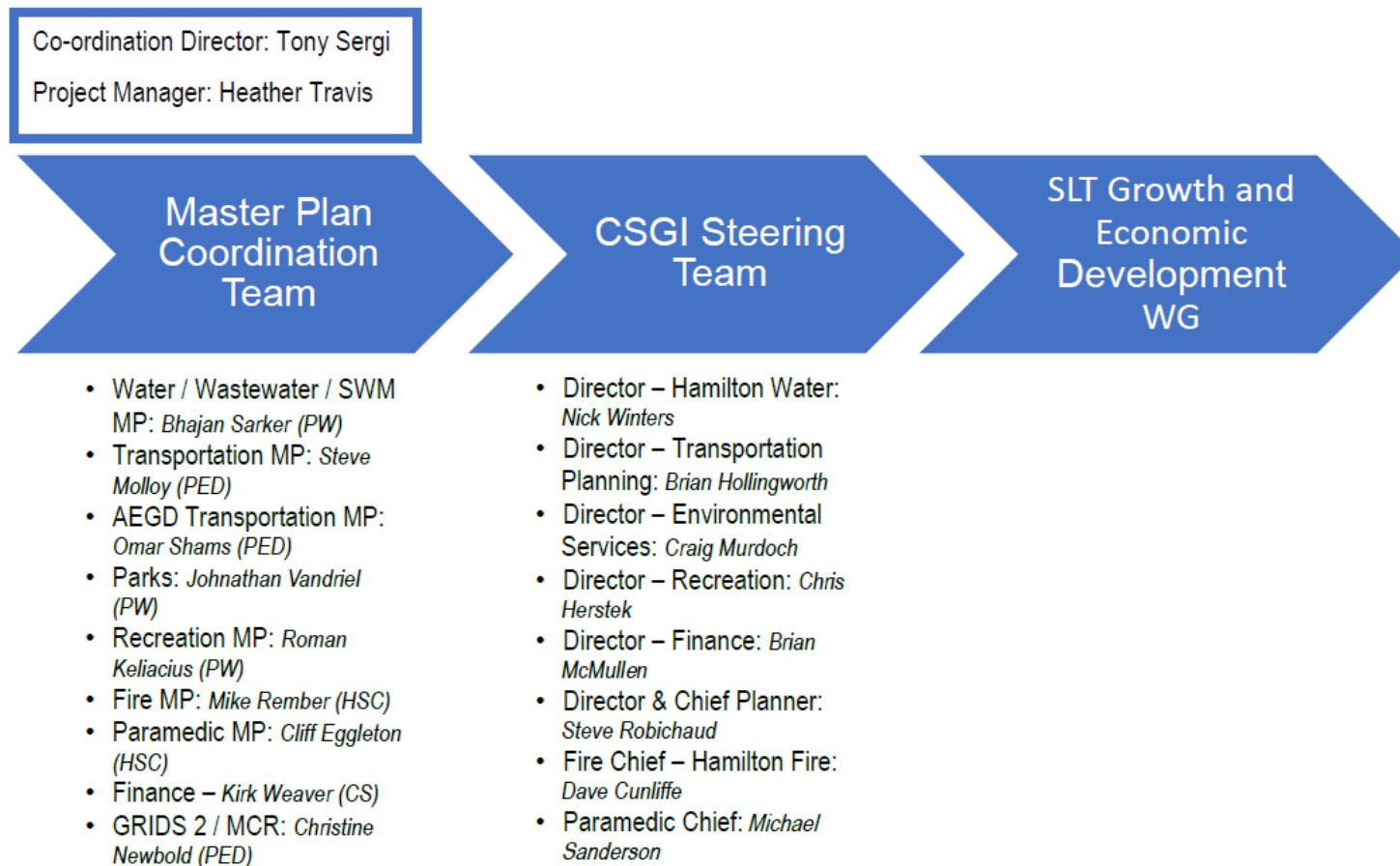
Established in 2016 to coordinate all strategic growth related projects and ensure coordination and completion for the Development Charges Background Study and By-law in June 2024

Key objectives include:

- Driving the outcomes of the projects included in CSGI, but not the technical work
- Maintaining overall time frame / critical path of CSGI projects in a collaborative manner
- Identify risks and gaps in process and process adjustments

As per Council direction provided in 2016 through Report CM16013, updates related to CSGI and the component projects are to be provided annually to the General Issues Committee.

Governance Structure



Master Plans – Status Update

Master Plan	Status	Time Horizon	Growth Allocations
W / WW / SWM	In process	30 years	Both Ambitious Density and No Urban Expansion
Transportation	In process	30 years	Ambitious Density
AEGD TMP	In process	30 years	Ambitious Density
Parks	In process	30 years	No Urban Boundary Expansion
Recreation	Complete	30 years	No Urban Boundary Expansion
Paramedic	Complete	10 years	N/A
Fire	Complete, but being updated annually	10 years	N/A

Growth Allocations

- Planning staff are reviewing updates to the City's growth allocations in light of the Provincial decision on OPA 167 – urban boundary expansion.
- The growth allocations are based on the targets in the City's Official Plans:

Year	Population	Households	Employment (Jobs)
2021	584,000	222,500	238,000
2031	652,000	258,100	271,000
2041	733,000	295,200	310,000
2051	820,000	332,800	357,000
Change 2021 to 2051	236,000	110,300	119,000

