



**City of Hamilton**  
**GENERAL ISSUES COMMITTEE**  
**ADDENDUM**

**Meeting #:** 23-027  
**Date:** October 18, 2023  
**Time:** 9:30 a.m.  
**Location:** Council Chambers  
Hamilton City Hall  
71 Main Street West

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

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**5. COMMUNICATIONS**

- \*5.1 Correspondence from Jeffrey Cowan, President and CEO and David E. Inkley, Vice President - Engineering and Development, Hamilton Community Enterprises, respecting Item 8.1 - Hamilton's Climate Action Strategy 2023 Annual Update (PED23222)

Recommendation: Be received and referred to consideration of Item 8.1.

**6. DELEGATION REQUESTS**

- \*6.2 Delegation Requests respecting Item 8.1 - Hamilton's Climate Action Strategy 2023 Annual Update (PED23222), from the following individuals:
- \*a. Zoe Green, Action 13 (Virtually)
  - \*b. Adeola Egbeyemi, Environment Hamilton (In-Person)
  - \*c. Don McLean, Hamilton 350 Committee (Virtually)
  - \*d. Jesse Elders, Bay Area Climate Change Council (In-Person)

**8. STAFF PRESENTATIONS**

- 8.1 Hamilton's Climate Action Strategy 2023 Annual Update (PED23222) (City Wide) (Outstanding Business List Item)

- \*a. Staff Presentation - Hamilton's Climate Action Strategy 2023 Annual Update (PED23222) (City Wide)

- \*8.2 Canadian Mortgage and Housing Corporation Housing Accelerator Fund (HSC23017(a)/FCS23062(a)/PED23143(a))

## 10. DISCUSSION ITEMS

- \*10.8 Airport Sub-Committee Report 23-004 - October 6, 2023

## 14. PRIVATE AND CONFIDENTIAL

- \*14.4 Legal Update Regarding Judicial Review Application – Urban Boundary Expansion (LS16029(i)) (City Wide)

Pursuant to Section 9.3, Sub-sections (e) and (f) of the City's Procedural By-law 21-021, as amended, and Section 239(2), Sub-sections (e) and (f) of the *Ontario Municipal Act, 2001*, as amended, as the subject matter pertains to litigation or potential litigation, including matters before administrative tribunals, affecting the City or a local board; and advice that is subject to solicitor-client privilege, including communications necessary for that purpose.



October 17, 2023

General Issues Committee

City Council

City of Hamilton

**RE: HCE Written Delegation to: Hamilton's Climate Action Strategy 2023 Annual Update – PED23222**

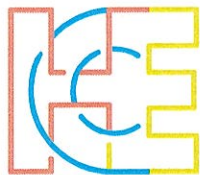
I am writing today on behalf of everyone at Hamilton Community Enterprises — our board, staff, customers and partners — to express support for the City of Hamilton's Office of Climate Change Initiatives on the occasion of its inaugural annual presentation to Council.

Hamilton Community Enterprises (HCE) is a city-owned corporation that provides smart energy and telecommunications solutions to local residents, businesses and institutions. We work collaboratively with municipal staff and a host of other stakeholders to help tackle the climate crisis through accelerating the transition to a net-zero future while promoting jobs and prosperity in Hamilton's economy. Our 3C Pathway to Net-Zero Carbon starts with Conservation, followed by Connection and finally Conversion. For example, we are now focusing on Conservation by applying our expertise in the fields of energy systems and digital technologies to enable a community-wide shift to high-efficiency, low-carbon building heating and cooling, an essential element of Hamilton's decarbonization drive.

HCE has a positive track record working with the Office of Climate Change Initiatives (OCCI) to achieve outcomes that align with the Council's Priorities in the area of Sustainable Economic and Ecological Development.

Sample recent successes include:

- Collaborating with city staff and community partners to help create an evidence-based framework for Hamilton's Climate Change Strategy
- Supporting the establishment of OCCI as the engine to power the implementation of the strategy over time
- Leading/supporting several priority components of the climate strategy, including ongoing efforts to:



- Decarbonize building heating and cooling through conservation, network connections, and the conversion to fossil-free fuels;
- Harvest residual energy from local manufacturers as a source of low-carbon building heating;
- Modernize and expand Hamilton’s downtown district energy system using low-carbon technologies and practices;
- Provide affordable and reliable space heating and domestic hot water to vulnerable citizens living in public housing;
- Fund and mobilize the Hamilton Regional Decarbonization Hub in collaboration with the Transition Accelerator;
- Engage the wider business community in the drive to net-zero through the Hamilton Chamber of Commerce and other channels, and
- Involve faculty and students from local postsecondary institutions in various decarbonization projects.

OCCI assists work associated with advancing these and other priorities by convening stakeholders, formulating plans, and coordinating and funding efforts. These activities are vital in activating community-wide resources in the battle to lower GHG emissions and adapt to a changing climate.

HCE supports OCCI’s recommendation of the five initial projects proposed for funding through the Climate Change Reserve.

Moving ahead in partnership with OCCI, HCE is committed to work now underway, including a vision to implement Canada’s Thermal Corridor — a green infrastructure project that would help heat all types of buildings with waste thermal energy from local industry.

We are also keen to work with OCCI to explore additional opportunities, including helping to further decarbonize the footprint of municipal buildings and expand access to locally generated, low-carbon energy.

Sincerely,

Jeffrey Cowan  
President and CEO  
Hamilton Community Enterprises

David E. Inkley  
Vice President – Engineering and Development  
Hamilton Community Enterprises

Submitted on Sun, 10/15/2023 - 10:42

Submitted by: Anonymous

Submitted values are:

**Committee Requested**

Committee  
General Issues Committee

Will you be delegating in-person or virtually?  
Virtually

Will you be delegating via a pre-recorded video?  
No

**Requestor Information**

Requestor Information  
Zoe Green  
Action 13

Preferred Pronoun  
she/her

Reason(s) for delegation request  
GIC meeting October 18  
Item 8.1 - Climate Strategy annual update

Will you be requesting funds from the City?  
No

Will you be submitting a formal presentation?  
No

Submitted on Sat, 10/14/2023 - 19:10

Submitted by: Anonymous

Submitted values are:

### **Committee Requested**

Committee  
General Issues Committee

Will you be delegating in-person or virtually?  
In-person

Will you be delegating via a pre-recorded video?  
No

### **Requestor Information**

Requestor Information  
Adeola Egbeyemi  
Environment Hamilton  
[aegbeyemi@environmenthamilton.org](mailto:aegbeyemi@environmenthamilton.org)

Preferred Pronoun  
she/her

Reason(s) for delegation request  
Highlighting key parts of the OCCl's first annual report for city council :)

Will you be requesting funds from the City?  
No

Will you be submitting a formal presentation?  
No

Submitted on Mon, 10/16/2023 - 11:05

Submitted by: Anonymous

Submitted values are:

