



City of Hamilton
GENERAL ISSUES COMMITTEE
REVISED

Meeting #: 24-010
Date: June 5, 2024
Time: 9:30 a.m.
Location: Council Chambers (GIC)
Hamilton City Hall
71 Main Street West

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

1. CEREMONIAL ACTIVITIES

2. APPROVAL OF AGENDA

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

3. DECLARATIONS OF INTEREST

4. APPROVAL OF MINUTES OF PREVIOUS MEETING

4.1 May 15, 2024

5. COMMUNICATIONS

5.1 Correspondence from the Hamilton Police Services Board, respecting Protocol for Information Sharing Between the Hamilton Police Services Board and the City of Hamilton.

Recommendation: Be received and referred to *staff for appropriate action*.

5.2 Correspondence from the Hamilton Public Library respecting the Hamilton Public Library Surpluses and Deficits

Recommendation: Be received and referred to consideration of Item 10.5.

- *5.3 Correspondence from the Hamilton Police Services respecting Correspondence from the City of Hamilton respecting Hamilton Police Services and Hamilton Public Library Surpluses and Deficits

Recommendation: Be received and referred to consideration of Item 10.5.

6. DELEGATION REQUESTS

- 6.1 Delegation Requests respecting Encampments, for a future meeting, from the following individuals:
 - a. Barbara Weigelt (In-Person)
 - b. Mike Rinaldi, Short Straw Productions (In-Person)
 - c. Stephen Felker (In-Person)
 - *d. Denise Hancock (In-Person)
- 6.2 Hafeez Hussain, respecting Putting Taxpayers First - Navigating City Hall (Virtually) (For a future meeting)
- *6.3 NaWalka Geeshy Meegwun (Lyndon George) and Audrey Davis, Circle of Beads - City of Hamilton Urban Indigenous Community Consultation Circle, respecting Elected Indigenous Council Seat Request - conversation (In-Person) (For a future meeting)
- *6.4 Delegation Requests respecting Item 8.1 - Stormwater Fee Financial Incentives Program (FCS22043(c)) (City Wide), for today's meeting, from the following individuals:
 - *a. Drew Spoelstra, Ontario Federation of Agriculture (In-Person)
 - *b. Gavin Smuk, Hamilton-Wentworth Federation of Agriculture (In-Person)
 - *c. Daniel Vander Hout, Beverly Greenhouses Ltd. (In-Person)
 - *d. Larry Freeman (In-Person)
- *6.5 Rachel Moore, Love to Live, respecting a Request for Audience to Address Systemic Injustice and Lack of Support for Individuals with Disabilities in Hamilton (In-Person) (For a future meeting)
- *6.6 Graham Cubitt and Sarah Borde, Hamilton is Home, respecting Item 8.2 - Affordable Housing Development Project Stream Evaluation Process (HSC23028(d) / FCS23055(b) / PED23099(d)) (In-Person) (For today's meeting)

7. DELEGATIONS**8. PRESENTATIONS**

8.1 Stormwater Fee Financial Incentives Program (FCS22043(c)) (City Wide)
(Outstanding Business List Item)

*8.2 Affordable Housing Development Project Stream Evaluation Process (HSC23028(d) /
FCS23055(b) / PED23099(d)) (City Wide)

**(PLEASE NOTE: THIS ITEM WAS ORGINIALLY LISTED ON THE AGENDA AS
ITEM 10.4)**

9. CONSENT ITEMS

9.1 Business Improvement Area Sub-Committee Report 24-004 - May 14, 2024

9.2 Mayor's Task Force on Transparency, Access and Accountability Report 24-004 -
May 15, 2024

9.3 2023 Assessment Growth (FCS24014) (City Wide)

10. DISCUSSION ITEMS

10.1 Accessibility Committee for Persons with Disabilities (ACPD) Report 24-004 - May
14, 2024

10.2 2023 Annual Report for Economic Development Division Financial Incentive and
Assistance Programs (PED24082) (City Wide)

*a. 2023 Annual Report for Economic Development Division Financial Incentive
and Assistance Programs (PED24082) (City Wide) - REVISED

10.3 Light Rail Transit Sub-Committee Report 24-002 - May 23, 2024

10.4 Affordable Housing Development Project Stream Evaluation Process (HSC23028(d)
/ FCS23055(b) / PED23099(d)) (City Wide)

(PLEASE NOTE: THIS ITEM HAS BEEN MOVE TO ITEM 8.2)

10.5 Hamilton Police Services and Hamilton Public Library Surpluses and Deficits
(FCS24023) (City Wide) (Outstanding Business List Item)

Please refer to Item 14.2 for Confidential Appendix "B" to this Report.

11. MOTIONS

- 11.1 Funding for Outfitting of the Farmer's Market York Boulevard Four Season Space (Ward 2)
- 11.2 City of Hamilton's Commitment to the Climate Change Emergency Respecting New Industrial Facilities

12. NOTICES OF MOTION

13. GENERAL INFORMATION / OTHER BUSINESS

- 13.1 Amendments to the Outstanding Business List:
 - a. Items Considered Complete and Needing to be Removed:
 - 41 South Street West, Dundas, Disposition Strategy (PED23151) (Ward 13)
 - Added: July 10, 2023 at GIC (Item 10.1)
 - Completed: May 15, 2024 at GIC (Item 14.2)

14. PRIVATE AND CONFIDENTIAL

- 14.1 Closed Session Minutes - May 15, 2024

Pursuant to Section 9.3, Sub-sections (a), (c), (d), (e), (f) and (k) of the City's Procedural By-law 21-021, as amended, and Section 239(2) sub-sections (a), (c), (d), (e), (f) and (k) of the *Ontario Municipal Act, 2001*, as amended, as the subject matter pertains to the security of the property of the City or a local board; a proposed or pending acquisition or disposition of land for City or a local board purposes; labour relations or employee negotiations; litigation or potential litigation, including matters before administrative tribunals, affecting the City or a local board; advice that is subject to solicitor-client privilege, including communications necessary for that purpose; and a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the City or a local board.

- 14.2 Confidential Appendix "B" to Item 10.5 - Hamilton Police Services and Hamilton Public Library Surpluses and Deficits (FCS24023) (City Wide) (Outstanding Business List Item)

Pursuant to Section 9.3, Sub-section (f) of the City's Procedural By-law 21-021, as amended, and Section 239(2) sub-section (f) of the *Ontario Municipal Act, 2001*, as amended, as the subject matter pertains to advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

*14.3 Verbal Update on a Personnel Matter

Pursuant to Section 9.3, Sub-section (b) of the City's Procedural By-law 21-021, as amended, and Section 239(2) sub-section (b) of the *Ontario Municipal Act, 2001*, as amended, as the subject matter pertains to personal matters about an identifiable individual, including City or local board employees.

15. ADJOURNMENT



GENERAL ISSUES COMMITTEE MINUTES 24-009

9:30 a.m.

May 15, 2024

Council Chambers, City Hall, 2nd Floor
71 Main Street West, Hamilton, Ontario

Present: Mayor A. Horwath
Deputy Mayor N. Nann (Chair)
Councillors J. Beattie, B. Clark, J.P. Danko, M. Francis, T. Hwang,
T. Jackson, C. Kroetsch, T. McMeekin, E. Pauls, M. Spadafora,
M. Tadeson, A. Wilson, and M. Wilson

Absent: Councillor C. Cassar – City Business

THE FOLLOWING ITEMS WERE REFERRED TO COUNCIL FOR CONSIDERATION:

1. Goods Movement Strategy (PED24049) (City Wide) (Item 8.1)

(Horwath/Hwang)

- (a) That Council receive the Goods Movement Strategy attached as Appendix “A” to Report PED24049; and,
- (b) That the Goods Movement Strategy and the actions contained therein be used to guide the work and to inform future work plans of the Economic Development Division.

Result: MOTION, CARRIED by a vote of 10 to 4, as follows:

Yes	-	Mayor Andrea Horwath
No	-	Ward 1 Councillor Maureen Wilson
No	-	Ward 2 Councillor Cameron Kroetsch
No	-	Ward 3 Councillor Nrinder Nann
Yes	-	Ward 4 Councillor Tammy Hwang
Yes	-	Ward 5 Councillor Matt Francis
Yes	-	Ward 6 Councillor Tom Jackson
Yes	-	Ward 7 Councillor Esther Pauls
No	-	Ward 8 Councillor J. P. Danko
Yes	-	Ward 9 Councillor Brad Clark
Yes	-	Ward 10 Councillor Jeff Beattie
Yes	-	Ward 11 Councillor Mark Tadeson

Absent - Ward 12 Councillor Craig Cassar
 Absent - Ward 13 Councillor Alex Wilson
 Yes - Ward 14 Councillor Mike Spadafora
 Yes - Ward 15 Councillor Ted McMeekin

2. Encampment Observation Report (HSC24020 / PED24080 / PW24030) (City Wide) (Item 8.2)

(i) (Kroetsch/M. Wilson)

That recommendation (a) to Report HSC24020 / PED24080 / PW24030, respecting Encampment Observation Report, be REFERRED to staff to report back to the June 19, 2024 General Issues Committee meeting on how to address the needs of individuals who are unhoused and any additional service gaps highlighted in the report, as follows:

- (a) The Encampment Protocol (Appendix “A” in Report HSC20036(g)) be modified to remove the following provision from Section D, indicating the removal of encampments, temporary shelters, or tents “on or within 50 metres of the Hamilton Alliance for Tiny Shelters model site. For the purpose of this site the full length of the Strachan Linear Park, Bay Street North to Ferguson Street North, will be considered the site.”

Result: MOTION, CARRIED by a vote of 14 to 0, as follows:

Absent - Mayor Andrea Horwath
 Yes - Ward 1 Councillor Maureen Wilson
 Yes - Ward 2 Councillor Cameron Kroetsch
 Yes - Ward 3 Councillor Nrinder Nann
 Yes - Ward 4 Councillor Tammy Hwang
 Yes - Ward 5 Councillor Matt Francis
 Yes - Ward 6 Councillor Tom Jackson
 Yes - Ward 7 Councillor Esther Pauls
 Yes - Ward 8 Councillor J. P. Danko
 Yes - Ward 9 Councillor Brad Clark
 Yes - Ward 10 Councillor Jeff Beattie
 Yes - Ward 11 Councillor Mark Tadeson
 Absent - Ward 12 Councillor Craig Cassar
 Absent - Ward 13 Councillor Alex Wilson
 Yes - Ward 14 Councillor Mike Spadafora
 Yes - Ward 15 Councillor Ted McMeekin

(ii) (McMeekin/Hwang)

- (b) That the Housing Services Division report back to the General Issues Committee on June 19, 2024 with recommendations on how to

address the needs of individuals who are unhoused and any additional service gaps highlighted in this report; and,

- (c) ***That staff include in their report back to the General Issues Committee on June 19, 2024 the needs and impacts that the Encampment Protocol has had on neighbourhoods.***

Result: MAIN MOTION, As Amended, CARRIED by a vote of 12 to 0, as follows:

Absent	-	Mayor Andrea Horwath
Yes	-	Ward 1 Councillor Maureen Wilson
Yes	-	Ward 2 Councillor Cameron Kroetsch
Yes	-	Ward 3 Councillor Nrinder Nann
Yes	-	Ward 4 Councillor Tammy Hwang
Yes	-	Ward 5 Councillor Matt Francis
Yes	-	Ward 6 Councillor Tom Jackson
Absent	-	Ward 7 Councillor Esther Pauls
Yes	-	Ward 8 Councillor J. P. Danko
Yes	-	Ward 9 Councillor Brad Clark
Yes	-	Ward 10 Councillor Jeff Beattie
Yes	-	Ward 11 Councillor Mark Tadeson
Absent	-	Ward 12 Councillor Craig Cassar
Absent	-	Ward 13 Councillor Alex Wilson
Yes	-	Ward 14 Councillor Mike Spadafora
Yes	-	Ward 15 Councillor Ted McMeekin

3. Mayor's Task Force on Transparency, Access and Accountability Report 24-003 - April 17, 2024 (Item 9.1)

(Kroetsch/Beattie)

That the Mayor's Task Force on Transparency, Access and Accountability Report 24-003 - April 17, 2024, be received.

Result: MOTION, CARRIED by a vote of 11 to 0, as follows:

Absent	-	Mayor Andrea Horwath
Yes	-	Ward 1 Councillor Maureen Wilson
Yes	-	Ward 2 Councillor Cameron Kroetsch
Yes	-	Ward 3 Councillor Nrinder Nann
Yes	-	Ward 4 Councillor Tammy Hwang
Yes	-	Ward 5 Councillor Matt Francis
Yes	-	Ward 6 Councillor Tom Jackson
Absent	-	Ward 7 Councillor Esther Pauls
Yes	-	Ward 8 Councillor J. P. Danko
Absent	-	Ward 9 Councillor Brad Clark
Yes	-	Ward 10 Councillor Jeff Beattie

Yes	-	Ward 11	Councillor Mark Tadeson
Absent	-	Ward 12	Councillor Craig Cassar
Absent	-	Ward 13	Councillor Alex Wilson
Yes	-	Ward 14	Councillor Mike Spadafora
Yes	-	Ward 15	Councillor Ted McMeekin

4. Clean Up Protocol for Private Property (PW24025) (City Wide) (Outstanding Business List Item) (Item 10.1)

(Jackson/Tadeson)

- (a) That staff be directed to complete a competitive procurement for private property clean ups, funded up to a maximum of \$150,000 from the Environmental Services Division – Parks & Cemeteries Section 2024 Operating Budget and to approve the additional 0.5 FTE Temporary Parks Supervisor for up to 24 months with vehicle to oversee the program at a cost of \$74,000 to be funded from the Environmental Services Division – Parks & Cemeteries Section; and,
- (b) That costs to continue this program as a permanent program of the Environmental Services Division, be included in the 2025 Operating Budget for Council consideration; and,
- (c) That the Criteria Checklist for Private Property Clean Ups outlined in Appendix “A” of Report PW24025 be approved.

Result: MOTION, CARRIED by a vote of 12 to 0, as follows:

Absent	-	Mayor Andrea Horwath
Yes	-	Ward 1 Councillor Maureen Wilson
Yes	-	Ward 2 Councillor Cameron Kroetsch
Yes	-	Ward 3 Councillor Nrinder Nann
Yes	-	Ward 4 Councillor Tammy Hwang
Yes	-	Ward 5 Councillor Matt Francis
Yes	-	Ward 6 Councillor Tom Jackson
Yes	-	Ward 7 Councillor Esther Pauls
Yes	-	Ward 8 Councillor J. P. Danko
Absent	-	Ward 9 Councillor Brad Clark
Yes	-	Ward 10 Councillor Jeff Beattie
Yes	-	Ward 11 Councillor Mark Tadeson
Absent	-	Ward 12 Councillor Craig Cassar
Absent	-	Ward 13 Councillor Alex Wilson
Yes	-	Ward 14 Councillor Mike Spadafora
Yes	-	Ward 15 Councillor Ted McMeekin

**5. Feasibility Analysis of 171 Main Street East (PED23099(c) / HSC23028(c))
(Ward 2) (Outstanding Business List Item) (Item 10.3)**

(Spadafora/Kroetsch)

- (a) That Report PED23099(c) / HSC23028(c), Feasibility Analysis of 171 Main Street East, be received.
- (b) That Confidential Appendix “A” (Item 14.2) to Report PED23099(c) / HSC23028(c), Feasibility Analysis of 171 Main Street East, remain confidential.

Result: MOTION, CARRIED by a vote of 9 to 0, as follows:

Absent	-	Mayor Andrea Horwath
Yes	-	Ward 1 Councillor Maureen Wilson
Yes	-	Ward 2 Councillor Cameron Kroetsch
Absent	-	Ward 3 Councillor Nrinder Nann
Yes	-	Ward 4 Councillor Tammy Hwang
Yes	-	Ward 5 Councillor Matt Francis
Yes	-	Ward 6 Councillor Tom Jackson
Absent	-	Ward 7 Councillor Esther Pauls
Yes	-	Ward 8 Councillor J. P. Danko
Absent	-	Ward 9 Councillor Brad Clark
Yes	-	Ward 10 Councillor Jeff Beattie
Yes	-	Ward 11 Councillor Mark Tadeson
Absent	-	Ward 12 Councillor Craig Cassar
Absent	-	Ward 13 Councillor Alex Wilson
Yes	-	Ward 14 Councillor Mike Spadafora
Absent	-	Ward 15 Councillor Ted McMeekin

6. Housing Sustainability and Investment Roadmap Work Program: City Property Review and Property Disposition Strategies (PED23099(a) / HSC23028(a)) (City Wide) (Item 10.3(a))

(Spadafora/Beattie)

- (a) That staff be directed to proceed with a market offering of the city-owned property at 171 Main Street East, in accordance with the “Sale of Land Policy By-law” being By-law No. 14-204, with the net proceeds of the sale to be used for affordable housing purposes.

Result: MOTION, CARRIED by a vote of 9 to 0, as follows:

Absent	-	Mayor Andrea Horwath
Yes	-	Ward 1 Councillor Maureen Wilson
Yes	-	Ward 2 Councillor Cameron Kroetsch
Absent	-	Ward 3 Councillor Nrinder Nann

Yes	-	Ward 4	Councillor Tammy Hwang
Yes	-	Ward 5	Councillor Matt Francis
Yes	-	Ward 6	Councillor Tom Jackson
Absent	-	Ward 7	Councillor Esther Pauls
Yes	-	Ward 8	Councillor J. P. Danko
Absent	-	Ward 9	Councillor Brad Clark
Yes	-	Ward 10	Councillor Jeff Beattie
Yes	-	Ward 11	Councillor Mark Tadeson
Absent	-	Ward 12	Councillor Craig Cassar
Absent	-	Ward 13	Councillor Alex Wilson
Yes	-	Ward 14	Councillor Mike Spadafora
Absent	-	Ward 15	Councillor Ted McMeekin

7. Accessibility Committee for Persons with Disabilities (ACPD) Report 24-003 - April 9, 2024 (Item 10.4)

(Tadeson/Pauls)

(a) Correspondence from Maureen Cosyn Heath, Director, Transit Division, Public Works, respecting HSR Fare Assist Program and the Cancellation of the Temporary No Pay Program and the Temporary Voluntary Pay Program (Item 5.1)

That the correspondence from Maureen Cosyn Heath, Director, Transit Division, respecting HSR Fare Assist Program and Cancellation of the Temporary No Pay Program and the Temporary Voluntary Pay Program, be received and referred to the Accessible Transit Services Review Sub-Committee.

Result: MOTION, CARRIED by a vote of 12 to 0, as follows:

Absent	-	Mayor Andrea Horwath
Yes	-	Ward 1 Councillor Maureen Wilson
Yes	-	Ward 2 Councillor Cameron Kroetsch
Yes	-	Ward 3 Councillor Nrinder Nann
Yes	-	Ward 4 Councillor Tammy Hwang
Yes	-	Ward 5 Councillor Matt Francis
Yes	-	Ward 6 Councillor Tom Jackson
Yes	-	Ward 7 Councillor Esther Pauls
Yes	-	Ward 8 Councillor J. P. Danko
Absent	-	Ward 9 Councillor Brad Clark
Yes	-	Ward 10 Councillor Jeff Beattie
Yes	-	Ward 11 Councillor Mark Tadeson
Absent	-	Ward 12 Councillor Craig Cassar
Absent	-	Ward 13 Councillor Alex Wilson
Yes	-	Ward 14 Councillor Mike Spadafora
Yes	-	Ward 15 Councillor Ted McMeekin

8. 2024 Tax Policies and Area Rating (FCS24024) (City Wide) (Added Item 10.5)

(Kroetsch/Hwang)

(a) That the following optional property classes be continued for the 2024 taxation year:

- (i) Parking Lot and Vacant Land;
- (ii) Large Industrial;

(b) That, the following final tax ratios be established for the 2024 taxation year:

(i)	Residential	1.0000
(ii)	Multi-Residential	2.0658
(iii)	New Multi-Residential	1.0000
(iv)	Commercial	1.9800
(v)	Parking Lot and Vacant Land	1.9800
(vi)	Industrial	3.0066
(vii)	Large Industrial	3.5256
(viii)	Pipeline	1.7947
(ix)	Farm	0.1767
(x)	Managed Forest	0.2500
(xi)	Landfills	2.9696

(c) That the following tax reductions be established for the 2024 taxation year:

(i)	Farmland awaiting development (1st Subclass)	25%
(ii)	Farmland awaiting development (2nd Subclass)	0%
(iii)	Excess land Subclass (Residual Commercial)	0%
(iv)	Excess land Subclass (Residual Industrial)	0%
(v)	Vacant land Subclass (Residual Industrial)	0%
(vi)	Excess land Subclass (Large Industrial)	0%

(d) That the Deferral of Tax Increases for Seniors and Low Income Persons with Disabilities Program (Deferral of Tax Increases Program) be continued for the 2024 taxation year;

(e) That the Full Tax Deferral Program for Seniors and Low Income Persons with Disabilities Program (Full Tax Deferral Program) be continued for the 2024 taxation year;

(f) That the Seniors' (65+) Tax Rebate Program be continued for the 2024 taxation year;

(g) That the 40% Tax Rebate for eligible charities and similar organizations be continued for the 2024 taxation year;

- (h) That, for the 2024 taxation year, the Area Rated Levies be approved as identified in Appendix “A” to Report FCS24024, “2024 Tax Policies and Area Rating”, attached hereto;
- (i) That the Mayor and the General Manager, Finance and Corporate Services, be authorized and directed to request to the Minister of Finance consideration to increase the tax ratio of the Pipeline property class.
- (j) That Appendix “C” attached to Report FCS24024, a By-law “To Set and Levy the Rates of Taxation for the Year 2024”, be passed;
- (k) That Appendix “D” attached to Report FCS24024, A By-law “To Set Optional Property Classes Within the City of Hamilton for the Year 2024”, be passed;
- (l) That Appendix “E” attached to Report FCS24024, A By-law “To Establish Tax Ratios and Tax Reductions for the Year 2024”, be passed; and
- (m) That Appendix “F” attached to Report FCS24024, A By-law “To Levy a Special Charge Upon the Rateable Property in the Business Improvement Areas for the Year 2024”, be passed.

Result: MOTION, CARRIED by a vote of 12 to 0, as follows:

Absent	-	Mayor Andrea Horwath
Yes	-	Ward 1 Councillor Maureen Wilson
Yes	-	Ward 2 Councillor Cameron Kroetsch
Yes	-	Ward 3 Councillor Nrinder Nann
Yes	-	Ward 4 Councillor Tammy Hwang
Yes	-	Ward 5 Councillor Matt Francis
Yes	-	Ward 6 Councillor Tom Jackson
Yes	-	Ward 7 Councillor Esther Pauls
Yes	-	Ward 8 Councillor J. P. Danko
Absent	-	Ward 9 Councillor Brad Clark
Yes	-	Ward 10 Councillor Jeff Beattie
Yes	-	Ward 11 Councillor Mark Tadeson
Absent	-	Ward 12 Councillor Craig Cassar
Absent	-	Ward 13 Councillor Alex Wilson
Yes	-	Ward 14 Councillor Mike Spadafora
Yes	-	Ward 15 Councillor Ted McMeekin

9. Airport Sub-Committee Report 24-001 – May 9, 2024 (Added Item 10.6)

(Tadeson/Spadafora)

(a) Airport Lease (PED19084(j)) (City Wide) (Item 14.2)

- (i) That the direction provided to staff in Closed Session, be approved;

- (ii) That the confidential Appendix “C” to Report PED19084(j), be approved and remain confidential until approval by Council;
- (iii) That the Closed Session recommendations contained within Report PED19084(j), respecting the Airport Lease, remain confidential until approval by Council; and,
- (iv) That the balance of Report PED19084(j) and the appendices, respecting the Airport Lease, remain confidential.

Result: MOTION, CARRIED by a vote of 12 to 0, as follows:

Absent	-	Mayor Andrea Horwath
Yes	-	Ward 1 Councillor Maureen Wilson
Yes	-	Ward 2 Councillor Cameron Kroetsch
Yes	-	Ward 3 Councillor Nrinder Nann
Yes	-	Ward 4 Councillor Tammy Hwang
Yes	-	Ward 5 Councillor Matt Francis
Yes	-	Ward 6 Councillor Tom Jackson
Yes	-	Ward 7 Councillor Esther Pauls
Yes	-	Ward 8 Councillor J. P. Danko
Absent	-	Ward 9 Councillor Brad Clark
Yes	-	Ward 10 Councillor Jeff Beattie
Yes	-	Ward 11 Councillor Mark Tadeson
Absent	-	Ward 12 Councillor Craig Cassar
Absent	-	Ward 13 Councillor Alex Wilson
Yes	-	Ward 14 Councillor Mike Spadafora
Yes	-	Ward 15 Councillor Ted McMeekin

10. Cleanliness & Security in the Downtown Core Task Force Report 24-002 - April 11, 2024 (Added Item 10.7)

(Kroetsch/Hwang)

(a) Cleanliness & Security in the Downtown Core Task Force - 2024 Work Plan (Item 9.8)

That the Cleanliness & Security in the Downtown Core Task Force 2024 Work Plan, be approved, as follows:

- (a) Determine the geographic boundary;
- (b) Identify the issues or/ create a problem statement (include “noise pollution”);
- (c) Identify the existing level of service;
- (d) Identify the desired level of service;
- (e) Identify alternative solutions to meet desired level of service;

- (f) Identify costs to implement the alternative solutions;
 - (g) Develop a short-, medium- and long-term plans of action by May;
 - (h) Develop a long-term plan of action by September; and
 - (i) Identify budget implications for 2025.
- (b) **Amendments to the Terms of Reference for the Cleanliness and Security in the Downtown Core Task Force (Item 10.1)**

That the Cleanliness and Security in the Downtown Core Task Force Terms of Reference, ***be amended*** as follows:

- (a) **Composition of Voting Members:**
One representative from Downtown BIA
One representative from International Village BIA
~~*James Street South Business District*~~
~~*James Street North Business Merchants*~~
Three Small Business representatives, including one from
James Street North and one from James Street South
 Ward 2 Councillor
 One Additional Councillor
 Three Community Representatives.
- (b) **Composition of Non-Voting Members:**
One representative from Beasley Neighbourhood Association
One representative from Central Neighbourhood Association
One representative from Corktown Neighbourhood Association
One representative from Durand Neighbourhood Association
One representative from Hamilton Chamber of Commerce.
- (c) **Geographic Boundary:**
~~*Strachan Cannon*~~ Street (in the North) and *Charlton Avenue Hunter Street* (in the South) from Queen Street (in the West) to West Avenue (in the East).
 James Street from Charlton Street (in the South) to Strachan Street (in the North).
- (d) **Reporting:**
The Task Force will meet every 2 months and reports to the General Issues Committee report in time for the May meeting of the General Issues Committee with short-term actions, and in September with long-term actions including potential budget implications.

- (e) **Rules and Procedures:**
The Task Force will meet at the request of the Chair ***outside of regularly scheduled meetings*** and the proceedings of the Task Force shall ***follow the City's Procedural By-law be conducted as set out in Bourinot's Rules of Order.***
- (f) **That the Key Activities Section, be deleted in it's entirety, as follows:**

Key Activities:
~~***Determine the geographic boundary;***~~
~~***Identify the issues or/ create a problem statement;***~~
~~***Identify the existing level of service;***~~
~~***Identify the desired level of service;***~~
~~***Identify alternative solutions to meet desired level of service;***~~
~~***Identify costs to implement the alternative solutions;***~~
~~***Develop a short-, medium- and long-term plans of action by May;***~~
~~***Develop a long-term plan of action by September;***~~
~~***Identify budget implications for following year;***~~
~~***Examine the recommendations identified as part of the Mayor's Proudly Hamilton initiative and incorporate these, where applicable, into the short term and long-terms plans of action.***~~

Result: MOTION, CARRIED by a vote of 12 to 0, as follows:

Absent	-	Mayor Andrea Horwath
Yes	-	Ward 1 Councillor Maureen Wilson
Yes	-	Ward 2 Councillor Cameron Kroetsch
Yes	-	Ward 3 Councillor Nrinder Nann
Yes	-	Ward 4 Councillor Tammy Hwang
Yes	-	Ward 5 Councillor Matt Francis
Yes	-	Ward 6 Councillor Tom Jackson
Yes	-	Ward 7 Councillor Esther Pauls
Yes	-	Ward 8 Councillor J. P. Danko
Absent	-	Ward 9 Councillor Brad Clark
Yes	-	Ward 10 Councillor Jeff Beattie
Yes	-	Ward 11 Councillor Mark Tadeson
Absent	-	Ward 12 Councillor Craig Cassar
Absent	-	Ward 13 Councillor Alex Wilson
Yes	-	Ward 14 Councillor Mike Spadafora
Yes	-	Ward 15 Councillor Ted McMeekin

11. SmartCentres Sponsorship Payment (Item 11.1)

(Francis/Tadeson)

WHEREAS, in July 2023, the City and SmartCentres mutually agreed to a business arrangement wherein SmartCentres will provide funds and/or in-kind services to the City and in return the City will utilize these funds to enhance community facilities, esthetics and resources within the area of Stoney Creek, supported through the Ward 5 Council office;

WHEREAS, SmartCentres has provided the City with a one-time lump sum payment of \$50,000.00 plus HST;

WHEREAS, the funds provided by SmartCentres may be used at the discretion of the Ward 5 Councillor;

WHEREAS, all wards that receive non-property tax revenues have these revenues (net of any operating costs) deposited into a Ward Specific Non-Property Tax Revenue Account;

WHEREAS, the revenues deposited into a Ward Specific Non-Property Tax Revenue Account are subject to the applicable guidelines and procedures found in report FCS18014(a).

THEREFORE, LET IT BE RESOLVED:

- (a) That staff be directed to set up a Ward 5 Non-Property Tax Revenue Account; and,
- (b) That the \$50,000.00 plus HST received from SmartCentres be transferred to the Ward 5 Non-Property Tax Revenue Account.

Result: MOTION, CARRIED by a vote of 12 to 0, as follows:

Absent	-	Mayor Andrea Horwath
Yes	-	Ward 1 Councillor Maureen Wilson
Yes	-	Ward 2 Councillor Cameron Kroetsch
Yes	-	Ward 3 Councillor Nrinder Nann
Yes	-	Ward 4 Councillor Tammy Hwang
Yes	-	Ward 5 Councillor Matt Francis
Yes	-	Ward 6 Councillor Tom Jackson
Yes	-	Ward 7 Councillor Esther Pauls
Yes	-	Ward 8 Councillor J. P. Danko
Absent	-	Ward 9 Councillor Brad Clark
Yes	-	Ward 10 Councillor Jeff Beattie
Yes	-	Ward 11 Councillor Mark Tadeson
Absent	-	Ward 12 Councillor Craig Cassar
Absent	-	Ward 13 Councillor Alex Wilson

Yes - Ward 14 Councillor Mike Spadafora
 Yes - Ward 15 Councillor Ted McMeekin

12. Revenue Sources to fund Council Priorities and Ongoing Operating and Capital Works (Item 11.2)

(M. Wilson/Hwang)

WHEREAS the total financial pressures facing the City of Hamilton over the next 10 years is estimated at \$22.8 billion;

WHEREAS the total operating budget pressure facing the City of Hamilton over the next 10 years is \$16.3 billion;

WHEREAS the funded capital needs identified in the asset management plans approved to date are \$4 billion;

WHEREAS, Hamilton City Council has identified a set of priorities to guide its legislative agenda for the 2022-2026 term of Council;

WHEREAS, access to sufficient and sustainable revenue sources is critical to the city's ability to achieve these priorities along with ongoing operating, maintenance and capital programming needs;

WHEREAS, the fiscal framework within which Canadian municipalities work limits opportunities for local government to advance solutions at the scale required to address many of today's challenges, including but not limited to affordable and supportive housing, climate change mitigation, technology and an ageing infrastructure and population;

WHEREAS, Ontario municipalities like Hamilton are heavily reliant on property taxes as a source of revenue;

WHEREAS, property taxes are a regressive form of taxation;

WHEREAS, the City of Hamilton directly invests a significant share of property tax revenues, in extensions of federal and provincial responsibilities, such as housing, social services, and health services;

WHEREAS, in the absence of other non-residential property tax revenue, property taxes will become less affordable for more people over the next few years while the need for local investments will continue to grow;

WHEREAS, staff provided information on revenue tools available to the City of Toronto vis a vis the *City of Toronto Act* through Report FCS24022 including a downtown parking levy, municipal land transfer tax and a sales tax on alcohol and tobacco.

THEREFORE, LET IT BE RESOLVED:

- (a) That staff be directed to report back to the General Issues Committee by the end of Q4-2024 with recommendations on the legislative requirements, framework and implementation plan for the following revenue tools to advance priorities and investment in infrastructure:
- (i) parking levies in high traffic areas;
 - (ii) a tiered land transfer tax; and,
 - (iii) alcohol and tobacco sales tax.
- (b) That staff be directed to include the following in the report back:
- (i) the steps necessary to action and implement the models;
 - (ii) the length of time it would take to implement the models;
 - (iii) the estimated amount of revenue that could be generated by implementing these models; and,
 - (iv) What other municipalities are implementing or considering regarding alternative revenue sources.

Result: MOTION, CARRIED by a vote of 10 to 4, as follows:

Yes	-	Mayor Andrea Horwath
Yes	-	Ward 1 Councillor Maureen Wilson
Yes	-	Ward 2 Councillor Cameron Kroetsch
Yes	-	Ward 3 Councillor Nrinder Nann
Yes	-	Ward 4 Councillor Tammy Hwang
No	-	Ward 5 Councillor Matt Francis
No	-	Ward 6 Councillor Tom Jackson
Yes	-	Ward 7 Councillor Esther Pauls
Yes	-	Ward 8 Councillor J. P. Danko
Absent	-	Ward 9 Councillor Brad Clark
No	-	Ward 10 Councillor Jeff Beattie
Yes	-	Ward 11 Councillor Mark Tadeson
Absent	-	Ward 12 Councillor Craig Cassar
Yes	-	Ward 13 Councillor Alex Wilson
No	-	Ward 14 Councillor Mike Spadafora
Yes	-	Ward 15 Councillor Ted McMeekin

13. 41 South Street West, Dundas, Disposition Strategy – Ground Lease Agreement (PED23151(b)) (Ward 13) (Item 14.2)

(Spadafora/Kroetsch)

- (a) That the direction provided to City staff in Closed Session, respecting the 41 South Street West, Dundas, Disposition Strategy – Ground Lease Agreement (PED23151(b)) be approved, and remain confidential until completion of the subject Ground Lease Agreement;

- (b) That staff be authorized and directed to enter into a Ground Lease Agreement between the City of Hamilton (as the Landlord) and Kemp Care Network (as the Tenant) for a portion of the City-owned property municipally known as 41 South Street West, Dundas, substantially in accordance with the Major Terms and Conditions set out in Confidential Appendix “B” to Report PED23151(b), and on such other terms and conditions as deemed appropriate by the General Manager of Planning and Economic Development, or designate;
- (c) That the General Manager, Planning and Economic Development Department, or designate, acting on behalf of the City of Hamilton, be authorized to administer the Ground Lease Agreement with Kemp Care Network (Tenant) and provide any requisite consents, approvals, and notices related to the Ground Lease Agreement with Kemp Care Network (Tenant);
- (d) That the City Solicitor be authorized to complete the transaction on behalf of the City of Hamilton, including, but not limited to, paying any necessary expenses, amending the commencement, and other dates, and amending and waiving terms and conditions on such terms as they consider reasonable;
- (e) That the Mayor and Clerk be authorized and directed to execute the Ground Lease Agreement with Kemp Care Network (Tenant) and all other necessary associated documents to implement Recommendation (a), with all such documents to be in a form satisfactory to the City Solicitor;
- (f) That the balance of Report PED23151(b) and Confidential Appendices “B” through “F” to Report PED23151(b), respecting the 41 South Street West, Dundas, Disposition Strategy – Ground Lease Agreement, remain confidential.

Result: MOTION, CARRIED by a vote of 9 to 0, as follows:

Absent	-	Mayor Andrea Horwath
Yes	-	Ward 1 Councillor Maureen Wilson
Yes	-	Ward 2 Councillor Cameron Kroetsch
Absent	-	Ward 3 Councillor Nrinder Nann
Yes	-	Ward 4 Councillor Tammy Hwang
Yes	-	Ward 5 Councillor Matt Francis
Yes	-	Ward 6 Councillor Tom Jackson
Absent	-	Ward 7 Councillor Esther Pauls
Yes	-	Ward 8 Councillor J. P. Danko
Absent	-	Ward 9 Councillor Brad Clark
Yes	-	Ward 10 Councillor Jeff Beattie
Yes	-	Ward 11 Councillor Mark Tadeson

Absent - Ward 12 Councillor Craig Cassar
 Absent - Ward 13 Councillor Alex Wilson
 Yes - Ward 14 Councillor Mike Spadafora
 Absent - Ward 15 Councillor Ted McMeekin

14. International Union of Operating Engineers Local 772, Ratification of Collective Agreement (HUR24013) (City Wide) (Item 14.4)

(Spadafora/Beattie)

- (a) That the tentative agreement reached on April 29, 2024 between the City of Hamilton and the International Union of Operating Engineers (IUOE) Local 772 representing 7 Utilities/ Maintenance Operators at Macassa and Wentworth Lodge, be approved.
- (b) That Report HUR24013, respecting City of Hamilton and the International Union of Operating Engineers (IUOE) Local 772 Ratification of Collective Agreement, remain confidential.