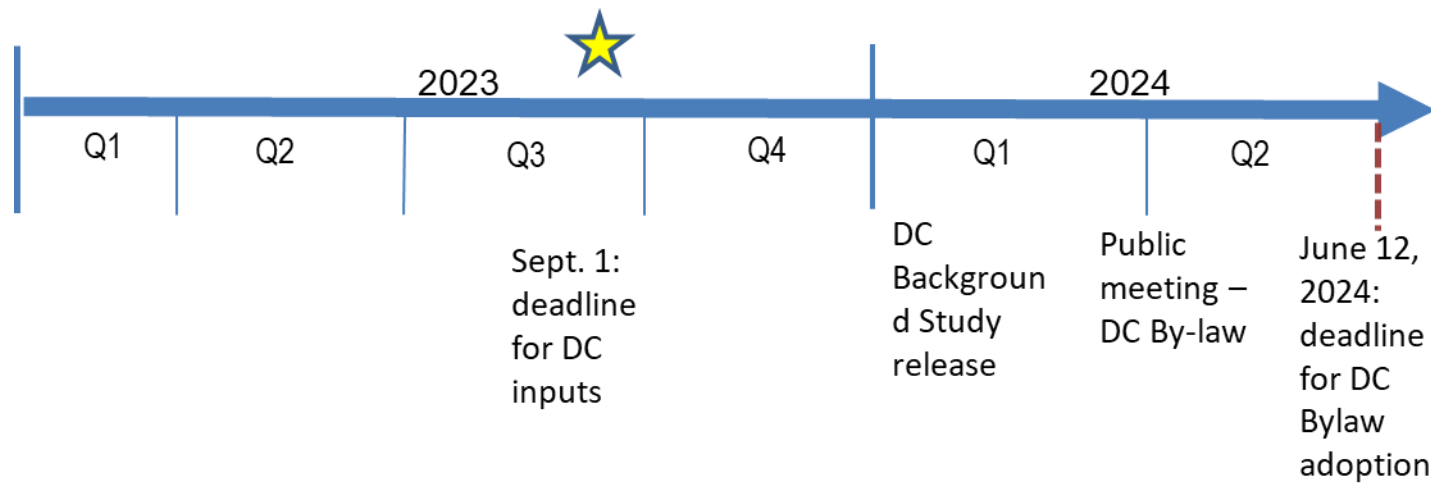
- Staff are considering that growth in the urban expansion areas will be allocated to the post 2041 timeframe

Master Plan Updates

The amount of time required to update Master Planning work and provide DC inputs following receipt of updated data varies by Plan, and is summarized in the following table:

Master Plan	Additional Time Required to Provide DC Inputs Following Receipt of New Growth Data
Water / Wastewater / Stormwater	+ 8 to 10 months
Transportation	+ 6 to 8 months
Parks	+ 4 months
Recreation	+ 2 months
Paramedic Services	+ 1 to 2 months
Fire	+ 4 to 6 months

DC By-law Critical Dates



DC By-law Approach - Recommendations

- 1. The City's new 2024 Development Charges (DC) By-laws be prepared based on the 2031 growth forecast.** Master Plan teams would provide an update to the projects that are already identified in the existing DC Background Study by updating the project lists and the anticipated costing of the remaining projects.
- 2. Notwithstanding the above, the City's new 2024 DC By-laws may include growth allocations to facilitate DC considerations to 2041 for certain service categories, based on timing of completed Master Plan updates.** Some Master Plan teams may be in a position to provide DC inputs to the year 2041. For these service categories, a DC Bylaw with a growth forecast to 2041 may be utilized.

- Current DC By-law expires June 2024. Failure to have a new By-law (s) in place means the City would be unable to collect DC's
- Traffic zone data required to move forward
- Some additional work required for service areas

Workplan/Next Steps

- Planning to confirm growth allocations at the traffic zone level
- Update all capital costs and service standards to 2031 (base)
- Master Plan teams provide 2041/2051 Master Plan DC inputs to Finance, as able, in time for DC critical deadlines
- Produce and release DC Background Study
- Pass a new DC By-law for each service for up to 10 years



Hamilton

THANK YOU



City of Hamilton 2024 D.C. Background Study D.C. Workshop

Development Charges Stakeholders
Sub-Committee

April 13, 2023



Agenda

- Overview of Project
- Development Charges (D.C.) Overview
 - History of D.C.s
 - Methodology
- Legislative Changes to the D.C.A.
- D.C. Exemptions and Policies
- Survey of D.C. Rates
- Study Process and Next Steps
- Questions



Overview of Project

- Key components of the study:
 - D.C. Background Study and By-law update (current by-law expires June 2024)
 - Growth Forecast
 - D.C. Exemptions Review
 - Update review undertaken in 2019
 - Review current practices with respect to discounts and exemptions
 - Market analysis and assessment of housing affordability trends
 - Justify and recommend D.C. exemptions for by-law update
 - Reserve Fund Policy Review
 - Best practices review of other municipalities
 - Internal discussions with staff on current practices and opportunities to strengthen existing policies