**Committee Requested**

Committee  
General Issues Committee

Will you be delegating in-person or virtually?  
Virtually

Will you be delegating via a pre-recorded video?  
No

**Requestor Information**

Requestor Information  
Don McLean  
Hamilton 350 Committee

Preferred Pronoun  
he/him

Reason(s) for delegation request  
Comment on Hamilton's Climate Action Strategy 2023 Annual Update (PED23222) (City Wide) (Outstanding Business List Item), item 8.1 on the agenda of GIC Wednesday, October 18, 2023

Will you be requesting funds from the City?  
No

Will you be submitting a formal presentation?  
No

Submitted on Mon, 10/16/2023 - 16:14

Submitted by: jesse.elders

Submitted values are:

### **Committee Requested**

Committee  
General Issues Committee

Will you be delegating in-person or virtually?  
In-person

Will you be delegating via a pre-recorded video?  
No

### **Requestor Information**

Requestor Information  
Jesse Elders  
Bay Area Climate Change Council  
135 Fennell Avenue W.  
Hamilton, Ontario . L9C0E5  
[jesse.elders@mohawkcollege.ca](mailto:jesse.elders@mohawkcollege.ca)

Preferred Pronoun  
she/her

Reason(s) for delegation request  
The Bay Area Climate Change Council (BACCC) would like to delegate to the GIC on Wednesday, October 18th with respect to Agenda Item 8.1, the Staff Presentation and Annual Report on Hamilton's Climate Action Strategy.

Will you be requesting funds from the City?  
No

Will you be submitting a formal presentation?  
No





# 2023 Annual Update

# The Office of Climate Change Initiatives (OCCI) Team

**Lynda Lukasik** – Director

**Trevor Imhoff** – Senior Project Manager

**Cathrin Winkelmann** – Senior Project Manager

**Beatrice Ekoko** – Project Manager



# Presentation Overview

- OCCI 2023 Priority Focus Areas Progress Update
- Hamilton GHG Inventory Update
- Hamilton's Climate Action Strategy (HCAS)  
Mitigation & Adaptation Actions Status Update
- Recommended 2023 Climate Change Reserve  
Investments



# OCCI 2023 Priority Focus Area

## Climate Change Governance & Innovation

- City of Hamilton internal **Climate Change Initiatives Steering Committee** established and now meeting
- City of Hamilton **Climate Change Initiatives Extended Leadership Group** being formed
- 2 new OCCI staff recruited and on-boarded
- **Community Climate Change Advisory Committee** establishment underway

# Climate Change Advisory Committee (CCAC)



Provide advice to Council and City Staff on the prioritization, implementation, and monitoring of Hamilton's Climate Action Strategy



Advise to ensure equitable and inclusive implementation



Understand and respond to diverse perspectives across Hamilton

# Climate Change Advisory Committee Progress

January 2023: Committee Terms of Reference approved by Council

June – August 2023: Community Engagement. Stakeholders and residents invited to formally apply to serve on the Committee

Over 60 applications were received

Current Status: Application review underway through the Interview Sub-Committee of the GIC with support from OCCI staff

An Advisory Committee meeting will be scheduled as soon as  
Committee membership is finalized

6

# OCCI 2023 Priority Focus Area

## Community Climate Outreach

- Development of a Climate Communications & Engagement Strategy is underway
- Agreement and partnership with the Bay Area Climate Change Council has been finalized
- OCCI annual reporting format and methodology were established and applied to 2023 report

# Climate Communications & Engagement Strategy

Raise awareness about the climate crisis in Hamilton to mobilize action

Inform about HCAS and its implementation progress

Highlight City of Hamilton climate leadership and collaborative efforts

Align with relevant City Communications & Engagement Strategies

Centre climate justice. Help ensure it is integrated throughout all municipal work

Provide key messaging around climate-related programs and opportunities

Promote key programs, opportunities, and resources and gain greater participation


Offer a platform for two-way communication on climate issues with the public

Celebrate stakeholder/community-led achievements



# Climate Justice

Recognizes the disproportionate impacts of climate change on low-income, under-served, marginalized, racialized communities, and people and places least responsible for causing the climate crisis



Addresses the root causes of climate change and in doing so, seeks solutions that simultaneously tackle the broad range of social, racial, and environmental injustices.

# OCCI 2023 Priority Focus Area

## Hamilton's Carbon Accounting and Budgeting Framework

Creating accountability and governance to operationalize GHG emission reductions and climate resiliency into the City of Hamilton

**PILLAR 1: Net-zero Calculations**

Calculating fair share finite carbon budget aligning with 1.5 C global warming target

**PILLAR 2: Protocols and Processes**

Create clear, transparent protocols/processes to align budget and planning processes

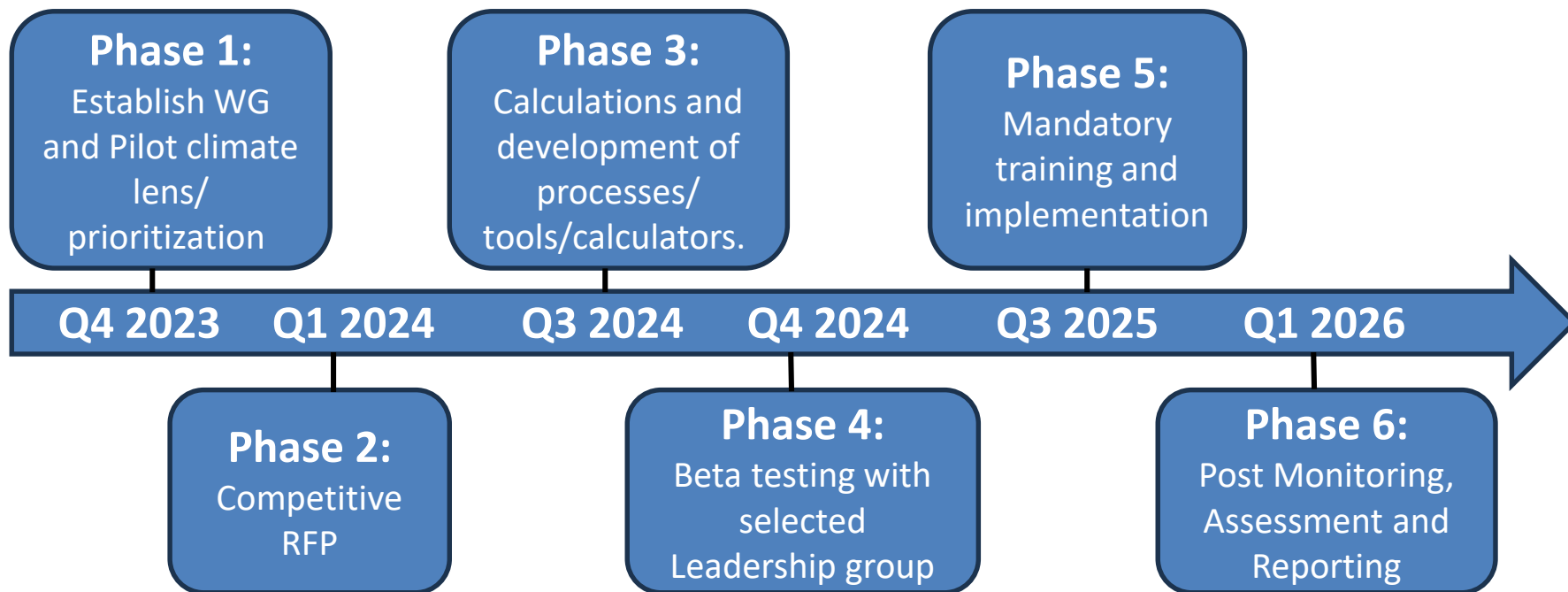
**PILLAR 3: Tools and Resources**

Tools/Resources/Calculators to support City Staff, and Leadership to implement.