Result: MOTION, CARRIED by a vote of 9 to 0, as follows:

Absent - Mayor Andrea Horwath
 Yes - Ward 1 Councillor Maureen Wilson
 Yes - Ward 2 Councillor Cameron Kroetsch
 Absent - Ward 3 Councillor Nrinder Nann
 Yes - Ward 4 Councillor Tammy Hwang
 Yes - Ward 5 Councillor Matt Francis
 Yes - Ward 6 Councillor Tom Jackson
 Absent - Ward 7 Councillor Esther Pauls
 Yes - Ward 8 Councillor J. P. Danko
 Absent - Ward 9 Councillor Brad Clark
 Yes - Ward 10 Councillor Jeff Beattie
 Yes - Ward 11 Councillor Mark Tadeson
 Absent - Ward 12 Councillor Craig Cassar
 Absent - Ward 13 Councillor Alex Wilson
 Yes - Ward 14 Councillor Mike Spadafora
 Absent - Ward 15 Councillor Ted McMeekin

15. Update on Cyber Security Incident – REVISED (Item 14.5)

(Kroetsch/Beattie)

That the Update on Cyber Security Incident, be received and remain confidential.

Result: MOTION, CARRIED by a vote of 9 to 0, as follows:

Absent - Mayor Andrea Horwath
 Yes - Ward 1 Councillor Maureen Wilson

Yes	-	Ward 2	Councillor Cameron Kroetsch
Absent	-	Ward 3	Councillor Nrinder Nann
Yes	-	Ward 4	Councillor Tammy Hwang
Yes	-	Ward 5	Councillor Matt Francis
Yes	-	Ward 6	Councillor Tom Jackson
Absent	-	Ward 7	Councillor Esther Pauls
Yes	-	Ward 8	Councillor J. P. Danko
Absent	-	Ward 9	Councillor Brad Clark
Yes	-	Ward 10	Councillor Jeff Beattie
Yes	-	Ward 11	Councillor Mark Tadeson
Absent	-	Ward 12	Councillor Craig Cassar
Absent	-	Ward 13	Councillor Alex Wilson
Yes	-	Ward 14	Councillor Mike Spadafora
Absent	-	Ward 15	Councillor Ted McMeekin

16. Legal Update on Cybersecurity Incident (LS24013) (City Wide) (Item 14.6)

(Tadeson/Francis)

That Report LS24013, respecting Legal Update on Cybersecurity Incident, be received and remain confidential.

Result: MOTION, CARRIED by a vote of 9 to 0, as follows:

Absent	-	Mayor Andrea Horwath	
Yes	-	Ward 1	Councillor Maureen Wilson
Yes	-	Ward 2	Councillor Cameron Kroetsch
Absent	-	Ward 3	Councillor Nrinder Nann
Yes	-	Ward 4	Councillor Tammy Hwang
Yes	-	Ward 5	Councillor Matt Francis
Yes	-	Ward 6	Councillor Tom Jackson
Absent	-	Ward 7	Councillor Esther Pauls
Yes	-	Ward 8	Councillor J. P. Danko
Absent	-	Ward 9	Councillor Brad Clark
Yes	-	Ward 10	Councillor Jeff Beattie
Yes	-	Ward 11	Councillor Mark Tadeson
Absent	-	Ward 12	Councillor Craig Cassar
Absent	-	Ward 13	Councillor Alex Wilson
Yes	-	Ward 14	Councillor Mike Spadafora
Absent	-	Ward 15	Councillor Ted McMeekin

17. Encampment Litigation Update (LS20023(i)) (City Wide) (Item 14.6)

(Spadafora/Jackson)

That Report LS20023(i), respecting the Encampment Litigation Update be REFERRED to the May 22, 2024 Council Meeting for consideration.

Result: MOTION, CARRIED by a vote of 9 to 0, as follows:

Absent	-	Mayor Andrea Horwath
Yes	-	Ward 1 Councillor Maureen Wilson
Yes	-	Ward 2 Councillor Cameron Kroetsch
Absent	-	Ward 3 Councillor Nrinder Nann
Yes	-	Ward 4 Councillor Tammy Hwang
Yes	-	Ward 5 Councillor Matt Francis
Yes	-	Ward 6 Councillor Tom Jackson
Absent	-	Ward 7 Councillor Esther Pauls
Yes	-	Ward 8 Councillor J. P. Danko
Absent	-	Ward 9 Councillor Brad Clark
Yes	-	Ward 10 Councillor Jeff Beattie
Yes	-	Ward 11 Councillor Mark Tadeson
Absent	-	Ward 12 Councillor Craig Cassar
Absent	-	Ward 13 Councillor Alex Wilson
Yes	-	Ward 14 Councillor Mike Spadafora
Absent	-	Ward 15 Councillor Ted McMeekin

FOR INFORMATION:

(a) APPROVAL OF AGENDA (Item 2)

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

5. COMMUNICATIONS

5.1 Correspondence respecting Item 14.2 - 41 South Street West, Dundas, Disposition Strategy - Ground Lease Agreement (PED23151(b)) (Ward 13), from the following individuals:

(a) Larry Sagar

Recommendation: Be received and referred to consideration of Item 14.2.

5.2 Correspondence from Herb Wodehouse, Chair, International Village BIA, respecting Item 8.2 - Encampment Observation Report (HSC24020 / PED24080 / PW24030) (City Wide).

Recommendation: Be received and referred to consideration of Item 8.2.

6. DELEGATION REQUESTS

6.1 Adeola Egbeyemi, Environment Hamilton, respecting Item 10.5 - 2024 Tax Policies and Area Rating (FCS24024) (City Wide) - Pipelines (In-Person) (For today's meeting)

10. DISCUSSION ITEMS

- 10.5 2024 Tax Policies and Area Rating (FCS24024) (City Wide)
- 10.6 Airport Sub-Committee Report 24-001 – May 9, 2024
- 10.7 Cleanliness & Security in the Downtown Core Task Force Report 24-002 - April 11, 2024

14. PRIVATE AND CONFIDENTIAL

- 14.5 Update on Cyber Security Incident – REVISED
- 14.7 Encampment Litigation Update (LS20023(i)) (City Wide)

(Hwang/Kroetsch)

That the agenda for the May 15, 2024 General Issues Committee meeting, be approved, as amended.

Result: MOTION, CARRIED by a vote of 12 to 0, as follows:

Yes	-	Mayor Andrea Horwath
Yes	-	Ward 1 Councillor Maureen Wilson
Yes	-	Ward 2 Councillor Cameron Kroetsch
Yes	-	Ward 3 Councillor Nrinder Nann
Yes	-	Ward 4 Councillor Tammy Hwang
Yes	-	Ward 5 Councillor Matt Francis
Yes	-	Ward 6 Councillor Tom Jackson
Yes	-	Ward 7 Councillor Esther Pauls
Absent	-	Ward 8 Councillor J. P. Danko
Absent	-	Ward 9 Councillor Brad Clark
Yes	-	Ward 10 Councillor Jeff Beattie
Yes	-	Ward 11 Councillor Mark Tadeson
Absent	-	Ward 12 Councillor Craig Cassar
Absent	-	Ward 13 Councillor Alex Wilson
Yes	-	Ward 14 Councillor Mike Spadafora
Yes	-	Ward 15 Councillor Ted McMeekin

(b) DECLARATIONS OF INTEREST (Item 3)

There were no declarations of interest.

(c) APPROVAL OF MINUTES OF PREVIOUS MEETINGS (Item 4)**(i) May 1, 2024 (Item 4.1)****(Beattie/Pauls)**

That the minutes of the May 1, 2024 General Issues Committee, be approved, as presented.

Result: MOTION, CARRIED by a vote of 13 to 0, as follows:

Yes	-	Mayor Andrea Horwath
Yes	-	Ward 1 Councillor Maureen Wilson
Yes	-	Ward 2 Councillor Cameron Kroetsch
Yes	-	Ward 3 Councillor Nrinder Nann
Yes	-	Ward 4 Councillor Tammy Hwang
Yes	-	Ward 5 Councillor Matt Francis
Yes	-	Ward 6 Councillor Tom Jackson
Yes	-	Ward 7 Councillor Esther Pauls
Yes	-	Ward 8 Councillor J. P. Danko
Absent	-	Ward 9 Councillor Brad Clark
Yes	-	Ward 10 Councillor Jeff Beattie
Yes	-	Ward 11 Councillor Mark Tadeson
Absent	-	Ward 12 Councillor Craig Cassar
Absent	-	Ward 13 Councillor Alex Wilson
Yes	-	Ward 14 Councillor Mike Spadafora
Yes	-	Ward 15 Councillor Ted McMeekin

(d) COMMUNICATIONS (Item 5)**(Kroetsch/Jackson)**

That Communication Items 5.1 and 5.2, be approved, as ***amended***, as follows:

(i) Correspondence respecting Item 14.2 - 41 South Street West, Dundas, Disposition Strategy - Ground Lease Agreement (PED23151(b)) (Ward 13), from the following individuals (Added Item 5.1):**(a) Larry Sagar (Added Item 5.1(a))**

Recommendation: Be received, referred to consideration of Item 14.2, ***and forwarded to staff to work with the Ward Councillor on this matter.***

(ii) Correspondence from Herb Wodehouse, Chair, International Village BIA, respecting Item 8.2 - Encampment Observation Report (HSC24020 / PED24080 / PW24030) (City Wide) (Added Item 5.2)

Recommendation: Be received and referred to consideration of Item 8.2.

Result: Motion on the Communications Items, As Amended, CARRIED by a vote of 13 to 0, as follows:

Yes	-	Mayor Andrea Horwath
Yes	-	Ward 1 Councillor Maureen Wilson
Yes	-	Ward 2 Councillor Cameron Kroetsch
Yes	-	Ward 3 Councillor Nrinder Nann
Yes	-	Ward 4 Councillor Tammy Hwang
Yes	-	Ward 5 Councillor Matt Francis
Yes	-	Ward 6 Councillor Tom Jackson
Yes	-	Ward 7 Councillor Esther Pauls
Yes	-	Ward 8 Councillor J. P. Danko
Absent	-	Ward 9 Councillor Brad Clark
Yes	-	Ward 10 Councillor Jeff Beattie
Yes	-	Ward 11 Councillor Mark Tadeson
Absent	-	Ward 12 Councillor Craig Cassar
Absent	-	Ward 13 Councillor Alex Wilson
Yes	-	Ward 14 Councillor Mike Spadafora
Yes	-	Ward 15 Councillor Ted McMeekin

(e) DELEGATION REQUESTS (Item 6)

(Pauls/Hwang)

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

- (i) Adeola Egbeyemi, Environment Hamilton, respecting Item 10.5 - 2024 Tax Policies and Area Rating (FCS24024) (City Wide) - Pipelines (In-Person) (For today's meeting) (Added Item 6.1)

Result: MOTION, CARRIED by a vote of 13 to 0, as follows:

Yes	-	Mayor Andrea Horwath
Yes	-	Ward 1 Councillor Maureen Wilson
Yes	-	Ward 2 Councillor Cameron Kroetsch
Yes	-	Ward 3 Councillor Nrinder Nann
Yes	-	Ward 4 Councillor Tammy Hwang
Yes	-	Ward 5 Councillor Matt Francis
Yes	-	Ward 6 Councillor Tom Jackson
Yes	-	Ward 7 Councillor Esther Pauls
Yes	-	Ward 8 Councillor J. P. Danko
Absent	-	Ward 9 Councillor Brad Clark
Yes	-	Ward 10 Councillor Jeff Beattie
Yes	-	Ward 11 Councillor Mark Tadeson
Absent	-	Ward 12 Councillor Craig Cassar
Absent	-	Ward 13 Councillor Alex Wilson

Yes - Ward 14 Councillor Mike Spadafora
Yes - Ward 15 Councillor Ted McMeekin

(f) DELEGATIONS (Item 7)

(i) Shelby Alicia, respecting homelessness and the correlation to REITs in Hamilton (In Person) (Item 7.1)

Shelby Alicia, addressed the Committee respecting homelessness and the correlation to REITs in Hamilton.

(1) (Jackson/Pauls)

That the Delegate be provided an additional 3 minutes to complete their delegation.

Result: MOTION, CARRIED by a vote of 13 to 0, as follows:

Yes - Mayor Andrea Horwath
Yes - Ward 1 Councillor Maureen Wilson
Yes - Ward 2 Councillor Cameron Kroetsch
Yes - Ward 3 Councillor Nrinder Nann
Yes - Ward 4 Councillor Tammy Hwang
Yes - Ward 5 Councillor Matt Francis
Yes - Ward 6 Councillor Tom Jackson
Yes - Ward 7 Councillor Esther Pauls
Yes - Ward 8 Councillor J. P. Danko
Absent - Ward 9 Councillor Brad Clark
Yes - Ward 10 Councillor Jeff Beattie
Yes - Ward 11 Councillor Mark Tadeson
Absent - Ward 12 Councillor Craig Cassar
Absent - Ward 13 Councillor Alex Wilson
Yes - Ward 14 Councillor Mike Spadafora
Yes - Ward 15 Councillor Ted McMeekin

(2) (Jackson/McMeekin)

That the Delegation from Shelby Alicia, respecting homelessness and the correlation to REITs in Hamilton, be received.

Result: MOTION, CARRIED by a vote of 13 to 0, as follows:

Yes - Mayor Andrea Horwath
Yes - Ward 1 Councillor Maureen Wilson
Yes - Ward 2 Councillor Cameron Kroetsch
Yes - Ward 3 Councillor Nrinder Nann
Yes - Ward 4 Councillor Tammy Hwang
Yes - Ward 5 Councillor Matt Francis

Yes	-	Ward 6	Councillor Tom Jackson
Yes	-	Ward 7	Councillor Esther Pauls
Yes	-	Ward 8	Councillor J. P. Danko
Absent	-	Ward 9	Councillor Brad Clark
Yes	-	Ward 10	Councillor Jeff Beattie
Yes	-	Ward 11	Councillor Mark Tadeson
Absent	-	Ward 12	Councillor Craig Cassar
Absent	-	Ward 13	Councillor Alex Wilson
Yes	-	Ward 14	Councillor Mike Spadafora
Yes	-	Ward 15	Councillor Ted McMeekin

(ii) Adeola Egbeyemi, Environment Hamilton, respecting Item 10.5 - 2024 Tax Policies and Area Rating (FCS24024) (City Wide) - Pipelines (In-Person) (Added Item 7.2)

Adeola Egbeyemi, Environment Hamilton, addressed the Committee, respecting Item 10.5 - 2024 Tax Policies and Area Rating (FCS24024) (City Wide) - Pipelines.

(1) (Hwang/Horwath)

That the Delegation from Adeola Egbeyemi, Environment Hamilton, respecting Item 10.5 - 2024 Tax Policies and Area Rating (FCS24024) (City Wide) - Pipelines, be received.

Result: MOTION, CARRIED by a vote of 13 to 0, as follows:

Yes	-	Mayor Andrea Horwath
Yes	-	Ward 1 Councillor Maureen Wilson
Yes	-	Ward 2 Councillor Cameron Kroetsch
Yes	-	Ward 3 Councillor Nrinder Nann
Yes	-	Ward 4 Councillor Tammy Hwang
Absent	-	Ward 5 Councillor Matt Francis
Yes	-	Ward 6 Councillor Tom Jackson
Yes	-	Ward 7 Councillor Esther Pauls
Yes	-	Ward 8 Councillor J. P. Danko
Yes	-	Ward 9 Councillor Brad Clark
Yes	-	Ward 10 Councillor Jeff Beattie
Yes	-	Ward 11 Councillor Mark Tadeson
Absent	-	Ward 12 Councillor Craig Cassar
Absent	-	Ward 13 Councillor Alex Wilson
Yes	-	Ward 14 Councillor Mike Spadafora
Yes	-	Ward 15 Councillor Ted McMeekin

(g) PRESENTATIONS (Item 8)

(i) Goods Movement Strategy (PED24049) (City Wide) (Item 8.1)

Norm Schleeahn, Director, Economic Development introduced Jennifer Patterson, Manager, Business Investment and Sector Development who provided background information and introduced and external consultants Ken Albright and Mark Ferguson, from McMaster Institute, who provided the presentation respecting Report PED24049, Goods Movement Strategy.

(1) (Horwath/Clark)

That the presentation respecting Report PED24049, Goods Movement Strategy, be received.

Result: MOTION, CARRIED by a vote of 12 to 0, as follows:

Yes	-	Mayor Andrea Horwath
Yes	-	Ward 1 Councillor Maureen Wilson
Yes	-	Ward 2 Councillor Cameron Kroetsch
Yes	-	Ward 3 Councillor Nrinder Nann
Yes	-	Ward 4 Councillor Tammy Hwang
Yes	-	Ward 5 Councillor Matt Francis
Yes	-	Ward 6 Councillor Tom Jackson
Yes	-	Ward 7 Councillor Esther Pauls
Yes	-	Ward 8 Councillor J. P. Danko
Yes	-	Ward 9 Councillor Brad Clark
Absent	-	Ward 10 Councillor Jeff Beattie
Yes	-	Ward 11 Councillor Mark Tadeson
Absent	-	Ward 12 Councillor Craig Cassar
Absent	-	Ward 13 Councillor Alex Wilson
Absent	-	Ward 14 Councillor Mike Spadafora
Yes	-	Ward 15 Councillor Ted McMeekin

For disposition of this matter, refer to Item 1.

(ii) Encampment Observation Report (HSC24020 / PED24080 / PW24030) (City Wide) (Item 8.2)

Marnie Cluckie, City Manager and Grace Mater, General Manager, Healthy and Safe Communities provided an introduction to the report.

Michelle Baird, Director, Housing Services; Cynthia Graham, Director, Environmental Services; and Dan Smith, Manager, Licensing, Planning & Economic Development; provided Committee with the presentation on Report HSC24020 / PED24080 / PW24030, respecting Encampment Observation Report.

(1) (Kroetsch/Hwang)

That the presentation respecting Report HSC24020 / PED24080 / PW24030, respecting Encampment Observation Report, be received.

Result: MOTION, CARRIED by a vote of 13 to 0, as follows:

Absent	-	Mayor Andrea Horwath
Yes	-	Ward 1 Councillor Maureen Wilson
Yes	-	Ward 2 Councillor Cameron Kroetsch
Yes	-	Ward 3 Councillor Nrinder Nann
Yes	-	Ward 4 Councillor Tammy Hwang
Yes	-	Ward 5 Councillor Matt Francis
Yes	-	Ward 6 Councillor Tom Jackson
Yes	-	Ward 7 Councillor Esther Pauls
Yes	-	Ward 8 Councillor J. P. Danko
Yes	-	Ward 9 Councillor Brad Clark
Yes	-	Ward 10 Councillor Jeff Beattie
Yes	-	Ward 11 Councillor Mark Tadeson
Absent	-	Ward 12 Councillor Craig Cassar
Absent	-	Ward 13 Councillor Alex Wilson
Yes	-	Ward 14 Councillor Mike Spadafora
Yes	-	Ward 15 Councillor Ted McMeekin

(2) (McMeekin/Hwang)

(b) That the Housing Services Division report back to the General Issues Committee on June 19, 2024 with recommendations on how to address the needs of individuals who are unhoused and any additional service gaps highlighted in this report.

(3) (Danko/Jackson)

(i) That Report HSC24020 / PED24080 / PW24030, Encampment Observation Report, **be amended**, by adding a sub-section (c), as follows:

(c) That staff include in their report back to the General Issues Committee on June 19, 2024 the needs and impacts that the Encampment Protocol has had on neighbourhoods.

Result: Amendment, CARRIED by a vote of 12 to 1, as follows:

Absent	-	Mayor Andrea Horwath
Yes	-	Ward 1 Councillor Maureen Wilson
No	-	Ward 2 Councillor Cameron Kroetsch
Yes	-	Ward 3 Councillor Nrinder Nann
Yes	-	Ward 4 Councillor Tammy Hwang

Yes	-	Ward 5	Councillor Matt Francis
Yes	-	Ward 6	Councillor Tom Jackson
Yes	-	Ward 7	Councillor Esther Pauls
Yes	-	Ward 8	Councillor J. P. Danko
Yes	-	Ward 9	Councillor Brad Clark
Yes	-	Ward 10	Councillor Jeff Beattie
Yes	-	Ward 11	Councillor Mark Tadeson
Absent	-	Ward 12	Councillor Craig Cassar
Absent	-	Ward 13	Councillor Alex Wilson
Yes	-	Ward 14	Councillor Mike Spadafora
Yes	-	Ward 15	Councillor Ted McMeekin

For disposition of this matter, refer to Item 2(ii).

(4) Recess

(Tadeson/Kroetsch)

That the General Issues Committee recess for 35 minutes until 2:30 p.m.

Result: MOTION, CARRIED by a vote of 12 to 0, as follows:

Absent	-	Mayor Andrea Horwath
Yes	-	Ward 1 Councillor Maureen Wilson
Yes	-	Ward 2 Councillor Cameron Kroetsch
Yes	-	Ward 3 Councillor Nrinder Nann
Yes	-	Ward 4 Councillor Tammy Hwang
Yes	-	Ward 5 Councillor Matt Francis
Yes	-	Ward 6 Councillor Tom Jackson
Absent	-	Ward 7 Councillor Esther Pauls
Yes	-	Ward 8 Councillor J. P. Danko
Yes	-	Ward 9 Councillor Brad Clark
Yes	-	Ward 10 Councillor Jeff Beattie
Yes	-	Ward 11 Councillor Mark Tadeson
Absent	-	Ward 12 Councillor Craig Cassar
Absent	-	Ward 13 Councillor Alex Wilson
Yes	-	Ward 14 Councillor Mike Spadafora
Yes	-	Ward 15 Councillor Ted McMeekin

(h) DISCUSSION ITEMS (Item 10)

(i) Feasibility Analysis of 171 Main Street East (PED23099(c) / HSC23028(c)) (Ward 2) (Outstanding Business List Item) (Item 10.3)

(1) (Kroetsch/M. Wilson)

That Report PED23099(c) / HSC23028(c), Feasibility Analysis of 171 Main Street East, be received.

(2) (Kroetsch/Hwang)

That consideration of the following reports, be DEFERRED until after Closed Session:

- (a) Feasibility Analysis of 171 Main Street East (PED23099(c) / HSC23028(c)) (Ward 2) (Outstanding Business List Item) (Item 10.3)
- (b) Housing Sustainability and Investment Roadmap Work Program: City Property Review and Property Disposition Strategies (PED23099(a) / HSC23028(a)) (City Wide) (Item 10.3(a))

Result: MOTION, CARRIED by a vote of 12 to 0, as follows:

Absent	-	Mayor Andrea Horwath
Yes	-	Ward 1 Councillor Maureen Wilson
Yes	-	Ward 2 Councillor Cameron Kroetsch
Yes	-	Ward 3 Councillor Nrinder Nann
Yes	-	Ward 4 Councillor Tammy Hwang
Yes	-	Ward 5 Councillor Matt Francis
Yes	-	Ward 6 Councillor Tom Jackson
Yes	-	Ward 7 Councillor Esther Pauls
Yes	-	Ward 8 Councillor J. P. Danko
Absent	-	Ward 9 Councillor Brad Clark
Yes	-	Ward 10 Councillor Jeff Beattie
Yes	-	Ward 11 Councillor Mark Tadeson
Absent	-	Ward 12 Councillor Craig Cassar
Absent	-	Ward 13 Councillor Alex Wilson
Yes	-	Ward 14 Councillor Mike Spadafora
Yes	-	Ward 15 Councillor Ted McMeekin

For disposition of these Items, refer to Items 5 and 6.

(i) GENERAL INFORMATION / OTHER BUSINESS (Item 13)

(i) Amendments to the Outstanding Business List (Item 13.1):

(Spadafora/Hwang)

That the amendments to the Outstanding Business List, be approved, as follows:

(a) Items Considered Complete and Needing to be Removed (Item 13.1(a)):

Encampment Response Update - September 2023
(HSC23066(a)) (City Wide)

Added: October 18, 2023 at GIC (Item 10.6)
Completed: May 15, 2024 at GIC (Item 10.1)

Housing Sustainability and Investment Roadmap Work
Program: City Property Review and Property Disposition
Strategies (PED23099(a) / HSC23028(a)) (City Wide)
Added: December 6, 2023 at GIC (Item 10.6(a))
Completed: May 15, 2024 at GIC (Item 10.3)

(b) Items Requiring a New Due Date: (Item 13.1(b)):

Authority to Enter into Rent Supplement Agreements Under
Various Programs (HSC24005) (City Wide) (Item 10.2)
Current Due Date: May 15, 2024
Proposed New Due Date: June 5, 2024

Result: MOTION, CARRIED by a vote of 14 to 0, as follows:

Yes	-	Mayor Andrea Horwath
Yes	-	Ward 1 Councillor Maureen Wilson
Yes	-	Ward 2 Councillor Cameron Kroetsch
Yes	-	Ward 3 Councillor Nrinder Nann
Yes	-	Ward 4 Councillor Tammy Hwang
Yes	-	Ward 5 Councillor Matt Francis
Yes	-	Ward 6 Councillor Tom Jackson
Yes	-	Ward 7 Councillor Esther Pauls
Yes	-	Ward 8 Councillor J. P. Danko
Absent	-	Ward 9 Councillor Brad Clark
Yes	-	Ward 10 Councillor Jeff Beattie
Yes	-	Ward 11 Councillor Mark Tadeson
Absent	-	Ward 12 Councillor Craig Cassar
Yes	-	Ward 13 Councillor Alex Wilson
Yes	-	Ward 14 Councillor Mike Spadafora
Yes	-	Ward 15 Councillor Ted McMeekin

(j) PRIVATE & 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:

(Spadafora/M. Wilson)

That the following Closed Session minutes be approved and remain confidential:

(i) Closed Session Minutes – May 1, 2024 (Item 14.1)

Result: MOTION, CARRIED by a vote of 14 to 0, as follows:

Yes	-	Mayor Andrea Horwath
Yes	-	Ward 1 Councillor Maureen Wilson
Yes	-	Ward 2 Councillor Cameron Kroetsch
Yes	-	Ward 3 Councillor Nrinder Nann
Yes	-	Ward 4 Councillor Tammy Hwang
Yes	-	Ward 5 Councillor Matt Francis
Yes	-	Ward 6 Councillor Tom Jackson
Yes	-	Ward 7 Councillor Esther Pauls
Yes	-	Ward 8 Councillor J. P. Danko
Absent	-	Ward 9 Councillor Brad Clark
Yes	-	Ward 10 Councillor Jeff Beattie
Yes	-	Ward 11 Councillor Mark Tadeson
Absent	-	Ward 12 Councillor Craig Cassar
Yes	-	Ward 13 Councillor Alex Wilson
Yes	-	Ward 14 Councillor Mike Spadafora
Yes	-	Ward 15 Councillor Ted McMeekin

(ii) (Spadafora/Tadeson)

That Shannon Parker, Deloitte; Bryson Tan, Deloitte; and Alex Aizikov, Cypfer Canada; be permitted to attend the Closed Session portion of the General Issues Committee Meeting respecting Item 14.5 – Update on a Cyber Security Incident.

Result: MOTION, CARRIED by a vote of 14 to 0, as follows:

Yes	-	Mayor Andrea Horwath
Yes	-	Ward 1 Councillor Maureen Wilson
Yes	-	Ward 2 Councillor Cameron Kroetsch
Yes	-	Ward 3 Councillor Nrinder Nann
Yes	-	Ward 4 Councillor Tammy Hwang
Yes	-	Ward 5 Councillor Matt Francis
Yes	-	Ward 6 Councillor Tom Jackson
Yes	-	Ward 7 Councillor Esther Pauls
Yes	-	Ward 8 Councillor J. P. Danko
Absent	-	Ward 9 Councillor Brad Clark
Yes	-	Ward 10 Councillor Jeff Beattie
Yes	-	Ward 11 Councillor Mark Tadeson
Absent	-	Ward 12 Councillor Craig Cassar
Yes	-	Ward 13 Councillor Alex Wilson
Yes	-	Ward 14 Councillor Mike Spadafora
Yes	-	Ward 15 Councillor Ted McMeekin

(iii) (Spadafora/Tadeson)

That Committee move into Closes Session for Items 14.2, 14.3, 14.4, 14.5, 14.6, and 14.7 pursuant to Section 9.3, Sub-sections (a), (c), (d), (e), (f) and (k) of the City's Procedural By-law 21-021, as amended, and Section 239(2) sub-sections ((a), (c), (d), (e), (f) and (k) of the *Ontario Municipal Act, 2001*, as amended, as the subject matter pertains to the security of the property of the City or a local board; a proposed or pending acquisition or disposition of land for City or a local board purposes; labour relations or employee negotiations; litigation or potential litigation, including matters before administrative tribunals, affecting the City or a local board; advice that is subject to solicitor-client privilege, including communications necessary for that purpose; and a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the City or a local board.

Result: MOTION, CARRIED by a vote of 14 to 0, as follows:

Yes	-	Mayor Andrea Horwath
Yes	-	Ward 1 Councillor Maureen Wilson
Yes	-	Ward 2 Councillor Cameron Kroetsch
Yes	-	Ward 3 Councillor Nrinder Nann
Yes	-	Ward 4 Councillor Tammy Hwang
Yes	-	Ward 5 Councillor Matt Francis
Yes	-	Ward 6 Councillor Tom Jackson
Yes	-	Ward 7 Councillor Esther Pauls
Yes	-	Ward 8 Councillor J. P. Danko
Absent	-	Ward 9 Councillor Brad Clark
Yes	-	Ward 10 Councillor Jeff Beattie
Yes	-	Ward 11 Councillor Mark Tadeson
Absent	-	Ward 12 Councillor Craig Cassar
Yes	-	Ward 13 Councillor Alex Wilson
Yes	-	Ward 14 Councillor Mike Spadafora
Yes	-	Ward 15 Councillor Ted McMeekin

(iv) 41 South Street West, Dundas, Disposition Strategy – Ground Lease Agreement (PED23151(b)) (Ward 13) (Item 14.2)

For disposition of this matter, refer to Item 13.

(v) Confidential Appendix "A" to Report PED23099(c) / HSC23028(c), respecting Feasibility Analysis of 171 Main Street East (Item 14.3)

For disposition of this matter, refer to Item 5.

(vi) International Union of Operating Engineers Local 772, Ratification of Collective Agreement (HUR24013) (City Wide) (Item 14.4)

For disposition of this matter, refer to Item 14.

(vii) Update on Cyber Security Incident – REVISED (Item 14.5)

For disposition of this matter, refer to Item 15.

(viii) Legal Update on Cybersecurity Incident (LS24013) (City Wide) (Item 14.6)

For disposition of this matter, refer to Item 16.

(ix) Encampment Litigation Update (LS20023(i)) (City Wide) (Added Item 14.7)

For disposition of this matter, refer to Item 17.

(k) ADJOURNMENT (Item 15)

(Spadafora/Tadeson)

That there being no further business, the General Issues Committee be adjourned at 6:00 p.m.

Result: MOTION, CARRIED by a vote of 9 to 0, as follows:

Absent	-	Mayor Andrea Horwath
Yes	-	Ward 1 Councillor Maureen Wilson
Yes	-	Ward 2 Councillor Cameron Kroetsch
Absent	-	Ward 3 Councillor Nrinder Nann
Yes	-	Ward 4 Councillor Tammy Hwang
Yes	-	Ward 5 Councillor Matt Francis
Yes	-	Ward 6 Councillor Tom Jackson
Absent	-	Ward 7 Councillor Esther Pauls
Yes	-	Ward 8 Councillor J. P. Danko
Absent	-	Ward 9 Councillor Brad Clark
Yes	-	Ward 10 Councillor Jeff Beattie
Yes	-	Ward 11 Councillor Mark Tadeson
Absent	-	Ward 12 Councillor Craig Cassar
Absent	-	Ward 13 Councillor Alex Wilson
Yes	-	Ward 14 Councillor Mike Spadafora
Absent	-	Ward 15 Councillor Ted McMeekin

Respectfully submitted,

Deputy Mayor Nrinder Nann
Chair, General Issues Committee

Acting Deputy Mayor Tammy Hwang
Chair, General Issues Committee

Angela McRae
Legislative Coordinator
Office of the City Clerk



THE HAMILTON POLICE SERVICES BOARD

November 30, 2023

Jason Thorne, Interim City Manager
City Manager's Office
City of Hamilton

Sent via email: citymanager@hamilton.ca

Subject: Protocol for Information Sharing Between the Hamilton Police Services Board and the City of Hamilton

At the Board's November 23, 2023 meeting the follow motion was passed:

"That the draft Protocol for Information Sharing between the Hamilton Police Services Board and the City of Hamilton be forwarded to the City Manager's Office for review and comment."

Please find enclosed a copy of this draft. Should you have any questions or concerns please don't hesitate to reach out.

Regards,

A handwritten signature in black ink, appearing to be "Kirsten Stevenson", followed by a long horizontal line.

Kirsten Stevenson
Administrative Director,
Hamilton Police Services Board
kirsten.stevenson@hamilton.ca
www.hamiltonpsb.ca

Board Members: Chair Pat Mandy, Vice Chair Bennink, Members Geordie Elms, Andrea Horwath, Cameron Kroetsch, Anjali Menezes and Esther Pauls

Administrative Team: Administrative Director Kirsten Stevenson and Board Assistant Lucia Romano

Phone: 905-546-2727

Email: kirsten.stevenson@hamilton.ca

Address: 155 King William Street
Hamilton, ON L8R 1A7

Website: www.hamiltonpsb.ca

PROTOCOL FOR INFORMATION SHARING

BETWEEN

THE HAMILTON POLICE SERVICE BOARD

AND

THE CITY OF HAMILTON

WHEREAS pursuant to section 37(1) of the *Community Safety and Policing Act, 2019* (CSPA) the Hamilton Police Service Board shall provide adequate and effective policing in the area for which it has policing responsibility as required by section 10;

AND WHEREAS the City of Hamilton is required, pursuant to section 50(1) a municipality that maintains a municipal board shall provide the board with sufficient funding to, a) provide adequate and effective policing in the municipality and b) pay the expenses of the board's operations, other than the remuneration of board members;

AND WHEREAS the Hamilton Police Service Board, pursuant to section 41(3)&(4) of the CSPA, shall make best efforts to enter into a protocol with the Council for the City of Hamilton as follows:

- 1) The police service board shall make best efforts to negotiate and enter into a protocol with its municipality or band council that addresses the sharing of information with the municipality or band council, including the type of information to be shared and the frequency for sharing such information; and
- 2) Regardless of the existence of an information sharing protocol, the police service board shall provide the municipality or band council, on request, with any information, other than personal information, relevant to the preparation or review of the CSPA or to the board's estimates.

THEREFORE THE PARTIES HEREBY AGREE THAT:

1. The Hamilton Police Service Board shall provide the City Clerk for the City of Hamilton:
 - (a) in December of each year, a copy of the Board's meeting schedule for the upcoming year including dates, times and location of its meetings.

- (b) in December of each year, a schedule of where and when public agendas will be posted for the upcoming year.
2. Should the Board and Chief of Police host public information sessions on current policing issues in the City of Hamilton they will inform the City Clerk of where and when these events are to take place as soon as this information has been confirmed.
 3. Under section 39 of the CSPA the Hamilton Police Service Board shall:
 - (a) (s.39(3)) Consult with the municipal council or any municipalities in the Boards' area of policing responsibility with regards to preparing or revising the strategic plan
 - (b) (s.39(4)) In preparing or revising the strategic plan, the police service board shall consider, at a minimum:
 - i) The results of the consultations conducted under subsection (3);
 - ii) Any community safety and well-being plans adopted by the municipalities or First Nations that are in the board's area of policing responsibility
 - (c) Publish the strategic plan on the Internet in accordance with the regulations made by the Minister, if any. The City Clerk will be provided with a copy of the strategic plan prior to it being published on the Board's website for public viewing.
 4. Under section 41 of the CSPA, on or before June 30 in each year, the police service board shall file an annual report with its municipality or band council regarding:
 - (a) The implementation of the board's strategic plan and the achievement of the performance objectives identified in the strategic plan;
 - (b) The affairs of the police service;
 - (c) the provisions of policing as it relates to any community safety and well-being plans adopted by the municipalities or First Nations that are in the board's area of policing responsibility; and
 - (d) any other prescribed matters.

The police service board shall publish the annual report referred to in section 41 of the CSPA on the Internet in accordance with the regulations made by the Ministry, if any. If the Ministry does not regulate the publishing of the annual report, the board will post it on their website on or before June 30 in

each year, after it has provided a copy to the City Clerk.