Development Charges Act (D.C.A.) Overview

City of Hamilton
2024 D.C. Background Study



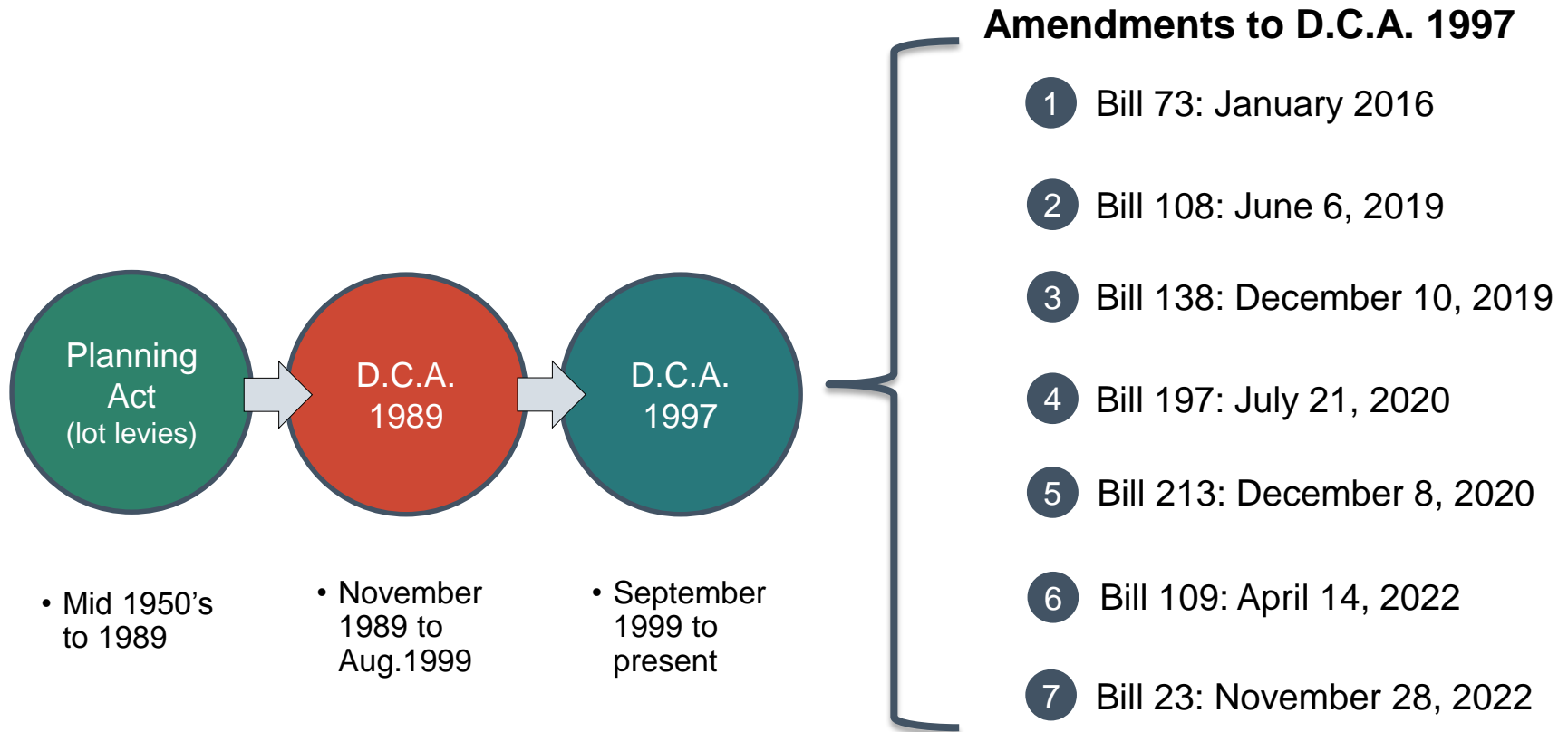
Development Charges (D.C.)

Purpose:

- To recover the capital costs associated with residential and non-residential growth within a municipality
- The capital costs are in addition to what costs would normally be constructed as part of a subdivision (i.e. internal roads, sewers, watermains, sidewalks, streetlights, etc.)
- Municipalities are empowered to impose these charges via the Development Charges Act (D.C.A.)



History of D.C.'s





Capital Costs

- **Capital Cost definition has been recently narrowed by Bill 23:**
 - **Acquire land or interest in land (*nothing prescribed to date*)**
 - Improve land
 - Acquire, lease, construct or improve buildings, facilities and structures (includes furniture and equipment)
 - Equipment and rolling stock
 - Capital component of a lease for the above
 - Circulation materials for Libraries
 - ~~**Studies for above, including a D.C. Background Study**~~
 - Interest on money borrowed to pay for the above
 - Any planning horizon for future capital needs can be used, except for Transit (which is limited to 10 years)
 - Capital costs must be reduced by grants, subsidies and other contributions.
 - May include authorized costs incurred or proposed to be incurred by others on behalf of a municipality/local board

***Amended as per Bill 23**



D.C. Eligible Services

1. **Water**
2. **Wastewater**
3. **Storm water drainage**
4. **Services related to a highway**
5. Electrical power services.
6. Toronto-York subway extension.
7. **Transit**
8. **Waste diversion**
9. **Policing Services**
10. **Fire protection**
11. **Ambulance**
12. **Library**
13. **Long-term Care**
14. **Parks and Recreation**
15. **Public Health services**
16. **Childcare and early years services**
17. ~~Housing services~~
18. **Provincial Offences Act**
19. Emergency Preparedness
20. Airports (Waterloo Region only)

These D.C. eligible services are to be considered as part of the City's D.C. background study.