# OCCI 2023 Priority Focus Area

## Hamilton's Carbon Accounting and Budgeting Framework Continued...

Multi-year systematic approach to embed climate change prioritization into annual budgeting and planning processes



# OCCI 2023 Priority Focus Area

## Green Buildings

- **Implement Better Homes Hamilton pilot residential energy efficiency retrofit program**
  - Guiding Principles of BHH
  - Program Eligibility
  - Eligible Retrofits
  - Program Administration
  - Current status



# OCCI 2023 Priority Focus Area

## Green Buildings

- **Develop an “Energy Performance/Net Zero” standard and strategy for implementation for all new municipal buildings by Q4 2024**
  - On-going collaboration initiated with Corporate Facilities and Energy Management and the Office of Energy Initiatives on development of the new standard



CityHousing Hamilton 257 King William Street

# OCCI 2023 Priority Focus Area

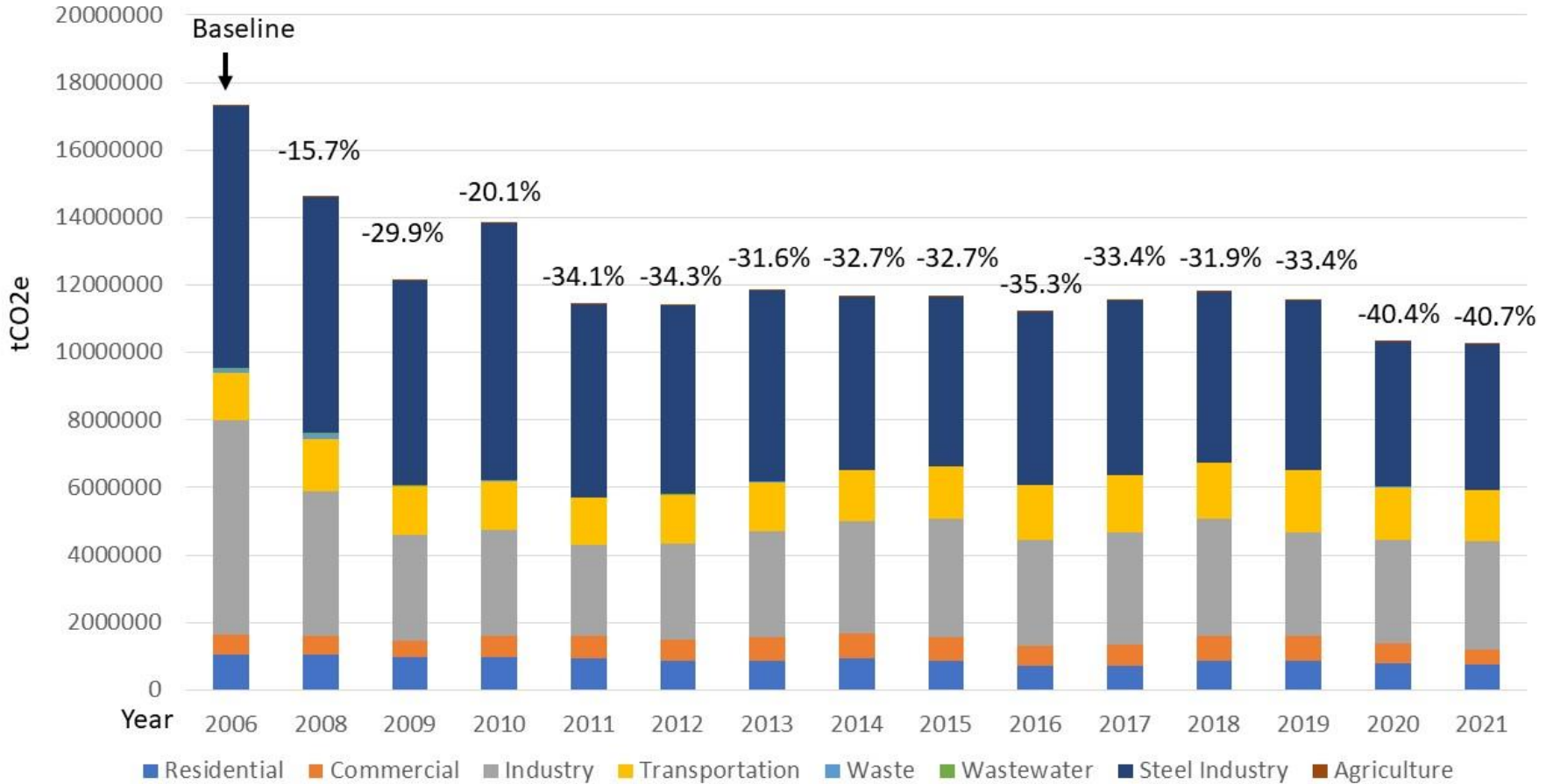
## Urban Greening

- Efforts are on-going to facilitate implementation of enhanced urban greening initiatives



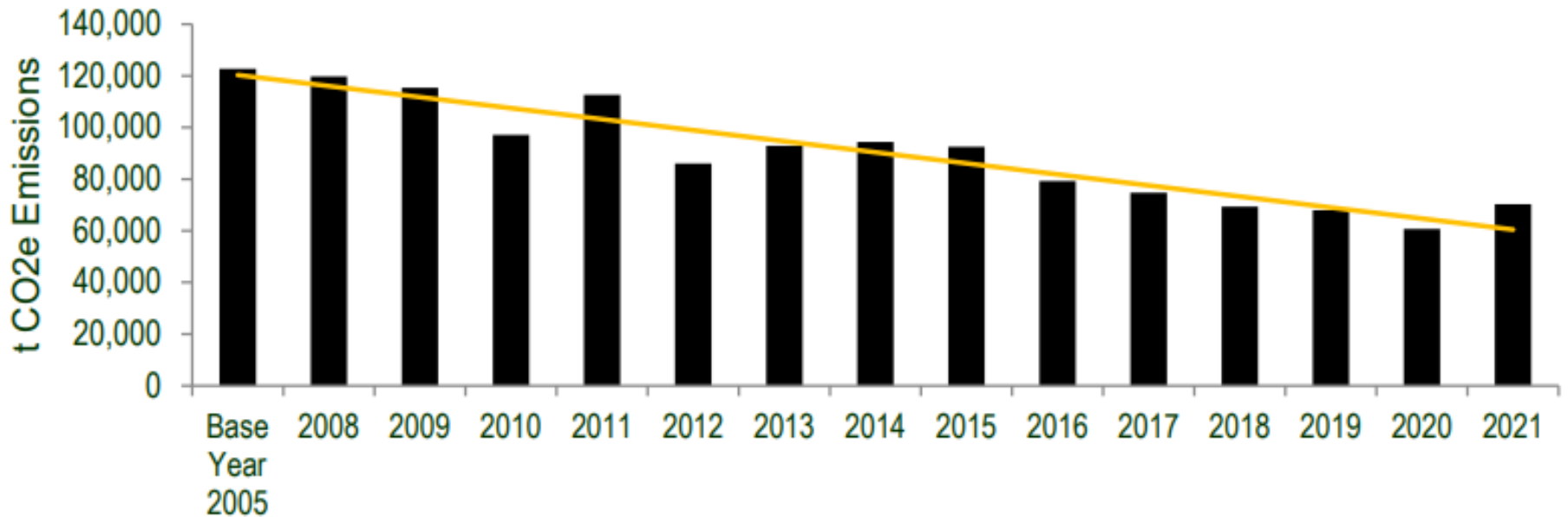
# Hamilton's GHG Emissions Inventory Update