5. This Protocol is subject to the provisions of the *Community Safety and CSPA* and *Municipal Freedom of Information and Protection of Privacy Act*.

Signed at Hamilton

Mayor Andrea Horwath
City of Hamilton

Date

Clerk
City of Hamilton

Date

Chair Pat Mandy
Hamilton Police Service Board

Date

Administrative Director Kirsten Stevenson
Hamilton Police Service Board

Date



Date: November 15, 2023
To: Tamara Bates, Legislative Coordinator, Office of the City Clerk
From: Paul Takala, CEO/Chief Librarian
Tony Del Monaco, Director Finance & Facilities
Subject: **Hamilton Public Library Surpluses and Deficits**

At the November 15, 2023 meeting, the Library Board adopted this response to the communication dated October 12, 2023, regarding Hamilton Police Service and Hamilton Public Library Surpluses and Deficits.

The Library Board respectfully requests City Council consider maintaining the current arrangements regarding year-end transfers and not implement the changes in authority to the Library Board as proposed by the AF&A motion. Further, we support efforts to improve transparency and ensure appropriate policies are in place to advance consistency and adherence to processes, without changing the authority of the Library Board. We do not take issue with Council's legal authority to make the proposed change; however, it would change a relationship that has worked well for over 20 years to the benefit of residents, Council and tax payers. Limiting HPL's ability to adapt to changing community needs will constrain our effectiveness over time.

Background

The current arrangement with Library Reserves goes back to 2001 when the new library system was being amalgamated. The Hamilton Public Library is proud of the work staff and the Board have done over the last 20-plus years to ensure this arrangement has been used responsibly to benefit residents and tax payers. Every year we have worked closely with Council to ensure we are delivering excellent library services while being mindful of financial challenges the City faces.

Transparency

The Library Board has strived to ensure we use the funds we receive in a responsible and transparent matter. We support efforts to improve awareness of how our funds are used and a formalization of processes to ensure there is a formal and well-understood policy to govern this process going forward. HPL publicly reports on the status of the operating budget to the Board three times per year – two of which are in-year updates with projections on surpluses and deficits to the end of the fiscal year. One final year-end report on budget surpluses and deficits provides the recommendations to transfer surpluses to reserves, or to draw on reserves to cover deficits. Reserve status reports are also brought to the Board twice per year with projected transfers in and out from reserves.

Library Board Autonomy

The Public Library Act enables communities across the province to establish public library services that are overseen by an arm's length Library Board that is appointed by Council. This enables public libraries to develop a range of services that support the needs and aspirations of the communities we serve. This arrangement minimizes the risk of direct political interference in decisions around library material selection and program/service offerings. Intellectual freedom is better supported when decisions around access are in the hands of professionals that are ethically obligated to err on the side of respecting people's ability to inform themselves. While the proposed change does not now directly impact our authority over collections or programs, we see elsewhere in Canada, attempts to undermine the authority of the Library Board to serve all residents. This change would create a mechanism that future Councils might decide to utilize to limit the Library Board's autonomy.

Accountability to Council and the Community

The Hamilton Public Library has a well established positive relationship with Council. We know that trust takes work and time to build and can be easily broken, especially during times of stress. Public libraries all over the world understand that our foundation is built on supporting families and residents in the communities in which we reside. HPL's tradition has been to adapt to new challenges and nurture relationships with as many people as we can within our funding and mandate. Taking away the Library Board's ability to use reserves to make strategic investments in operations and service would remove an important tool the Library Board has had to adapt to changing needs. We know that the investments we make from reserves needs to be done responsibly and that in any year, Council could decide to reduce investment in library capital or operating funding. Mechanisms already exist to ensure the Library is accountable to Council and residents.

Leveraging Reserves to Fund Infrastructure and Innovation

One type of use of the reserves has been to invest in branch renovations or new building projects. Library reserves are not large enough to fund major renovations or new builds alone, so these are necessarily done in close coordination with the City, since City capital funding and use of Development Charges (DCs) already require Council approval to advance.

Smaller investments are also made using library reserves. HPL has a long history of using innovation to control costs and invest in areas of emerging needs. One example is the Board's investment in RFID technology, that has over time eliminated a large amount of repetitive work and facilitated our ability to shift staff to expand library programs and services without expanding our overall FTE count. Because of our arrangement regarding reserves, HPL was able to make these investments many years

before some of our peer libraries that had to wait for City capital approval. Like other public libraries, HPL is a relatively small part of the City's overall operating budget; it was 2.8% in 2023. As a small part of the overall budget, removing the Board's ability to make modest investments in innovation and access would likely result in larger City priorities getting more attention and support.

Impact of the COVID-19 Pandemic and Current Budget Challenges

The COVID-19 pandemic created a tremendous disruption to our community and it significantly impacted our operations. This resulted in a few years of surpluses outside of normal ranges. In recent years, the Library Board, through the operating budget process, has worked with Council to leverage library reserves to smooth out the impacts of operating budget increases. Given the Mayoral Directive to Staff (MDI-202302), staff are working with the Library Board to responsibly look at ways we can incorporate use of reserves to offset the impact of budget increases in 2024.

Library Reserves Policy

While the Library Board is supportive of the current practice, the Board also sees benefit in formalizing and clarifying some aspects. To this end, the Library Board commits to working with Library Staff to develop a Library Reserves Policy that encompasses operating surpluses and deficits and will share the Policy proposal with City Council. The establishment of an official Library Tax Stabilization Reserve, with a targeted balance, where surpluses would first be transferred to and deficits first drawn from, would be one desired outcome.

Conclusion

In sum, the use of reserves promotes stability in funding through reserve management. For much the same reasons that the City has established various reserves and transfers annual surpluses to those reserves, the use of Library reserves has been established for the same purposes. Tax dollars allocated for library service, remain with the library and encourages a philosophy of efficiency in use of resources which can be carried over from one year to the next, as deemed necessary by the Board. Retention of operating surpluses supports sustainability in funding opportunities for future service delivery.

We agree that improvements can be made by formalizing our year-end process via an appropriate Policy. The Library Board is committed to maintaining a healthy relationship with Council in a spirit of co-operation for the benefit of our community. Attached is a draft Library Reserves Policy (Appendix A) that outlines Reserve purposes, funding sources, and target balances where applicable. This includes the establishment of a new Library Tax Stabilization Reserve.

Library Reserves Policy (Draft)

Policy Level:	Library Board
Author:	Director, Finance & Facilities
Review Period:	4 Years
Approval Date:	TBD

POLICY PURPOSE

This policy sets out the reserves to be established, along with guidelines for sources, uses, and appropriate target levels for the Library's Reserve Funds.

This policy identifies the current funding sources, if any. This policy supersedes previous Board approvals regarding sources of reserve funding, however sources of reserve funding may change over time as future budgets are approved.

KEY POINTS SUMMARY

- Reserves are a useful tool to enhance prudent financial management that prevents significant fluctuations in operating budgets and helps manage cash flow by providing a source of funding to offset extraordinary, unforeseen, or one-time expenditures.
- Reserves are not intended to be a funding source for general operations but may be drawn on to smooth out extraordinary operating budget impacts.
- All uses of funds from Library Reserves must be approved by the Library Board.
- To be sustainable, reserves should have established funding sources that are reviewed on a regular basis. Where appropriate, target reserve balances should be established.
- A Library Tax Stabilization Reserve is to be established, funded by operating surpluses and used to offset potential operating deficits. The reserve may also be used at the Board's discretion for other expenditures with the aim of maintaining the target balance.
- The use of the Library Tax Stabilization Reserve and other Library Reserves help minimize Library operating and capital impacts on the City levy.

POLICY DETAILS

The Library currently has 10 reserves and 6 Trusts that have been established over the years. Each reserve/trust has been set up to serve different purposes. Some have dedicated funding sources while others do not. As part of this policy document, some of those reserves are being merged as outlined in Appendix A. This policy document also sets out to identify funding sources and target reserve levels where appropriate.

Past practice has been that Library operating surpluses are transferred to Library reserves for future use by the Board, thereby reducing future operating and capital budget impacts to the City. While the Library has not run a deficit in recent memory, any operating deficit would be funded from Library Reserves.

Through this policy, it is the Board's intention to formalize that practice via the establishment of a Library Tax Stabilization Reserve.

Any library surpluses are to first be transferred to this reserve at year end. This Library Tax Stabilization Reserve is to be used as the funding source for any operating deficits the Library may incur. This reserve also helps manage resources by providing a source of funds for extraordinary, unforeseen, or one-time expenditures at the Board's discretion thereby reducing impacts that would otherwise be pressures on the levy.

The Library Tax Stabilization Reserve's target balance is 10% of the Library's net levy rounded to the nearest million dollars. (ie. currently \$3 million based on 2023 net levy). Funds in excess of this target level may be transferred to other Reserves at the Board's discretion.

While reserves are not intended to be a funding source for general operations, they may be drawn on to smooth out extraordinary operating budget and associated net levy impacts.



THE HAMILTON POLICE SERVICES BOARD

October 27, 2023

TO: Council of the City of Hamilton
C/O Tamara Bates, Legislative Coordinator

FROM: Kirsten Stevenson, Administrative Director
C/O The Hamilton Police Services Board

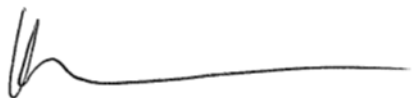
SENT VIA EMAIL: tamara.bates@hamilton.ca

SUBJECT: Response from the Hamilton Police Services Board with regards to Correspondence from the City of Hamilton respecting Hamilton Police Services and Hamilton Public Library Surpluses and Deficits

Please be advised at its meeting of October 26, 2023, the Hamilton Police Services Board approved the following comments, with respect to the above-noted matter, be forwarded to the Hamilton City Council:

- The *Police Services Act* (PSA) sets out how budget matters related to policing in Ontario are managed;
- Section 4 of the PSA provides that municipalities have the obligation to ensure adequate and effective policing and to approve the allocation of funds necessary for the provisions of policing as required by the PSA;
- Section 39(4) of the PSA states that Council does not have the authority to approve or disapprove of specific items when the Board submits its draft budget for Council's approval;
- The Hamilton Police Services Board has had a policy in place since 2015 with respect to how police reserves related to operating budget surpluses and deficits are managed. This policy was prepared in collaboration with the City's finance department;
- The Board believes that Council's motion to amend the year-end closing process is in contravention of the PSA, as a municipality does not have the general powers of financial management of a Police Services Board.

Regards,

A handwritten signature in black ink, appearing to be 'Kirsten', followed by a long horizontal line extending to the right.

Kirsten Stevenson (she/her)
Administrative Director,
Hamilton Police Services Board

kirsten.stevenson@hamilton.ca

www.hamiltonpsb.ca

905-546-2727

Submitted on Thu, 05/23/2024 - 17:17

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
Barbara Weigelt

Preferred Pronoun
she/her

Reason(s) for delegation request

Address the unhoused/encampment issues in Hamilton and questions regarding council's action plan. Concerns for the safety and well being of the unhoused as well as the public. Concerns about specific encampment sites and why they are allowed, in very busy public spaces. I have witnessed abuse at one site in Gage Park. Questions regarding future "sanctioned " sites and council's plans for such. Concerns of public garbage, drug paraphernalia, rats, foul language. Questions of plans for city/provincial/federal governments to address mental health and addiction issues in order to permanently correct or reduce the above issues

Will you be requesting funds from the City?
No

Will you be submitting a formal presentation?
No

Submitted on Sat, 05/25/2024 - 17:55

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
Mike Rinaldi
Short Straw Producitons

Preferred Pronoun
he/him

Reason(s) for delegation request
To be heard on how the Gage Park Encampments are affecting my neighbourhood and family.

Will you be requesting funds from the City?
No

Will you be submitting a formal presentation?
No

Submitted on Sat, 05/25/2024 - 18:09

Submitted by: Anonymous

Submitted values are:

Committee Requested

Committee
Encampments

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

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

Requestor Information

Requestor Information
Stephen Felker

Preferred Pronoun
he/him

Reason(s) for delegation request
Discuss Gage Park Encampments

Will you be requesting funds from the City?
No

Will you be submitting a formal presentation?
No

Submitted on Thu, 05/30/2024 - 16:07

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
Denise Hancock

Preferred Pronoun
she/her

Reason(s) for delegation request
Represent Simcoe St West residents by Bayfront Park to address health and safety concerns of nearby encampments. Several of my neighbours are elderly and not able to attend and are not able to use email. We have all been impacted by this and will provide a 5 minute succinct talk on how it affects us along with a proposed solution.

I was not sure what committee box to check so I used the emergency box since the mayor has declared this issue as an emergency. If this is not correct, please contact me. Also, if I am not approved to speak, please contact me so I can provide a written submission.

Will you be requesting funds from the City?
No

Will you be submitting a formal presentation?
No

Submitted on Mon, 05/27/2024 - 22:39

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
Hafeez Hussain

Preferred Pronoun
he/him

Reason(s) for delegation request
Putting Taxpayers First - Navigating City Hall

Navigating City Hall is quite complex, and I have identified issues in which city departments do not collabrate effectively to better service residents needs. I would like to delegate a request on ways Hamilton can use agility in having taxpayers navigate city hall more effectively.

Will you be requesting funds from the City?
No

Will you be submitting a formal presentation?
Yes

Submitted on Sun, 06/02/2024 - 14:21

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
NaWalka Geeshy Meegwun (lyndongearge) & Audrey Davis
Circle of Beads - City of Hamilton Urban Indigenous Community Consultation Circle
100 Main Street E., Suite 203
Hamilton, Ontario . L8N 3W4
lyndon.george@hclc.clcj.ca
289 680 4544

Reason(s) for delegation request
Elected Indigenous Council Seat Request - conversation

Will you be requesting funds from the City?
No

Will you be submitting a formal presentation?
No

Submitted on Mon, 06/03/2024 - 11:42

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
Drew Spoelstra
Ontario Federation of Agriculture

drew.spoelstra@ofa.on.ca

Preferred Pronoun
he/him

Reason(s) for delegation request
Item 8.1 Stormwater Fee

Will you be requesting funds from the City?
No

Will you be submitting a formal presentation?
Yes

Submitted on Mon, 06/03/2024 - 11:39

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

Gavin Smuk

Hamilton-Wentworth Federation of Agriculture

Preferred Pronoun

he/him

Reason(s) for delegation request

I would like to delegate on the Stormwater Fee Financial Incentives Program, on June 5, 2024.

Will you be requesting funds from the City?

No

Will you be submitting a formal presentation?

No

Submitted on Mon, 06/03/2024 - 15:37

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
Daniel Vander Hout
Beverly Greenhouses Ltd.

Preferred Pronoun
he/him

Reason(s) for delegation request
8.1 Stormwater Fee Financial Incentives Program

Will you be requesting funds from the City?
No

Will you be submitting a formal presentation?
No

Submitted on Wed, 06/04/2024 - 11:59

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
Larry Freeman

Preferred Pronoun
he/him

Reason(s) for delegation request
Item 8.1 Stormwater Fee

Will you be requesting funds from the City?
No

Will you be submitting a formal presentation?
No

Submitted on Mon, 06/03/2024 - 21:08

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
Miss Moore
Love to Live

Preferred Pronoun
she/her

Reason(s) for delegation request
Subject: Request for Audience to Address Systemic Injustice and Lack of Support for Individuals with Disabilities in Hamilton

Dear City Hall Members/Delegation,

I am writing to request an audience with you to discuss an urgent matter affecting our community: systemic injustice and the lack of support for individuals living with disabilities in Hamilton.

My personal experience post a motor vehicle accident which has rendered me a person living with a disability reveals that there are significant disparities in access to resources, opportunities, and support systems for this vulnerable population. As residents of Hamilton, it is our collective responsibility to ensure that all members of our community are treated with dignity, respect, and provided with the necessary support to thrive.

Unfortunately, systemic barriers continue to hinder the full participation and inclusion of individuals with disabilities in various aspects of society.

During our meeting, I would like to bring attention to specific instances of injustice and explore potential solutions to address these issues. By working collaboratively with city hall members and stakeholders, we can develop policies and initiatives that promote inclusivity, accessibility, and equity for all residents.

I believe that by coming together to address these challenges, we can create a more just and inclusive community where everyone has the opportunity to reach their full potential. Your time and attention to this matter are greatly appreciated, and I look forward to the opportunity to discuss these important issues with you.

Thank you for your consideration.

Sincerely,
Rachel Moore

Will you be requesting funds from the City?

Yes

Will you be submitting a formal presentation?

Yes

Submitted on Tue, 06/04/2024 - 11:57

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

Graham Cubitt and Sarah Borde

Hamilton is Home

sborde@ywcahamilton.org

Preferred Pronoun

she/her

Reason(s) for delegation request

to speak to the HSIR Report

Will you be requesting funds from the City?


No

Will you be submitting a formal presentation?

No



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

TO:	Mayor and Members General Issues Committee
COMMITTEE DATE:	June 5, 2024
SUBJECT/REPORT NO:	Stormwater Fee Financial Incentives Program (FCS22043(c)) (City Wide) (Outstanding Business List Item)
WARD(S) AFFECTED:	City Wide
PREPARED BY:	Katie Black (905) 546-2424 Ext. 6415 John Savoia (905) 546-2424 Ext 7298
SUBMITTED BY:	Mike Zegarac General Manager Finance and Corporate Services Department
SIGNATURE:	

RECOMMENDATION(S)

- (a) That the effective date of the Stormwater Rate Structure outlined in Appendix "A" to Report FCS22043(b) be revised from September 1, 2025 to April 1, 2026;
- (b) That the Residential Stormwater Subsidy Program, as outlined in Appendix "A" to Report FCS22043(c) be approved effective January 1, 2025, with a funding source referred to the 2025 Water, Wastewater and Stormwater Rate Supported Budget;
- (c) That the Stormwater Credit Program as outlined in Appendix "B" to Report FCS22043(c) be approved effective April 1, 2026, with a funding source referred to the 2026 Water, Wastewater and Stormwater Rate Supported Budget;
- (d) That staff develop the 2026-2035 Water, Wastewater and Stormwater Rate Supported Budget incorporating the Stormwater Rate Structure and the Stormwater Fee Financial Incentives Program;
- (e) That the Hamilton Water Divisional staff complement be increased by one (1) Full Time Equivalent (FTE) for a Project Manager position at an annualized cost of \$124K up to an upset limit of \$250K, be funded by the Storm Sewer Reserve

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SUBJECT: Stormwater Fee Financial Incentive Program (FCS22043(c)) (City Wide)
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(108010) up to December 31, 2025, and thereafter, that funding be incorporated into the 2026 Water, Wastewater and Stormwater Rate Supported Budget;

- (f) That the City Solicitor be authorized and directed to prepare all necessary by-laws, for Council approval, in order to implement Recommendations (a) through (c) of Report FCS22043(c);
- (g) That the single source procurement of Green Venture as the program administrator for the Residential Stormwater Subsidy Program, pursuant to Procurement Policy #11 – Non-competitive Procurements be approved;
- (h) That the General Manager, Public Works, be authorized to negotiate, enter into and execute a contract and any ancillary documents required to procure Green Venture as the administrator of the Residential Stormwater Subsidy Program in a form satisfactory to the City Solicitor;
- (i) That the development and implementation of a Communications strategy with an upset limit of \$100K be funded from the Storm Sewer Reserve (108010);
- (j) That temporary Corporate Services staffing with an upset limit of \$25K be funded from the Storm Sewer Reserve (108010)
- (k) That the single source procurement of AECOM Canada Ltd as external consultants for the Stormwater Funding implementation be extended through to December 31, 2026, with an upset limit of \$50K be funded from the Storm Sewer Reserve (108010);
- (l) That the subject matter regarding the implementation of a Stormwater Incentive Program be identified as complete and removed from the General Issues Committee Outstanding Business List.

EXECUTIVE SUMMARY

At its meeting June 28, 2023, Council approved the following direction with respect to the Stormwater Incentives Program:

- (f) That staff develop and report back regarding the implementation of a Stormwater Incentives Program;
- (g) That staff develop and implement a communication strategy to advise property owners of the Stormwater Rate Structure to be implemented.

SUBJECT: Stormwater Fee Financial Incentive Program (FCS22043(c)) (City Wide)
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On December 13, 2023, Council approved the following direction with respect to the Stormwater Financial Incentives Program:

- (a) That staff, in the report back regarding the implementation of a Stormwater Incentives Program, include specific recommendations regarding a stormwater rate structure and incentives program that recognizes rural agricultural properties as different from Industrial, Commercial, Institutional and Multi-Residential properties; and,
- (b) That staff clearly explain the financial impacts of the stormwater rate structure and incentives program for rural agricultural properties, including alignment to the Council approved Guiding Principles: Fair and equitable, Climate resilient and environmentally sustainable, Affordable and financially sustainable, Justifiable, and Simple.

The purpose of Report FCS22043(c) is to obtain approval of a recommended Stormwater Fee Incentive program and to provide a summary of the communication strategy to support the implementation of a stormwater rate structure in Hamilton.

The City of Hamilton's (City's) Stormwater Management Program helps protect the public, private property, infrastructure and the environment from flooding, erosion and poor surface water quality. Currently, the City primarily funds its Stormwater Management Program through its water and wastewater utility revenues. Under the existing Water, Wastewater and Stormwater rate structure properties contribute to stormwater services based on the amount of municipal potable water that is used.

In November 2022, Council approved Guiding Principles which have formed the foundation of the recommended Stormwater Fee Incentive program as well as the approved Stormwater Rate Structure (for details, refer to Reports FCS22043(a) and FCS22043(b)). Table 4 of Report FCS22043(c) found in the Historical Background section provides a brief description of what the Guiding Principles are intended to achieve. AECOM Canada Ltd (AECOM) has been engaged to support the development of the stormwater incentive program and the communication strategy to advise property owners of the approved Stormwater Rate Structure.

At its meeting June 28, 2023, Council approved the Stormwater Rate Structure, which is a more sustainable stormwater funding model, and will support the City's adherence to Ontario Regulation 588/17: Asset Management Planning for Municipal Infrastructure, which requires municipalities to have sustainable funding mechanisms for key assets.

When implemented, the dedicated Stormwater Rate Structure will apply to virtually all developed properties within the City and, therefore, will include several thousand properties currently not contributing to the City's Stormwater Management Program by

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virtue of not being connected to the City's water and wastewater system (examples include parking lots, storage facilities and properties outside the urban boundary and rural settlement area boundaries without access to the municipal water and / or wastewater systems).

Table 1 of Report FCS22043(c) provides the revised timeline for the Stormwater Funding Review that, based on staff recommendations, would culminate with the implementation of the approved Stormwater Rate Structure in April 2026.

Table 1

Timeline	Process Step
September 2022	Retained AECOM through the use of the Roster and City Policy # 9 – Consulting and Professional Services to support Review
October 2022	Developed Guiding Principles for Council's consideration
November 30, 2022	Report to GIC obtained approval of Guiding Principles to be used to evaluate stormwater funding models and develop alternative stormwater rate structures for Council's consideration
Dec 2022 - Jan 2023	AECOM conducted Stormwater Funding Review
February 2023	Council Education Sessions – provided information related to how the City's stormwater funding structure compares with other municipalities and best practices
May 2023	Provided information presentations to Environment Hamilton and the Hamilton Industrial Environmental Association
Feb – May 2023	Incorporated feedback from Council Education Sessions to develop a recommended Stormwater Rate Structure
June 28, 2023	Council Approval of the new Stormwater Rate Structure
October 2023 – January 2024	Community Engagement with Stakeholders and the creation of a Financial Incentives Program for property owners
May 2024 to Q1 2026	Coordinate with City's Utility Billing Transition Program to integrate required stormwater billing and implement a plan for customer communications
June 5, 2024	Report to GIC with recommended Stormwater Incentives Program for Council's consideration

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Timeline	Process Step
Summer – Fall 2024	Development of the Stormwater Incentives Program application process and impervious area assessment of all non-residential properties & multi-residential (>6 units)
January 2025	Implementation of Residential Stormwater Subsidy Program administered by Green Venture
Q2 2025	Stormwater Credit Program applications available
Q4 2025	2026 Water, Wastewater and Stormwater Rate budget and Tax supported budget incorporating the approved Stormwater Rate Structure
April 1, 2026	Revised Stormwater Rate Structure implemented

Stakeholder engagement is a key component to the overall Stormwater Funding Review. The objectives of engagement were to:

- Inform and educate stakeholders about
 - the importance of stormwater management, the City’s stormwater system and needs, and the City’s current funding model for stormwater services
 - the new Stormwater Rate Structure and how the fees will be calculated
 - the draft Stormwater Incentives Program
- Obtain feedback to further enhance the draft Stormwater Incentives Program

The stakeholder engagement period began October 31, 2023, and concluded on January 8, 2024. A [Stormwater Incentives Program | Engage Hamilton](#) webpage was set up to educate stakeholders, provide a hosting site for the online survey, and promote the in-person and virtual public meetings. Further details can be found in Appendix “C” to Report FCS22043(c).

Recommended Stormwater Credit Program

Throughout the stakeholder engagement period staff heard concerns regarding the proposed Stormwater Rate Structure from the agricultural community as well as those properties which may discharge directly to Hamilton Harbour Staff took this feedback into consideration, conducted a review of a variety of stormwater incentive programs utilized by different municipalities in Ontario, and developed a unique “made in Hamilton” stormwater credit program for industrial, commercial, institutional, agricultural and multi-residential properties (with greater than six units) that will include a multi-stream credit program. Property owners will only be eligible for one stream of the credit program such that stacking of credit streams will not be permitted.

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The recommended credit program will consist of three streams as noted below:

Green Space Credit

The Green Space credit stream will take into consideration the pervious to impervious ratio of a property. Applying the Green Space credit reduces base stormwater charges based on the ratio of hard surface to the total softscape of the property. No application process will be required for this credit stream, staff will automatically assess non-residential properties for green space credit eligibility prior to implementation of the approved Stormwater Rate Structure. Non-residential properties with no direct stormwater connection to City infrastructure and that only contribute stormwater overland flow via green space (meaning all run-off from non-residential impervious areas drains to green space), will be eligible for the Green Space credit. Properties that could potentially benefit from this credit includes farms, parks, schools, golf courses, cemeteries, and other non-residential properties with large amounts of pervious surfaces.

Hamilton Harbour Discharge Credit

The Hamilton Harbour Discharge credit stream will take into consideration properties that are adjacent to Hamilton Harbour and have approvals to discharge stormwater directly to the Harbour. Applying the Hamilton Harbour Discharge credit potentially reduces base stormwater charges by up to 90% for non-residential properties that can demonstrate the use of private pipelines, channels, or other flow routes, to convey stormwater to Hamilton Harbour, subject to an Environmental Compliance Approval issued by the Ministry of the Environment, Conservation and Parks. An application process will be implemented to ensure property owners provide documentation that demonstrates that stormwater collected on private property does not enter the City's natural or engineered stormwater system. The intention is for this credit to operate on a sliding scale. For example, if the property owner demonstrates 50% of stormwater is discharged to Hamilton Harbour the stormwater credit would be a reduction of 45% of the calculated base stormwater charge (90% maximum credit X 50% discharged to Hamilton Harbour = 45% credit). Properties that could potentially benefit from this credit includes industrial properties along the waterfront including Port Authority lands.

Stormwater Management Infrastructure Credit

The Stormwater Management Infrastructure credit stream will take into consideration properties that operate infrastructure or implement processes that reduce the quantity or improve the quality of stormwater that runs off their property. Applying the Stormwater Management Infrastructure credit reduces base stormwater charges by up to 50% for non-residential properties that can demonstrate the existence and operation of infrastructure or implement processes that reduce the quantity or improve the quality of

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SUBJECT: Stormwater Fee Financial Incentive Program (FCS22043(c)) (City Wide)
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stormwater that runs off their property. An application process will be implemented to ensure property owners provide documentation that demonstrates eligibility for this credit stream. The various eligibility criteria and associated credit are summarized in Table 2 of Report FCS22043(c) below.

Table 2

Stormwater Objective	Max. Credit Amount (Max. 50%)	Description	Example Measures
Slow it down (peak flow reduction)	40%	Percent reduction of the 100-year storm post-development flow to pre-development conditions of the site.	Detention ponds, cisterns
Clean it up (water quality)	25%	Remove ammonia, sediment, and phosphorus. Remove 60% to 70% sediment (based on receiving waters).	Oil-grit separators, treatment facilities
Soak it up (volume reduction)	40%	Percent capture of first 28 mm of rainfall during a single rainfall event.	Infiltration facilities/rain gardens, re-use facilities, pervious pavers
Prevent it first (pollution prevention)	15%	Develop and implement a pollution prevention plan.	Salt management plan, pesticide/manure management, sweeping, spill response plan, public education etc.

Properties that do not qualify for the Green Space credit or the Hamilton Harbour Discharge credit may apply for the Stormwater Management Infrastructure credit.

Stormwater Credit Program Application Process

Staff intend to develop a Stormwater Credit Program application guide and open the applications for those properties that wish to apply for the Hamilton Harbour Discharge or Stormwater Management Infrastructure credits in 2025. This will give property owners time to work with staff to complete the application process, submit supporting documentation, allow for site visits, and understand the terms and conditions of the credit program. Re-application will be required at least every five years to ensure on-site stormwater measures are being maintained and in working order.

Further details for the Stormwater Credit Program can be found in Appendix “B” to Report FCS22043(c).

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Recommended Residential Stormwater Subsidy Program

The recommended Residential Stormwater Subsidy Program drafted in summer 2023 remains unchanged and consistent with the engagement feedback received by stakeholders. Staff are recommending the City retains the local non-profit Green Venture regarding a formal single source partnership to continue and expand upon their current NATURhood program. The NATURhood program will provide on-site guidance to implement stormwater measures that would be subsidized by the City. This approach would be similar to residential subsidized incentive programs offered in Guelph, Kitchener and Waterloo.

Green Venture has proposed a three-year plan which entails actively reaching up to 3,500 Hamilton residents annually through workshops, festivals, meetings and events. Their target is to receive up to 70 annual applications and complete up to 70 residential rebates in one calendar year. They will also continue to promote additional City programs such as tree planting and downspout disconnections.

The enhanced NATURhood program will provide rebates up to \$1,500 for certified landscape designs and materials or fees for garden installations, rain harvesting tanks or rain barrels, soakaway pit or bioswale installations. Rebates of up to \$5,000 will be available for architectural drawings, certified engineering plans, landscape designs and materials for pervious pavements. For further details refer to Appendix “A” to Report FCS22043(c).

As per Recommendation (b) to Report FCS22043(c), a preliminary budget of \$500K for the NATURhood program will be referred to the 2025 Water, Wastewater and Stormwater Rate Supported Budget. The Program would be funded from dedicated Stormwater Fee revenues as of April 1, 2026. The contract will be managed by the Hamilton Water Division.

Alternatives for Consideration – N/A

FINANCIAL – STAFFING – LEGAL IMPLICATIONS

Financial: The total cost of the dedicated stormwater fee implementation with an upset limit of \$425 K will be funded from the Storm Sewer Reserve (108010). The cost of the Stormwater Fee Implementation phase includes continued support for consulting services by AECOM, for staff to manage and implement the dedicated fee and the development and implementation of a communication strategy to advise property owners of the Stormwater Rate Structure. A summary of the approved and recommended funding to date can be found in Table 3.

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The Residential Stormwater Subsidy Program will be referred to the 2025 Water, Wastewater and Stormwater Rate Budget process. The Stormwater Credit Program will be referred to the 2026 Water, Wastewater and Stormwater Rate Budget process.

The Storm Sewer Reserve (108010) has sufficient funds to support the recommendations in Report FCS22043(c) with a 2023 year-end balance exceeding \$6.0 M.

Table 3

Committee Date & Report	Approved /Requested	Description
June 13,2022 FCS22043	\$200 K	<ul style="list-style-type: none"> • AECOM Funding Review (\$160 K) • Temporary Corporate Services FTE (\$40 K)
June 28, 2023 FCS22043(b)	\$500 K	<ul style="list-style-type: none"> • AECOM Implementation Phase to Sept/25 (\$347 K) • Temporary Corporate Services FTE (\$149 K) • Communications Mailings (\$4 K)
June 5, 2024 FCS22043(c)	\$425 K	<ul style="list-style-type: none"> • Hamilton Water FTE (\$250 K) • Communications Strategy (\$100 K) • Extension of AECOM support through December 2026 (\$50 K) • Temporary Corporate Services FTE (\$25 K)
Total	\$1.1 M	

Staffing: As Council has approved the implementation of the Stormwater Rate Structure for April 2026, temporary staff will be required at various times throughout the implementation phase to work with the consultant resource.

The Hamilton Water Divisional Complement will be increased by one (1) permanent FTE to develop and administer the Stormwater Incentives Program. The new position's responsibilities include:

- Developing policies, procedures and forms for the Financial Incentives Program
- Address appeals and rate reviews
- Coordinating with the new utility billing system implementation and developing a billing file
- Implementing the public communications strategy

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- Reviewing credit applications and overseeing the appropriate execution of the Green Space credit
- Respond to queries and appeals

Legal: The by-law to be drafted will include provisions allowing review/appeal of proposed stormwater assessments on the basis that the property is assessed too high as well as the existence of possible legal exemptions from assessment. This method is used in a number of other municipalities and was revealed during the review of best practices among the by-laws of similar municipalities identified by the consultant. Advantages of this approach are that it is unnecessary to determine all possible exceptions and possible exemptions at the time of by-law passage, with the associated benefit that the by-law will automatically adopt and comply with legislative amendments and legal rulings as and when they occur.

Legal Services will be engaged during the stormwater fee implementation process.

HISTORICAL BACKGROUND

Hamilton's Stormwater Management Program is currently funded mostly through combined water / wastewater / stormwater rates and, to a much lesser extent by property taxes, with development charges contributing to stormwater infrastructure related to new development. Prior to 2004, the stormwater program was funded primarily by property taxes.

In June 2022, Council directed staff to report back with proposed Guiding Principles for Council's consideration that would direct the evaluation of alternative stormwater rate funding structures as part of a Stormwater Funding Review (refer to Report FCS22043 for details).

As such, AECOM was retained under a Roster assignment to conduct the Stormwater Funding Review. AECOM has an experienced team who have completed stormwater funding studies and/or stormwater rate implementations for several Ontario municipalities including: Kitchener, Guelph, Mississauga, Markham, Ottawa, Waterloo, Stratford, Sault Ste Marie, Thunder Bay, Barrie, Brantford, Ajax and Sudbury.

Guiding Principles approved by Council in November 2022 have formed the foundation of the Stormwater Funding Review which includes both the approved Stormwater Rate Structure and the recommended Stormwater Incentives Program. Table 4 of Report FCS22043(c) provides a brief description of what the Guiding Principles are intended to achieve. A successful Stormwater Rate Structure and Stormwater Incentives Program

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will result when an appropriate balance is achieved between the various Guiding Principles being considered.

Table 4

Guiding Principle	Description of Intent
Fairness and Equity	Customer contributions are proportional to their impact on the system and the cost to run the system (i.e., user-pay). User fees are non-discriminatory amongst customers and sectors.
Climate Resilient and Environmentally Sustainable	Encourages customers to become more resilient to climate change through adoption of on-site controls to reduce run-off, while providing the City with funding needed to increase system-level stormwater resiliency and protect natural resources and waterbodies from the impacts of stormwater and the harmful pollutants it carries.
Affordable and Financially Sustainable	Provides sustainable, predictable and dedicated funding. Uses full cost pricing to meet entire stormwater revenue needs at the City's desired level of service. Allows for regular fee reviews to keep pace with changes in the cost-of-service delivery or desired service levels. Allows the City to address infrastructure deficiencies and unfunded liabilities. Considers the financial impact on various customer sectors and is comparable with other municipalities.
Justifiable	Residents and businesses understand how much they contribute to stormwater management and for what the money is being used. Customers have been consulted and involved in the decision-making process, particularly those that will be most affected. Consistent with best practices and applicable laws in order to guarantee that the funding structure is justifiable and transparent if challenged.
Simple to Understand and Manage	Should be readily understood by staff, Council and customers. System is efficiently maintained by City staff.

The Stormwater Funding Review has entailed an assessment of Hamilton's current stormwater funding model and a variety of stormwater funding structures and incentive programs utilized by different municipalities in Ontario.

At its meeting June 28, 2023, Council approved the Stormwater Rate Structure, which is a more sustainable stormwater funding model, and will support the City's adherence to Ontario Regulation 588/17: Asset Management Planning for Municipal Infrastructure, which requires municipalities to have sustainable funding mechanisms for key assets.

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The intent of the new approved Stormwater Rate Structure is to identify and recover stormwater related costs reflected in the annual Water, Wastewater and Stormwater Rate and Tax supported budgets (i.e. revenue neutral).

As directed by Council on January 25, 2023, all aspects of the City's Stormwater Management Program are to be funded from the revenues associated with the approved Stormwater Rate Structure. As such, those stormwater related expenditures presently funded by the general tax levy (principally funding for local Conservation Authorities and road maintenance associated with culverts, ditches and catch basins), as well as, associated costs required to administer the new Stormwater Rate Structure and Stormwater Incentives Program will be included in the 2026 Water, Wastewater and Stormwater Rate Budget.