***Amended as per Bill 23**



Limitations on Capital

- Certain Capital Costs may not be included:
 - Parkland Acquisition
 - Vehicle & Equipment with avg. life of <7 yrs.
 - Computer Equipment that is not integral to the delivery of the service
 - **Studies**

***Amended as per Bill 23**



Service Standards

- Service Standard measure provides a ceiling on the level of the charge which can be imposed
- The D.C.A. requires the calculation to be based on “quality” and “quantity” measures and “averaged” over the past **15** years
- This involves reviewing capital inventories in detail over the past **15** years
- Note that this measure does not apply to water, wastewater, stormwater and transit (which now has a forward-looking service standard)

***Amended as per Bill 23**



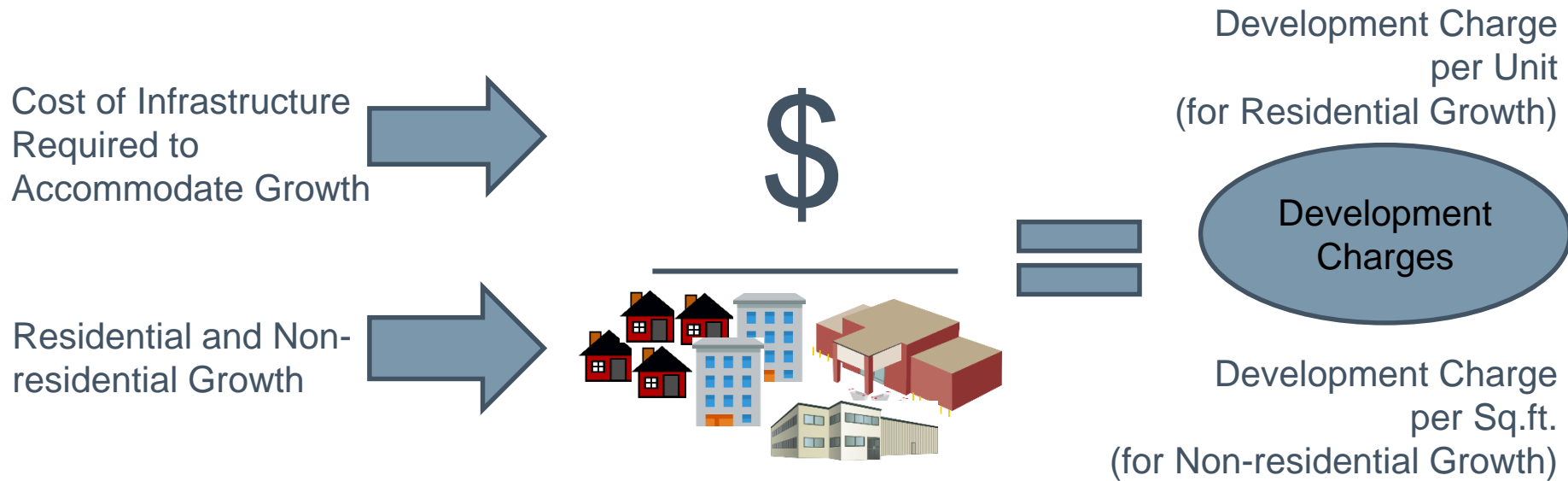
Methodology

The following provides the overall methodology to calculating the charge:

1. Identify amount, type and location of growth
2. Identify servicing needs to accommodate growth
3. Identify capital costs to provide services to meet the needs
4. Deduct:
 - i. Grants, subsidies and other contributions
 - ii. Benefit to existing development
 - iii. Amounts in excess of 15-year historical service calculation
 - iv. D.C. Reserve funds (where applicable)
5. Net costs then allocated between residential and non-residential benefit
6. Net costs divided by growth to calculate the D.C.