## Community-Wide GHG Emissions 2006-2021



# Hamilton's GHG Emissions Inventory Update

## Corporate GHG Emissions 2005-2021



(Adapted from Appendix "A" to Report PW21049(b))



# Climate Mitigation Actions Status Updates

## TRANSFORMATION 1: Innovating Our Industry



- ArcelorMittal Dofasco 3.0 MtCO<sub>2</sub>e decarbonization plan
- City of Hamilton leading and supporting creation of Regional Decarbonization Hub

## TRANSFORMATION 2: Transforming Our Buildings



- Launching Better Homes Hamilton Pilot Program
- City developing 'Green Development Standards' to guide sustainable development
- CityHousing Hamilton leader in Passive House Construction

# Climate Mitigation Actions Status Updates

## TRANSFORMATION 3: Changing How We Move



- Bike Share and E-Scooter Programs as of August 2023 logged 557,353KM of travel
- City accelerating completion of Cycling Master Plan and set to fully decommission diesel buses by 2026

## TRANSFORMATION 4: Revolutionizing Renewables



- HCE Energy Harvesting Initiative
- City partnering with McMaster University – Thermal Energy Mapping for the Decarbonization of Building Systems

## TRANSFORMATION 5: Growing Green



- City of Hamilton Forestry and Horticulture doubles community tree plantings to 1,970 trees and surpasses Free Tree giveaway goal of 3,000 to 3,536

# Climate Adaptation Actions Status Update



## RESILIENT THEME 1: Built Environment/Systems

- In 2022, City winter sidewalk maintenance increased from 397km to 866km.
- Development of a municipal stormwater fee is well underway, including exploration of incentives/ credits to support on-property stormwater management measures.

## RESILIENT THEME 2: People and Health



- Licensing and Bylaw Services along with Public Health will prepare an Adequate Heat Bylaw for City Council review and approval in Q1 2024.
- A Heat Response Strategy is getting community input & going to Public Health Committee in Q1 2024. It will enhance City programming, including supporting community efforts like networks of neighbourhood caring.

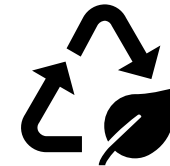
# Climate Adaptation Actions Status Updates



## RESILIENT THEME 3: Natural Environment, Agriculture and Water

- City Forestry's Community Tree Planting Program has harnessed volunteer power to plant over 3,600 trees on city property, 50% more than planned for 2023.
- On-going naturalization efforts are underway in a number of city parks and a Land Acquisition Plan was presented to GIC in September 2023.

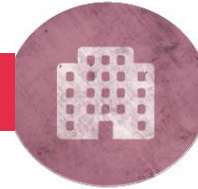
## RESILIENT THEME 4: Energy and Economy



- Corporate Facilities & Energy Management is exploring opportunities to increase biogas production at its two existing sites and potential market opportunities to convert biogas into RNG to support conversion from natural gas to low carbon fuel.

# Status Update – Actions Not Yet Started

## TRANSFORMATION 2: Transforming Our Buildings



- Install solar PV on new and existing buildings

## TRANSFORMATION 4: Revolutionizing Renewables



- Encourage development of local renewable energy cooperatives.
- Implement strategic renewable solar energy installations



## RESILIENT THEME 3: Natural Environment, Agriculture and Water

- Engage with local agricultural leaders to understand existing resources for farmers in addressing climate adaptation, and how the City can support or expand on those efforts.

# Recognizing Community Climate Action



Community planting trees



Rose standing in her garden



Green Block Growing: Action 13

A “whole society” approach

## Previously Approved 2023 Climate Change Reserve Investments

Project	Details	Funding
<b>Natural Areas Inventory Update</b>	To update Hamilton's Natural Areas Inventory to set a baseline to measure changes – both positive and negative - over time.	\$200,000
<b>Natural Areas Acquisition Fund</b>	To provide funding to eligible Conservation Organizations for land acquisition up to 50% of the cost.	\$150,000
<b>Better Homes Hamilton Home Energy Retrofit Pilot</b>	To cover costs for program administration	\$275,000
<b>Hamilton Regional Decarbonization Hub</b>	To support the operation of this proposed multi-stakeholder process	\$80,000
<b>Community Climate Change Advisory Committee</b>	To support the functioning of the Committee, including provision of supports to participants	\$9,000
<b>EV Charging Electrical Upgrades at City Facilities</b>	To enable electrical capacity upgrades to support EV charging stations needed for City Fleet EVs.	\$535,000

## Recommended 2023 Climate Change Reserve Investments

Project	Details	Funding
<b>E-Bike Pilot for Hamilton Bike Share</b>	Purchase 100 e-bikes, associated equipment, & cover contractual costs to Bike Share to manage the e-bikes, to enable a 3-year 'Bike Share E-Bike Pilot Program' in Hamilton.	\$750,000
<b>Municipal Parking Lot Greening &amp; Climate Adaptation</b>	Pilot different porous asphalts, plant native trees & plants, & incorporate bike parking and street furniture at six city parking lots.	\$200,000
<b>Enhancement &amp; Expansion of Secure Bike Parking Facilities</b>	Enhance existing secure bike parking facilities and establish new secure bike parking facilities at transit hubs & major destinations.	\$350,000
<b>De-Paving Pilot Project</b>	Undertake targeted de-paving initiatives on City-owned lands to test strategies for enhanced stormwater retention, tree canopy coverage and urban greening.	\$350,000
<b>Fire Truck Anti-Idling Technology</b>	Retrofit 15 existing large diesel apparatus with battery-powered 'auxiliary power units' (APUs)	\$900,000



## RECOMMENDATIONS

- (a) That Appendix “A” to Report PED23222 “Hamilton’s Climate Action Strategy Annual Climate Change Update 2023” be received.
- (b) That Appendix “B” to Report PED23222 “Status Update Regarding Climate Actions In Hamilton’s Climate Action Strategy” be received.
- (c) That the following investments to be funded from the 2023 Budget allocation to the Climate Change Reserve (Account No 108062) be approved:
  - (i) E-Bike Pilot for Hamilton Bike Share to an upset limit of \$750k
  - (ii) Municipal Parking Lot Greening / Climate Adaptation pilot project to an upset limit of \$200k
  - (iii) Enhancement/Expansion of Secure Bike Parking Facilities to an upset limit of \$350k
  - (iv) De-paving pilot project to an upset limit of \$350k
  - (v) Fire Truck Anti-Idling Technology to an upset limit of \$900k