Approved Stormwater Rate Structure

As per AECOM's review (refer to Report FCS22043(b)), an evaluation of seven possible options for stormwater rate structures has resulted in Council's approval of the Single Family Unit (SFU) stormwater rate structure. This structure most closely aligns with the Guiding Principles. Refer to Appendix "D" to Report FCS22043(c) for further details.

The approved SFU rate structure will divide properties into two categories:

- (i) Residential with less than or equal to six units
- (ii) Industrial, Commercial and Institutional (ICI), Agricultural, mixed use properties and multi-residential properties with greater than six units

POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS

Report FCS22043(c) proposes a Stormwater Incentives Program for the consideration of Council that adheres to the Guiding Principles approved in November 2022 in conjunction with a sustainable user-pay stormwater program.

The adoption of a dedicated Stormwater Rate Structure will help to ensure that the City adheres to Ontario Regulation 588/17: Asset Management Planning for Municipal Infrastructure, which requires municipalities to have sustainable funding mechanisms for key assets.

RELEVANT CONSULTATION

Staff in the City Manager's Office (Communications), Corporate Services (Legal Services), Public Works (Hamilton Water) and Planning and Economic Development departments have been consulted and support the recommendations of Report FCS22043(c). A Steering Committee comprised of senior staff from Corporate

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Services, Planning and Economic Development and Public Works have guided the Stormwater Rate Structure and Stormwater Incentives Program.

AECOM has continued to provide consultation services with respect to the development of the recommended Stormwater Fee Incentives Program.

Green Venture has been consulted with respect to administering the recommended Stormwater Residential Subsidy Program.

Stakeholder engagement to help shape plans for the proposed Stormwater Incentives Program took place from October 31, 2023, to January 8, 2024. The engagement included:

- [Stormwater Incentive Program | Engage Hamilton](#) webpage was set up
- Three surveys; one for residents and residential property owners; one for industrial, commercial, institutional (ICI) and large multi-residential property owners and operators; one for agricultural property owners and operators.
- Virtual/in-person public information sessions
- AECOM and staff have presented at the three most recent Agricultural and Rural Affairs Sub-Committee Meetings
 - June 29, 2023
 - November 30, 2023
 - April 25, 2024

A summary of the engagement and feedback received is included in Appendix “C” to Report FCS22043(c).

ANALYSIS AND RATIONALE FOR RECOMMENDATION(S)

In response to the feedback received during the engagement period a unique “made in Hamilton” incentive program has been developed to include a three-stream credit program for ICI and multi-residential properties with greater than six units. There were two main components to the program; residential with less than or equal to six units and non-residential which included ICI, agricultural, mixed use and multi-residential properties (with greater than six units).

Draft Stormwater Credit Program as Presented Prior to Stakeholder Engagement

The Draft Credit Program originally presented for public consultation in 2023 was modelled on other municipal stormwater credit programs. The single stream credit program could be applied for by ICI, agricultural, mixed-use, and multi-residential properties with more than six units. A credit of up to 50% would be available based on the reduction of the quantity and/or the improvement of the quality of stormwater runoff. For details see Table 2 above.

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Time and effort would be required by the property owner and the City in the application and administration of a credit program.

- To apply for the credit, property owners would need to show that they have and maintain measures on their property that meet the proposed credit criteria. This typically requires the submission of drawings and maintenance records.
- Property owners would also need to periodically renew their application (e.g., every 2 to 5 years) to show that the measures continue to be maintained.

Recommended Stormwater Credit Program Post Stakeholder Engagement

Throughout the consultation phase staff heard the concerns from both the rural community as well as those properties which discharge stormwater directly to Hamilton Harbour. Through the public engagement period (see Appendix “C” to Report FCS22043(c) for further details), staff heard the concerns from rural and agricultural property owners regarding the new Stormwater Rate Structure and proposed credit program. Staff took this feedback into consideration and have developed a “made in Hamilton” unique stormwater credit program for ICI, agricultural and multi-residential properties with greater than six units that will include a multi-stream credit program unlike other municipalities.

The recommended credit program will consist of three streams for ICI, agricultural and multi-residential properties (with greater than six units). It is important to note that property owners will only be eligible for one stream of the credit program. The development of the credit program included an assessment of a variety of stormwater incentive programs utilized by different municipalities in Ontario. The three streams that are recommended have been assessed for alignment against the Guiding Principles. Refer to AECOM’s Review report attached as Appendix “D” to Report FCS22043(c) for further details.

Green Space Credit

A common theme throughout the engagement from agricultural property owners was that the credit program did not consider the large areas of softscape that surrounds structures such as a barn. Staff have given careful consideration to the potential impacts on agricultural properties and reviewed the stormwater credit programs of other municipalities in Ontario. Through consultation and further analysis staff have developed the Green Space credit that aligns with the Council approved Guiding Principles while taking into account the unique property characteristics that exist within the City.

The Green Space credit stream will take into consideration the pervious to impervious ratio of a property. The Green Space credit could reduce base stormwater charges

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based on the ratio of hard surface to the total softscape of the property. Properties that will likely benefit from this credit include farms, parks, schools, golf courses, cemeteries, and other non-residential properties with large amounts of pervious surfaces.

Table 5 below is an analysis of the seven agricultural properties that had previously been presented at the Agricultural and Rural Affairs Sub-Committee in November 2023. Base stormwater charges for some properties have been reduced by over 90% by the Green Space credit. With the Green Space credit, staff are proposing that properties would be automatically enrolled into the credit stream with no application needed on the part of the property owner, and the credit would only be available to properties with no direct stormwater connection to City infrastructure and that only contribute stormwater overland flow via green space (meaning all run-off from non-residential impervious areas drains to green space). Staff will use aerial photography to calculate a properties' proposed credit which will be applied when the approved Stormwater Rate Structure comes into effect in 2026. Properties will only be eligible for one stream of the stormwater credit program, with the Green Space credit being the most advantageous for nearly all of those who would qualify. The Green Space credit calculation will only apply to the non-residential impervious area. Those properties that also include residential dwelling units will still be charged the SFU rate per residential property.

The below example assumes the annual 2026 "billing unit" will be equal to \$170. As a reminder, all single residential properties in Hamilton, regardless of location, will be charged one billing unit under the new stormwater fee structure. The 2026 rate will be finalized by Council in late 2025.

Rate Calculation:

$(\# \text{ of residential dwellings} \times \$170) + \# \text{ non-res billing units} \times \$170 \times (\% \text{ imperviousness of property} / \% \text{ impervious of avg SFD}) \times (\text{run-off coefficient of green space} / \text{run-off coefficient of avg SFD})$

Note:

- % of imperviousness of the property is unique to each property
- % of impervious area of the average SFD = 60%
- run-off coefficient of green space = 0.10
- run-off coefficient of avg SFD = 0.60

Using Agricultural property #3 from Table 5 as an example, the calculation follows.

Annual Rate: = $(3 \times \$170) + 126.9 \text{ billing units} \times \$170 \times (6.8\% / 60\%) \times (0.1 / 0.6) = \915

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Table 5

	Ex. Ag Prop 1	Ex. Ag Prop 2	Ex. Ag Prop 3	Ex. Ag Prop 4	Ex. Ag Prop 5	Ex. Ag Prop 6	Ex. Ag Prop 7
Property size (acres)	104	48	135	49	145	6	158
Impervious area (m ²)	1,513	3,841	36,928	16,063	9,632	15,801	132,492
Imperviousness of property (%)	0.4%	2.0%	6.8%	8.1%	1.6%	65%	21%
# residential units	1	1	3	1	1	2	0
Total # billing units	6.2	14.2	129.9	56.2	34.1	56.3	455.3
Fee Type	Proposed Annual Rate						
Base Fee with no credit ¹	\$1,054	\$2,584	\$22,082	\$9,554	\$5,798	\$9,570	\$77,402
Fee with Green Space Credit applied ¹	\$171	\$182	\$915	\$381	\$196	\$2,009	\$4,455
% of GS credit	84%	93%	96%	96%	97%	79%	94%

Assumptions:

1. Assumes the annual SFU will be equal to \$170 in year 1 and that Water, Wastewater and Stormwater Rate increases for future years have been approved as presented in the 2024 Water, Wastewater and Stormwater Rate budget
2. Assumes wastewater rate restatement of 12% in year 1 based on 2022 consumption trends

Additional properties have been analysed to demonstrate the impact of the Green Space credit in Table 6 below. As a reminder, when the approved Stormwater Rate Structure is implemented existing wastewater customers will see a reduction in the wastewater rate as the stormwater charge will no longer be based on potable water consumption. In the example below the Ancaster Fairgrounds is currently connected to the City's wastewater system and will therefore see a reduction in the wastewater charge on their bill.

Table 6

	Ancaster Fairgrounds	White Brick Church & Cemetery	Bellstone Christian School
Property size (acres)	98.6	1.5	8.9
Impervious area (m ²)	104,200	374	5,181

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	Ancaster Fairgrounds	White Brick Church & Cemetery	Bellstone Christian School
Total # billing units	358.1	1.3	17.8
Credit Stream Type	Proposed Annual Rate		
Base Fee with no credit ¹	\$60,873	\$218	\$3,027
Fee with Green Space Credit applied ¹	\$4,415	\$170	\$170
	Net Change in Stormwater Funding		
	(\$3,853)²	\$170	\$170
% of Green Space credit	93%	22%	94%

Assumptions:

1. Assumes the annual SFU will be equal to \$170 in year 1 and that Water, Wastewater and Stormwater Rate increases for future years have been approved as presented in the 2024 Water, Wastewater and Stormwater Rate budget
2. Assumes wastewater rate restatement of 12% in year 1 based on 2022 consumption trends

During implementation phase for the approved Stormwater Rate Structure AECOM will be assessing each non-residential property individually to measure the non-impervious area to be used in the calculation of the property's stormwater fee. AECOM will be using new advanced technology to assess the non-residential rural properties which will be more capable of accurately distinguishing building shadows, patches of dirt, and other pervious areas, as these are the properties that will be automatically enrolled in the Green Space credit if all conditions are satisfied.

Hamilton Harbour Discharge Credit

Through the consultation phase staff heard concerns from property owners along the harbour front. The feedback received was that some properties do not have stormwater runoff enter the City's stormwater system as they drain directly to the harbour and are diverting water away from the City's engineered stormwater system.

Staff are recommending a credit of up to 90% for non-residential properties that can demonstrate the use of private pipelines, channels, or other flow routes, to convey stormwater to Lake Ontario, subject to an Environmental Compliance Approval issued by the Ministry of the Environment, Conservation and Parks, or an approval from a higher level of Government. Staff recognize that these properties discharge directly to the harbour, however, they are still adjacent to City streets or catch basins which need to be maintained and have fixed costs associated with their operations. As a result, staff are proposing that the Hamilton Harbour Discharge credit have a maximum cap of 90%. Property owners must provide documentation that demonstrates that stormwater

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collected on private property does not enter the City's natural or engineered stormwater system. Applications for these credits will need to include:

- An application form with basic information (property address, owner, contact name etc.), permission for the City to enter the property to inspect, and a declaration that the provided information is true
- Copy of the Ministry of the Environment, Conservation and Parks approvals, where applicable
- Drawings that show the on-site storm sewer system, location of discharge to the harbour, property catchments and the amount of property that drains to the harbour
- Calculations that show the percentage of impervious area that drains directly to the harbour

The intention is for this credit to operate on a sliding scale. For example, if the property owner demonstrates 50% of stormwater is discharged to Hamilton Harbour the stormwater credit would be a reduction of 45% of the calculated base fee. It is recommended that property owners be required to renew their credit every five years to demonstrate that the on-site system is still in place and being maintained.

The Bunge Canada facility has been analysed to demonstrate the impact of the Hamilton Harbour Discharge credit in Table 7 below. For this example staff have made several assumptions for the wastewater utility restatement impact, including a similar usage of water in year 1 of the Stormwater Rate Structure implementation as was used by the facility in 2022, a combined approximation of 213,000m³ from different water meter sizes and accounts. This example illustrates the impact that the new Stormwater Rate Structure will have on large water users as demonstrated in Report FCS22043(b).

Table 7

	Bunge Canada
Property size (acres)	51.8
Impervious area (m ²)	154,154
Total # billing units	529.7
Credit Stream Type	Proposed Annual Rate
Base Fee with no credit ¹	\$90,056
Fee with 90% Hamilton Harbour Discharge Credit applied ¹	\$9,006
Wastewater Utility Restatement Impact ²	(\$87,500)

Assumptions:

1. Assumes the annual SFU will be equal to \$170 in year 1 and that Water, Wastewater and Stormwater Rate increases for future years have been

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- approved as presented in the 2024 Water, Wastewater and Stormwater Rate budget
2. Assumes wastewater rate restatement of 12% in year 1 based on 2022 consumption trends

Stormwater Management Infrastructure Credit

From the ICI and large multi-residential engagement survey, almost all respondents (91%) believe ICI, and large multi-residential properties should be eligible for a credit for implementing on-site stormwater management practices. Only 9% felt that they shouldn't be eligible for a credit for implementing on-site stormwater management practices. For further details, refer to Appendix "C" to Report FCS22043(c). A large majority of respondents consider it very important that the City offer an incentive program to encourage property owners to implement on-site measures to reduce the amount of stormwater runoff.

Staff are recommending that property owners who do not qualify for the automatic Green Space credit or the Hamilton Harbour Discharge credit may apply for the Stormwater Management Infrastructure credit which will reduce the base stormwater charge by up to 50% if they reduce the quantity or improve the quality of stormwater that runs off their property. The various criteria and associated credit are summarized in Table 2 found in the Executive Summary. To apply for the credit, property owners will need to demonstrate the existence and operation of infrastructure or implement processes that reduce the quantity or improve the quality of stormwater that runs off their property. Property owners must demonstrate that infrastructure is installed and maintained as required, and that processes remain in-place and are reviewed/improved when necessary.

A compilation of different property types from around the City are illustrated in Table 8 and 9 below to demonstrate the impact of the stormwater management infrastructure credit. For these examples staff have made several assumptions for the wastewater utility restatement impact, including a similar usage of water in year 1 of the Stormwater Rate Structure implementation as was used by the facility in 2022. The examples also assume each property will receive the full available 50% reduction for the Stormwater Infrastructure stream of the credit program.

Table 8

	Gage Park	Hamilton Golf & Country	Dundurn Castle	Home Depot
Property size (acres)	71	298	30	10
Impervious area (m ²)	58,450	55,577	17,907	37,124
Total # billing units	200.9	191.0	61.5	127.6

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	Gage Park	Hamilton Golf & Country	Dundurn Castle	Home Depot
Credit Stream Type	Proposed Annual Rate			
Base Fee with no credit ¹	\$34,146	\$32,468	\$10,461	\$21,688
Fee with 50% credit for SW Infrastructure Credit ¹	\$17,073	\$16,234	\$5,231	\$10,844
Wastewater Utility Restatement Impact ²	(\$22,040)	(\$8,360)	(\$1,120)	(\$2,180)

Table 9

	Amazon Fulfillment Centre	Air Liquide	Redeemer University	Highland Packers	Oakrun Farm Bakery
Property size (acres)	60.0	5.1	82.9	15.2	112.6
Impervious area (m ²)	201,123	17,582	78,224	22,300	32,471
Total # billing units	691.0	60.4	268.8	76.6	111.6
Credit Stream Type	Proposed Annual Rate				
Base Fee with no credit ¹	\$117,495	\$10,271	\$45,698	\$13,027	\$18,969
Fee with 50% credit for SW Infrastructure Credit ¹	\$58,747	\$5,136	\$22,849	\$6,514	\$9,485
Wastewater Utility Restatement Impact ²	(\$11,700)	(\$469,580)	(\$11,860)	n/a	n/a

Assumptions:

1. Assumes the annual SFU will be equal to \$170 in year 1 and that Water, Wastewater and Stormwater Rate increases for future years have been approved as presented in the 2024 Water, Wastewater and Stormwater Rate budget
2. Assumes wastewater rate restatement of 12% in year 1 based on 2022 consumption trends

Throughout the engagement period, Staff and AECOM prepared a case study based on Twenty Place which is a multi-residential adult community comprised of 24 single family detached homes, 593 townhomes and a building with 42 dwelling units. The complex also has seven stormwater detention ponds and a total impervious area of 181,500 m². Twenty Place is eligible for the Stormwater Management Infrastructure credit and could receive up to a maximum 50% credit if the stormwater detention ponds control the 100-year post development flows to predevelopment levels (40% credit) as well as provide some sediment removal (10% credit). As each site is unique and will require analysis upon credit application, it should be noted that when Twenty Place was developed,

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there was already a drainage channel across their site. As a requirement of development, Twenty Place was required to continue to convey the stormwater in that drainage channel across its site. The offsite stormwater continues to be conveyed but would only be eligible for credit if it is treated (quantity and/or quality). An example calculation for Twenty Place is illustrated in Table 9 below. For this examples staff have made several assumptions for the wastewater utility restatement impact, including a similar usage of water in year 1 of the Stormwater Rate Structure implementation as was used by the property in 2022. The example also assumes the property will receive the full available 50% reduction for the Stormwater Infrastructure stream of the credit program.

Table 10

Twenty Place		
24 Single Family detached homes (1 billing unit each)	24.0	
593 townhomes (0.5 billing units each)	296.5	
1 multi- res building & associated hardscape (10,380 m ² /291 m ²)	35.7	
Total # billing units		356.2
Base Fee with no credit ¹		\$60,548
Fee with 50% credit for SW Infrastructure Credit ¹		\$30,274
Wastewater Utility Restatement Impact ²		(\$62,000)

Assumptions:

1. Assumes the annual SFU will be equal to \$170 in year 1 and that Water, Wastewater and Stormwater Rate increases for future years have been approved as presented in the 2024 Water, Wastewater and Stormwater Rate budget
2. Assumes wastewater rate restatement of 12% in year 1 based on 2022 consumption trends

The examples provided in Tables 8, 9 and 10 demonstrate that large water users will see a positive net impact from the approved Stormwater Rate Structure as well as have the opportunity to take advantage of the recommended stormwater credit program.

Summary

Staff intend to develop a stormwater credit program application guide and open the applications for those wishing to apply for the Hamilton Harbour Discharge or Stormwater Management Infrastructure credits in 2025. This will give property owners time to work with staff to complete the application process, submit supporting documentation, allow for site visits, and understand the terms and conditions of the credit program. Property owners will begin to receive the benefit of the credit program when implementation of the approved Stormwater Rate Structure occurs in April 2026.

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Re-application will be required at least every five years to ensure on-site stormwater measures are being maintained and in working order.

In all cases a satisfactory credit application will include a completed application form with supporting documentation. Some supporting documents demonstrating on-site best management practices or eligible activities may require preparation by a Professional Engineer registered in the Province of Ontario and qualified in municipal engineering and stormwater management.

Requests for review / appeal may arise from any customer who believes they have received an inaccurate stormwater charge. For example, customers assigned a residential property type category and feel as though their property has been assigned an incorrect SFU factor. In these instances, City staff would process the application, conduct the review / appeal and update the customer with the result.

Similar recourse would exist for ICI, mixed use, or high-rise residential building properties. However, the review / appeal requests would require evidence that the calculation of impervious area on the property (on which the stormwater charge is based) is incorrect. The review / appeal process would also include any instance where a property owner requests a review of their credit eligibility.

Draft Residential Stormwater Subsidy Program Presented Prior to Stakeholder Engagement

Single-family residential and multi-residential properties with six or fewer units will be able to access subsidized programs that provide:

- A grant/subsidy for the disconnection of downspouts, installation of a backwater valve, and other eligible works that help to reduce the risk of basement flooding;
- In-person advisory services on how properties can reduce their stormwater water runoff;
- How-to information/publications on how properties can reduce their stormwater runoff; and
- A grant (subsidy) for the installation of rain barrels, rain gardens, bioswales, pollinator gardens, or pervious surfaces and other measures that reduce the quantity and improve the quality of stormwater runoff from residential properties.

Since the stormwater charge for the average residential property would likely be less than \$20 per month, the City is not proposing a credit program (i.e., reduction in stormwater charge) for residential properties with six or fewer units.

Recommended Residential Stormwater Subsidy Program Post Stakeholder Engagement

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The residential and multi-residential with six or fewer units survey received 477 responses. More than half of residential respondents said that it is either very important (44%) or important (24%) that the City offer incentive programs to encourage on-site measures to reduce stormwater runoff from properties. Most urban residential respondents also believe it is very important (54%) or important (24%) to offer incentive programs, whereas just over half of rural residential respondents believe it is either very important (29%) or important (25%). The top comment in support of incentive programs is that an incentive program increases public participation in stormwater management (148 responses). Others believe that incentive programs help to reduce the cost to taxpayers (44 responses) and note potential benefits for the environment (23 responses).

The recommended Residential Stormwater Subsidy Program, drafted in summer 2023 remains unchanged and consistent with the engagement feedback received by residents. Staff are recommending the single-source procurement of local non-profit Green Venture regarding a formal partnership to continue and expand upon their current NATURhood program. The program would provide on-site guidance to implement stormwater measures that would be subsidized by the City. This approach would be similar to residential subsidized incentive programs offered in Guelph, Kitchener and Waterloo.

At this time, the NATURhood program is an initiative offered by Green Venture to help residents slow water down and soak it up on their property, while providing beautification, home to pollinators, places to gather, flood protection and more. NATURhoods currently includes demonstration sites, workshops, events, resources and a rebate program for stormwater, rain gardens, pervious surfaces and other green infrastructure features. This is a unique program because it empowers residents to improve their properties with various types of green infrastructure which can improve property value and aesthetics, increase biodiversity, reduce urban heat island effect, and, ultimately better manage stormwater flooding.

Rebate Program Eligibility

Currently, to be eligible for Green Venture's NATURhoods program, residents:

- Must be located in Hamilton, ON
- Must be the homeowner or have written consent of the property owner to complete the work
- Must be able to complete program milestones in the Summer (check-in dates and final project due dates, expense tracking and photo progress)
- Should be interested in rain gardens, water harvesting, reducing stormwater runoff
- May have a home or lawn that experiences flooding

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Eligible Expenses

Currently, Green Venture offers a \$500 rebate to around 15 homeowners annually. The eligible expenses for the rebate program are materials or contractors associated with:

- pervious pavements
- bioswales
- green roofs and blue roofs
- rain gardens
- infiltration galleries
- soakaway pits
- water harvesting

Throughout the year Green Venture offers design workshops and “ask the expert” open houses as well as Rain Coach visits. The Rain Coach will visit pre-approved Green Infrastructure projects and rain gardens that are verified by Green Venture. Visits from the Rain Coach are mandatory for approved projects and can be conducted in-person or virtually. The Rain Coach can answer specific questions about the site regarding rain harvesting and landscape design. The Rain Coach will share information about other relevant City of Hamilton programs including, but not limited to downspout disconnection, street tree planting, lead pipe replacements, backwater valves installation, etc. The Rain Coach can also provide a list of Fusion Certified landscape professionals who can create rain garden designs and landscaping. Property owners will be responsible to evaluate and hire a contractor to implement approved projects.

In early spring residents apply and applications are reviewed and approved. As the project progresses residents submit expense forms, provide receipts and pictures of the project. Once the project is complete Green Venture staff will perform a site visit and issue rebate cheques to approved applicants who have completed their project.

Green Venture has proposed a three-year plan which entails actively reaching up to 3,500 Hamilton residents annually through workshops, festivals, meetings and events. Receiving up to 70 annual applications and completing up to 70 residential rebates in one calendar year. They will also continue to promote additional City programs such as tree planting and downspout disconnection.

The enhanced program will mimic the Ready Rain Ottawa model and provide rebates up to \$1,500 for certified landscape designs and materials or fees for garden installations, rain harvesting tanks or rain barrels, soakaway pit or bioswale installation and rebates of up to \$5,000 for architectural drawings, certified engineering plans, landscape designs and materials for pervious pavements.

As per Recommendation (b) to Report FCS22043(c), a preliminary budget of \$500K for the Residential Stormwater Subsidy Program will be referred to the 2025 Water,

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Wastewater and Stormwater Rate Supported Budget. The Residential Stormwater Subsidy Program would be funded from dedicated Stormwater Rate Structure revenues as of April 1, 2026. The contract with Green Venture will be managed by the Hamilton Water Division.

The proposed annual program costs for Green Venture to run and administer the residential rebate program can be seen in Table 11.

Table 11

Program Cost	Description	Annual Costs
Green Venture Labour Costs	<ul style="list-style-type: none"> Executive Director overseeing the project implementation (part-time) Program Manager developing the project strategy and budgets (part-time) Full-time Project Coordinator administering the program Full-time Rain Coach for personalized visits and promote other City programs 	\$193,200
Portal setup and administration fees	<ul style="list-style-type: none"> The program will require set-up of a secure portal system to collect applications and store resident data Annual administration, intake, workflow and communications software and IT costs 	\$20,000
Associated Costs	<ul style="list-style-type: none"> Marketing and promotion Bookkeeping, insurance, office expenses Signage and supplies Event fees and rentals Mileage for site visits 	\$20,000
Rebate or Subsidies Pay-outs	<ul style="list-style-type: none"> Rain Gardens Bioswales Pervious Driveway 	\$227,500
Total Program Cost for 40 – 70 residential rebates per year		\$460,700

Per City of Hamilton By-law 21-215, Procurement Policy #11 - “Non-competitive Procurements”, staff must obtain Council approval for single source requests greater than \$250 K. As previously noted, Green Venture is currently administering the NATURhoods program which will be the basis for the Residential Stormwater Subsidy Program. As per recommendation (g) to Report FCS22043(c) staff is requesting the single source procurement of Green Venture as external administrators for the Residential Stormwater Subsidy Program.

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: Stormwater Fee Financial Incentive Program (FCS22043(c)) (City Wide)
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Financial Impacts of the Stormwater Credit Program and Residential Stormwater Subsidy Program

The financial impacts of the new proposed Stormwater Credit Program and Residential Stormwater Subsidy Program is approximately \$12.9M as indicated in Table 12.

Table 12

Incentive Program / Stream Description	Estimated Cost
Subsidy Program for Residential – Administered by Green Venture	\$500 K
Credit Program for ICI and Multi-Res – Green Space Credit	\$9.0 M
Credit Program for ICI and Multi-Res – Hamilton Harbour Discharge Credit	\$2.3 M
Credit Program for ICI and Multi-Res – SW Management Infrastructure Credit	\$1.0 M
Administration (1 FTE)	\$124 K
TOTAL	\$12.9 M

Throughout Report FCS22043(c) the annual billing unit cost in all examples per SFU has been \$170. However, the year one billing unit cost will be referred to the 2026 rate budget process. In Report FCS22043(b) staff's initial calculation for the stormwater incentives program was based on the 2025 Stormwater Management Program from the 2023 approved Water, Wastewater and Stormwater Rate Budget and was calculated at only 3% of the overall Stormwater Management Program cost or \$1.6 M. AECOM has calculated that to make up for the revenue loss between the overall Stormwater Management Program increase from the 2023 approved Water, Wastewater and Stormwater Rate Budget as well as the increased cost of the stormwater incentives program, the year one billing unit cost would be upwards of \$250 annually.

Stormwater Fee Effective Date

As identified in Report (FCS21082(g)) to the Audit, Finance and Administration Committee on May 16, 2024, staff are recommending that the Stormwater Rate Structure effective date be pushed back to April 1, 2026, assuming the implementation of the City's new utility billing solution is completed by December 2025. Staff will also continue to monitor this timing and report back if issues arise that affect the revised utility billing solution implementation timeframe.

ALTERNATIVES FOR CONSIDERATION

Throughout, and even after the stakeholder engagement period to support the recommended Stormwater Incentives Program, staff have received feedback that

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certain property types should be exempt from the approved Stormwater Rate Structure or receive a 100% credit. However, staff are not recommending a full exemption, or 100% credits, to any developed property as this does not align with the Guiding Principles approved by City Council.

With specific regard for agricultural properties within the rural areas of Hamilton, the City's Stormwater Management Program includes important work in these areas to keep the system working well. City staff inspect, fix and clean assets like culverts, stormwater ponds and ditches. They also reshape ditches to better catch dirt and mud. The City takes care of natural watercourses, streams and wetlands, inspecting, cleaning them of debris and sediment, and eliminating invasive species. In the future the City's programs will also address water quality issues like pollution, and high levels of nutrients. The City also contributes millions of dollars each year to local Conservation Authorities which address watershed management issues in rural and urban areas.

APPENDICES AND SCHEDULES ATTACHED

Appendix "A" to Report FCS22043(c) – Recommended Residential Stormwater Subsidy Program

Appendix "B" to Report FCS22043(c) – Recommended Non-Residential Stormwater Credit Program

Appendix "C" to Report FCS22043(c) – AECOM Communications and Engagement Summary

Appendix "D" to Report FCS22043(c) – AECOM Incentive Program Review

Recommended Residential Stormwater Subsidy Program

Staff are recommending the City retains the local non-profit Green Venture regarding a formal single source partnership to continue and expand upon their current NATURhood program. The NATURhood program will provide on-site guidance to implement stormwater measures that would be subsidized by the City. This approach would be similar to residential subsidized incentive programs offered in Guelph, Kitchener and Waterloo.

At this time, the NATURhood program is an initiative offered by Green Venture to help residents slow water down and soak it up on their property, while providing beautification, home to pollinators, places to gather, flood protection and more. NATURhoods currently includes demonstration sites, workshops, events, resources and a rebate program for stormwater, rain gardens, pervious surfaces and other green infrastructure features. This is a unique program because it empowers residents to improve their properties with various types of green infrastructure which can improve property value and aesthetics, increase biodiversity, reduce urban heat island effect, and, ultimately better manage stormwater flooding.

Rebate Program Eligibility

Currently, to be eligible for Green Venture's rebate program, residents:

- Must be located in Hamilton, ON
- Must be the homeowner or have written consent to complete the work
- Must be able to complete program milestones in the Summer (check-in dates and final project due dates, expense tracking and photo progress)
- Should be interested in rain gardens, water harvesting, reducing stormwater runoff
- May have a home or lawn that experiences flooding

Eligible Expenses

Currently, Green Venture offers a \$500 rebate to around 15 homeowners annually. Example of eligible expenses for the rebate program are materials or contractors associated with:

- permeable pavements
- bioswales
- green roofs and blue roofs
- rain gardens
- infiltration galleries
- soakaway pits
- water harvesting

Throughout the year Green Venture offers design workshops and "ask the expert" open houses as well as Rain Coach visits. The Rain Coach will visit pre-approved Green Infrastructure projects and rain gardens that are verified by Green Venture. Visits from

the Rain Coach are mandatory for approved projects and can be conducted in-person or virtually. The Rain Coach can answer specific questions about the site regarding rain harvesting and landscape design. The Rain Coach will share information about other relevant City of Hamilton programs including, but not limited to: downspout disconnection, street tree planting, lead pipe replacements, backwater valves installation, etc. The Rain Coach can also provide a list of Fusion Certified landscape professionals who can create rain garden designs and landscaping. Property owners will be responsible to evaluate and hire a contractor to implement approved projects.

In early spring residents apply and applications are reviewed and approved. As the project progresses residents submit expense forms, provide receipts and pictures of the project. Once the project is complete Green Venture staff will perform a site visit and issue rebate cheques to approved applicants who have completed their project.

Green Venture has proposed a three-year plan which entails actively reaching up to 3500 Hamilton residents annually through workshops, festivals, meetings and events. Their target is to receive up to 70 annual applications and complete up to 70 residential rebates in one calendar year. They will also continue to promote additional City programs such as tree planting and downspout disconnection.

The enhanced program will mimic the Ready Rain Ottawa model and provide rebates up to \$1,500 for certified landscape designs and materials or fees for garden installations, rain harvesting tanks or rain barrels, soakaway pit or bioswale installation and rebates of up to \$5,000 for architectural drawings, certified engineering plans, landscape designs and materials for permeable pavements.

As per Recommendation (b) to Report FCS22043(c), a preliminary budget of \$500K for the NATURhood program will be referred to the 2025 Water, Wastewater and Stormwater Rate Supported Budget. The Program would be funded from dedicated Stormwater Fee revenues as of April 1, 2026. The contract will be managed by the Hamilton Water Division.

The proposed annual program costs for Green Venture to run and administer the Residential Stormwater Subsidy Program can be seen in Table 1.

Table 1

Program Cost	Description	Annual Costs
Green Venture Labour Costs	<ul style="list-style-type: none"> • Executive Director overseeing the project implementation (part-time) • Program Manager developing the project strategy and budgets (part-time) • Full-time Project Coordinator administering the program 	\$193,200

	<ul style="list-style-type: none"> • Full-time Rain Coach for personalized visits and promote other City programs 	
Portal setup and administration fees	<ul style="list-style-type: none"> • The program will require set-up of a secure portal system to collect applications and store resident data • Annual administration, intake, workflow and communications software and IT costs 	\$20,000
Associated Costs	<ul style="list-style-type: none"> • Marketing and promotion • Bookkeeping, insurance, office expenses • Signage and supplies • Event fees and rentals • Mileage for site visits 	\$20,000
Rebate or Subsidies Pay-outs	<ul style="list-style-type: none"> • Rain Gardens • Bioswales • Permeable Driveway 	\$227,500
Total Program Cost for 40 – 70 residential rebates per year		\$460,700

Per City of Hamilton By-law 21-215, Procurement Policy #11 - "Non-competitive Procurements", staff must obtain Council approval for single source requests greater than \$250 K. As previously noted, Green Venture is currently administering the NATURhoods program which will be the basis for the Residential Stormwater Subsidy Program. As per recommendation (g) to Report FCS22043(c) staff is requesting the single source procurement of Green Venture as external administrators for the Residential Stormwater Subsidy Program.

Recommended Non-Residential Stormwater Credit Program

The recommended credit program will consist of three streams for industrial, commercial, institutional (ICI), agricultural and multi-residential properties (with greater than six units). It is important to note that property owners will only be eligible for one stream of the program such that stacking of credit streams will not be permitted. The development of the credit program took feedback from the stakeholder engagement into consideration, included an assessment of a variety of stormwater incentive programs utilized by different municipalities in Ontario, and developed a unique “made in Hamilton” stormwater credit program. The three streams that are recommended have been assessed for alignment against the Guiding Principles as outlined in Table 13 of Appendix “D” to Report FCS22043(c).

The recommended credit program will consist of three streams as noted below:

Green Space Credit

The Green Space credit stream will take into consideration the pervious to impervious ratio of a property. Applying the Green Space credit reduces base stormwater charges based on the ratio of hard surface to the total softscape of the property. No application process will be required for this credit stream, staff will automatically assess non-residential properties for Green Space credit eligibility prior to implementation of the approved Stormwater Rate Structure. Properties that could potentially benefit from this credit include farms, parks, schools, golf courses, cemeteries, and other non-residential properties with large amounts of pervious surfaces.

With the Green Space credit, staff are proposing that properties would be automatically enrolled into the credit stream with no application needed on the part of the property owner, and the credit would only be available to properties with no direct stormwater connection to City infrastructure and that only contribute stormwater overland flow via green space (meaning all run-off from non-residential impervious areas drains to green space). Staff will use aerial photography to calculate a properties’ proposed credit which will be applied when the approved Stormwater Rate Structure comes into effect in 2026. Properties will only be eligible for one stream of the stormwater credit program, with the Green Space credit being the most advantageous for nearly all of those who would qualify. The Green Space credit calculation will only apply to the non-residential impervious area. Those properties that also include residential dwelling units will still be charged the Single Family Unit (SFU) rate per residential property.

The below example assumes the annual 2026 SFU or “billing unit” will be equal to \$170. As a reminder, all single residential properties in Hamilton, regardless of location, will be charged one billing unit under the new stormwater fee structure. The 2026 rate will be finalized by Council in late 2025.

Rate Calculation

(# of residential dwellings x \$170) + # non-res billing units x \$170 x (% imperviousness of property/% imp of avg SFD) x (run-off coefficient of green space/run-off coefficient of avg SFD)

Note:

- % of imperviousness of the property is unique to each property
- % of impervious area of the average Single Family Dwelling (SFD) = 60%
- run-off coefficient of green space = 0.10
- run-off coefficient of avg SFD = 0.60

Using the Agricultural property from Table 1 as an example, the calculation follows.

Annual Rate: = (3x\$170) + 126.9 billing units x \$170 x (6.8%/60%) x (0.1/0.6)) = \$915

Table 1

Ex. Ag Property	
Property size (acres)	135
Impervious area (m ²)	36,928
# residential units	3
Total # billing units	129.9
Imperviousness of the property	6.8%
Credit Stream Type – Green Space Credit	Proposed Annual Rate
Base Fee with no credit *	\$22,082
Fee with Green Space Credit applied *	\$915
% of GS credit	96%

*Assumes the annual SFU will be equal to \$170 in year 1

During implementation phase for the approved Stormwater Rate Structure AECOM will be assessing each non-residential property individually to measure the non-impervious area to be used in the calculation of the property's stormwater fee. AECOM will be using new advanced technology to assess the non-residential rural properties which will be more capable of accurately distinguishing building shadows, patches of dirt, and other pervious areas, as these are the properties that will be automatically enrolled in the Green Space credit if all conditions are satisfied.