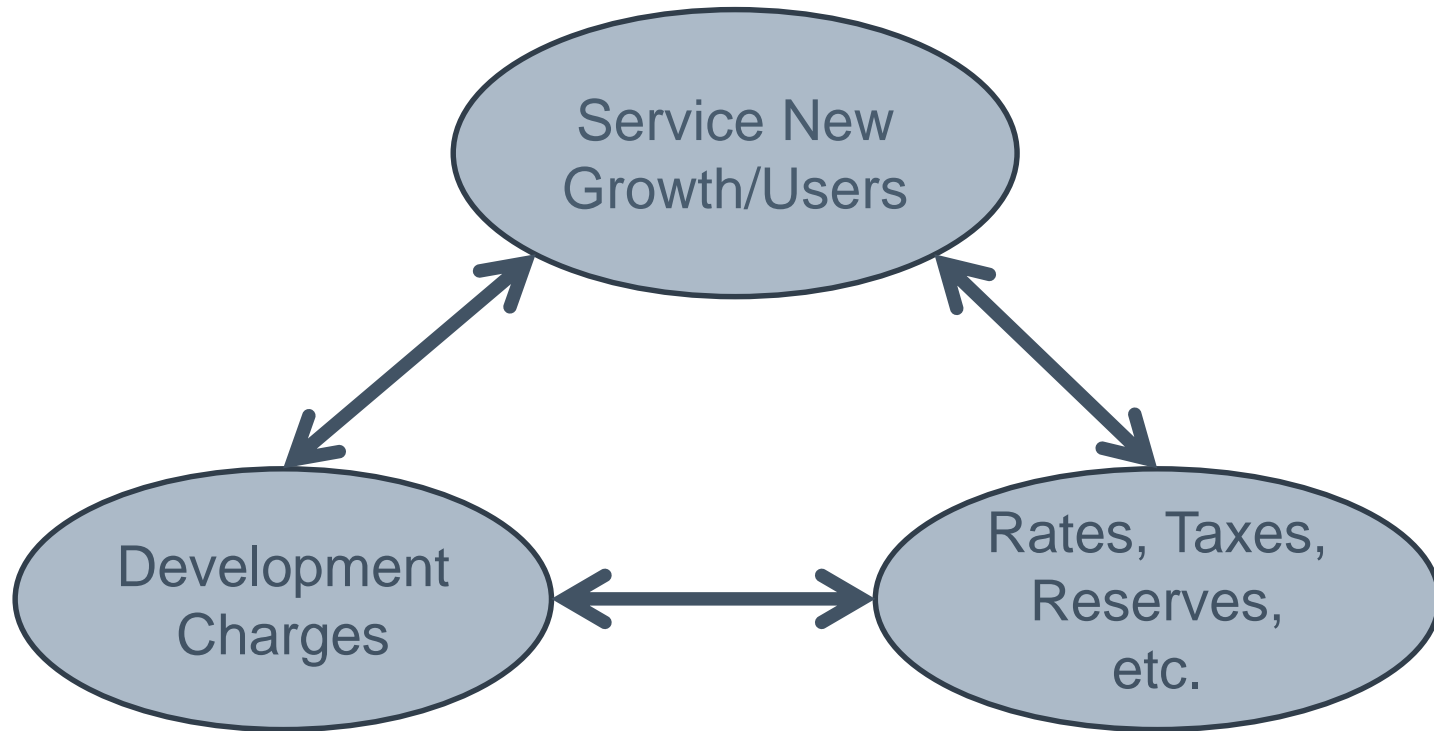


Overview of the D.C. Calculation





Relationship Between Needs to Service Growth vs. Funding





Local Service Policies

- Section 59.1(1) and (2) of the Act “No Additional Levies” - prohibits municipalities from imposing additional payments or requiring construction of a service not authorized under the D.C.A. therefore, need to be clear:
 - What will be included in the D.C.; and
 - What will be required by developers as part of their development agreements
- Items considered in Local Service Policies may include:
 - Local, rural, collector & arterial roads,
 - Intersection improvements & traffic signals,
 - Streetlights & sidewalks,
 - Bike Routes/Bike Lanes/Bike Paths/Multi-Use Trails/Naturalized Walkways,
 - Noise Abatement Measures,
 - Land dedications/easements,
 - Water, Wastewater & Stormwater, and
 - Park requirements.



Legislative Changes to the D.C.A.

City of Hamilton
2024 D.C. Background Study



Changes to D.C. Legislation

There were a number of recent changes to the D.C.A. These changes were provided through:

- Bills 108 and 138: More Homes, More Choice Act, 2019 and Plan to Build Ontario Together Act, 2019
 - Installment payments
 - D.C. Freeze for Site Plan and Zoning By-law Applications
 - Interest on the Above
- Bill 197: COVID-19 Economic Recovery Act, 2020
 - Removal of mandatory 10% deduction
 - List of eligible services
 - C.B.C. legislation (Planning Act)
- Bill 213: Better for People, Smarter for Business Act, 2020
 - Exemptions for universities
- Bill 109: More Homes for Everyone Act, 2022
 - Rules for Annual Treasurer's Statement
- Bill 23: More Homes, Built Faster Act, 2022



Changes to the D.C.A.

Bill 23

Additional DC Exemptions:

- **Affordable Rental Unit:** Where rent is no more than 80% of the average market rent, **as defined by a new Bulletin**, published by the Ministry of Municipal Affairs and Housing.
- **Affordable Owned Unit:** Where the price of the unit is no more than 80% of the average purchase price, **as defined by a new Bulletin**, published by the Ministry of Municipal Affairs and Housing.
- **Attainable Unit:** Excludes affordable units and rental units, **will be defined as prescribed development or class of development** and sold to a person who is at “arm’s length” from the seller.
 - Note: for affordable and attainable units, the municipality shall enter into an agreement which ensures the unit remains affordable or attainable for 25 years.

Currently
NOT in
force

- **Inclusionary Zoning Units:** Affordable housing units required under inclusionary zoning by-laws
- **Non-Profit Housing:** Non-profit housing units are exempt from D.C. installment. Outstanding installment payments due after this section comes into force will also be exempt from payment of D.C.s.
- **Additional Residential Unit Exemptions** (units in existing rental buildings, 2nd and 3rd units in existing and new singles, semis, and rowhouses)

Currently in
force



Changes to the D.C.A.