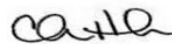


Hamilton

THANK YOU



**CITY OF HAMILTON**  
**HEALTHY AND SAFE COMMUNITIES DEPARTMENT**  
**Housing Services Division**  
**and**  
**CORPORATE SERVICES DEPARTMENT**  
**Financial Planning Administration and Policy Division**  
**and**  
**PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT**  
**General Manager's Office**

<b>TO:</b>	Mayor and Members General Issues Committee
<b>COMMITTEE DATE:</b>	October 18, 2023
<b>SUBJECT/REPORT NO:</b>	Canadian Mortgage and Housing Corporation Housing Accelerator Fund (HSC23017(a)/FCS23062(a)/PED23143(a))
<b>WARD(S) AFFECTED:</b>	City Wide
<b>PREPARED BY:</b>	Al Fletcher (905) 546-2424 Ext. 4711 Kamba Ankunda (905) 546-2424 Ext. 4557
<b>SUBMITTED BY:</b>	Chris Herstek Acting General Manager, Healthy and Safe Communities Department
<b>SIGNATURE:</b>	
<b>SUBMITTED BY:</b>	Mike Zegarac General Manager, Corporate Services Department
<b>SIGNATURE:</b>	
<b>SUBMITTED BY:</b>	Steve Robichaud Acting General Manager, Planning and Economic Development Department
<b>SIGNATURE:</b>	

### RECOMMENDATION(S)

- (a) That staff be directed to execute the Housing Action Plan initiatives as outlined in Report HSC23017(a)/FCS23062(a)/PED23143(a), and that staff be directed to bring forward for Council's consideration the necessary policy process, program and required authorities and proposed delegations and regulatory adjustments required to implement the Housing Action Plan initiatives including, as appropriate financial and staffing implications and affordability requirements;

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.

- (b) That the General Manager of the Healthy and Safe Communities Department be authorized to make any necessary revisions or adjustments to the Housing Action Plan initiatives, and to provide any required reporting, as necessary, to deliver and administer the Housing Accelerator Fund in accordance with all Canadian Mortgage and Housing Corporation requirements; and;
- (c) That the General Manager, Healthy and Safe Communities Department be authorized and directed to enter into and execute all ancillary agreements and documents as may be required to deliver and administer Housing Accelerator Fund initiatives four and six as outlined in this report with terms and content satisfactory to the General Manager, Healthy and Safe Communities Department and in form satisfactory to the City Solicitor.

## **EXECUTIVE SUMMARY**

On June 7, 2023, through Report HSC23017/FCS23062/PED23143 Council authorised the City Manager to submit a Housing Accelerator Fund application to the Canada Mortgage and Housing Corporation. The primary objective of the Housing Accelerator Fund is to create housing at an accelerated pace and enhance certainty in the approvals and building process.

The City of Hamilton submitted its Housing Accelerator Fund application on June 14, 2023, which included the required Housing Action Plan outlining seven initiatives that the City would undertake to accelerate housing development in the City. Through Report HSC23017/FCS23062/PED23143, Council also approved an investment strategy for the Housing Accelerator Fund funds.

On October 10, 2023, the Federal government announced a Housing Accelerator Fund Agreement with the City of Hamilton. The approval included some refinements and revisions to the City's submitted Housing Action Plan, as summarized in this report. Overall, the Federal government will provide \$93.5 million in funding to the City.

With the support of the Federal Government through the Housing Accelerator Fund investment, the City of Hamilton has set a target of increasing its historical average of newly constructed residential units by 2,675 net new units over the next three years.

## **FINANCIAL – STAFFING – LEGAL IMPLICATIONS**

**Financial:** Canadian Mortgage and Housing Corporation has allocated \$93.54 M to Hamilton to produce 2,675 net new residential units. Corporate Services staff will set up appropriate financial tracking within the City's financial systems including a new Dept ID for this funding. A Reserve Fund Account #112259 has also been set up for the Housing Accelerator Fund Surplus.

Funding will be provided to the City in four payments of 25% of the allocated funding over the term of the program subject to compliance with the terms and conditions of the Contribution Agreement. The Housing Accelerator Fund Funding will be disbursed in four separate advances as follows:

Advances	Canadian Mortgage and Housing Corporation Fiscal Year	Amount
First	2023/24 (Effective Date – March 31, 2024)	\$23,385,000
Second	2024/25 (April 1, 2024 – March 31, 2025)	\$23,385,000
Third	2025/26 (April 1, 2025 – March 31, 2026)	\$23,385,000
Fourth	2026/27 (April 1, 2026 – March 31, 2027)	\$23,385,000

The utilization of Housing Accelerator Fund program funds was approved by Council through Report HSC23017/FCS23062/PED23143. A portion of the Housing Accelerator Fund funds will be invested directly in the seven initiatives outlined in the Housing Action Plan. This includes staffing and administrative costs, as well as the funding of the various incentive and grant programs.

Report HSC23017/FCS23062/PED23143 also approved that any Housing Accelerator Fund surplus funding, beyond what is needed to create and deliver the various policy and incentive programs, be allocated as follows:

- (i) 15% contingency held to support Housing Accelerator Fund initiatives to extend beyond 2026 as required by Canadian Mortgage and Housing Corporation
- (ii) 45% to Affordable Housing Funding Program Dept ID to support capital investment in the development of new not-for-profit led affordable housing developments
- (iii) 40% to be allocated to eligible Growth-Related Infrastructure and Growth Planning projects to support new housing, with specific infrastructure projects to be determined through the annual Budget process

Staff have not yet confirmed the full costing of the various Housing Action Plan initiatives; however, as an initial estimate, staff anticipate the following utilization:

Advance	Program Costs	Contingency 15% of Housing Accelerator Fund Surplus	Affordable Housing Funding Program 45% of Housing Accelerator Fund Surplus	Growth and infrastructure 40% of Housing Accelerator Fund Surplus
First	\$8,227,500	\$2,273,625	\$6,820,875	\$6,063,300
Second	\$8,227,500	\$2,273,625	\$6,820,875	\$6,063,300
Third	\$8,227,500	\$2,273,625	\$6,820,875	\$6,063,300
Fourth	\$8,227,500	\$2,273,625	\$6,820,875	\$6,063,300
<b>Total</b>	<b>\$32,910,000</b>	<b>\$9,094,500</b>	<b>\$27,283,500</b>	<b>\$24,252,000</b>

The estimates above present a projected utilization of funding dependent upon the uptake of the Housing Accelerator Fund initiatives. As provided in Report HSC23017/FCS23062/PED23143, the calculation of the annual surplus will be done at the time of the receipt of the annual advance. This ensures that the incentives within the Housing Accelerator Fund and Housing Action Plan can be funded up to that date. Housing Accelerator Fund does not provide an opportunity to pre-spend the anticipated surplus at the expense of the building permit generating initiatives.