Hamilton Harbour Discharge Credit

The Hamilton Harbour Discharge credit stream will take into consideration properties that are adjacent to Hamilton Harbour and have approvals to discharge stormwater directly to the Harbour. Applying the Hamilton Harbour Discharge credit potentially reduces base stormwater charges by up to 90% for non-residential properties that can demonstrate the use of private pipelines, channels, or other flow routes, to convey

stormwater to Hamilton Harbour, subject to an Environmental Compliance Approval issued by the Ministry of the Environment Conservation and Parks or an approval from the higher level of Government. Staff recognize that these properties discharge directly to the harbour, however they are still adjacent to City streets or catch basins which need to be maintained and have fixed costs associated with their operations. As a result staff are proposing that the Hamilton Harbour Discharge credit have a maximum cap of 90%.

An application process will be implemented to ensure property owners provide documentation that demonstrates that stormwater collected on private property does not enter the City's natural or engineered stormwater system. Applications for these credits will need to include:

- An application form with basic information (property address, owner, contact name etc.), permission for the City to enter the property to inspect, and a declaration that the provided information is true
- Copy of the Ministry of the Environment, Conservation and Parks approvals, where applicable
- Drawings that show the on-site storm sewer system, location of discharge to the harbour, property catchments and the amount of property that drains to the harbour
- Calculations that show the percentage of impervious area that drains directly to the harbour

The intention is for this credit to operate on a sliding scale. For example, if the property owner demonstrates 50% of stormwater is discharged to Hamilton Harbour the stormwater credit would be a reduction of 45% of the calculated base stormwater charge (90% maximum credit X 50% discharged to Hamilton Harbour = 45% credit).

It is recommended that property owners be required to renew their credit every five years to demonstrate that the on-site system is still in place and being maintained. Properties that could potentially benefit from this credit includes industrial properties along the waterfront including Port Authority lands.

Table 2

	Harbour Front Property
Property size (acres)	51.8
Impervious area (m ²)	154,154
Total # billing units	529.7
Credit Stream Type – Hamilton Harbour Discharge Credit	Proposed Annual Rate
Base Fee with no credit *	\$90,056
Fee with 90% Hamilton Harbour Discharge Credit applied *	\$9,006

Table 2 illustrates the annual stormwater fee for a Harbour Front property that can prove 100% of their stormwater runoff discharges to Hamilton Harbour.

Stormwater Management Infrastructure Credit

Property owners who do not qualify for the automatic Green Space credit or the Hamilton Harbour Discharge credit may apply for the Stormwater Management Infrastructure credit.

The Stormwater Management Infrastructure credit stream will take into consideration properties that operate infrastructure or implement processes that reduce the quantity or improve the quality of stormwater that runs off their property. Applying the Stormwater Management Infrastructure credit reduces base stormwater charges by up to 50% for non-residential properties that can demonstrate the existence and operation of infrastructure or implement processes that reduce the quantity or improve the quality of stormwater that runs off their property. Property owners must demonstrate that infrastructure is installed and maintained as required, and that processes remain in-place and are reviewed/improved when necessary. An application process will be implemented to ensure property owners provide documentation that demonstrates eligibility for this credit stream. The various eligibility criteria and associated credit are summarized in Table 3.

Table 3

Stormwater Objective	Max. Credit Amount (Max. 50%)	Description	Example Measures
Slow it down (peak flow reduction)	40%	Percent reduction of the 100-year storm post-development flow to pre-development conditions of the site.	Detention ponds, cisterns
Clean it up (water quality)	25%	Remove ammonia, sediment, and phosphorus. Remove 60% to 70% sediment (based on receiving waters).	Oil-grit separators, treatment facilities
Soak it up (volume reduction)	40%	Percent capture of first 28 mm of rainfall during a single rainfall event.	Infiltration facilities/rain gardens, re-use facilities, pervious pavers
Prevent it first (pollution prevention)	15%	Develop and implement a pollution prevention plan.	Salt management plan, pesticide/manure management, sweeping, spill response plan, public education etc.

Table 5 is an example of a multi-residential adult community comprised of 24 single family detached homes, 593 townhomes and a building with 42 dwelling units. The complex also has seven stormwater detention ponds and a total impervious area of 181,500 m². This property is eligible for the Stormwater Management Infrastructure credit and could receive up to a maximum 50% credit if the stormwater detention ponds control the 100-year post development flows to predevelopment levels (40% credit) as well as provide some sediment removal (10% credit).

Table 5

Multi-Residential Adult Community		
24 Single Family detached homes (1 billing unit each)	24.0	
593 townhomes (0.5 billing units each)	296.5	
1 multi- res building & associated hardscape (10,380 m ² /291 m ²)	35.7	
Total # billing units		356.2
Base Fee with no credit *		\$60,548
Fee with 50% credit for SW Infrastructure Credit*		\$30,274

Stormwater Credit Program Application Process

Staff intend to develop a stormwater credit program application guide and open the applications for those wishing to apply for the Hamilton Harbour Discharge or Stormwater Management Infrastructure credits in 2025. This will give property owners time to work with staff to complete the application process, submit supporting documentation, allow for site visits, and understand the terms and conditions of the credit program. Property owners will begin to receive the benefit of the credit program when implementation of the approved Stormwater Rate Structure occurs in April 2026. Re-application will be required at least every five years to ensure on-site stormwater measures are being maintained and in working order.

In all cases a satisfactory credit application will include a completed application form with supporting documentation. Some supporting documents demonstrating on-site best management practices or eligible activities may require preparation by a Professional Engineer registered in the Province of Ontario and qualified in municipal engineering and stormwater management.

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Engagement Summary

Stormwater Incentive Program

City of Hamilton

April 2024

Authors

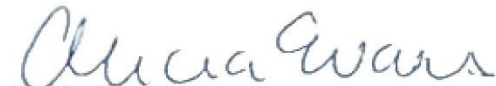
Report Prepared By:



Alan Ham

Community Engagement and Communication Specialist

Report Reviewed By:



Alicia Evans

Senior Community Engagement and Communication Specialist

Report Verified By:



Pippy Warburton, P.Eng.

Manager, Water Resources Engineering

Report Approved By:



Nancy Hill, P.Eng.

Project Manager

Prepared for:

City of Hamilton

Prepared by:

AECOM Canada Ltd.
105 Commerce Valley Drive West, 7th Floor
Markham, ON L3T 7W3
Canada

T: 905.886.7022

F: 905.538.8076

www.aecom.com

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Appendices

- Appendix A. Engage Hamilton 'Ask a Question' Summary
- Appendix B. Email Correspondence Summary
- Appendix C. Residential Survey Results
- Appendix D. ICI and Multi-residential Survey Results
- Appendix E. Agricultural Survey Results
- Appendix F. Public Meeting Materials
- Appendix G. Public Meeting Summaries
- Appendix H. Agricultural and Rural Affairs Sub-Committee Presentations
- Appendix I. Promotional Materials
- Appendix J. Communication Update

1. Overview of Stormwater Incentive Program Engagement

1.1 Approach to Public Engagement

The City of Hamilton conducted public engagement for the Stormwater Incentive Program, a key component of the Stormwater Funding Review (the Project).

The objectives of engagement were to:

- Inform and educate the public about:
 - the importance of stormwater management, the City’s stormwater system and needs, and the City’s current stormwater funding model
 - the new stormwater funding model and how the fees will be calculated
 - the draft stormwater incentive program
- Obtain feedback to further enhance the draft financial incentive program.

In conducting public engagement, the City aimed to maximize public participation by:

- Offering a range of engagement opportunities including online and in-person options;
- Removing or reducing barriers to participation, hosting in-person meetings in both urban and rural areas of Hamilton; and
- Adapting to public feedback quickly, by drafting and releasing a third survey specific to the agriculture community and extending the survey period by 6 weeks to accommodate.

The engagement period launched on October 31, 2023, and ended January 8, 2024.

2. Engagement Activities

2.1 Study Website and Project Email

In preparation for public engagement, the existing City of Hamilton Stormwater Funding Review page – hamilton.ca/stormwaterfunding – was updated with new copy and additions to the FAQ that expanded on the stormwater fee concept and incentive program. Page visitors could also find links to the dedicated Engage Hamilton page.

Between September 1, 2023 and February 28, 2024, the Stormwater Funding Review page was viewed 2,141 times by 1,976 users with an average engagement time of more than one minute. From the stormwater page, users went on to view General Issues Committee meeting minutes related to the Project and the YouTube videos created as part of the Project.

The Engage Hamilton webpage – engage.hamilton.ca/stormwaterincentives – was created to educate the public, provide a home for the online survey, and promote the in-person and virtual public meetings.

The page included the following:

- Background on stormwater and stormwater management;
- An overview of the Stormwater Funding Review and the financial incentive programs, including the goals of these incentives and the importance of engagement to develop the program;
- Information about virtual and in-person public meetings;
- All versions of the online survey;
- Links to a stormwater fee informational video and recorded virtual meeting;
- An “Ask a Question” section for members of the public to ask questions directly to the Project team; and
- Related City reports, resources, and links.

The Engage Hamilton Project page received 3,260 visits between October 31, 2023, and January 8, 2024. A summary of the questions received, and answers provided through the “Ask a Question” section is provided in Appendix A.

A Project email address – StormwaterFundingReview@hamilton.ca – was also created to manage questions and comments from the public. A member of the Project team managed responses directly, with the assistance of subject matter experts from the City

and the consultant. As of January 8, 2024, the inbox received over 100 questions or comments, the majority of these sent by rural residents or agriculture property owners. A summary of the emails received and the responses, sorted by themes, is provided in Appendix B.

2.2 Survey

A survey was administered during the engagement period and was the primary source of gathering feedback on the draft stormwater incentive program. The survey was available both online or in hard copy form and had three versions, depending on the type of property the respondent owned or operated:

- **Residential and Small Multi-Residential Survey** – to gather feedback on the residential subsidy program, understand barriers to implementing stormwater practices on-site, and get input on the type of support that the City should provide.
- **Industrial, Commercial, Institutional (ICI) and Large Multi-Residential Property Owners/ Operators Survey** – to gather feedback on the proposed credit program, understand barriers to implementing stormwater practices on-site and get input on the type of support that the City should provide.
- **Agricultural Property Owners Survey** – to gather feedback on the proposed credit program, understand barriers to implementing stormwater practices on-site and get input on the type of support that the City should provide.

The survey yielded responses from 477 residential property owners, 35 ICI/ multi-residential property owners/ operators and 279 agricultural property owners.

The survey questions and a full, detailed summary of the results can be found in Appendix C, D and E for Residential, ICI and Multi-residential, and Agricultural respectively. A summary of key highlights is provided in Section 4.

2.3 Public Meetings

During the engagement period, a series of virtual and in-person public meetings were held. Approximately 66 individuals attended the public meetings.

Virtual Public Meetings

Two virtual public meetings were held on Tuesday, November 7, 2023 at 2:30 p.m. and 7:00 p.m.

Each meeting began with a presentation followed by an opportunity to ask questions and provide input related to the financial incentive program through a facilitated Question and Answer session. To wrap up the virtual meetings, attendees were provided project contact information and were encouraged to visit the Engage Hamilton site, attend one of the in-person Open Houses and/ or complete the survey.

In-Person Open Houses

Two in-person public open houses were held during the engagement period:

- Wednesday, November 15, 2023, Hamilton City Hall – Council Chambers
- Thursday, November 16, 2023, Ancaster Fairgrounds – Hepworth Room

A welcome table invited participants to sign in and take a one-page stormwater incentive program information sheet which also included contact information and links to the online survey. A hard copy version of the survey was also available upon request. Each public meeting featured information boards for participants to read in an open house-style format. The boards included background information about stormwater, stormwater management in Hamilton, the current stormwater model, an introduction to the new stormwater fee and a summary of the draft stormwater incentive program. Project team members from AECOM and the City, and subject matter experts from the Hamilton Water and Roads department were present to answer questions.

Following the open house, the project team provided a presentation overview, and hosted a Question and Answer Session. The presentation wrapped up by reminding participants to complete the survey and contact the Project team with any additional questions or comments.

A summary of the feedback received during the virtual and in-person public meetings is included in Section 4. The virtual and in-person public meeting materials are provided in Appendix F and the public meeting summaries are included in Appendix G.

2.4 Agriculture and Rural Affairs Sub-Committee Meetings

In June 2023, prior to the launch of the engagement period, the Project Team presented to the Agricultural and Rural Affairs Sub-Committee to introduce the stormwater funding project and Council's recommendations for a stormwater fee. During the formal engagement period (November 30, 2023), the Project Team presented to the Agriculture and Rural Affairs Sub-Committee again. This second presentation reviewed the basics of stormwater and stormwater management, with focus on the current model

for funding stormwater in rural communities and the stormwater services and infrastructure in rural areas. The presentation included an analysis of the impervious areas for select agricultural properties in rural Hamilton and an estimate of the stormwater fee base charge.

Copies of the presentations to the Agricultural and Rural Affairs Sub-Committee are provided in Appendix H.

2.5 Additional Meetings

Prior to the formal engagement period, Project Team members attended one-on-one meetings with interested community partners community members as requested. The new stormwater funding model was presented, along with an analysis of the impervious areas of the properties. These meetings included:

- McMaster University, Wednesday, September 6, 2023 (virtual meeting)
- Twenty Place (a private residential community), Thursday, October 12, 2023 (in-person)

3. Communication Activities

Various communication activities were undertaken by the City to inform and encourage residents to meaningfully participate in the online and in-person public engagement.

3.1 Informational Video

A 3-minute informational video was created and posted on the City's YouTube channel – <https://www.youtube.com/watch?v=lmb7lnS69cU> - with background about stormwater and stormwater management in Hamilton, the new stormwater funding model and fee, incentive program and a call-to-action to participate in the public engagement period.

Following the engagement period, a new version of the video was posted without the call-to-action, to serve as an informational video for the implementation period.

3.2 Media Relations

A media release about the community engagement activity, including background information on stormwater in Hamilton and the stormwater fee was sent directly to local media on November 2, 2023.

The Communications & Strategic Initiatives division's Media Relations section replied to media inquiries and provided corrections to local media outlets regarding this topic.

A copy of the media release can be found in Appendix I.

3.3 Digital Platforms and Social Media

Stormwater Incentive Program engagement activities and general stormwater education were posted on four different social media platforms. The links accompanying the social media posts referred viewers to the City media release, City stormwater page and the Engage Hamilton Stormwater Incentive Program page.

Below are the social media statistics during the engagement period from October 1, 2023 to January 31, 2024.

Table 1: Social Media Statistics

Social Media	Number of Posts	Impressions	Likes	Comments	Shares	Link Clicks
X (Twitter)	7	24.15K	27	9	9	117
Instagram Story	4	10.81K		-	-	-
Facebook	5	6.46K	20	2	22	312
LinkedIn	4	3.43K	17	-	3	45
Total	20	44.85K	64	11	34	474

Sample social media posts can be found in Appendix I.

3.4 Advertising / Promotion

Digital signs were placed on the boards at Hamilton City Hall and Gage Park from October 31 until December 3, 2023.

Community Well Newsletter updates were prepared and mailed to residents in Carlisle, Freulton, Greensville and Lynden on the week of August 14, 2023, giving an overview of the new stormwater funding model and inviting readers to visit Hamilton.ca for upcoming engagement opportunities.

An update was published on the front page of the Fall 2023 Hamilton Water Newsletter. The newsletter was included as an insert with the Alectra utilities bill and gave an overview of stormwater, stormwater management and the new stormwater funding model. The article concluded with an invitation to email the Project team or visit the stormwater webpage on Hamilton.ca.

Copies of the promotional materials are available in Appendix I.

4. What We Heard

Highlights of comments and concerns received through the engagement activities (Engage Hamilton, Project email address, and public meetings) and highlights of the survey responses are summarized in the subsections that follow.

4.1 Importance of Stormwater Management Services

- Most urban residential survey respondents consider the City's stormwater management services to be either very important (53%) or important (30%), whereas more rural residential respondents do not consider the services to be important (46%), or only somewhat important (22%). Among ICI and multi-residential survey respondents, 29% consider the City's stormwater management services as very important, and 24% as important (24%), whereas 18% consider it 'somewhat important' and the remaining 29% do not consider it important.
- Half of the of agricultural survey respondents consider the City's stormwater management services to be not important (50%), and one quarter of respondents think that they are only somewhat important (26%).

4.2 On-site Stormwater Management

4.2.1 Steps Already Taken to Implement On-site Measures

- Approximately three-quarters (76%) of residential survey respondents have taken steps to reduce stormwater runoff on their property, including three-quarters of urban and rural residential property owners. Examples of steps taken include the use of rain barrels, disconnecting downspouts, and the use of green space to help reduce stormwater runoff.
- Most ICI and multi-residential survey respondents (71%) have taken steps to reduce stormwater runoff on their property. Examples of steps taken include the use of green space, permeable pavers and retention ponds to help reduce stormwater runoff.
- A large majority (82%) of agricultural survey respondents have taken steps to reduce stormwater runoff on their property. The most common steps taken by agricultural respondents to reduce stormwater runoff is through green space and water retention ponds.

4.2.2 Willingness to Implement On-site Measures

- While most residential survey respondents (66%) who are not already implementing on-site measures would be willing to take steps on their properties to reduce the amount of stormwater, only 37% of rural residential respondents are willing to take steps to reduce runoff compared to 91% of urban residential respondents.
- Of those ICI and multi-residential survey respondents that are not already implementing measures, 80% would be willing to take steps on their properties to reduce the amount of stormwater.
- Just under half (49%) of agricultural survey respondents who are not already implementing on-site measures would be willing to take steps to reduce runoff on their properties.

4.2.3 Barriers to On-site Stormwater Management

- The top barrier to implementing stormwater management practices for urban residential survey respondents is cost (67% of respondents), followed by a lack of knowledge or understanding of on-site stormwater management practices (48% of respondents) and a lack of knowledge or understanding of available subsidized programs (45% of respondents). Examples of other barriers include inadequate incentives offered by the City and that they do not have the time or physical capacity to implement measures.
- The top barrier to implementing stormwater management practices for rural residential survey respondents is cost (55% of respondents) followed by the lack of knowledge or understanding of available subsidized programs (26% of respondents) and a lack of knowledge of on-site stormwater management practices (26% of respondents). Examples of other barriers include limited City infrastructure and restrictions from the City.
- The top barrier to implementing stormwater management practices for ICI and multi-residential property survey respondents is cost (24 responses), followed by a lack of knowledge or understanding of on-site stormwater management practices (12 responses) and lack of knowledge of appropriate contractors (8 responses). Other barriers identified include restrictions from the City, the cost of implementing barriers outweighs the benefits, and not having enough space.

- A large majority of the agricultural survey respondents (170 responses) cite cost as a barrier to implementing stormwater management practices, followed by a lack of knowledge or understanding of stormwater management practices (47 responses) and a lack of knowledge of appropriate contractors (27 responses). Examples of other barriers identified include restrictions from the City and costs outweighing the benefits of implementing measures.

4.3 Stormwater Management Support from the City

- The top three supports that urban residential survey respondents would like the City to provide to encourage good stormwater management practices on residential properties include reduced cost for materials (76% of respondents), online resources (71% of respondents), and in-person guidance from experts (42% of respondents).
- The top three supports that rural residential survey respondents would like the City to provide to encourage good stormwater management practices on residential properties include online resources (53% of respondents), reduced cost for materials (53% of respondents) and in-person guidance from experts (24% of respondents).
- Other supports identified that the City could provide for residential property owners include credits, exemptions for farms and rural properties, the expansion and improvement of maintenance of City infrastructure, and the implementation of by-laws to stop by practices related to stormwater.
- The top two supports that ICI and multi-residential survey respondents would like the City to provide to encourage good stormwater management practices on ICI and multi-residential properties are credits (28 responses) and the creation of online resources by the (17 responses).
- The top three supports that agricultural property survey respondents would like the City to provide to encourage good stormwater management practices on agricultural properties are credits (144 responses), loans (131 responses), and online resources (89 responses).
- Other supports identified that the City could provide for ICI, multi-residential and agricultural property owners include exemptions for agricultural properties, the expansion and improvement of maintenance of City infrastructure, and property audits/ in-person training.

4.4 Draft Stormwater Incentive Program

- Meeting participants and survey respondents expressed interest in the credit or subsidy programs and hoped that their current stormwater mitigation efforts will qualify for credits retroactively.
- A majority of rural residential (71%), urban residential (74%) and ICI survey respondents (91%) believe industrial, commercial, institutional, and large multi-residential properties should be eligible for a credit for implementing on-site stormwater management practices.
- A large majority (94%) of agriculture survey respondents believe the credit should be more than 50% - many of them stating that agricultural properties should receive a 100% credit or be exempt from the fee altogether, citing the greenspace on their property, lack of stormwater services received from the City, and their stormwater management systems already implemented.
- Many rural residential survey respondents (65%) do not agree with the approach of providing subsidies rather than credits to residential property owners. Among rural residential respondents that do support subsidies, 23 respondents mentioned that it would encourage participation and 11 mentioned lower administration costs. Among rural residential survey respondents that oppose subsidies, 40 respondents disagreed with the new stormwater fee altogether, 18 respondents had concerns with implementation, 13 respondents felt credits would be better than subsidies. Other reasons included concerns that a property would not qualify, putting more resources into enforcement of existing stormwater-related and to have no subsidy or credit program at all.
- Most urban residential survey respondents (59%) agree with the approach of providing subsidies rather than credits to residential property owners. When asked for their reasoning for support, 54 urban residential respondents support a subsidy because it encourages resident participation in stormwater management, 27 respondents supported it because it would lower administration costs and 2 respondents gave support because it would be good for the environment. When asked for their reasoning for opposition, 20 urban residential respondents said that they would prefer credits over subsidies, 16 respondents have concerns with program implementation, 14 respondents felt their efforts would not qualify, and 17 respondents disagreed with the new stormwater fee altogether. Other reasons included putting more resources into enforcement of existing stormwater-related by-laws instead of credits, as well as providing both subsidies and credits to all properties.

4.5 Incentive Program Administration

- Meeting participants and survey respondents expressed concern over the effort from both property owners and the City to administer an incentive program. They were unsure if the application process for credits and subsidies would be labour intensive and how the programs would be enforced to ensure compliance.
- Agriculture property owners expressed a reluctance to participate in a new program, if it would require paperwork, consultation and follow-up in order to qualify for credits. Participants mentioned the amount of paperwork already required of them to fulfill other regulatory obligations.
- Most agricultural survey respondents (81%) and many of the ICI respondents (53%) believe properties should be required to re-apply for credits no less than every 5 years, with suggestions that applications should only be required once, or reapplications should take place every ten years or only during major changes to the property.

4.6 Other Concerns and Considerations for Rural and Agricultural Properties

- Agriculture property owners expressed their desire for a survey that asked questions specific to farms in the rural areas of Hamilton. The engagement period began with two versions of the survey, one for residents and small multi-residential owners and one for ICI and large multi-unit residential owners/ operators. Many members of the agriculture community felt that they did not fall into either category and requested a survey version with specific questions to fit their needs. The Project team responded with the release of a new survey and an extension of the engagement period.
- Participants in the public meetings were looking for more examples of agricultural properties, facility sizes and the expected fee calculation based on impervious area to better understand the financial impact of the fee and the benefit of a credit program. Additional agricultural examples were provided in subsequent meetings.
- Agricultural property owners at public meetings and over email expressed frustration that applying for a credit program would be onerous and unnecessary as permit applications and site plans already require stormwater reviews.

- Numerous rural and agricultural property owners expressed frustration with the new stormwater fee as they believe that they do not receive any stormwater services and do not contribute to the City's stormwater system. Some participants cited their property's large areas of permeable land and drainage directly to local creeks or the aquifer as their reasoning.

5. Next Steps

Communication and engagement of interested community partners and community members is critical to the success of the credit programs.

Due to feedback from property owners on the draft incentive program, a unique “made in Hamilton” incentive program is being developed to include a multi-stream credit program. Staff have considered the feedback received and aligned the new streams with the approved guiding principles. The revised credit program that is being considered will consist of three streams for ICI, multi-residential properties with greater than six units, properties that have a vast amount of green space (e.g., farms), and properties that discharge to the harbour. Property owners can qualify for only one of the following streams:

- Green Space Credit
- Hamilton Harbour Discharge Credit
- On-site Stormwater Management Infrastructure Credit

The Residential Stormwater Incentive Program drafted in summer 2023 remains unchanged and is aligned with the engagement feedback received by residents.

A communication update (see Appendix J) was sent to the Mayor and members of City Council on January 16, 2024 with a brief summary of the engagement period and the planned efforts noted above, and a follow-up presentation to the Agricultural and Rural Affairs Sub-Committee is planned for April 25, 2024.

Awareness-building and education for property owners will continue through 2024 and 2025. Following approval of the incentive program, property owners will be informed about the details of the incentive program, qualifying activities and how to apply. Incentive program details will be released, and applications will be open prior to the stormwater fee implementation. Once the rate has been confirmed, an online stormwater fee calculator will be available for property owners. Additional communication about the implementation of the fee, such as the timing of the first bill and how property owners can expect to receive their bill, will be released as details are confirmed.

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The attached Report (the "Report") has been prepared by AECOM Canada Ltd. ("AECOM") for the benefit of the Client ("Client") in accordance with the agreement between AECOM and Client, including the scope of work detailed therein (the "Agreement").

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Appendix A

Engage Hamilton 'Ask a Question' Summary



Appendix A

Five questions were received through the ‘Ask a Question’ feature in Engage Hamilton. The table below highlights the themes of questions/ comments received and the responses provided.

Comment Source	Theme	Comment	Response
Residents	Qualifying for the incentive program	<p>A resident asked if the use of rain barrels would qualify for incentives as capturing water can make a difference on the stormwater system.</p> <ul style="list-style-type: none"> ■ “Would use of rain barrels that divert stormwater from rooftop downspouts to gardens be part of an incentive program for urban residential units?” 	<p>Our proposed incentive program for residents is looking at providing subsidies for residents which would be a onetime benefit as opposed to an ongoing credit. Single-family residential and multi-residential properties with six or fewer units will be able to access subsidized programs that provide:</p> <ul style="list-style-type: none"> ■ Materials such as rain barrels at a significant discount; ■ A grant (subsidy) for the disconnection of downspouts, installation of a backwater valve, and other eligible works that help to reduce the risk of basement flooding; ■ In-person advisory services on how properties can reduce their stormwater water runoff; ■ How-to information/publications on how properties can reduce their stormwater runoff; and ■ A grant (subsidy) for the installation of rain gardens, bioswales, pollinator gardens, or permeable surfaces and other measures that reduce the quantity
Residents	Impact on me	<p>Residents that felt they were not receiving stormwater services inquired about how the stormwater fee would affect them.</p> <ul style="list-style-type: none"> ■ “How does this affect people with wells and septic tanks?” ■ “For those properties that do not have city water or city sewer will they be impacted by this as well?” 	<p>The City of Hamilton currently funds the majority of its stormwater program through the water utility. A smaller portion is also funded through property taxes. This means that properties that consume more City potable water, contribute more towards stormwater funding. It also means that properties with small water consumption but large parking lots, contribute little to stormwater funding. To address this inequity and other stormwater funding issues, in December 2021 Hamilton Council directed City staff to review various stormwater funding options. In June 2022, Council directed staff to evaluate an alternative stormwater rate funding structure. On June 28, 2023 Council approved a more equitable stormwater rate structure and directed staff to consult the public on a stormwater financial incentive program. The funding model will be implemented in 2025.</p> <p>Rather than charging properties for stormwater based on their potable water consumption and/or assessed value, the approved stormwater rate structure charges properties based on the amount of hard surface (e.g., paving) on their property. All single family detached residential homes will pay the same amount, one billing unit per month, regardless of size or location of their home. The billing unit rates will be set by Council in 2024. When this new funding model is implemented, properties that are connected to the City’s water and/ or sewer systems will no longer be charged for stormwater services through their water/wastewater utility fee. Instead, all properties will see a separate stormwater fee on their utility bill. For those property owners not</p>

Appendix A

Comment Source	Theme	Comment	Response
			<p>currently receiving a water/wastewater utility bill, they will begin to receive a stormwater only bill when the stormwater fee is implemented in 2025.</p> <p>Hamilton is considering offering a grants and subsidies program for residential owners. Feedback on a financial incentive program will be considered as part of a change in how stormwater management is funded at the City.</p>
Residents	Stormwater fees are unfair to rural residents	<p>A rural property owner felt they would not benefit from the stormwater fee as they do not currently receive a water/wastewater bill:</p> <ul style="list-style-type: none"> ■ “Will rural properties which do not have access to city water supply systems and do not have access to a stormwater runoff collection system still be charged the stormwater fee? As they would not benefit from a drop in the water / wastewater and rates (not having access to the water system) this would result in an increase in their fees without any associated drop that other residents would receive.” 	<p>The City of Hamilton currently funds the majority of its stormwater program through the water utility. A smaller portion is also funded through property taxes. This means that properties that consume more City potable water, contribute more towards stormwater funding. It also means that properties with small water consumption but large parking lots, contribute little to stormwater funding.</p> <p>To address this inequity and other stormwater funding issues, in December 2021 Hamilton Council directed City staff to review various stormwater funding options. In June 2022, Council directed staff to evaluate an alternative stormwater rate funding structure. On June 28, 2023 Council approved a more equitable stormwater rate structure and directed staff to consult the public on a stormwater financial incentive program. The funding model will be implemented in 2025.</p> <p>Rather than charging properties for stormwater based on their potable water consumption and/or assessed value, the approved stormwater rate structure charges properties based on the amount of hard surface (e.g., paving) on their property. Properties that are not on the City’s water and wastewater systems do not currently contribute to stormwater funding through municipal water/wastewater rates. These properties do however benefit from the City’s rural stormwater system that includes ditches, creeks and roads which act as overland flow routes during large storms. Currently, the City spends more on managing stormwater in rural area than the portion of stormwater funding that rural properties contribute through property taxes.</p> <p>The City’s stormwater programs include work in the rural areas such as the operation and maintenance of stormwater management facilities, watercourse inspection and rehabilitation, invasive species control, etc., all of which benefit rural property owners and are not supported by municipal property taxes.</p>
Residents	Which survey to fill out?	<p>A resident was unsure of which survey to fill out as an agricultural property owner:</p> <ul style="list-style-type: none"> ■ “I see that there are two surveys ... one for residential, and one for commercial. How would farm properties respond?” 	<p>Agricultural properties should fill out the Industrial, Commercial, Institutional (ICI) and Large Multi-Residential Owner / Operator Survey.</p> <p>*note that an Agricultural version of the survey was created and made available after</p>



Appendix B

Email Correspondence Summary



Appendix B

Over 100 questions were received from approximately 52 property owners via email. The table below highlights the themes of questions/ comments received and the responses provided.

Comment Source	Theme	Comment	Response
Residents	Support for the stormwater fee	<p>Residents sent messages of support for the stormwater fee:</p> <ul style="list-style-type: none"> ■ “Putting a price on the stormwater will encourage better choices about the amount of hard surfacing we place in the watershed in the future. I also agree that the process should be: Fair & equitable, Climate resilient & environmentally sustainable, Justifiable, and Simple to understand.” ■ “I do support the change to wastewater management, even if I don’t qualify for any deductions.” 	<p>Thank you for your email. Your suggestions have been noted and tracked for our future reference.</p> <p>Feedback on the financial incentive program will be considered as part of a change in how stormwater management is funded at the City. Engagement to help shape plans for the proposed Stormwater Incentive Program will take place from October 30 to December 3, 2023. Individuals can participate by taking a survey, joining a virtual meeting or attending an in-person open house.</p> <p>At this time we do not have an approved rate for 2025. Traditionally utility rates are presented to Council in November or December for the following year. For example, the 2023 Rate budget was presented to Council on November 24, 2022.</p>
Residents and ICI	Impact on me	<p>Property owners from both urban and rural areas inquired about how the fees will be calculated:</p> <ul style="list-style-type: none"> ■ “What are the fees are proposed to be, how they will be calculated, and how they will be billed?” ■ Inquiries were also received asking how the program would affect ICI properties and if “exemptions to this new taxation include, Commercial, Government owned Parks & Buildings, Airports, Agriculture & Churches” 	<p>Rather than charging properties for stormwater based on their potable water consumption and/or assessed value, the approved stormwater rate structure charges properties based on the amount of hard surface (e.g., paving) on their property. Under the proposed program, agricultural commercial properties would be eligible for a credit program.</p> <p>Engagement to help shape plans for the proposed stormwater financial incentive program will take place until January 8, 2024. We are interested to hear from rural residents as to what grants and subsidies would be of interest to them. The funding model will be implemented in 2025.</p> <p>No properties will be exempt from the new dedicated stormwater funding fee. However, feedback on a financial incentive program will be considered as part of a change in how stormwater management is funded at the City. Engagement to help shape plans for the proposed Stormwater Incentive Program will take place until January 8, 2024. Learn more about the stormwater incentive program and engagement opportunity details by visiting: Stormwater Incentive Program Engage Hamilton.</p> <p>Hamilton is considering offering a credit program for ICI properties if they reduce the quantity or improve the quality of stormwater that runs off their property. By managing their stormwater on-site, property owners help restore the natural water balance, protect natural waterbodies, and reduce the risk of downstream flooding. However, regardless of how much property owners manage their stormwater on-site, the City must still maintain a stormwater system to service all developed properties, particularly for</p>

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Comment Source	Theme	Comment	Response
			<p>intense rainfall events that can overwhelm on-site measures. The City must also maintain a drainage system for the roadways that front each property. In order to cover these base, fixed costs, the City of Hamilton, like many other Ontario municipalities with a stormwater credit program, have capped the proposed credits at 50%.</p>
Residents	Stormwater fees are unfair to rural residents	<p>Farmers and rural property owners expressed over fairness:</p> <ul style="list-style-type: none"> ■ There is a belief that rural properties do not connect with the City system and therefore no service is provided in return for the fee. ■ Property owners had “concerns about equitable billing”, citing their own on-property water management systems, their property’s ample green space or area of fields used for crops. ■ Rural residents believe that the stormwater fees are unreasonable, will cause “negative financial impacts” and request to be exempt from the fees. 	<p>The City’s stormwater programs include work in the rural areas such as the operation and maintenance of stormwater management facilities, watercourse inspection and rehabilitation, invasive species control, etc., all of which benefit rural property owners and are not supported by municipal property taxes.</p> <p>The project team has heard the concerns of residents and is looking to introduce a “Green Space” credit which would take into consideration the ratio of pervious to impervious area of a property. The Green Space credit could reduce base stormwater charges by a significant amount for farms and other large properties. The recommendation report for the incentive program will be brought forward for Council consideration this spring.</p> <p>Rather than charging properties for stormwater based on their potable water consumption and/or assessed value, the approved stormwater rate structure charges properties based on the amount of hard surface (e.g., paving) on their property. Under the proposed program, agricultural commercial properties would be eligible for a credit program.</p> <p>Engagement to help shape plans for the proposed stormwater financial incentive program will take place until January 8, 2024. We are interested to hear from rural residents as to what grants and subsidies would be of interest to them. The funding model will be implemented in 2025.</p>
ICI representative	Stormwater fees are unfair to waterfront residents	<p>Properties along the waterfront inquired if the stormwater fee is appropriate for them. Property owners reasoned that stormwater falling onto the properties drain directly to the harbour and not entering the city sewer system:</p> <ul style="list-style-type: none"> ■ “Properties north of Burlington St” that “do not contribute stormwater to city infrastructure, either because they drain directly to the harbour or via other means, should not have the same burden as properties that implement the incentive measures”. The representative then offered a proposal for a fixed fee. 	<p>Feedback from waterfront properties will be considered.</p>

Appendix B

Comment Source	Theme	Comment	Response
Residents	Request for Information	Residents wanted more information, including: <ul style="list-style-type: none"> ■ How the credits will work for harbourfront properties. ■ The possibility of an extension for the public engagement period. ■ Details about stormwater measures that would qualify for the incentive programs for contractors currently designing a co-op building. 	Responses to direct requests for information: <ul style="list-style-type: none"> ■ The incentive program has not been approved by Council yet; however, Hamilton is considering offering a credit program of up to 50% for Industrial, Commercial, Institutional (ICI) and large multi-residential properties if they reduce the quantity or improve the quality of stormwater that runs off their property. ■ The engagement period will not be extended further. ■ The stormwater funding incentive program is still in a consultative stage. That being said, the proposed incentive program is designed to support projects which include a water quality component and reduce discharge to the combined sewer system. The architect and engineering consultants for the site may wish to compare their proposed ideas for stormwater management with the current draft of the stormwater credit program.