Bill 23

D.C. Discounts:

- Rental Housing Discount (based on number of bedrooms – 15%-25%)

D.C. Revenue Reduction:

- Removal of Housing as an Eligible D.C. Service
- Capital Cost Amendments (restrictions to remove studies and land)
- Mandatory Phase-In of D.C. (Maximum charge of 80%, 85%, 90%, 95%, 100% for first 5 Years of the by-law) - These rules apply to a D.C. by-law passed on or after January 1, 2022
- Historical Levels of Service from 10 years to 15 years



Changes to the D.C.A.

Bill 23

D.C. Administration:

- Maximum Interest Rate for Installments and D.C. Freeze (maximum interest rate would be set at the average prime rate plus 1%)
- Requirement to Allocate 60% of the monies in the reserve funds for Water, Wastewater, and Services Related to a Highway
- D.C. by-law expiry extended to 10 years



Exemptions

Mandatory Exemptions

- Upper/Lower Tier Governments and School Boards;
- Industrial building expansions (may expand by 50% with no D.C.);
- May add up to 2 apartments in an existing or new detached, semi-detached, or rowhouse (including in an ancillary structure);
- Add one additional unit or 1% of existing units in an existing rental residential building;
- Development of lands intended for use by a university that receives operating funds from the Government (as per Bill 213);
- Affordable and Attainable units (*to be in force at a later date*);
- Affordable inclusionary zoning units;
- Non-profit Rental Housing;
- Discount for Rental units based on bedroom size; and
- Phase-in of D.C.s.

***Amended as per Bill 23**



Exemptions

Discretionary Exemptions

- Reduce in part or whole D.C. for types of development or classes of development (e.g. industrial or churches);
- May phase-in over time; and
- Redevelopment credits to recognize what is being replaced on site (not specific in the Act but provided by case law).



Hamilton's Discretionary Exemptions

Fully Exempt Development:

- Parking structure, excluding commercial parking;
- Agricultural use;
- Place of worship (excluding revenue-generating space);
- Temporary building or structure;
- CityHousing Hamilton; and
- Public Art.

Discounts:

- Industrial development, artist's studio, and production studio

Partially Exempt Development (e.g. 50% exempt):

- Class A office development (min. 20k sq.ft of gross floor area) within Downtown Hamilton CIPA
- Non-industrial development within the City's CIPA's or BIAs;
- Office development;
- Downtown Hamilton CIPA exemption;
- Redevelopment of existing residential development to create residential facilities or lodging houses; and
- Adaptive Reuse of Protected Heritage Properties; and
- Expanded industrial building expansion exemptions (versus what is required in the Act) – expansion can be detached from existing building and expansion exemption can be used more than once.



D.C. Policies

There are a number of areas for Council's consideration through this study process including:

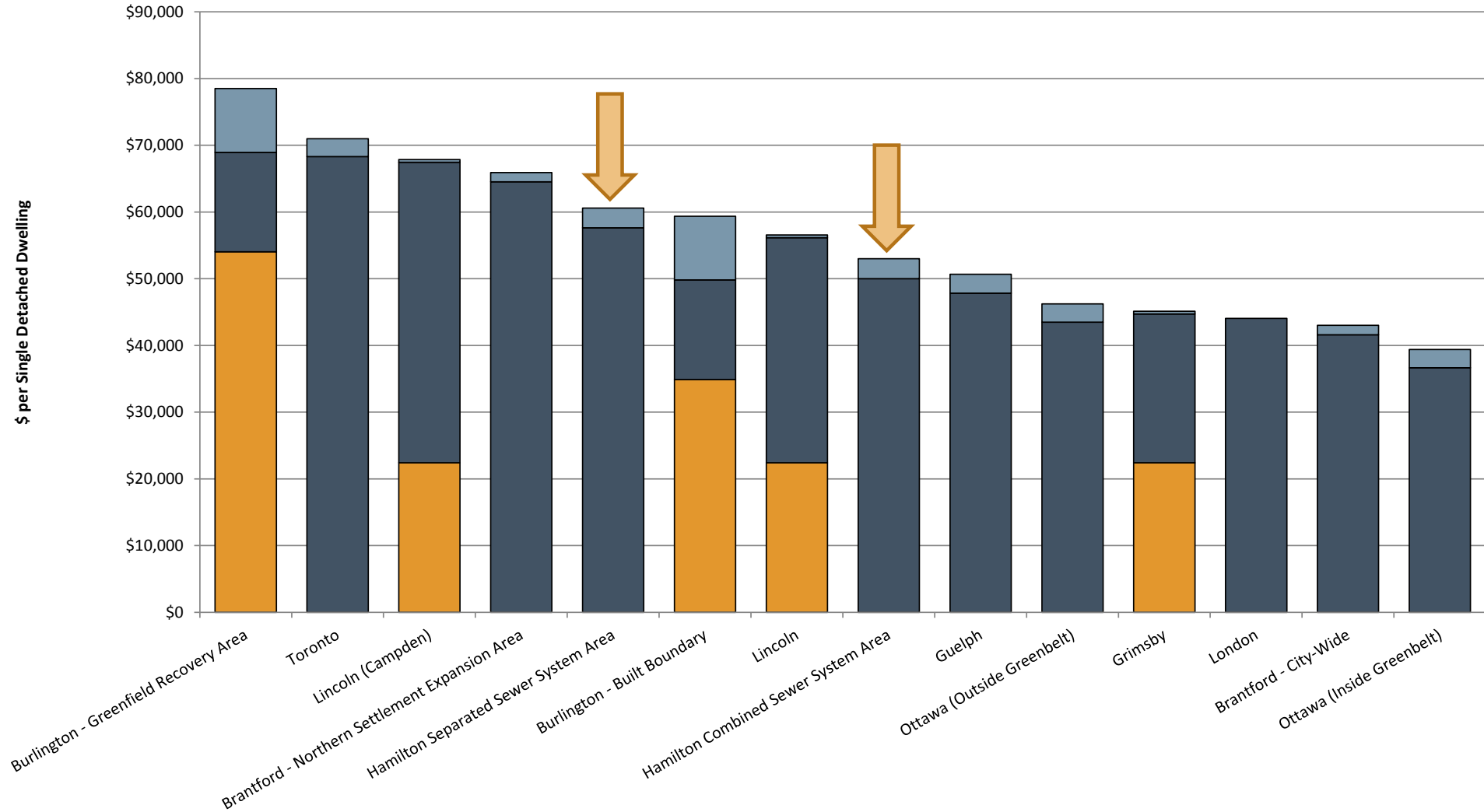
- Overall quantum of the DC rate;
- Discretionary Exemptions/Discounts;
- Phase-in of DC rate;
- Area Rating;
- Rate transition policies; and
- Discretionary prepayment/deferral agreements.