**Staffing:** Through Report HSC23017/FCS23062/PED23143, Council provided the City Manager with the delegated authority to hire staff as necessary to support and administer the Housing Accelerator Fund initiatives provided that the staff will be fully funded through the Housing Accelerator Fund revenues. The report estimated that approximately 14 staff would be required, at an annual expense of \$1.85 (approximately \$7.4 M for the program period), with no impact on the tax operating budget. The additional staff are needed in the Planning and Economic Development Department, Healthy and Safe Communities Department - Housing Services Division, Corporate Services - Finance Planning Administration and Policy Division, and Legal Services Division to implement the Housing Action Plan.

**Legal:** Legal Services staff reviewed the Contribution Agreement prior to execution by the City. Legal staff will be involved in the review of Housing Action Plan programs as well as the development of agreement with residents utilizing the Housing Accelerator Fund incentives.

## **HISTORICAL BACKGROUND**

On April 7, 2022, the Federal Government proposed a budget which included a plan to support municipalities nation-wide in creating 100,000 new residential units using an investment of \$4 billion. On March 20, 2023, Canadian Mortgage Housing Corporation released the Pre-Application Reference Material outlining the Housing Accelerator Fund.

At the May 31, 2023, General Issues Committee meeting, City staff presented Report HSC23017/FCS23062/PED23143 to Council that included a recommended Housing Action Plan and Housing Accelerator Fund application. As required by Canadian Mortgage and Housing Corporation, the City's report was presented to Council in camera. The report was approved by Council on June 7, 2023.

On June 14, 2023, staff submitted a Housing Accelerator Fund application to Canadian Mortgage and Housing Corporation.

On October 5, 2023, Canadian Mortgage and Housing Corporation and the City executed a Contribution Agreement in which the City will receive an allocation of \$93,450,000 to support the creation of 2,675 net new residential units.

## **POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS**

The City of Hamilton's population is projected to grow by approximately 40 percent to 820,000 by the year 2051. Through recent work completed by the City as part of the Growth-Related Integrated Development Strategy in accordance with *A Place to Grow – Growth Plan for the Greater Golden Horseshoe, 2019* (as amended), approximately 35,000 new residential dwellings are required to meet Hamilton's growing population by the year 2031 and 77,500 new residential dwellings to 2051.

As part of a long-term strategy to facilitate the construction of 1.5 Million Homes over the next 10 years the Province developed the *More Homes Built Faster Act, 2022* (Bill 23), which assigned the City a housing target of 47,000 additional dwellings which is also known as the Housing Pledge.

The Housing Accelerator Fund presents an opportunity to help meet the City's housing targets through the proposed Housing Action Plan initiatives including supporting Zoning By-Law reforms that provide additional as-of-right housing permissions, supporting rental housing development along rapid transit lines, and leveraging City-owned lands.

In August 2020 Council endorsed a 10-Year Housing and Homelessness Action Plan with the first outcome area to increase the supply of affordable housing with a stretch target of developing 350 new units per year. The Housing Sustainability Investment

Roadmap approved by Council further provides a path forward in addressing the housing crisis in Hamilton and addressing a healthy housing continuum. The City's Housing Accelerator Fund submission included specific programs and initiatives targeted at building affordable housing and incentivizing new affordable housing, as part of achieving the overall housing target.

The implementation of the initiatives outlined in the City's Housing Accelerator Fund application will require various changes in existing City polices and regulations, such as City zoning by-laws, as well as the creation of new funding and incentive programs. These initiatives will be the subject of future staff reports and subject to future Council approvals.

## **RELEVANT CONSULTATION**

Staff in Planning and Economic Development Department, Healthy and Safe Communities Department, Housing Services Division, Financial Planning, Administration and Policy, Communications and Legal Services were involved in the development of Housing Accelerator Fund initiatives. Housing Services Division staff continue to meet with Canadian Mortgage and Housing Corporation on regular basis to review additional Housing Accelerator Fund requirements.

## **ANALYSIS AND RATIONALE FOR RECOMMENDATION**

### **Housing Action Plan**

The Housing Action Plan approved by Council through Report HSC23017/FCS23062/PED23143 and submitted to Canadian Mortgage and Housing Corporation recommended applying for \$123 M with an objective of incenting a total 2,700 net new units (900 annually) above the City's historical average level of housing production. The Housing Action Plan included seven City initiatives to accelerate housing development. Through the review process, Canadian Mortgage and Housing Corporation required some program changes to the City's submission. Ultimately Canadian Mortgage and Housing Corporation approved an allocation to the City of Hamilton of \$93.5 million with a commitment to creating 2,675 net new residential units, based on the seven Housing Action Plan initiatives outlined below.

### **Initiative #1: Acceleration Program for Accessory Dwelling Units and Multi-plex Conversions**

The City will create a new "Acceleration Team" to expedite the review and approval of applications for accessory dwelling units such as basement apartments and laneway homes, and for the conversion of existing dwellings into multi-unit dwellings. The City will also create new information materials, supports and financial incentives such as fee

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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.



waivers for homeowners who wish to create these units. An additional incentive program will be created for the building of new affordable accessory dwelling units.

- This initiative targets 350 net new residential units per year including a target of at least 50 affordable housing units

### **Initiative #2: Rapid Transit Multi-Residential Rental Housing Grant Program**

The City will create a new incentive program to support the creation of purpose-built market rental housing units and affordable housing units along the City's Rapid Transit Network including the City's proposed BLAST (City of Hamilton's Rapid Transit Lines) - E Re-Envision Rapid Transit Network, specifically A-Line and B-Line higher order transit lines. This initiative presents the potential to increase transit ridership, grow communities with easy access across the City of Hamilton and encourage development near higher order transit.

- This initiative targets 325 net new residential units per year including a target of at least 50 affordable housing units

### **Initiative #3: Housing Acceleration Zoning Reform Program**

The City will continue its ongoing work to update the City's zoning and land use policies to provide as-of-right permissions for new housing development. This includes continuing to extend as-of-right zoning permissions for conversions and new construction of missing middle housing (e.g. duplexes, triplexes, fourplexes), reducing or eliminating minimum parking requirements, and pre-zoning transit corridors and urban nodes.

- This initiative targets 150 net new residential units per year including a target of at least 45 affordable housing units

### **Initiative #4: Land and Property Disposition Program for Housing**

The City will create a dedicated team within the City's Real Estate Section to identify and implement opportunities for disposition of City-owned lands for the purpose of developing affordable housing. The team will also identify opportunities for the integration of new housing as part of future municipal building projects.

- No specific number of targeted units attached to this initiative.

### **Initiative #5: New and Enhanced Incentive Programs for Housing Development**

This initiative will include a review and creation or expansion of programs and incentives that promote the development of housing across the City. This will include implementing

the necessary programs, changes to City policy frameworks, and enhancements to existing incentive programs with a view to meeting the current challenges facing proponents of market housing, rental housing and affordable housing.

- This initiative targets 50 net new residential units per year

### **Initiative #6: Planning Review and Studies for Rapid Transit Corridors**

The City will expedite the completion of planning studies and updated zoning standards along the City's rapid transit corridors to support higher density and mixed-use development, and to identify the infrastructure needed to support new residential development.