Appendix C

Residential Survey Results

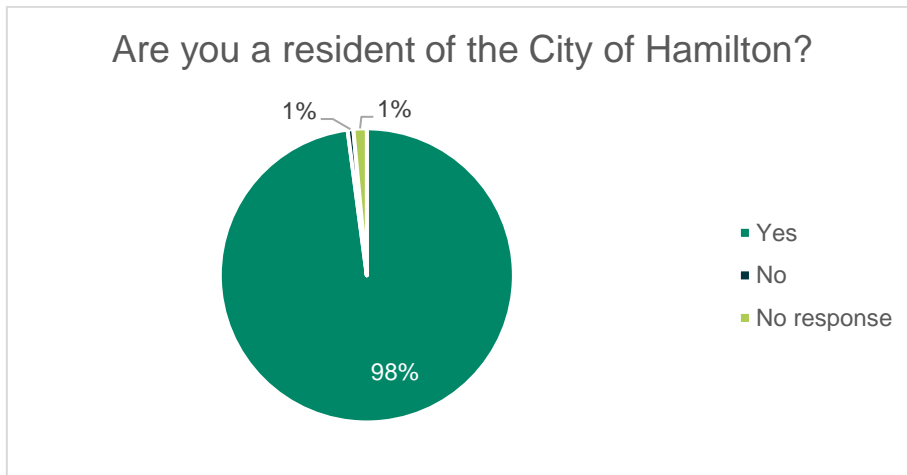


Appendix C Survey Results – Residential Properties ≤ 6 units

A total of **477 responses** were received to the residential and small multi-residential survey.

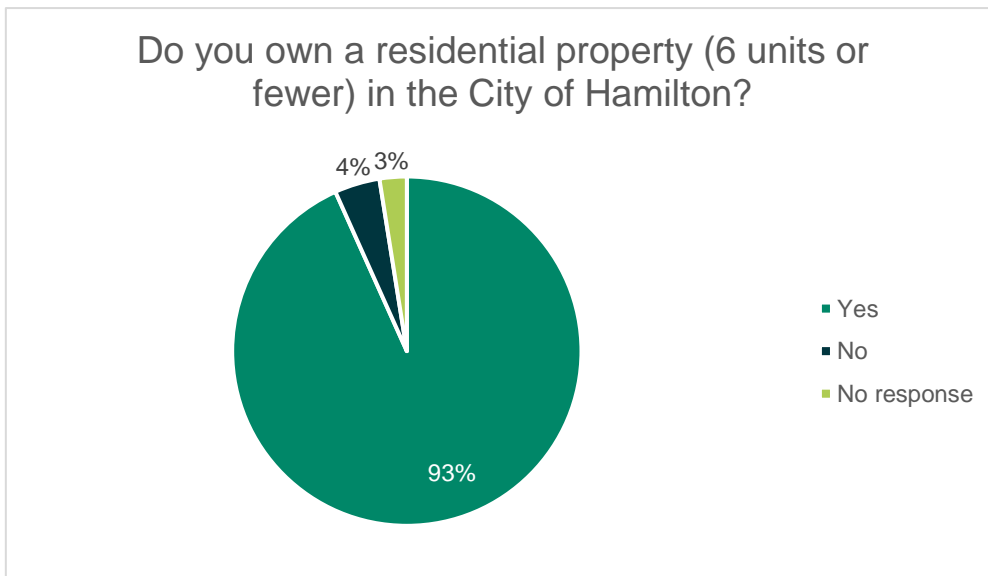
C.1 Demographics

Q1. Are you a resident of the City of Hamilton?



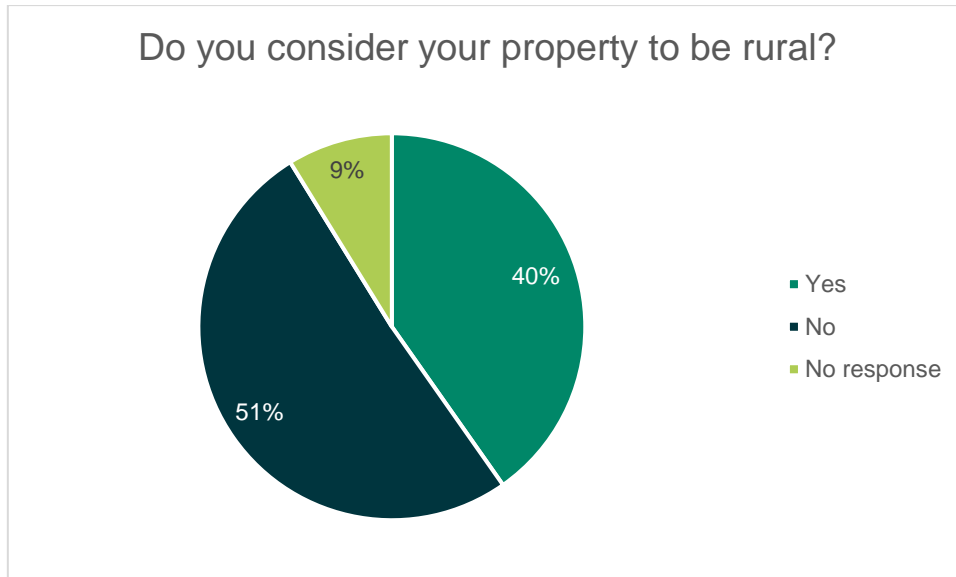
Nearly all respondents (98%) are residents of the City of Hamilton, while 1% are not (1% provided no response).

Q2. Do you own a residential property (6 units or fewer) in the City of Hamilton?



A large majority (93%) of residential respondents own a residential property (6 units or fewer) in the City of Hamilton, while only 4% do not (3% of respondents did not answer the question).

Q3. Do you consider your property to be rural?



A majority (51%) of residential respondents do not consider their property to be rural, while 40% do consider their property to be rural (9% of respondents did not answer the question).

C.2 Managing Stormwater at the City

Q4. How important are the City’s stormwater management services to you?

How important are the City’s stormwater management services to you?	Total Residential	Rural Residential	Urban Residential
Very important	37%	17%	53%
Important	23%	16%	30%
Somewhat important	15%	22%	11%
Not important	24%	46%	6%
	n=477	n=192	n=243

More than half of residential respondents consider City’s stormwater management services to be either very important (37%) or important (23%). Most urban residential respondents consider the City’s stormwater management services to be either very important (53%) or important (30%), whereas more rural residential respondents do not consider the services to be important (46%), or only somewhat important (22%).

Q4.a. Why do you feel that way about the City’s stormwater management services?

Why do you feel that way about the City’s stormwater management services?	Very important	Important	Somewhat important
Good for the environment	65	20	1
Concerned about flooding	48	38	3
It is an important service	19	7	2
It will cost more in the long term without it	12	4	3
Limited stormwater infrastructure where I live	7	10	41

Of those who consider stormwater management very important or important, most either stated that stormwater management is important for protecting the environment (65 responses for very important, 20 responses for important) or for protecting against flooding (48 responses for very important, 38 responses for important). Of those who consider stormwater management only somewhat important, most (41 responses) referenced the limited stormwater infrastructure where they live. No reasoning was provided by those who believe that stormwater infrastructure is not important.

C.3 Stormwater Management Service Funding

Q5. Did you know that property owners currently pay for stormwater management services in Hamilton?

Did you know that property owners currently pay for stormwater management services in Hamilton?	Total Residential	Rural Residential	Urban Residential
Yes	74%	66%	80%
No	26%	34%	20%
	n=472	n=191	n=243

Approximately three-quarters (74%) of residential respondents are aware that property owners currently pay for stormwater management services, including a large majority of urban residential respondents (80%) and many rural residential respondents (66%).

C.4 Incentive Program

Q6. How important is it to you that the City offers incentive programs to encourage property owners to implement on-site measures to reduce the amount of stormwater runoff from their property?

How important is it to you that the City offers incentive programs to encourage property owners to implement on-site measures to reduce the amount of stormwater runoff from their property?	Total Residential	Rural Residential	Urban Residential
Very important	44%	29%	54%
Important	24%	25%	24%
Somewhat important	14%	16%	13%
Not important	18%	30%	9%
	n=470	n=189	n=241

More than half of residential respondents said that it is either very important (44%) or important (24%) that the City offer incentive programs to encourage on-site measures to reduce stormwater runoff from properties. Most urban residential respondents also believe it is very important (54%) or important (24%) to offer incentive programs, whereas just over half of rural residential respondents believe it is either very important (29%) or important (25%).

Q6.a. Why do you feel that way about the incentive programs?

Those who responded to the previous question with: Very important/ Important/ Somewhat important	Total # Responses	Rural # Responses	Urban # Responses
Increases public participation	148	30	108
Reduce cost to taxpayer	44	14	23
Good for the environment	23	8	13
Concerns with implementation	13	4	8
The city should focus on penalizing large properties with poor stormwater management	12	6	4
Concern about flooding	9	4	4
Don't see the need/not necessary in my area	44	28	11

The top comment in support of incentive programs is that an incentive program increases public participation in stormwater management (148 responses). Others believe that incentive programs help to reduce the cost to taxpayers (44 responses) and note potential benefits for the environment (23 responses). Some people (44 responses) – particularly in the rural area – who indicated that stormwater management is very important, important or somewhat important, also said that they do not believe it is necessary in the area around their property.

Those who responded to the previous question with: Not important	Total # Responses	Rural # Responses	Urban # Responses
Don't see the need/not necessary in my area	47	41	3
Concern about the cost of implementing incentive programs	23	11	11
The City should focus on penalizing large properties with poor stormwater management	4	2	2

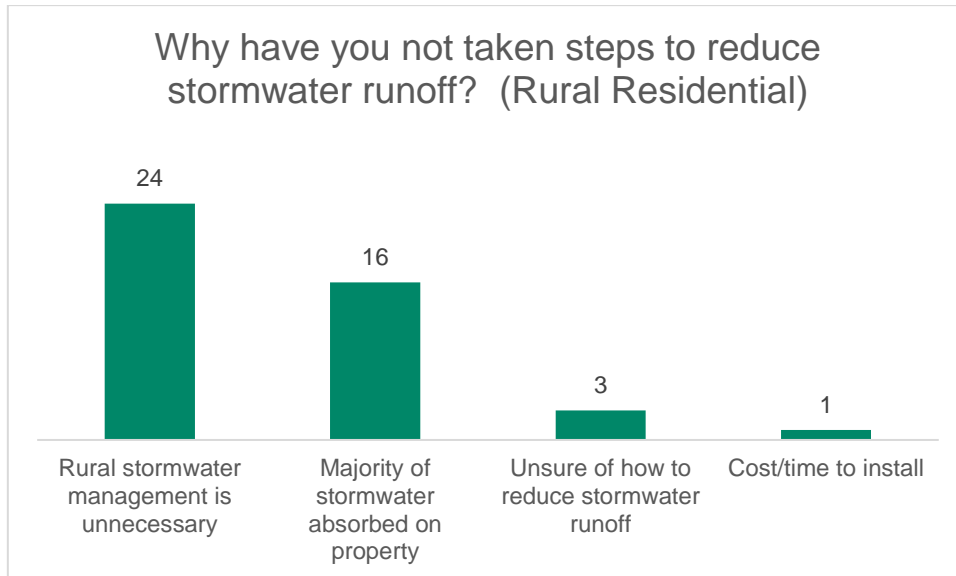
The top comments from respondents who view incentive programs as not important are that they do not believe it would have an impact on stormwater management (47 responses) or question the cost of implementing the program (23 responses).

Q7. Have you taken steps to reduce stormwater runoff on your property?

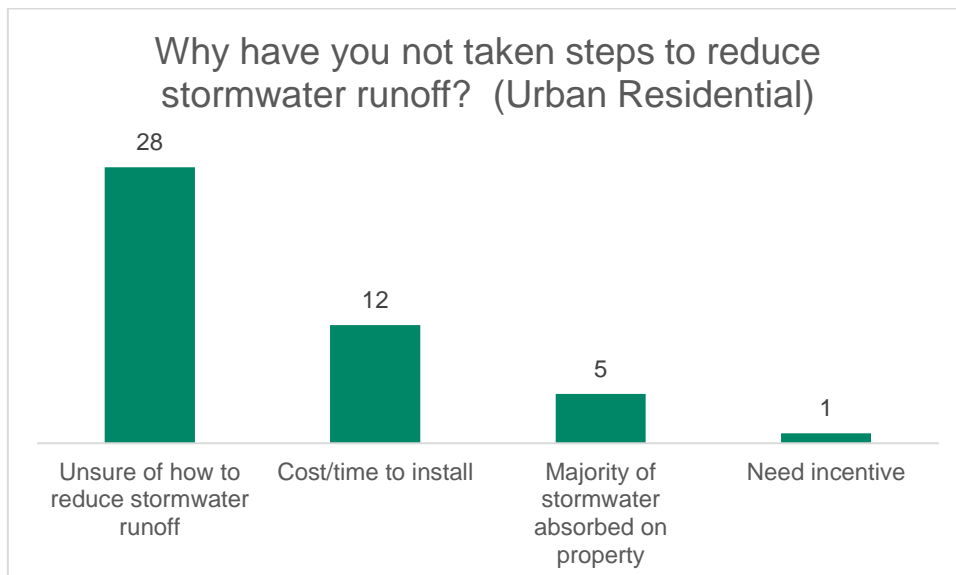
Have you taken steps to reduce stormwater runoff on your property?	Total Residential	Rural Residential	Urban Residential
Yes	76%	75%	76%
No	24%	25%	24%
	n=472	n=191	n=242

Approximately three-quarters (76%) of residential respondents have taken steps to reduce stormwater runoff on their property, including three-quarters of urban and rural residential property owners.

Q7.a. Why have you not taken steps to reduce stormwater runoff?

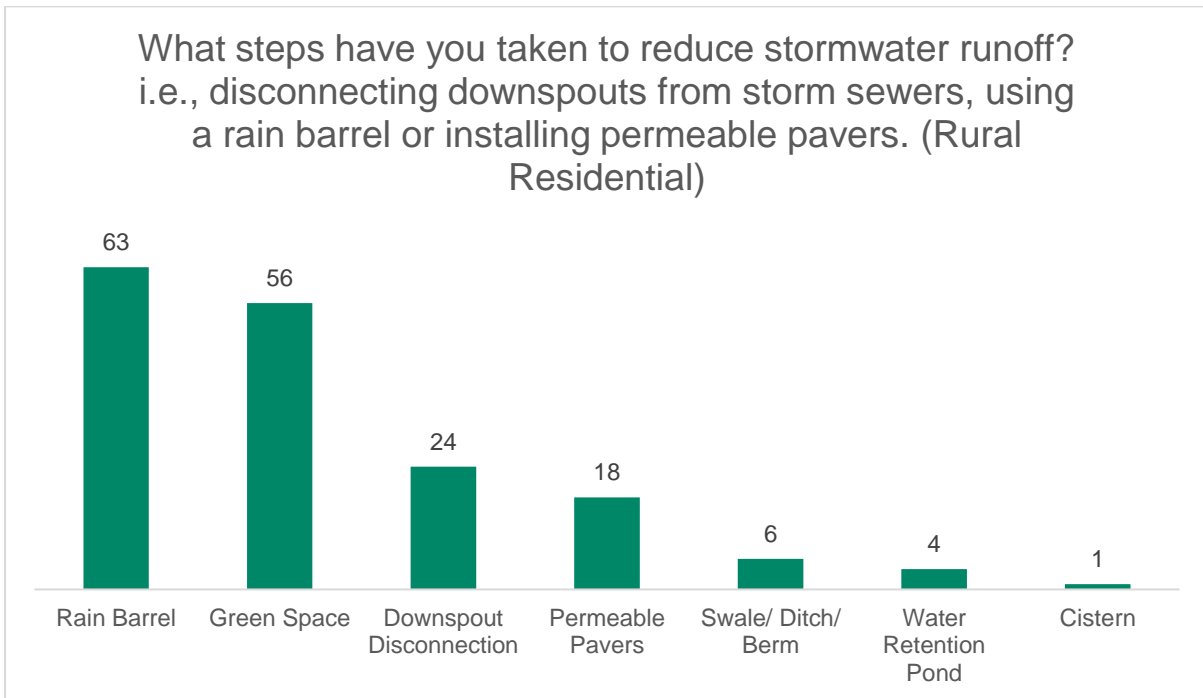


The top reason rural residents have not taken steps to reduce stormwater runoff is because they believe that rural stormwater management is unnecessary (24 responses). A number of respondents also state that their property absorbs a majority of stormwater (16 responses).

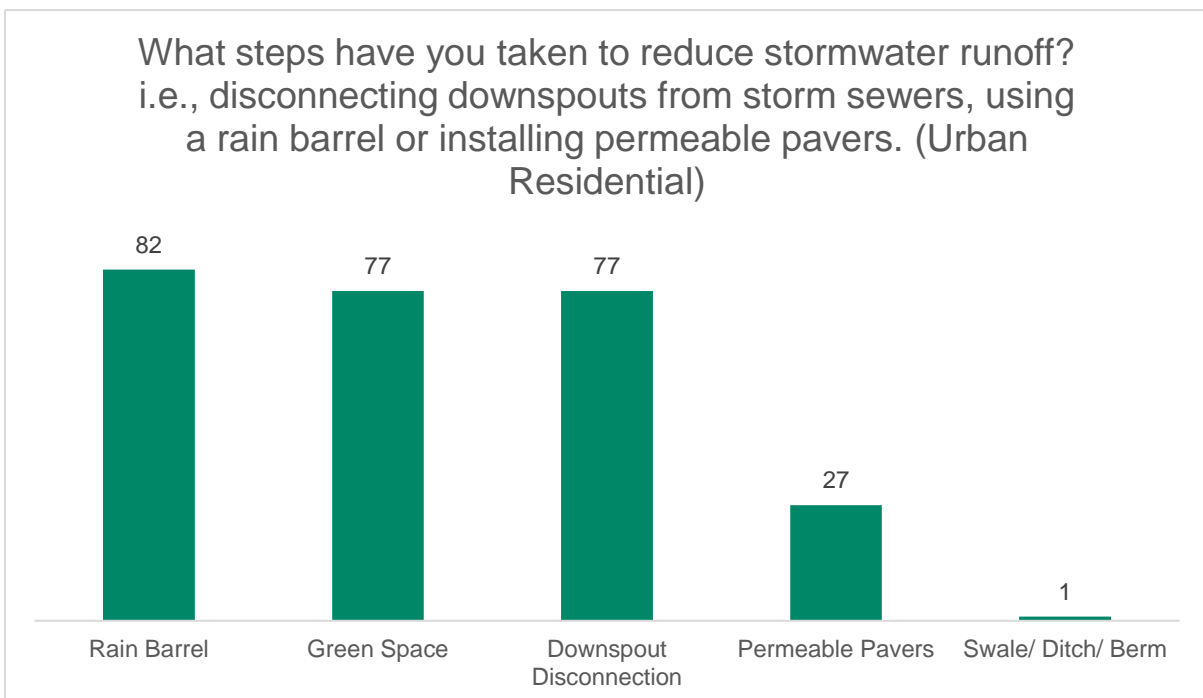


The top reason urban residents have not taken steps to reduce stormwater runoff is that they are unsure of how to reduce stormwater runoff on their properties (28 responses). Others also expressed concerns about the cost or time required to implement measures on their property (12 responses).

Q8. What steps have you taken to reduce stormwater runoff? i.e., disconnecting downspouts from storm sewers, using a rain barrel or installing permeable pavers.



The most common step taken by rural residents to reduce stormwater runoff is to use rain barrels (63 responses), followed closely by the use of green space (56 responses). Rural residents also have downspouts that are disconnected from the system (24 responses) and others used permeable pavers on their property (18 responses). Other responses include having swales, ditches or berms (6 responses), water retention ponds (4 responses) and cisterns (1 response).



The most common steps taken by urban residents to reduce stormwater runoff is to use rain barrels (82 responses), followed closely by the use of green space and disconnected downspouts (both with 77 responses). Some urban residents used permeable pavers on their property (27 responses) and one respondent had either swales, ditches or berms on their property.

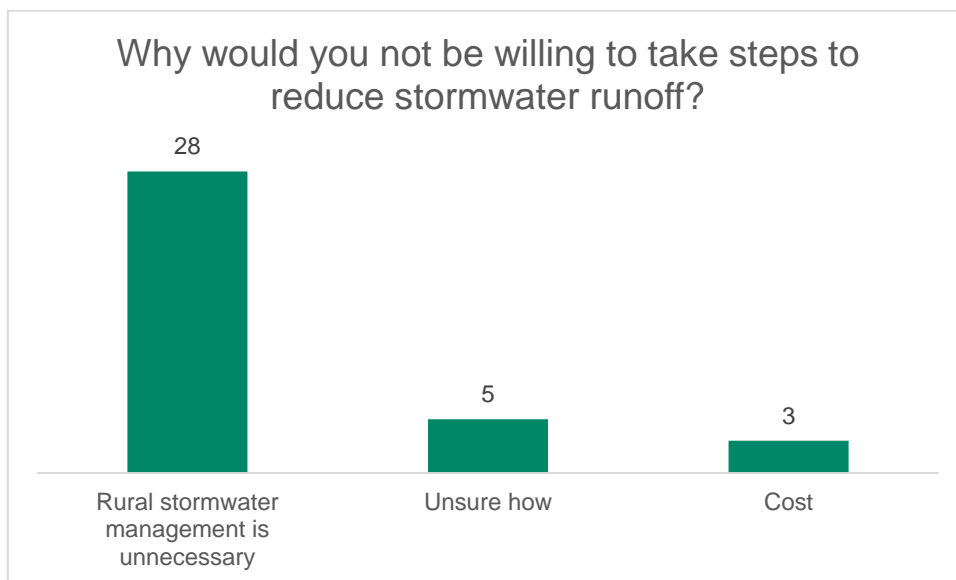
Q9. If you are not already doing so, would you be willing to take steps on your own property to reduce the amount of stormwater runoff on your property?

Would you be willing to take steps on your own property to reduce the amount of stormwater runoff on your property? I.e. disconnecting downspouts from storm sewers, using a rain barrel.

	Total Residential	Rural Residential	Urban Residential
Yes	66%	37%	91%
No	34%	63%	9%
	n=109	n=46	n=54

While the majority of total residential property owners (66%) who are not already doing so would be willing to take steps on their properties to reduce the amount of stormwater, only 37% of rural residential respondents are willing to take steps to reduce runoff compared to 91% of urban residential respondents.

Q9.a. Why would you not be willing to take steps to reduce stormwater runoff?



Among those not willing to take steps to reduce runoff who responded to this question, the majority (28 responses) indicated that they do not believe rural stormwater management is necessary. Others (5 responses) stated that they are unsure what steps they could take on their property and a few (3 responses) are concerned about the cost of implementing changes.

Q10. What support should the City provide to encourage good stormwater management practices on residential properties?

What support should the City provide to encourage good stormwater management practices on residential properties?	Total Residential	Rural Residential	Urban Residential
Online resources, such as stormwater guides and manuals for properties	64%	53%	71%
In person guidance from experts	34%	24%	42%
List of approved contractors	25%	11%	35%
Reduced cost for materials, such as rain barrels, fixtures for disconnecting roof leaders, or plants for rain gardens etc.	66%	53%	76%
Other	25%	29%	24%
	n=477	n=192	n=243

Total residential respondents are most interested in the City providing reduced cost for materials (66%) and online resources (64%). Urban residential respondents are generally more interested in online resources offered by the City compared to rural residential respondents.

‘Other’ and Corresponding Description Categorized

	Total # Responses	Rural # Responses	Urban # Responses
Additional credits	28	9	18
Exempt farms/rural properties	26	24	2
Expand/improve maintenance of City infrastructure	12	9	2
Bylaws to stop bad practices	7	2	5
Discounts on native plants/trees	5	1	4
Property audits/in-person training	4	1	3
Partner with NGOs	4	1	3
Setup/delivery support	2		2
Create a list of approved contractors	2		2
Discounts on downspout re-routing	1	1	
Mail information leaflet	1		1

The two most common ‘other’ responses from residential respondents are that the City should offer additional credits and exempt farms/ rural properties (from the stormwater management fee) – which received 28 and 26 comments in support respectively. A further 12 respondents supported the improvement and maintenance of City infrastructure and seven suggested the City should penalize the worst offenders.

Q11. What barriers have you encountered, or do you foresee, in implementing stormwater management practices on your property?

What barriers have you encountered, or do you foresee, in implementing stormwater management practices on your property?	Total Residential	Rural Residential	Urban Residential
Cost	62%	55%	67%
Lack of knowledge or understanding of on-site stormwater management practices	40%	26%	48%
Lack of knowledge or understanding of available subsidized programs	38%	28%	45%
Lack of knowledge about contractors	19%	9%	25%
Other	17%	17%	19%
	n=448	n=173	n=239

The most cited barrier to implementing stormwater management practices is cost with 62% of total residential respondents noting that as a challenge (55% of rural and 67% of urban respondents).

‘Other’ and Corresponding Description Categorized

	Total # Responses	Rural # Responses	Urban # Responses
Lack of knowledge	13	6	6
Limited city infrastructure	12	8	4
City incentives are inadequate	11	3	7
Restrictions from the City	10	6	4
Cost outweighs benefit	9	3	5
Don't have the time/physical capacity	6		6
Unable to validate contractors	6	1	5
Neighbouring properties/slope on property	5	2	3
Not enough space	4		4

The top three other barriers to implementing on-site stormwater management identified by rural respondents include limited City incentives (8 responses), followed by a lack of knowledge and restrictions from the City (6 responses each).

The top three other barriers to implementing on-site stormwater management identified by urban respondents include inadequate City incentives (7 responses), followed by a lack the knowledge and limited time and/ or physical capacity (6 responses each).

Q12. Should industrial, commercial, institutional, and large multi-residential properties be eligible for a credit (reduction in their stormwater fee) if they implement and maintain on-site measures that reduce the quantity and/or improve the quality of the stormwater that runs off their site?

Should industrial, commercial, institutional, and large multi-residential properties be eligible for a credit (reduction in their stormwater fee) if they implement and maintain on-site measures that reduce the quantity and/or improve the quality of the stormwater that runs off their site?

	Total Residential	Rural Residential	Urban Residential
Yes	72%	71%	74%
No	28%	29%	26%
	n=466	n=186	n=240

A majority of residential respondents (72%) believe that industrial, commercial, institutional, and large multi-residential properties should be eligible for a credit for implementing on-site stormwater management practices. The level of support from rural and urban residents is very similar (71% and 74% respectively).

Q12.a. Why do you think industrial, commercial, institutional, and large multi-residential properties should receive a credit? (Total Residential only)

	Total # Responses
Encourage participation	164
Good for the environment	55
Promote mitigation at the source	35
Reduce cost burden	14

Most respondents who think that industrial, commercial, institutional, and large multi-residential properties should receive a credit believe that a credit would encourage participation in stormwater management (164 responses).

Q12.b. Why do you think industrial, commercial, institutional, and large multi-residential properties should not receive a credit? (Total Residential only)

	Total # Responses
Those properties can incur the full cost	62
They are the source of stormwater issues	37
Other	10

Those respondents who do not think that industrial, commercial, institutional, and large multi-residential properties should receive a credit, state that these large properties are able to incur the full cost of a stormwater fee (62 responses), and that they are the source of many stormwater issues (37 responses).

Q13. Most Canadian municipalities with stormwater fees will limit credits (reduction in stormwater fee) to a maximum of 50%. This ensures all properties still contribute some funding to cover the base, fixed costs of maintaining a municipal stormwater system. Do you agree with this approach?

Most Canadian municipalities with stormwater fees will limit credits (reduction in stormwater fee) to a maximum of 50%. This ensures all properties still contribute some funding to cover the base, fixed costs of maintaining a municipal stormwater system. Do you agree with this approach?

	Total Residential	Rural Residential	Urban Residential
Yes	51%	30%	68%
No	49%	70%	32%
	n=459	n=182	n=240

A slight majority (51%) of total residential respondents believe there should be a maximum credit of 50%. Most urban residential respondents (68%) agree with limiting credits to 50%, whereas most rural residential respondents (70%) do not agree with limiting credits.

Q13.a. Why do you agree with limiting the stormwater credits (reduction of stormwater fee)?

Why do you agree with limiting the stormwater credits (reduction of stormwater fee)?	Rural # Responses	Urban # Responses
Fairness	35	103
May cost more to administer	4	6

Among those who agree with limiting the stormwater credits, most cite fairness – that ICI and multi-residential should still help to fund the stormwater system regardless of on-site measures – as the reason why.

Q13.b. Why do you disagree with limiting the stormwater credits (reduction of stormwater fee)?

Why do you disagree with limiting the stormwater credits (reduction of stormwater fee)?	Rural # Responses	Urban # Responses
Disagree with program altogether	80	25
Discourages participation	25	26
No credits or subsidies for any property type	6	12
Credit should be offered to residents as well	1	1

Among those who disagree with limiting the stormwater credit, most rural respondents stated that they disagree with the program (stormwater fee) altogether. Other reasons why respondents disagree with limiting stormwater credits is that they believe it discourages participation, whereas others believe that there should be no credits or subsidies for any property type.

Q14. Costs to the City for administering credit programs can be high, and require time and effort for property owners to apply for and maintain a credit. Since the stormwater fee for the average residential property would likely be less than \$20 per month, the City is proposing to offer subsidies to residents to implement on-site measures instead of a stormwater fee credit. On-site measures could include disconnecting downspouts, installing rain barrels, and constructing rain gardens. Do you agree with the approach of providing subsidies rather than credits to residential property owners?

Do you agree with the approach of providing subsidies rather than credits to residential property owners?	Total Residential	Rural Residential	Urban Residential
Yes	49%	35%	59%
No	51%	65%	41%
	n=448	n=179	n=233

A slight majority of total residential respondents (51%) do not agree with the approach of providing subsidies rather than credits to residential property owners. A majority (59%) of urban residential respondents support a subsidy as opposed to a credit program, whereas a majority (65%) of rural residential respondents do not support providing subsidies rather than credits to residential property owners.

Q14.a. Why do you agree with providing subsidies rather than credits to residential property owners?

Why do you agree with providing subsidies rather than credits to residential property owners?	Rural # Responses	Urban # Responses
Encourage participation	23	54
Lowers administration costs	11	27
Good for the Environment		2

Among those who support subsidies rather than credits, most rural and urban respondents say that it encourages participation in the program, followed by lowered administration costs.

Q14.b. Why do you disagree with providing subsidies rather than credits to residential property owners?

Why do you disagree with providing subsidies rather than credits to residential property owners?	Rural # Responses	Urban # Responses
Disagree with program	40	17
Concern about implementation	18	16
Credits are better	13	20
Feel they will not qualify	6	14
Enforcement instead of subsidy or credit program	4	2
No subsidy or credit program needed	1	
Provide both		3

Among those who disagree with providing subsidies rather than credits, most rural residential respondents state that they disagree with the program (40 responses). Most urban residents who disagree with providing subsidies rather than credits

believe that credits are better (20 responses), disagree with the program (17 responses) and/ or have concerns about the implementation (16 responses).

Q15. A summary of the draft financial incentive program proposed by the City is available for review. Have you reviewed the draft incentive program?

A summary of the draft financial incentive program proposed by the City is available for review. Have you reviewed the draft incentive program?	Total Residential	Rural Residential	Urban Residential
Yes	37%	44%	32%
No	63%	56%	68%
	n=451	n=182	n=233

Most residential respondents did not review the draft incentive program (63%). 44% of rural residential and 32% of urban residential have reviewed the draft financial incentive program proposed by the City.

Q16. Do you have any comments on the draft incentive program?

Do you have any comments on the draft incentive program?	Total # Responses	Rural # Responses	Urban # Responses
Unfair	45	36	7
Need more details	19	5	13
In-support of the incentive program concept	11	1	9
Residents should get credits	8	1	7
Concerned about incentive program costs	6	2	4
Will I qualify?	4	1	3
Begin incentive program as soon as possible	1		1
Show more City-wide data	1		1

Of those who provided additional comments, most rural respondents believe that the draft incentives program is unfair (36 responses). Most urban residential respondents felt that they need more details to understand it (13 responses).

Q17. Do you have additional ideas, questions or concerns that you would like to share with the study team?

Do you have additional ideas, questions or concerns that you would like to share with the study team?	Rural # Responses	Urban # Responses
Unfair to rural residents	59	11
Concerned about cost	36	18
Request for information	10	8
The City should develop a public education campaign	3	6
The City should institute minimum SWM requirements for new builds	2	8
Not enough information was disseminated to the public prior to survey	2	2
SWM systems are inadequate in my area	1	3
The City should create new bylaws to limit bad practices		10
The City should simplify incentive program		2
Residents who already implemented measures should receive a retroactive credit		1

Of those who responded, many rural residential respondents felt that the program is unfair to rural residents (59 comments) and felt concerned about the cost (36 comments). Similarly, some urban residential respondents were concerned about the cost (18 comments) and others felt it unfair to rural residents (11 comments).

Sample of comments received:

“Make developers part of the action by telling them to implement on-site measures so the new property owners don't have to do it...Make developers protect wetlands that can hold water back and create ecosystems for lots of creatures and plants.”

“Rural properties with large land like farms should be included in the industrial category. With their livestock ponds and large fields they make significant contributions to controlling run-off.”

“Add more details right on people's water bills to show how they are making an impact is motivating. One page of the bill could be devoted to graphs and stats on the city's efforts and those outcomes.”

“With as-of-right construction of up to 10 residential units in most locations, I anticipate that measures to reduce run-off may become essential as part of these developments to avoid negative impacts on the downstream receiving system (e.g., exceed sewer capacity). Consider if there is a need and an opportunity through the stormwater fee /incentives program to ensure/encourage those measures are maintained even though they are connected to a residential property with 6 units or less.”

“Environment Hamilton has done fantastic work on this issue for years, and I would highly recommend using them as an advisory group in this process.”

“I have advocated for years to protect and preserve wetlands that once surrounded my property and the city of Hamilton has allowed developers to drain and “pave over” the wetlands/head waters of Ancaster creek. Now you want me to fund your storm management program to fix the problems that you allowed the developers to create? We still have small pockets of wetlands in the Southcote Road area that currently have proposals for development on the properties where they are situated. Of course there is no consideration to protect these areas....
So what I think you are really asking for is that the public fund storm water management for the developers..”

“I like that this is being explored to charge in a more equitable way. Try and minimize admin cost, review needs every 5 years and adjust as needed.”

“Please make some really informative how-to videos and put them on YouTube. How to properly install a rain barrel, how to hook up a chain of barrels, how to disconnect them in the winter, how to create a rain garden, etc.”

“Different departments such as forestry; parks and recreation, as well as water management need to work together in order to provide compounded benefits as described above. Perhaps forestry could provide native trees (canopy and mid-level), and Parks could provide seedlings of shrubs and flowers. Would Green Venture be

able to provide educational resources for homeowners? Would a multi-disciplinary steering committee with members from the general public, biological experts; representatives from Forestry; Parks and Rec and council be able to work together to fine tune the program? Would volunteers from each neighbourhood and ward be sought out who are willing to provide supportive educational supports in each neighbourhood of the city? Will the city focus especially on heat islands and areas in the downtown core that have extremely limited areas for plantings? What about incentives in new buildings for roof gardens shielded with solar panels to protect residents from the sun? What about incentives for downtown parking lots to rip up the asphalt and install well-spaced trees and plants for cooling as well as water infiltration?"

"This penalizes rural property owners. The cost for large rural properties would likely be greater than \$20. Capping at 50% is not ok, as we already do many things to manage our storm water. We do not receive many of the services provided by the city yet continue to pay very high taxes"

"I heard about this survey through a facegroup I belong to. I have an issue with the fact that this stormwater fee has not been publicized that much. I saw the council meeting from June 2023 that was online as it was mentioned that notices were put into the paper. Most people do not get the paper anymore and community papers have now folded. The city needs to do more with regards to publicizing these fee changes. The city was able to send out many asset review surveys through the libraries; why couldn't this issue have been publicized this way also?"

"I'm normally not one to say "I don't want to pay for something I don't use". But in this case, the algorithms used to calculate the fees need to be **DRASTICALLY** altered, or the program needs to be scraped entirely or we will lose the few local family farms we have left."

"Special consideration should be given to rural property owners and especially farmers who do not have sewers for the water to go to. They should **NOT** be treated like big box stores and malls with huge swaths of paved parking lots. On farms, no matter the size of their roof, the water goes back into the land. Give them a **BREAK**. We need them!"