Note: Separate by-laws for each service are being proposed. This would limit the impact of the new phase-in requirements when a by-law needs to be amended/updated for any individual service.



Development Charge Rates for Hamilton and Select Municipalities Single Detached and Semi-Detached Dwellings

■ Upper Tier Charges
 ■ Lower Tier Charges
 ■ Education DC's

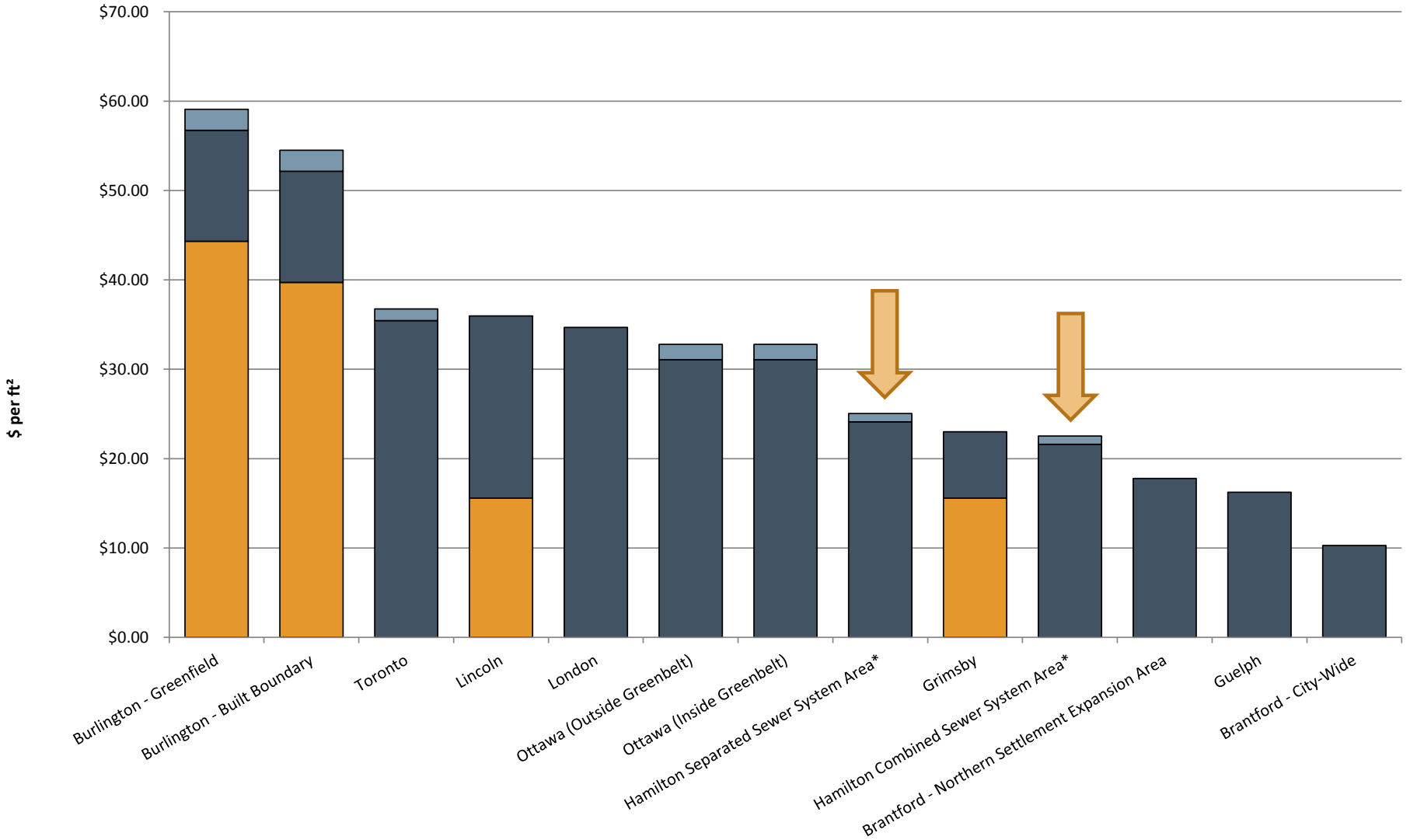




Development Charge Rates for Hamilton and Select Municipalities

Commercial Development - per sq.ft.