- No new units are attached to this initiative

### **Initiative #7: Support Housing Development on Remediated Brownfield Sites**

The City will expand its existing Environmental Remediation and Site Enhancement (ERASE) program to provide enhanced financial assistance for the remediation of brownfield lands to support new housing development, with a particular focus on non-profit affordable housing developments.

- This initiative targets 50 units throughout the program period.

### **Reporting Requirements**

Staff will be required to maintain reporting to Canadian Mortgage and Housing Corporation at an interval of six months from first payment, then annually until program completion. The reporting must align with the Housing Action Plan and shall demonstrate ongoing commitment to attaining the approved unit target. To date, Canadian Mortgage and Housing Corporation has not released reporting templates. However, it is understood by staff that the building permit numbers for units resulting from initiatives in the Housing Action Plan will be required as a key reporting requirement.

### **ALTERNATIVES FOR CONSIDERATION**

None

### **APPENDICES AND SCHEDULES ATTACHED**

N/A



Hamilton

# HOUSING ACCELERATOR FUND

**General Issues Committee**

**October 18, 2023**

# Background

- HAF is a \$4 billion investment resulting from the Federal Government's April 2022 budget, which will support municipalities nation-wide in creating 100,000 new residential units.
- The primary objective of the HAF is to create housing at an accelerated pace and enhance certainty in the approvals and building process.
- The CMHC Housing Accelerator Fund (HAF) provides incentive funding to local governments to encourage local initiatives that remove barriers to housing supply and accelerate the growth of housing supply
- The overall goal of HAF is to increase residential building permits beyond what municipalities are currently experiencing.
- HAF is NOT a fund for municipalities to apply to make whole from DC Exemptions of Bill 23 BUT surplus can be used to fund some Growth-Related Infrastructure
- HAF is NOT an affordable housing creation program BUT can be used to create new affordable housing opportunities and Fund City-invested projects

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# Timeline Since June 7<sup>th</sup> Council Approval

- May 31, 2023, General Issues Committee meeting, City staff presented a report to Council that included a recommended Housing Action Plan and HAF application. As required by CMHC, the City's report was presented to Council in camera.
- June 7, 2023, Council approves the May 31, 2023, GIC report requesting \$123 M to build 2,900 net new residential units per the Housing Action Plan attached as Appendix "A" to Confidential Report HSC23017/FCS23062/PED23143 subject to negotiation with CMHC
- On June 14, 2023, the City submits its HAF Application to CMHC
- On October 10, 2023, the Federal Government announces a Housing Accelerator Fund Agreement with City of Hamilton. The Approval included some refinements and revisions to the City's submitted Housing Action Plan.
- Overall, the federal government will provide \$93.5 million in funding to the City of Hamilton to incent 2,675 net new residential units.

# Housing Action Plan

Council recommended applying for \$123 M with an objective of incenting a total 2,700 net new units (900 annually) above the City’s historical average level of housing production. Through the review process, CMHC required some program changes to the City’s submission. Ultimately CMHC approved an allocation to the City of Hamilton of \$93.5 million with a commitment to creating 2,675 net new residential units, based on the seven Housing Action Plan initiatives outlined below.



# Initiative 1

## Acceleration Program for Accessory Dwelling Units and Multi-plex Conversions:

The City will create a new “Acceleration Team” to expedite the review and approval of applications for accessory dwelling units such as basement apartments and laneway homes, and for the conversion of existing dwellings into multi-unit dwellings. The City will also create new information materials, supports and financial incentives such as fee waivers for homeowners who wish to create these units. An additional incentive program will be created for the building of new affordable accessory dwelling units.

- This initiative targets 350 net new residential units per year including a target of at least 50 affordable housing units
- Includes 100% of building permit to max \$2,000 and
- \$25k per affordable units (minimum 15-year commitment)

## Initiative 2

### Rapid Transit Multi-Residential Rental Housing Grant Program:

The City will create a new incentive program to support the creation of purpose-built market rental housing units and affordable housing units along the City's Rapid Transit Network including the City's proposed BLAST-E Re-envision Rapid Transit Network, specifically the A-Line and B-Line higher order transit corridors. This initiative presents the potential to increase transit ridership, grow communities with easy access across the City of Hamilton and encourage development near higher order transit.

- This initiative targets 325 net new residential units per year including a target of at least 50 affordable housing units



# Initiative 3

## Housing Acceleration Zoning Reform Program:

The City will continue its ongoing work to update the City's zoning and land use policies to provide as-of-right permissions for new housing development. This includes continuing to extend as-of-right zoning permissions for conversions and new construction of missing middle housing (e.g. duplexes, triplexes, fourplexes), reducing or eliminating minimum parking requirements, and pre-zoning transit corridors and urban nodes.

- This initiative targets 150 net new residential units per year including a target of at least 45 affordable housing units
- \$25k for affordable unit (minimum 15-year commitment)

- **#4: Land and Property Disposition:**

The City will create a dedicated team within the City's Real Estate Section to identify and implement opportunities for disposition of City lands for the purpose of developing affordable housing. The team will also identify opportunities for the integration of new housing as part of future municipal building projects.

  - No specific number of targeted units attached to this initiative.
- **#5: New and Enhanced Incentive Programs for Housing Development:**

This initiative will include a review and creation or expansion of programs and incentives that promote the development of housing across the City. This will include implementing the necessary programs, changes to City policy frameworks, and enhancements to existing incentive programs with a view to meeting the current challenges facing proponents of market housing, rental housing and affordable housing.

  - This initiative targets 50 net new residential units per year

## #6: Planning Review and Studies for Rapid Transit Corridors beyond the LRT

The City will expedite the completion of planning studies and updated zoning standards along the City's rapid transit corridors to support higher density and mixed-use development, and to identify the infrastructure needed to support new residential development.

- No new units are attached to this initiative

## #7: Support the development of Units on Remediated Brownfield Sites

The City will expand its existing Environmental Remediation and Site Enhancement (ERASE) program to provide enhanced financial assistance for the remediation of brownfield lands to support new housing development, with a particular focus on non-profit affordable housing developments.

- This initiative targets 50 units throughout the program period.

# HAF Allocation per CA

- Allocation = \$93,450,000 for 2,675 net new residential units.