"You come across as trying to be more equitable but in reality this is a tax grab. The Chedoke cleanup as well as numerous sewers directly discharging into natural waterways has cost the city millions in fines and infrastructure repairs/cleanup. This isn't about protecting the environment at all. Hamilton mismanages tax payers money and once again needs more money to fix its mistakes. I live on a rural property, single family home, no sewers.... **WHY AM I BEING ASKED TO FUND THIS? I AM AGAINST THIS PROPOSED TAX.**"



Appendix D

ICI and Multi-residential Survey Results

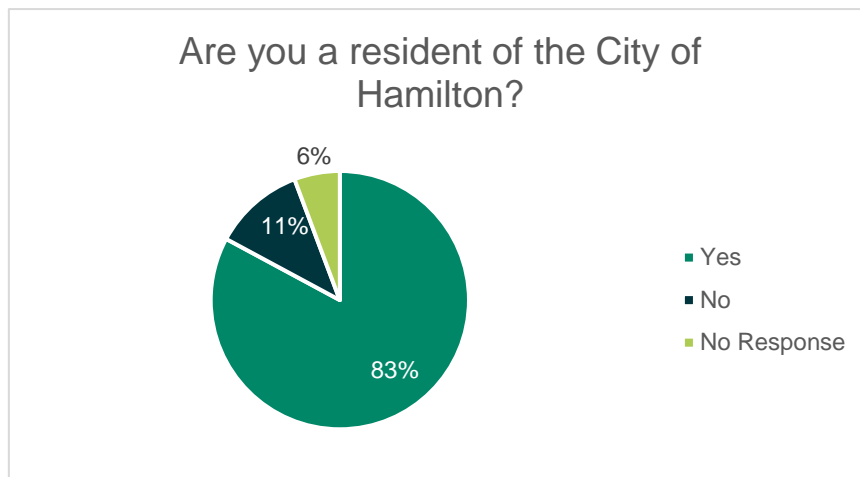


Appendix D Survey Results – Industrial, Commercial, Institutional & Large Multi-Residential Property Owners/ Operators

A total of **35 responses** were received to the Industrial, Commercial, Institutional (ICI) and large multi-residential property owners and operators survey.

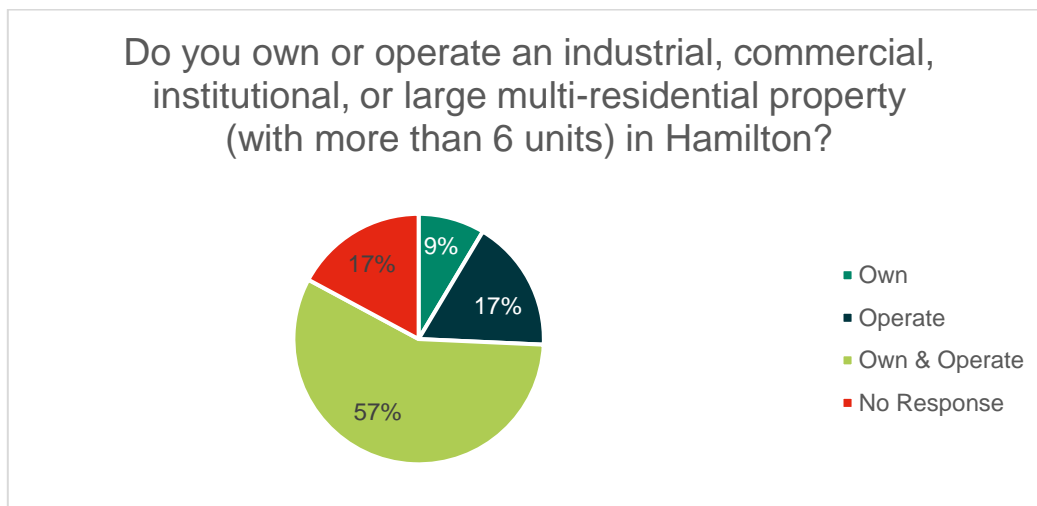
D.1 Demographics

Q1. Are you a resident of the City of Hamilton?



Nearly all ICI and multi-residential respondents (83%) are residents of the City of Hamilton, while 11% are not (6% did not answer the question).

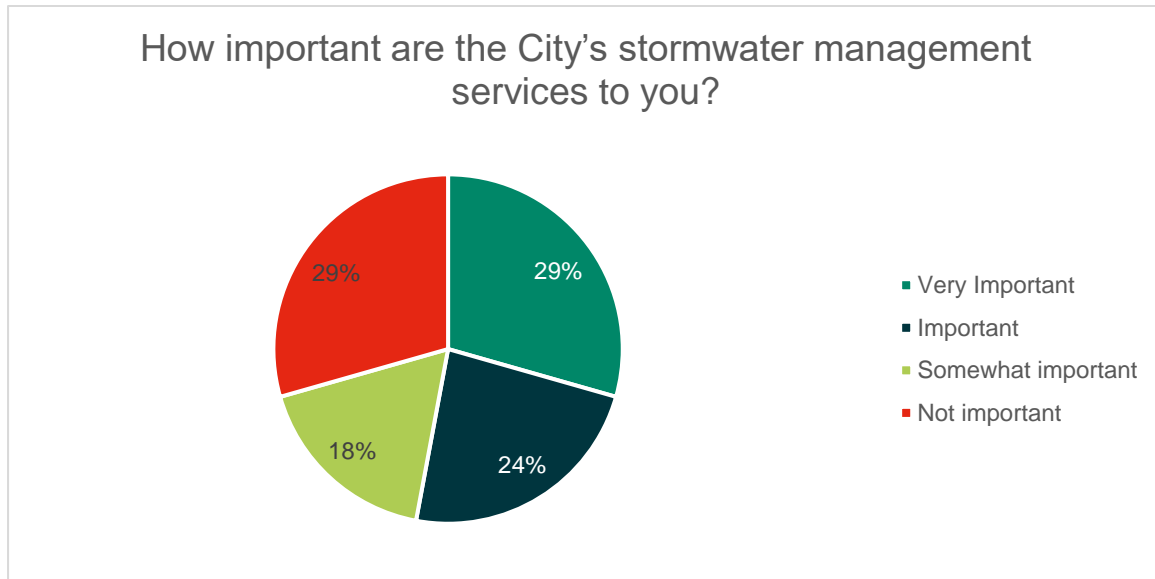
Q2. Do you own or operate an industrial, commercial, institutional, or large multi-residential property (i.e., more than 6 units) in the City of Hamilton?



Most ICI and multi-residential respondents (57%) both own and operate an industrial, commercial, institutional, or large multi-residential property in Hamilton, whereas 17% only operate a property and 9% only own a property (17% did not answer the question).

D.2 Managing Stormwater at the City

Q3. How important are the City’s stormwater management services to you?



Among ICI and multi-residential respondents (n=34), a slight majority consider the City’s stormwater management services as either very important (29%) or important (24%), whereas 18% consider it ‘somewhat important’ and the remaining 29% do not consider it important.

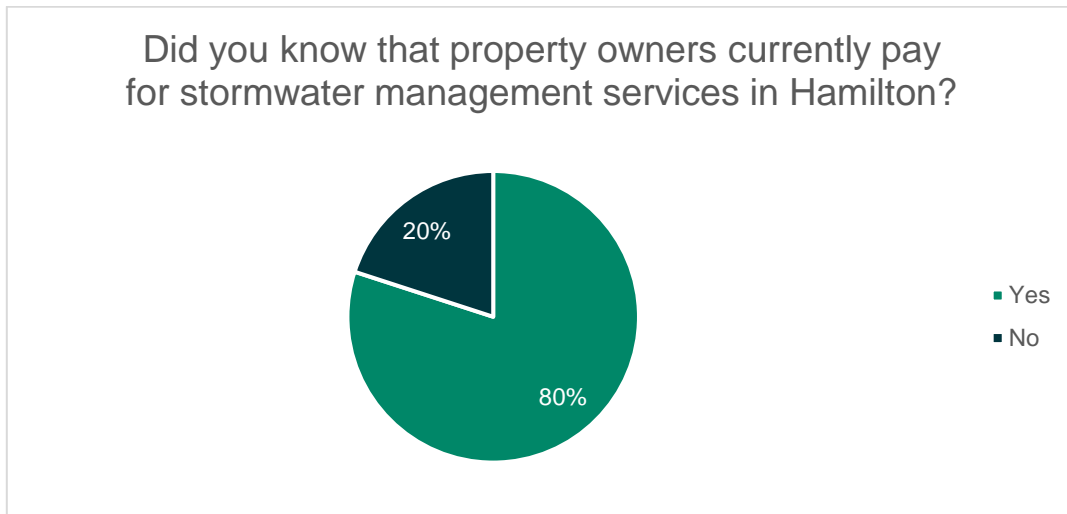
Q3.a. Why do you feel that way about the City’s stormwater management services?

Why do you feel that way about the City’s stormwater management services?	Very important/	Important	Somewhat important
Good for the environment	3	1	
It is an important service	2	4	
Fairness	1		
Limited stormwater infrastructure where I live			5
Will cost more in the long term without it			1

Of those who consider stormwater management very important or important, most either stated that it is important for protecting the environment (3 responses for very important, 1 response for important) or that it was an important service (2 responses for very important, 4 responses for important). Of those who consider stormwater management only somewhat important, most (5 responses) referenced the limited stormwater infrastructure where they live. No reasoning was provided by those who believe that stormwater infrastructure is not important.

D.3 Stormwater Management Service Funding

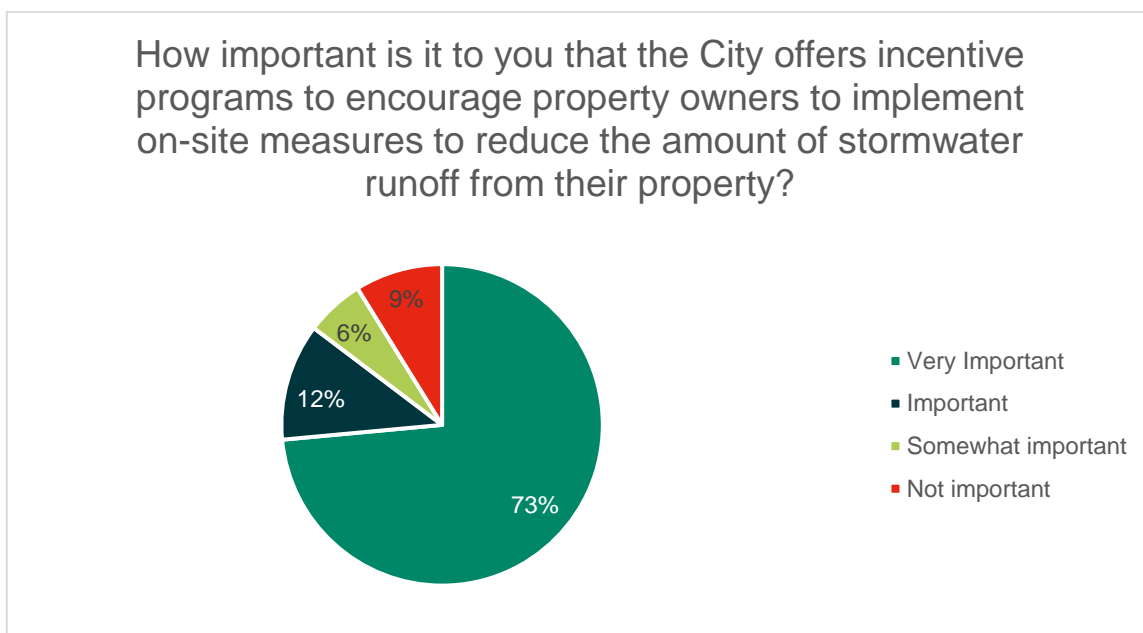
Q4. Did you know that property owners currently pay for stormwater management services in Hamilton?



A large majority (80%) of ICI and multi-residential respondents (n=35) are aware that property owners currently pay for stormwater management services in Hamilton.

D.4 Incentive Program

Q5. How important is it to you that the City offers incentive programs to encourage property owners to implement on-site measures to reduce the amount of stormwater runoff from their property?



A large majority of ICI and multi-residential respondents (n=34) consider it very important (73%) that the City offers incentive programs to property owners that implement on-site stormwater runoff control measures.

Q5.a. Why do you feel that way about the incentive programs?

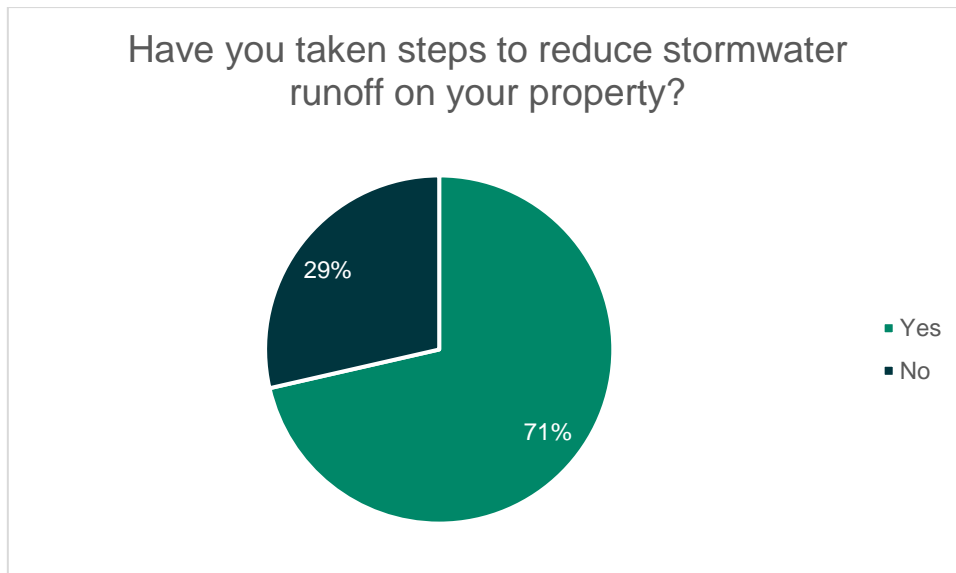
Those who responded to the previous question with: Very important/ Important/ Somewhat important	# Responses
Reduce cost to taxpayer	8
Increases public participation	6
Good for the environment	1
Concern about flooding	1
Concerns with implementation	1
Don't see the need/not necessary in my area	5

The top reasons as to why ICI and multi-residential respondents feel that incentive programs are very important, important or somewhat important is because of the reduced cost to the taxpayer (8 responses), and because it increases public participation in stormwater management (6 responses). Some respondents (5 responses) who indicated that stormwater management is very important, important or somewhat important, also said that they do not believe it is necessary in the area around their property.

Those who responded to the previous question with: Not important	# Responses
Don't see the need/not necessary in my area	2

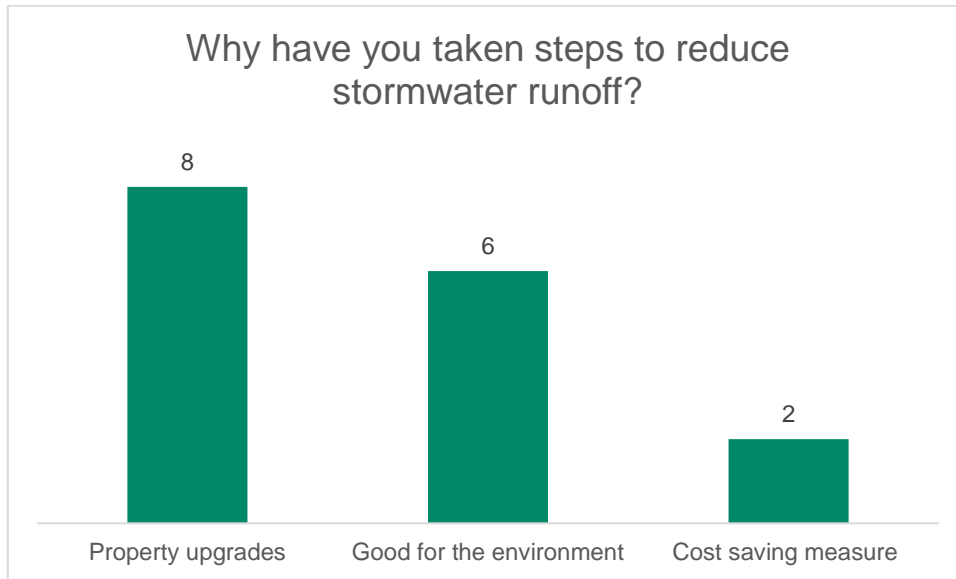
Comments from ICI and multi-residential respondents who view incentive programs as not important do not see the program as needed or necessary in their area (2 responses).

Q6. Have you taken steps to reduce stormwater runoff on your property?



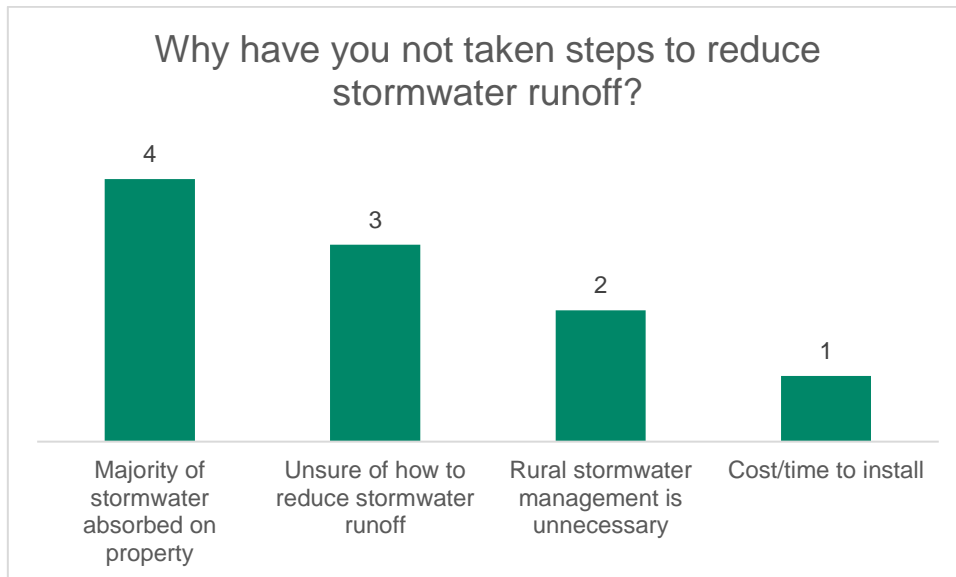
71% of ICI and multi-residential respondents (n=35) have taken steps to reduce stormwater runoff on their property, while 29% have not.

Q6.a. Why have you taken steps to reduce stormwater runoff?



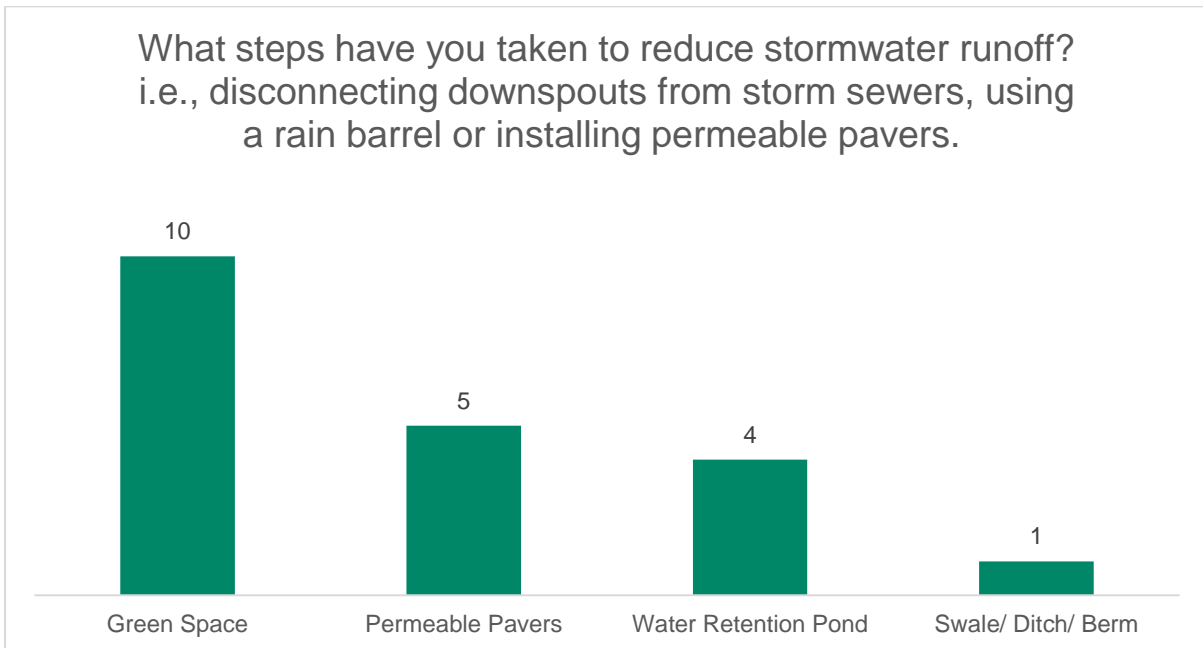
The top reason ICI and multi-residential respondents have taken steps to reduce stormwater run off is to perform property upgrades (8 responses). A number of respondents also state that it is good for the environment (6 responses) and two cite that it is a cost saving measure.

Q6.b. Why have you not taken steps to reduce stormwater runoff?



The top reason ICI and multi-residential respondents have not taken steps to reduce stormwater run off is that a majority of stormwater is absorbed on property (4 responses). Three respondents were unsure how to reduce stormwater runoff, two felt rural stormwater management was unnecessary and one resident cited the cost and time to install stormwater mitigation measures.

Q7. What steps have you taken to reduce stormwater runoff? i.e., disconnecting downspouts from storm sewers, using a rain barrel or installing permeable pavers.



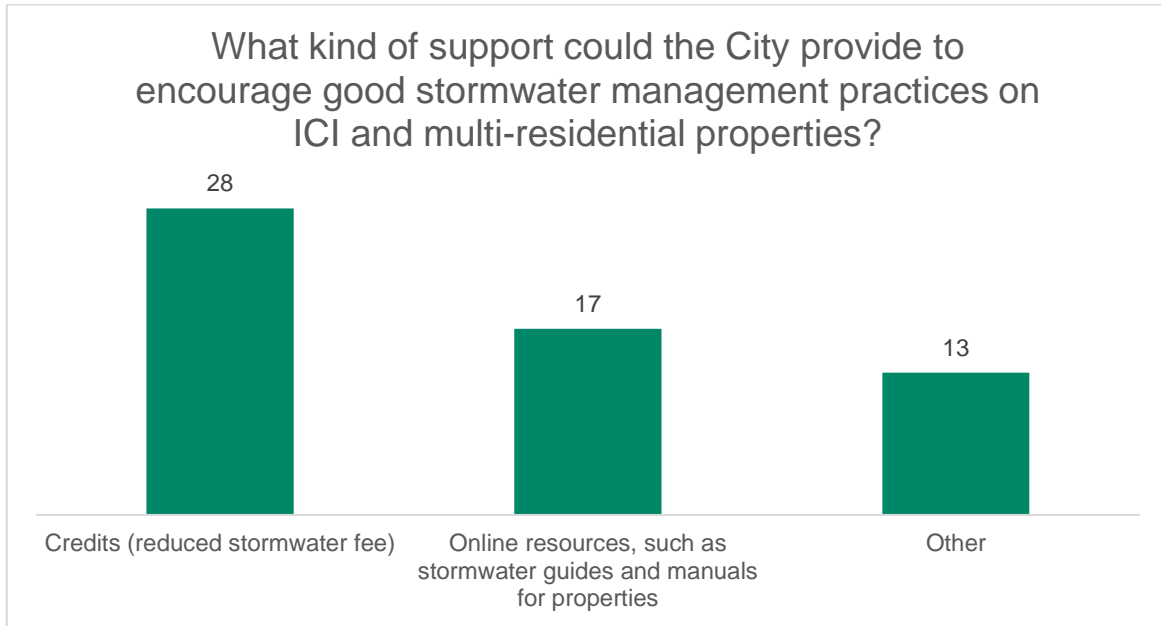
Most ICI and multi-residential respondents that have taken steps to reduce stormwater runoff have done so using green space (10 respondents). Others have implemented permeable pavers (5 respondents), water retention ponds (4 respondents) and/ or swales, ditches or berms on their property (1 respondent).

Q8. If you are not already doing so, would you be willing to take steps on your own property to reduce the amount of stormwater runoff on your property?

Would you be willing to take steps on your own property to reduce the amount of stormwater runoff on your property?	# Responses
Yes	80%
No	20%
	n=10

Of those ICI and multi-residential respondents that are not already doing so, 80% would be willing to take steps on their properties to reduce the amount of stormwater.

Q9. What kind of support could the City provide to encourage good stormwater management practices on ICI and multi-residential properties?



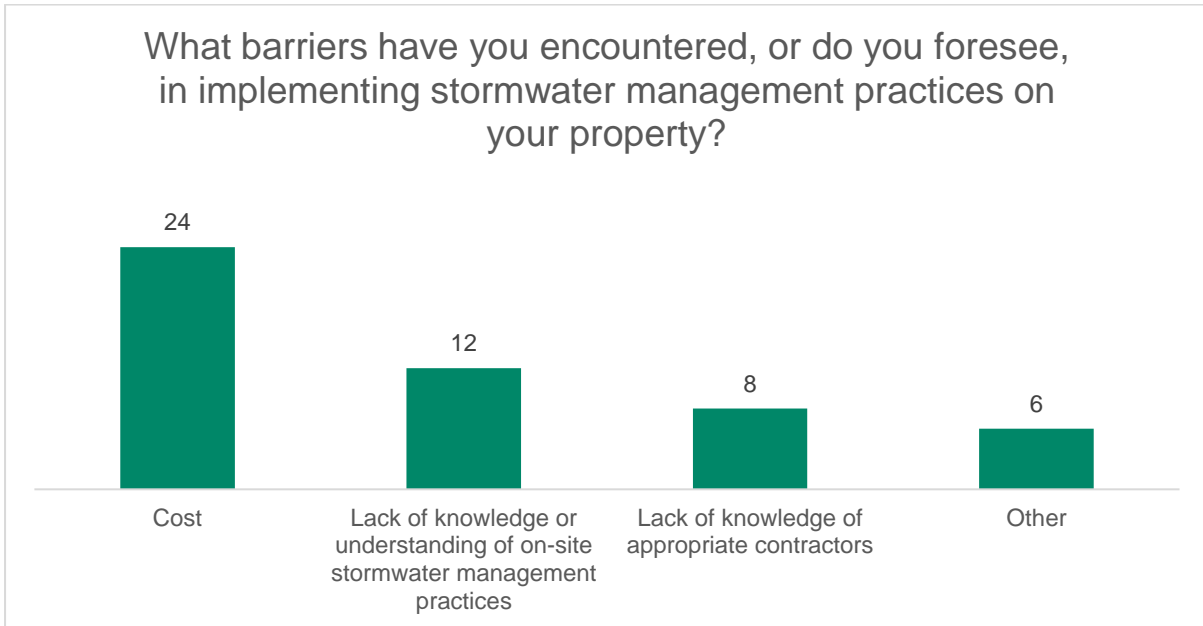
ICI and multi-residential respondents are most in favour of the City providing credits (28 responses), followed by online resources (17 responses), to encourage good stormwater management practices on ICI and multi-residential properties.

‘Other’ and Corresponding Description Categorized

Other	# Responses
Exempt farms/rural properties	4
Property audits/in-person training	4
Additional credits	4
Mail information leaflet	1

Suggestions for other types of support for ICI and multi-residential properties included property audits/in-person training and additional credits. Other respondents suggested that farms and rural properties should be exempt from the fee altogether.

Q10. What barriers have you encountered, or do you foresee, in implementing stormwater management practices on your property?



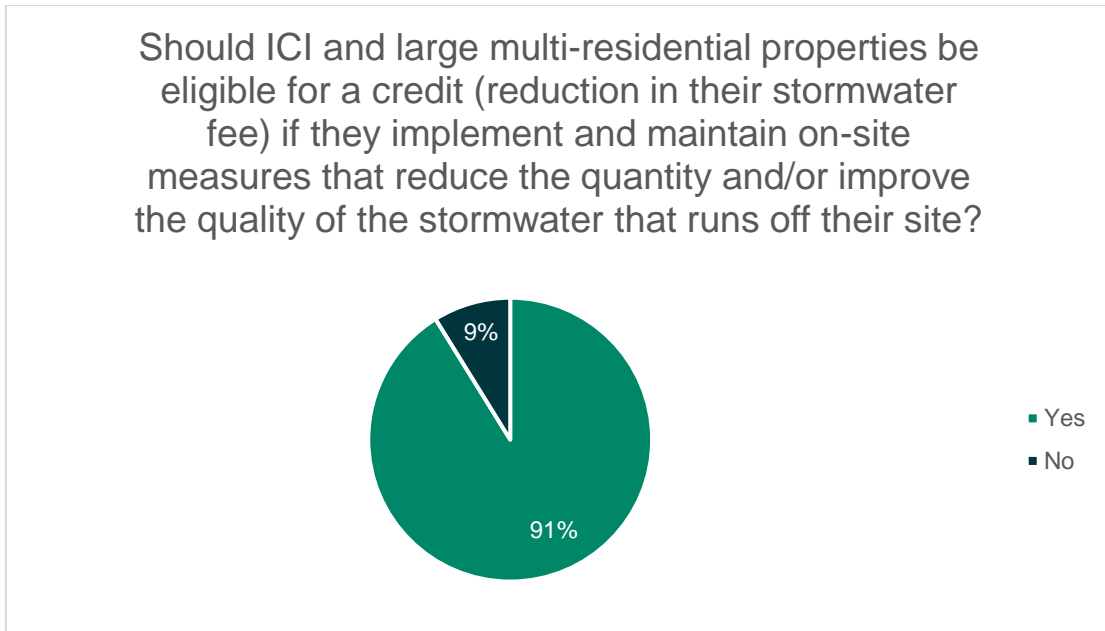
The biggest barrier that ICI and multi-residential respondents have encountered or foresee in implementing stormwater management practices on properties is the cost (24 respondents). This is followed up a lack of knowledge or understanding of on-site stormwater management practices (12 respondents), and a lack of knowledge of appropriate contractors (8 respondents). Other barriers include restrictions from the city (3 respondents), some cited cost outweighing the benefits (2 respondents), while one respondent felt their property did not have enough space.

‘Other’ and Corresponding Description Categorized

Other	# Responses
Restrictions from the City	3
Cost outweighs benefits	2
Not enough space	1

Barriers mentioned by ICI and multi-residential respondents included restrictions from the City and that the cost of implementing measures outweighs the benefit and physical capacity.

Q11. Should industrial, commercial, institutional, and large multi-residential properties be eligible for a credit (reduction in their stormwater fee) if they implement and maintain on-site measures that reduce the quantity and/or improve the quality of the stormwater that runs off their site?



Almost all (91%) ICI and multi-residential respondents (n=34) believe industrial, commercial, institutional, and large multi-residential properties should be eligible for a credit for implementing on-site stormwater management practices. Only 9% felt that they shouldn't be eligible for a credit for implementing on-site stormwater management practices.

Q11.a. Why do you think industrial, commercial, institutional, and large multi-residential properties should receive a credit?

<u>Why do you agree with a credit?</u>	<u># Responses</u>
Encourage Participation	14
Good for the Environment	2
Promote mitigation at the source	2

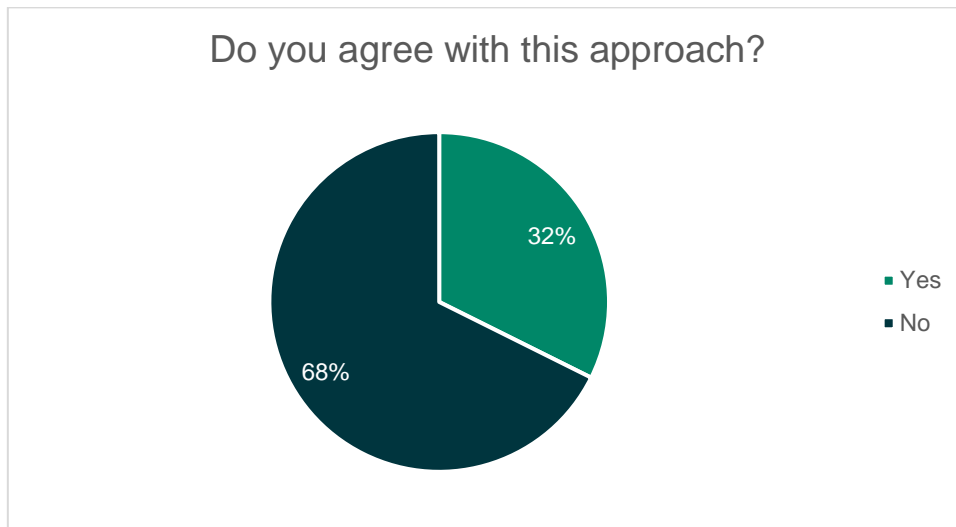
Fourteen ICI and multi-residential respondents felt that industrial, commercial, institutional, and large multi-residential properties should be eligible for a credit as it would encourage participation. Another two respondents thought it should be offered as it would be good for the environment, and two additional respondents felt it would promote mitigation at the source.

Q11.b. Why do you think industrial, commercial, institutional, and large multi-residential properties should not receive a credit?

<u>Why do you disagree with a credit?</u>	<u># Responses</u>
Those properties can incur the full cost	1
They are the source of stormwater issues	1

One respondent believe they shouldn't receive a credit because these properties can incur the full cost, while another believes these properties are the source of stormwater issues.

Q12. Most Canadian municipalities with stormwater fees will limit credits (reduction in stormwater fee) to a maximum of 50%. This ensures all properties still contribute some funding to cover the base, fixed costs of maintaining a municipal stormwater system. Do you agree with this approach?



A majority (68%) of ICI and multi-residential respondents (n=24) do not believe there should be a cap of 50% on the credit, while only 32% agree there should be a cap.

Q12.a. Why do you agree with limiting the stormwater credits (reduction of stormwater fee)?

Why do you agree with limiting the stormwater credits (reduction of stormwater fee)?	# Responses
Fairness	7

Most respondents cite fairness as to why they support limiting stormwater credits.

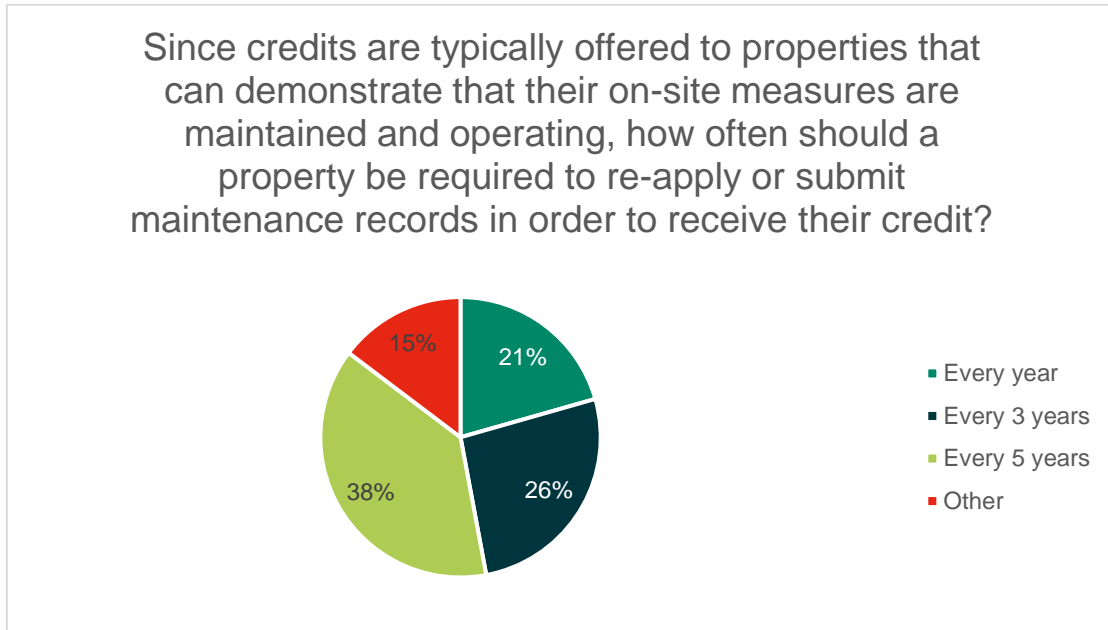
Q12.b. Why do you disagree with limiting the stormwater credits (reduction of stormwater fee)?

Why do you disagree with limiting the stormwater credits (reduction of stormwater fee)?	# Responses
Disagree with program altogether	11
Discourages participation	7
No credits or subsidies for any property type	1

Among those who disagree with limiting the stormwater credit to 50%, most disagree with the fee and the program altogether – especially for those whose properties that

feel that they do not drain into the municipal system. Others believe that limiting credits would discourage participation in the program.

Q13. Since credits are typically offered to properties that can demonstrate that their on-site measures are maintained and operating, how often should a property be required to re-apply or submit maintenance records in order to receive their credit?