■ Upper Tier Charges
 ■ Lower Tier Charges
 ■ Education DC's

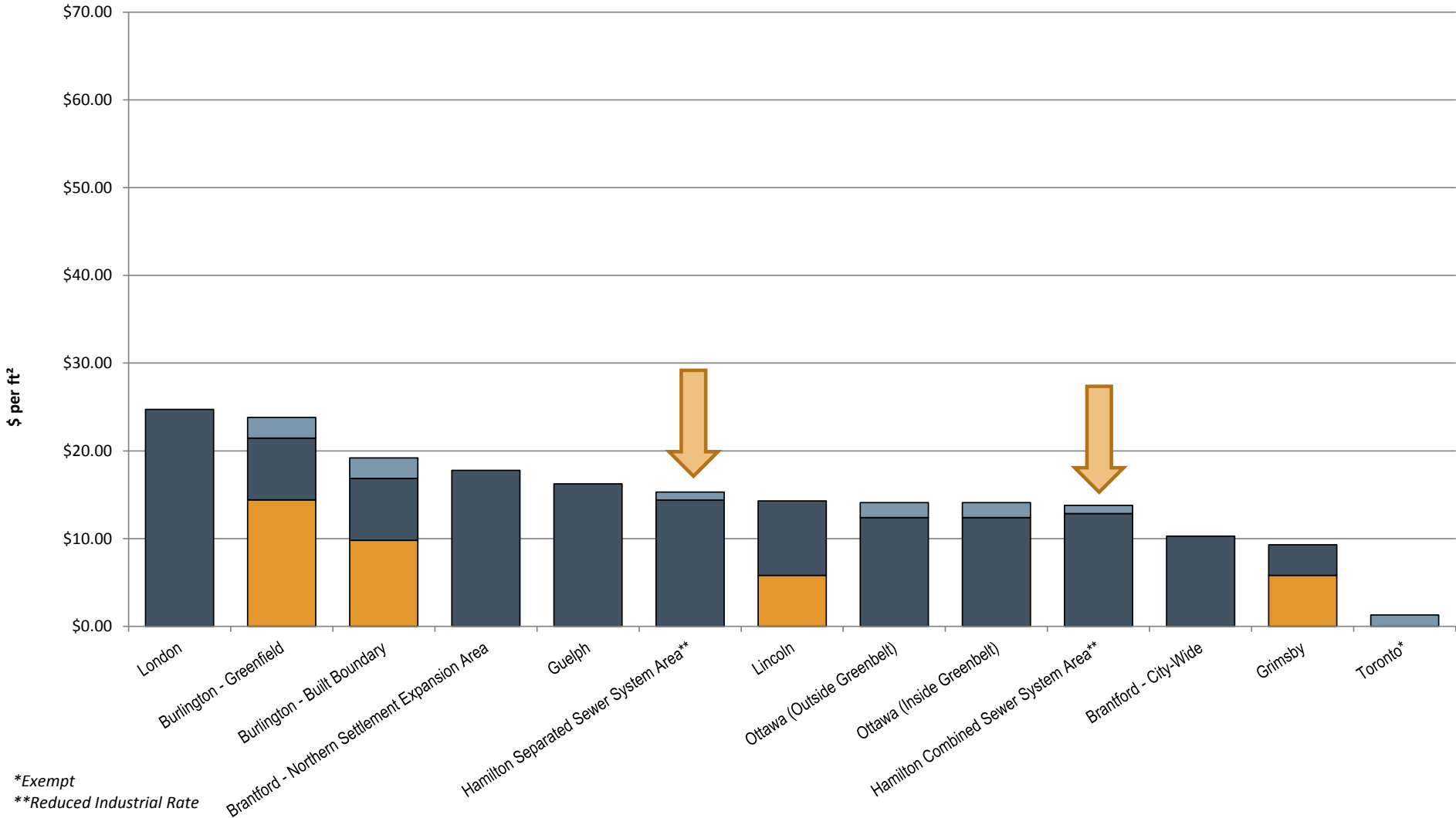


*Within CIPAs and BIAs: DC rate for development 10,000+ sq.ft. (50% of charge for first 5,000 sq.ft., 75% of charge for second 5,000 sq.ft.)



Development Charge Rates for Hamilton and Select Municipalities Industrial Development - per sq.ft.

■ Upper Tier Charges
 ■ Lower Tier Charges
 ■ Education DC's



*Exempt
**Reduced Industrial Rate



Study Process and Next Steps

City of Hamilton
2024 D.C. Background Study



Next Steps

- With Staff
 - Finalize Historical Service Standard and Capital Worksheets (in progress)
 - Develop growth forecast
 - Update local service policy
 - Explore Area rating options
- Future meetings with DC Stakeholders Sub-Committee will be scheduled to review:
 - Service Standards;
 - Capital Lists;
 - Area Rating Options;
 - Local Service Policy;
 - Initial DC Rates and DC Policies/Exemptions; and
 - Final DC Rates.



Questions

Questions