## HAF Advance Schedule:

HAF Funds will be advanced as follows;

Advances	CMHC Fiscal Year	Amount
First Advance	2023/24 (Effective Date – March 31, 2024)	\$23,385,000.00
Second Advance	2024/25 (April 1, 2024 – March 31, 2025)	\$23,385,000.00
Third Advance	2025/26 (April 1, 2025 – March 31, 2026)	\$23,385,000.00
Fourth Advance	2026/27 (April 1, 2026 – March 31, 2027)	\$23,385,000.00

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# HAF Allocation Summary

Based on Approved Net new 2,675 residential units

Estimated Payment Date	Allocation	Program Costs	HAF Funding Surplus
October 2023	\$23.38 M	\$8.22 M	\$15.16 M
April 2024	\$23.38 M	\$8.22 M	\$15.16 M
April 2025	\$23.38 M	\$8.22 M	\$15.16 M
April 2026	\$23.38 M	\$8.22 M	\$15.16 M
<b>Total</b>	<b>\$93.45 M</b>	<b>\$32.91 M</b>	<b>\$60.6 M</b>

# Planned HAF Advance Utilization

Per Recommendation (e) of Report HSC23017/FCS23062/PED23143

Advance	Program Costs	Contingency 15% of HAF Surplus	AHFP 45% of HAF Surplus	Growth and infrastructure 40% of HAF Surplus
First Advance	\$8,227,500	\$2,273,625	\$6,820,875	\$6,063,300
Second Advance	\$8,227,500	\$2,273,625	\$6,820,875	\$6,063,300
Third Advance	\$8,227,500	\$2,273,625	\$6,820,875	\$6,063,300
Fourth Advance	\$8,227,500	\$2,273,625	\$6,820,875	\$6,063,300
<b>Total</b>	<b>\$32,910,000</b>	<b>\$9,094,500</b>	<b>\$27,283,500</b>	<b>\$24,252,000</b>

**Note:** HAF surplus allocation is dependent upon uptake of programs including covering costs for incentives

# HAF Notable Conditions

- Calculation of the annual surplus will be done at the time of the receipt of the annual funding allocation from CMHC which ensures the incentives within the HAF Housing Action Plan can be funded up to that date.
- There would not be an opportunity to “pre-spend” the HAF surplus
- HAF program requires that the City provide a current Housing Needs Assessment (HNA) for the entire City before the end of the 2<sup>nd</sup> year of the program. Per Recommendation (b) of Report HSC23017/FCS23062/PED23143
- Staff will be required to maintain reporting to CMHC at an interval of 6 (six) months from first payment, then annually until program completion.
- The reporting must align with the Housing Action Plan, provide records of building permits and demonstrate ongoing commitment to attaining the approved unit target. To date, CMHC has not released Reporting templates.

# Key Dates

- May 31, 2023: In-camera GIC - approval of Action Plan, staffing, delegate authority
- June 7, 2023: Council Ratification of May 31, 2023, GIC Report
- June 14, 2023: Deadline for submission of application by Growth Leaders
- October 5, 2023: Contribution Agreement Fully Executed
- October 10, 2023: Public Announcement of HAF Allocation in Hamilton
- **October 18, 2023: Council update Allocation and HAP**
- October 30, 2023: Expected receipt of 1<sup>st</sup> Advance
- **TDB, 2023: Council approval of CIPs**
- **March 31, 2024 First reporting**
- December 2024: Complete the Housing Needs Assessment
- December 2026: Program completion – expectation for initiatives to extend beyond 2026 as transformational change.





QUESTIONS?



## **AIRPORT SUB-COMMITTEE REPORT 23-004**

**9:30 a.m.**

**October 6, 2023**

Room 264, City Hall, 2<sup>nd</sup> Floor  
71 Main Street West, Hamilton, Ontario

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**Present:** Councillors M. Tadeson (Co-Chair) and M. Spadafora (Co-Chair)  
Councillors J. Beattie, C. Cassar, M. Francis, T. Hwang, T. McMeekin, and E. Pauls

**Absent with Regrets:** Councillor E. Pauls – City Business

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### **THE AIRPORT SUB-COMMITTEE PRESENTS REPORT 23-004 AND RESPECTFULLY RECOMMENDS:**

1. **Airport Masterplan (PED19084(i)) (City Wide) (Item 10.1)**
  - (a) That the Airport Master Plan, attached as Appendix “A” to Report PED19084(i), prepared by TradePort International Corporation (TradePort), be approved;
  - (b) That TradePort be directed to complete, in cooperation with the city and its partners, the following studies necessary to implement the Airport Master Plan, that are required from time to time, and particularly in the immediate term:
    - (i) Ground Transportation Study;
    - (ii) Noise Exposure Forecasts and Airport Zone Regulations Assessment;
    - (iii) Functional Servicing Report / Master Servicing Plan;
    - (iv) Radar Tower Relocation Study;
    - (v) Stormwater Master Drainage Study;
    - (vi) Airport Environmental Strategy and Climate Resiliency Plan; and

- (vii) Long-term Land Needs Assessment, and Land Use and Development Optimization Strategy.

**FOR INFORMATION:**

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

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

**5. COMMUNICATIONS**

- 5.1 Nick Wood, Vice-President of Corbett Land Strategies Inc., respecting Airport Master Plan (PED19084(i)) (City wide)

Recommendation: Be received and referred to the consideration of Item 10.1, respecting Airport Masterplan (PED19084(i))

**6. DELEGATION REQUESTS**

- 6.1 Don McLean with Hamilton 350 Committee, respecting Item 10.1 Airport Masterplan (for today's meeting)

The agenda for the October 6, 2023 Airport Sub-Committee was approved, as amended.

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

There were no declarations of interest.

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

**(i) September 11, 2023 (Item 4.1)**

The Minutes of the September 11, 2023 meeting of the Airport Sub-Committee were approved, as presented.

**(d) COMMUNICATIONS (Item 5)**

- (i) Nick Wood, Vice-President of Corbett Land Strategies Inc., respecting Airport Master Plan (PED19084(i)) (City wide) (Added Item 5.1)**

The correspondence from Nick Wood, Vice-President of Corbett Land Strategies Inc., respecting Airport Master Plan (PED19084(i)) (City Wide), was received and referred to consideration of Item 10.1, respecting Airport Masterplan (PED19084(i)).

**(e) DELEGATION REQUESTS (Item 6)**

**(i) Don McLean, Hamilton 350 Committee, respecting Item 10.1 Airport Masterplan (PED19084(i)) (City Wide) (Added Item 6.1)**

The delegation request from Don McLean with Hamilton 350 Committee, respecting Item 10.1 Airport Masterplan (PED19084(i)), was approved for today's meeting.

**(f) DELEGATIONS (Item 7)**

**(i) Don McLean, Hamilton 350 Committee, respecting Item 10.1 Airport Masterplan (PED19084(i)) (City Wide) (Added Item 7.1)**

Don McLean, Hamilton 350 Committee addressed the Committee respecting the Airport Masterplan (PED19084(i)) (Item 10.1).

The delegate was provided with an additional 10 minutes to complete their delegation.

The delegation from Don McLean, respecting the Airport Masterplan (PED19084(i)) was received and referred to consideration of Item 10.1, Airport Masterplan.

**(d) PRIVATE AND CONFIDENTIAL (Item 14)**

Committee determined that discussion of Item 14.1 was not required in Closed Session, therefore, the matter was addressed in Open Session, as follows:

**(i) Closed Session Minutes – September 11, 2023 (Item 14.1)**

The Airport Sub-Committee Closed Session Minutes of September 11, 2023, were approved and remain confidential.

**(e) ADJOURNMENT (Item 15)**

There being no further business, the Airport Sub-Committee was adjourned at 10:22 a.m.

Respectfully submitted,

Councillor Michael  
Spadafora  
Co-Chair, Airport Sub-  
Committee

Aleah Whalen  
Legislative Coordinator

Office of the City Clerk