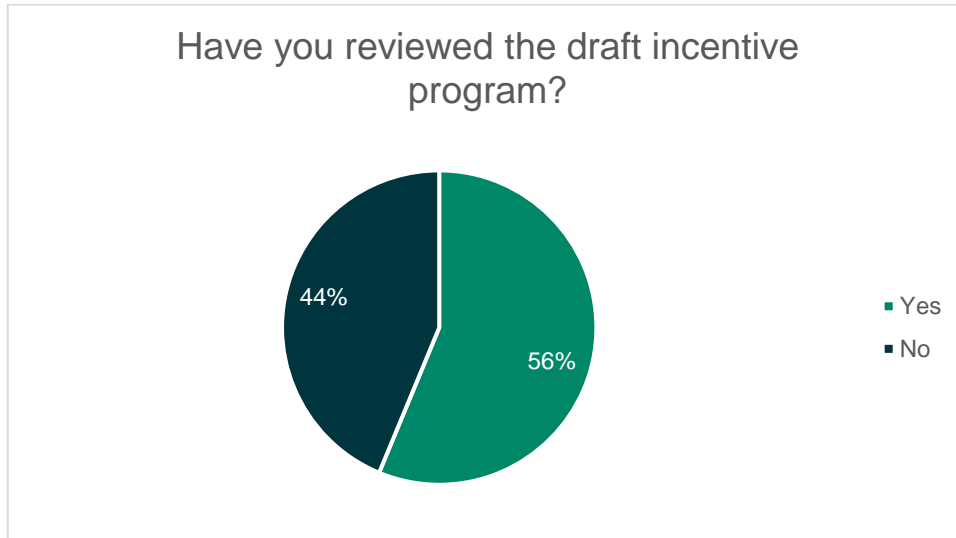
38% of respondents believe properties should only be required to re-apply for credits every 5 years, 26% supported re-applying after 3 years and 15% supported re-applying every year. 15% of respondents provided other comments on how often properties should be required to re-apply or submit records to receive their credits. (n=34)

‘Other’ and Corresponding Description Categorized

Other	# Responses
Prefer no stormwater fee	2
During permitting, major expansion or renovation	2
More information is needed	1

Of those who responded with other, two prefer no stormwater fee, two believe it should be required / re-applied during permitting, major expansion or renovation, and one feels more information is needed.

Q14. A summary of the draft financial incentive program proposed by the City is available for review. Have you reviewed the draft incentive program?



56% of ICI and multi-residential respondents (n=32) have reviewed the draft financial incentive program proposed by the City.

Q15. Do you have any comments on the draft incentive program?

Do you have any comments on the draft incentive program?	# Responses
Need more details	5
No credit cap	3
More credit opportunities	2
Unfair	2

Of those who responded with comments on the draft incentive program five feel they need more details, three don't want a credit cap, two would like to see more credit opportunities, and two believe stormwater fee is unfair.

Q16. Do you have additional ideas, questions or concerns that you would like to share with the study team?

Do you have additional ideas, questions or concerns that you would like to share with the study team?	# Responses
Stormwater fee is unfair to rural residents	8
Concerned about cost of the stormwater fee	5
Not enough information was disseminated to the public prior to survey	2
The City should institute minimum stormwater management requirements for new builds	1
The City should simplify the incentive program	1
Request for information	1
Residents who already implemented measures should receive a retroactive credit	1

Of the respondents of the ICI and multi-residential survey that provided a comment, eight used the answer to note that the stormwater fee is unfair to rural residents and

businesses. Five respondents are concerned about the cost of the fee and two respondents felt not enough information was provided.

Sample of comments received:

“If applying or reapplying for credits is too onerous, property owners will be frustrated and upset with the City. It needs to be as simple as possible. Not everyone will be able to afford an engineer to help them figure out the application.”

“Remove properties that discharge directly to the harbour through private sewers or educate those property owners on the investments the city is making towards storm water from these properties. Would the city prefer all of this water instead go through their stormwater system? These properties are already saving the city a bundle by diverting it away from city-owned infrastructure.”

“Public meetings should be well advertised via local television and radio news broadcasts. A lot of people I have talked to had no idea that these fees would be added to the tax bill. Because we lease our site in a Park we only know what the owner tells us about our taxes. We pay a portion of the whole tax bill each month for our site.”



Appendix E

Agricultural Survey Results

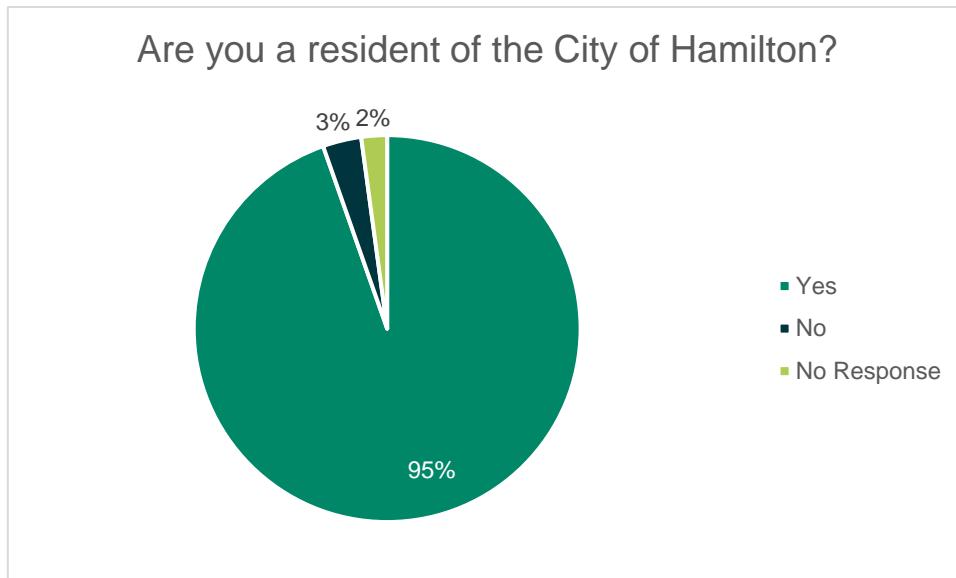


Appendix E Survey Results – Agricultural Property Owners

A total of **279 responses** were received for agricultural property owners survey.

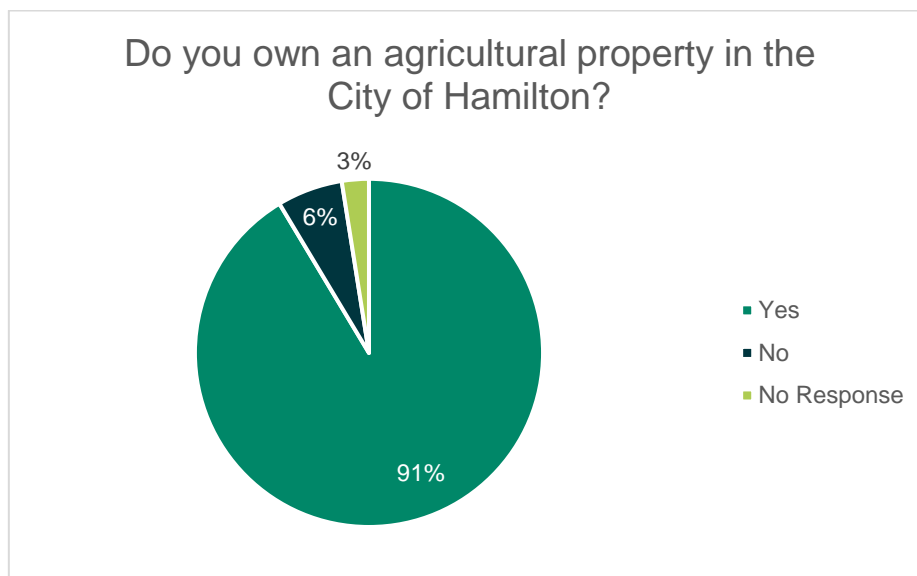
E.1 Demographics

Q1. Are you a resident of the City of Hamilton?



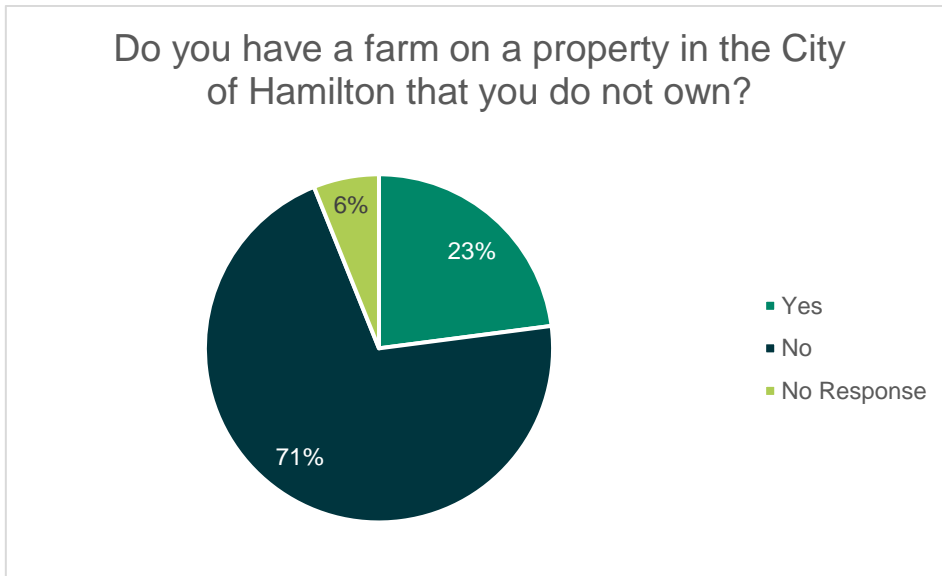
Nearly all respondents (95%) are residents of the City of Hamilton, while 3% are not residents (2% did not answer this question).

Q2. Do you own an agricultural property in the City of Hamilton?



A large majority (91%) of agricultural respondents own agricultural property in the City of Hamilton, while the remaining 6% do not (3% of respondents did not answer this question).

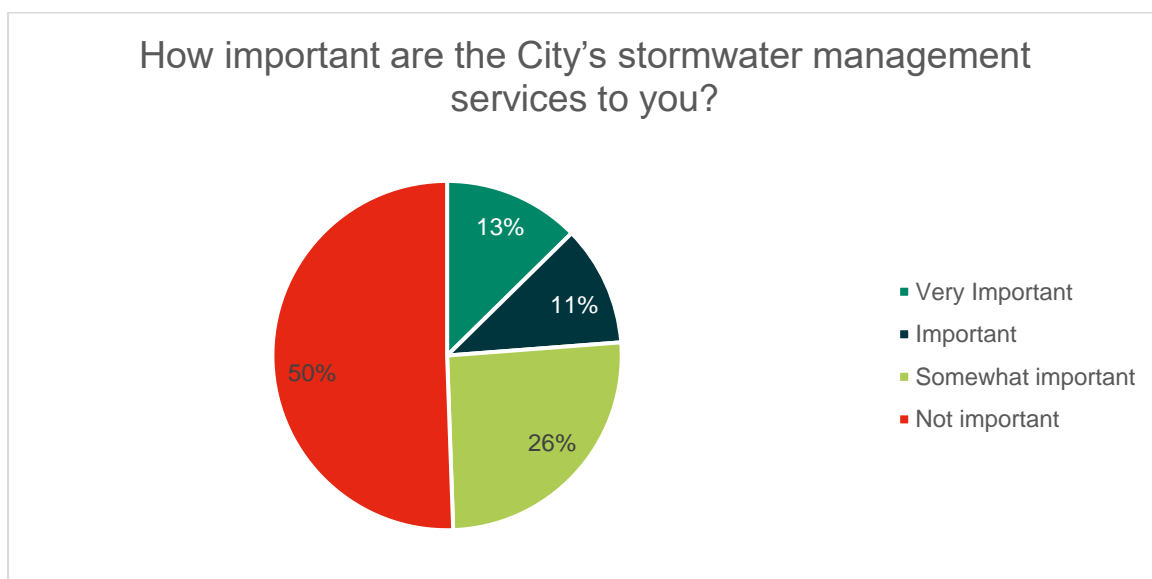
Q3. Do you have a farm on a property in the City of Hamilton that you do not own?



A minority (23%) of agricultural respondents have a farm on a property they do not own, while a large majority (71%) responded they do not have a farm on a property that they do not own (6% did not answer this question).

E.2 Managing Stormwater at the City

Q4. How important are the City's stormwater management services to you?



Half of the of agricultural respondents (n=269) consider the City’s stormwater managements services as not important (50%), and one quarter of respondents think that they are only somewhat important (26%). Approximately one quarter of respondents consider the City’s stormwater management services to be important (11%) or very important (13%).

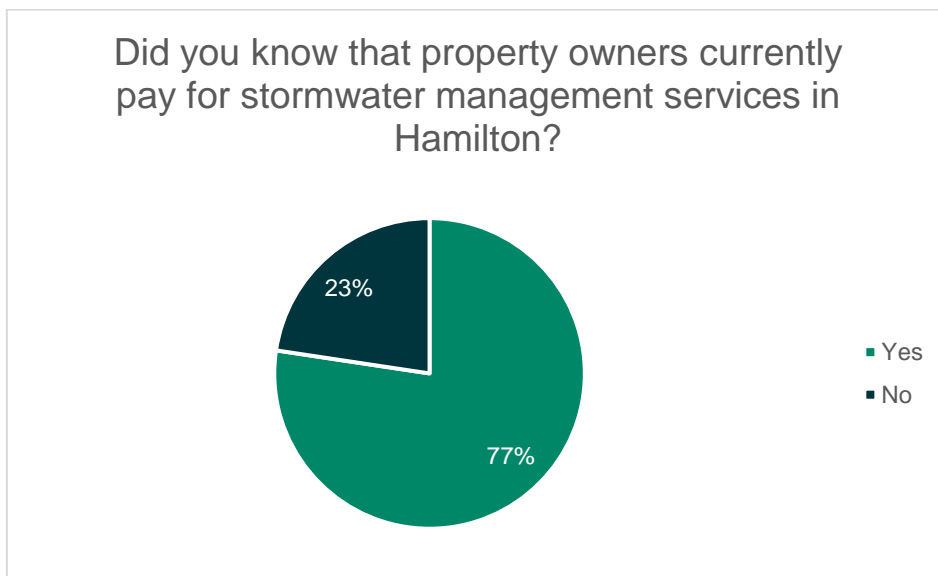
Q4.a. Why do you feel that way about the City’s stormwater management services?

Why do you feel that way about the City’s stormwater management services?	Very important	Important	Somewhat important
Limited stormwater infrastructure where I live	14	14	55
Good for the environment	5	3	2
Concerned about flooding	4	1	
Will cost more in the long term without it	2		1
Fairness	1	1	1
It is an important service		3	1

Of those who consider stormwater management very important or important, most stated that they think stormwater management is important, but not where they currently own property (14 responses for very important, 14 responses for important). Of those who consider stormwater management only somewhat important, most (55 responses) referenced the limited stormwater infrastructure where they live. No reasoning was provided by those who believe that stormwater infrastructure is not important.

E.3 Stormwater Management Service Funding

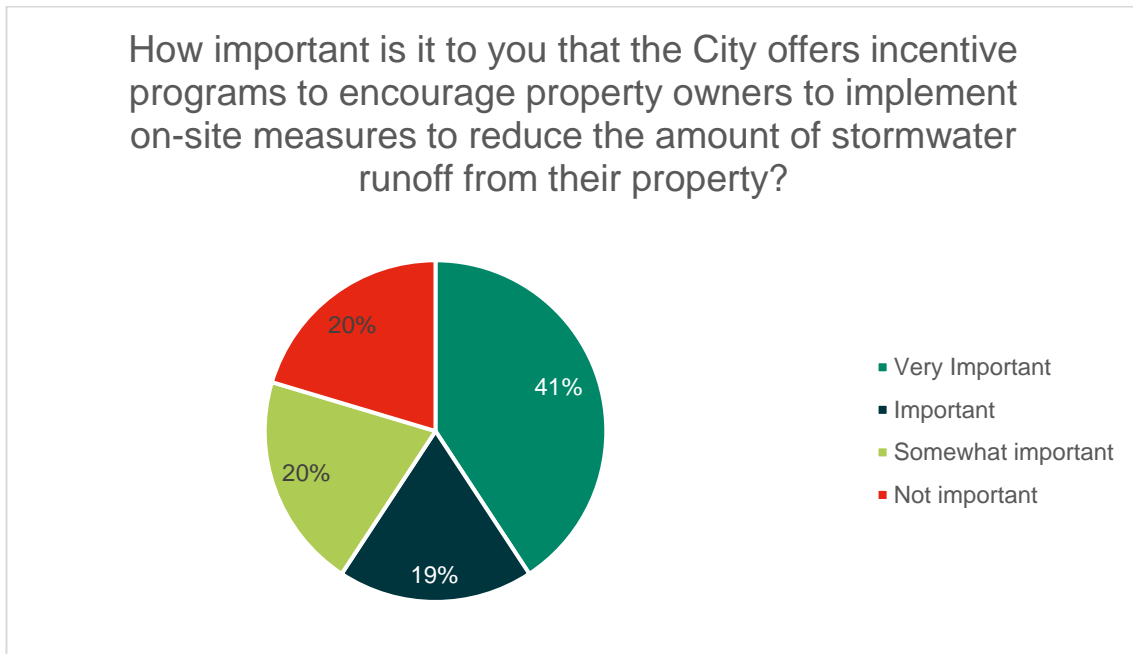
Q5. Did you know that property owners currently pay for stormwater management services in Hamilton?



The majority (77%) of agricultural respondents (n=274) are aware that property owners currently pay for stormwater management services in Hamilton.

E.4 Incentive Program

Q6. How important is it to you that the City offers incentive programs to encourage property owners to implement on-site measures to reduce the amount of stormwater runoff from their property?



More than half of agricultural respondents (n=270) consider it to be either very important (41%) or important (19%) that the City offers incentive programs to property owners that implement on-site stormwater runoff control measures. Fewer than half consider incentive programs to only be somewhat important (20%) or not important at all (20%).

Q6.a. Why do you feel that way about the incentive programs?

Those who responded to the previous question with: Very important/ Important/ Somewhat important	# Responses
Reduce cost to taxpayer	48
Good for the environment	26
Increases public participation	20
Concerns with implementation	9
The city should focus on penalizing large properties with poor stormwater management	2
Concern about flooding	2
Don't see the need/not necessary in my area	50

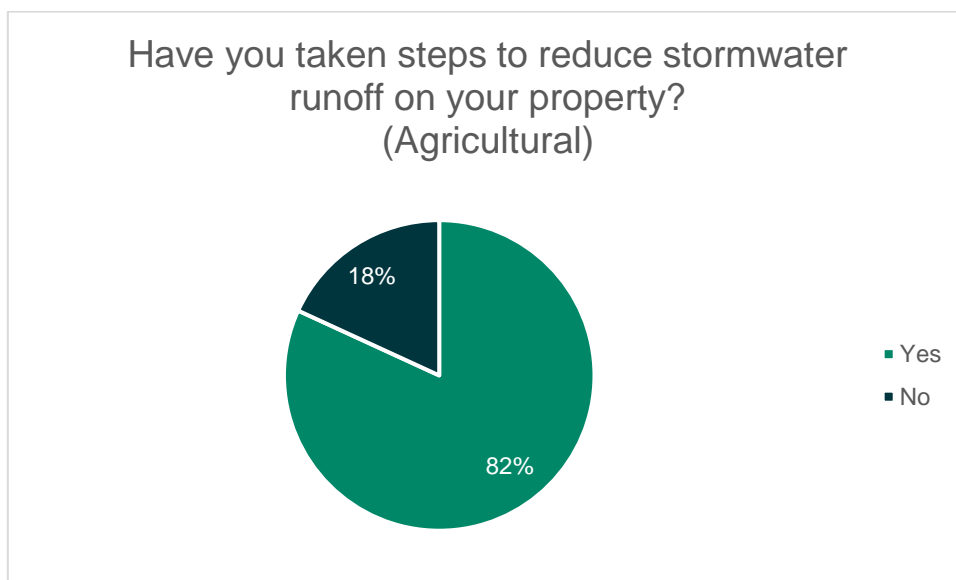
A large number of respondents who believe that the City should offer incentive programs note the reduced cost to the taxpayer (48 responses), the potential benefits for the environment (26 responses) and that it increases public participation in stormwater management (20 responses). 50 respondents also acknowledge that

incentive programs are very important, important or somewhat important, but also do not believe it is necessary where they live.

Those who responded to the previous question with: Not important	# Responses
Don't see the need/not necessary in my area	27
Concerns with implementation	20
The city should focus on penalizing large properties with poor stormwater management	1

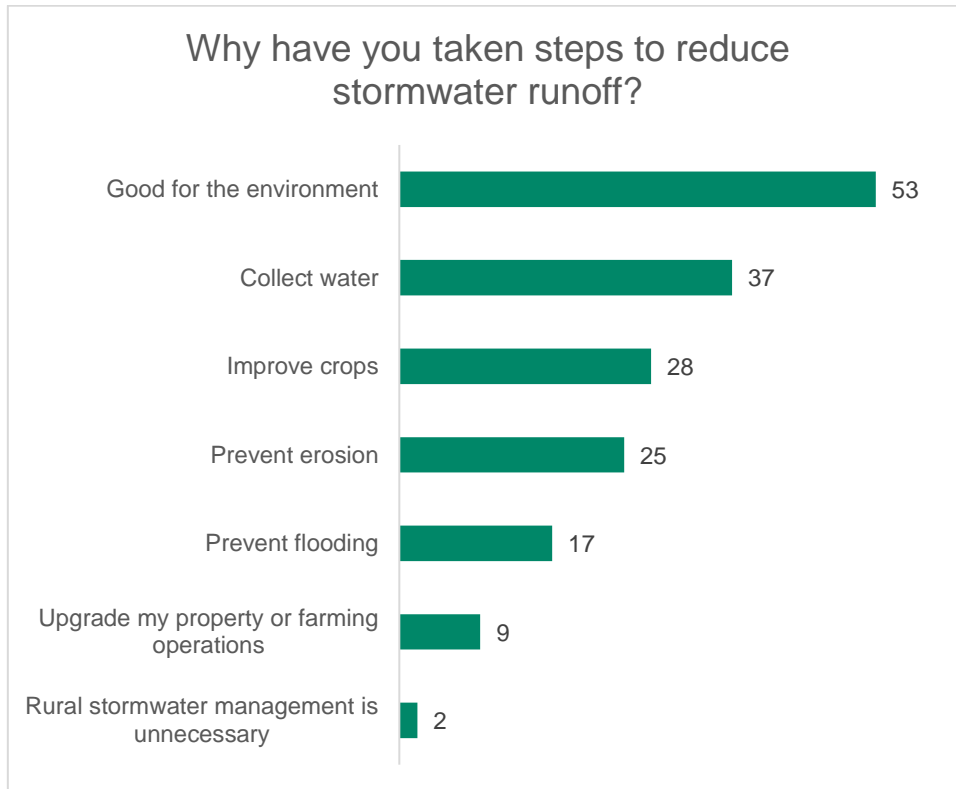
Respondents who view incentive programs as not important do not see the need for an incentive program in their area (27 responses) or have concerns with the implementation of the program (20 responses).

Q7. Have you taken steps to reduce stormwater runoff on your property?



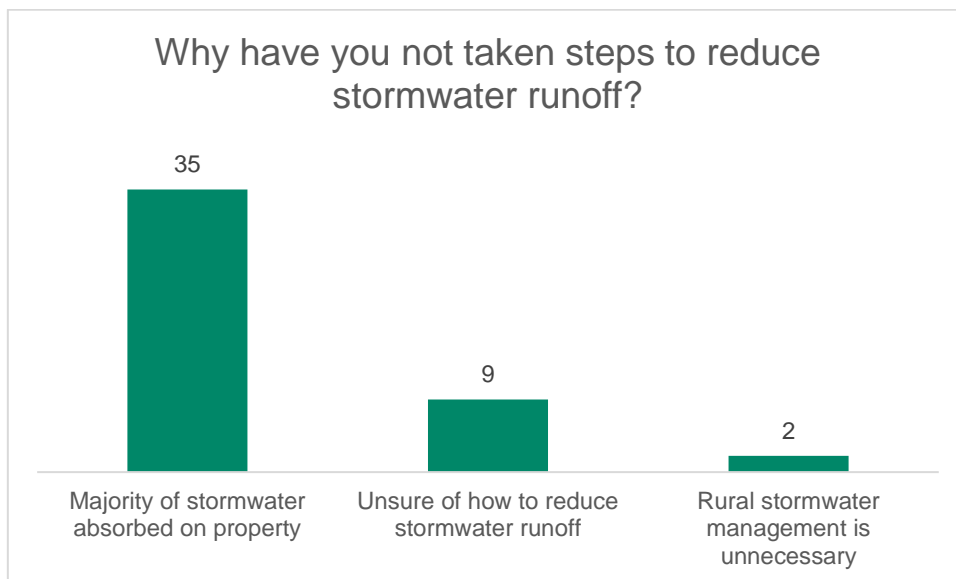
A large majority (82%) of agricultural respondents (n=270) have taken steps to reduce stormwater runoff on their property, while only 18% have not.

Q7.a. Why have you taken steps to reduce stormwater runoff?



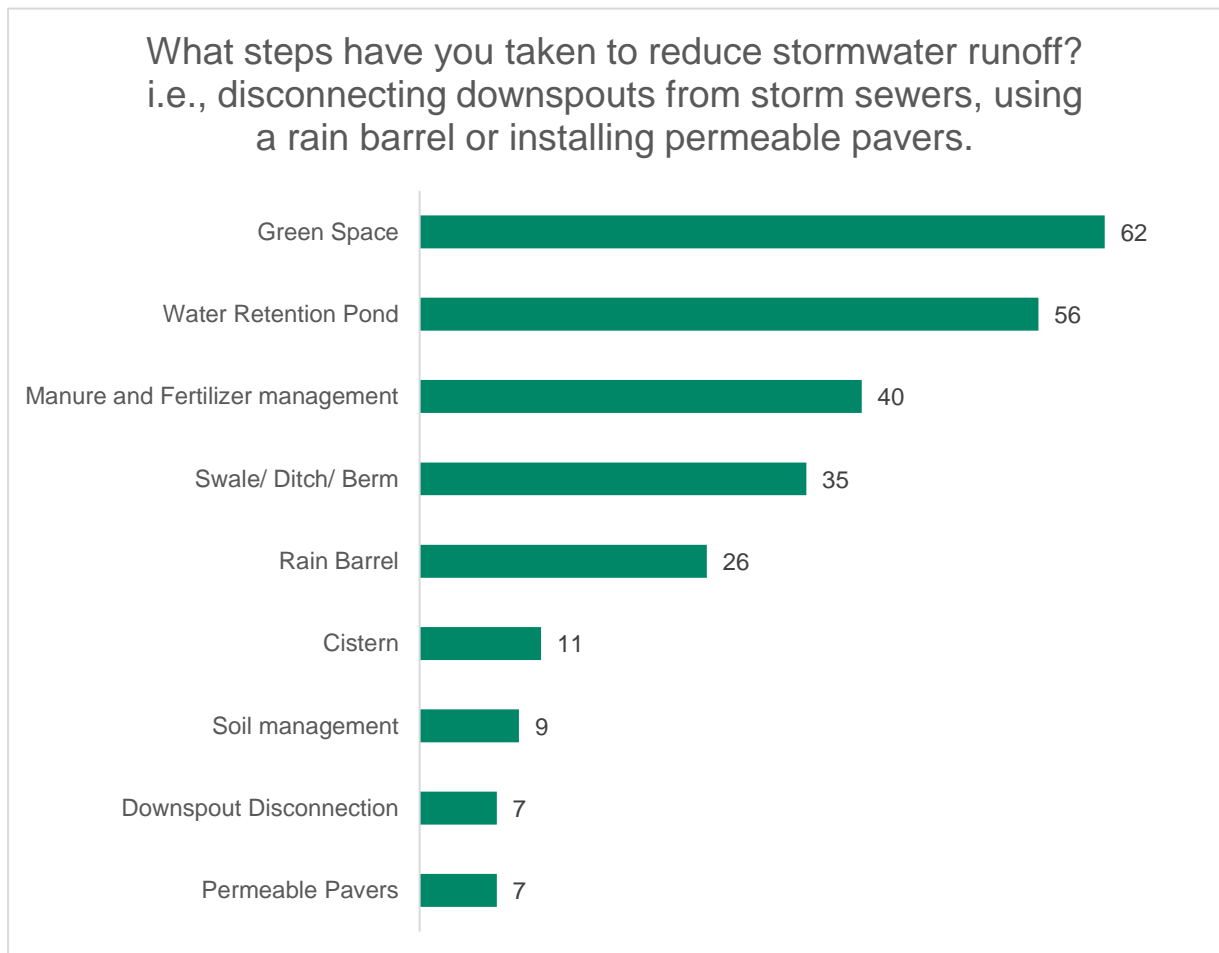
The top reason agricultural respondents have taken steps to reduce stormwater runoff is that it is good for the environment (53 responses), to save water (37 respondents), improve crops (28 respondents) and prevent erosion (25 respondents). Other responses include to upgrade their property or farming operations (17 responses), and to prevent flooding (17 responses).

Q7.b. Why have you not taken steps to reduce stormwater runoff?



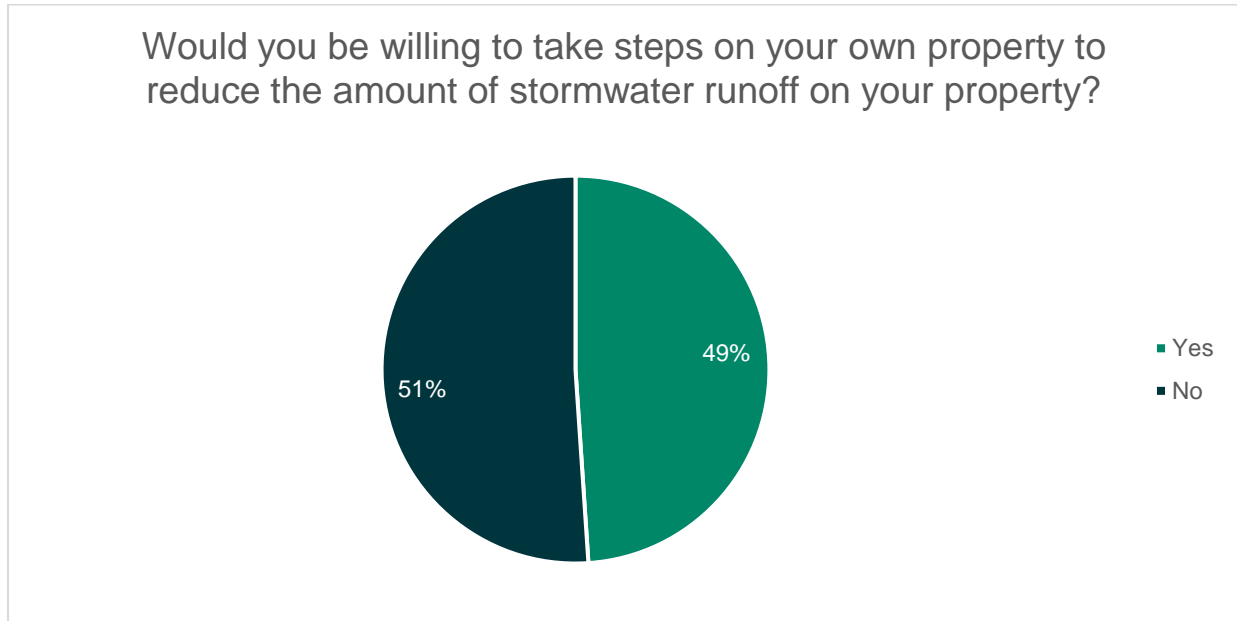
The top reason agricultural residents have not taken steps to reduce stormwater runoff is that they feel their property naturally absorbs a majority of stormwater (35 responses). Some respondents also state that they are unsure of how to reduce stormwater runoff on their property (9 responses).

Q8. What steps have you taken to reduce stormwater runoff? i.e., disconnecting downspouts from storm sewers, using a rain barrel or installing permeable pavers.



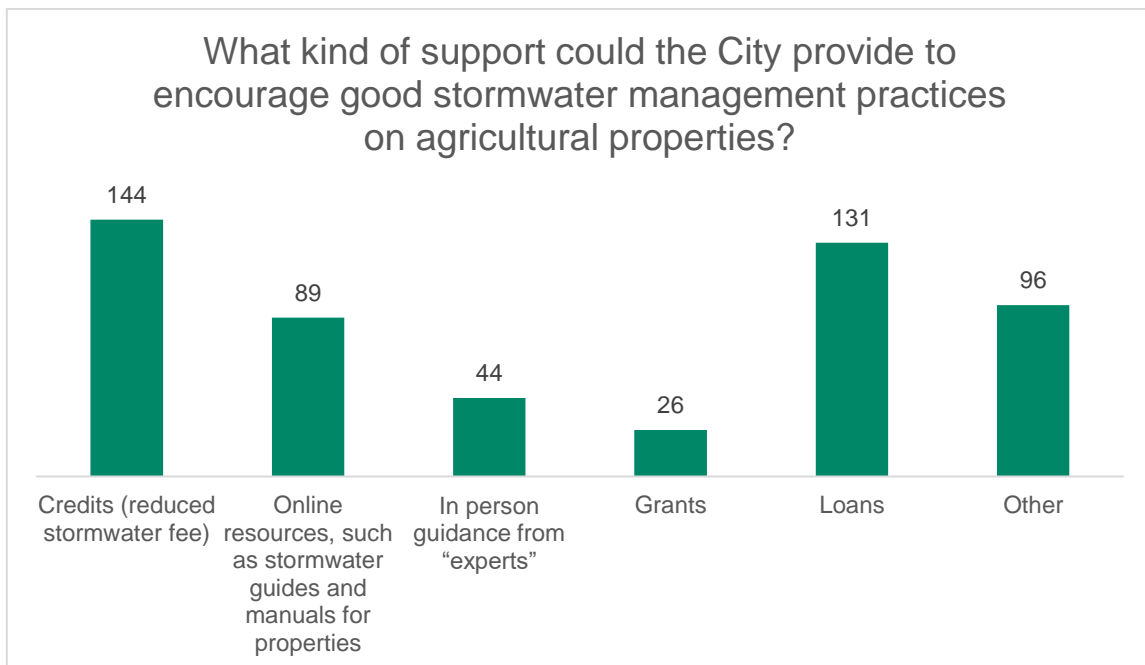
The most common steps taken by agricultural respondents to reduce stormwater runoff is through green space (62 respondents) or water retention ponds (56 respondents). Other respondents have swales, ditches, or berms (25 respondents), rain barrels (26 responses), cisterns (11 responses) and permeable pavers (7 responses) on their property. A good number of respondents indicated that they manage stormwater quality through proper manure and fertilizer management (40 respondents), and soil erosion management (7 responses).

Q9. If you are not already doing so, would you be willing to take steps on your own property to reduce the amount of stormwater runoff on your property?



Just under half (49%) of agricultural respondents (n=47) who are not already doing so would be willing to take steps to reduce runoff on their properties.

Q10. What kind of support could the City provide to encourage good stormwater management practices on agricultural properties?



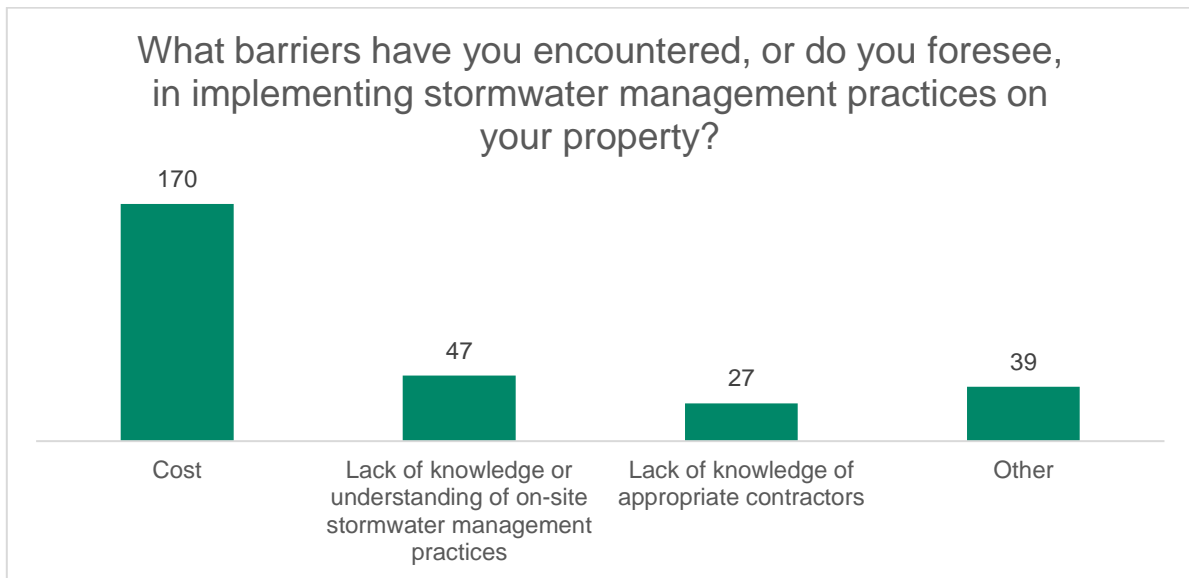
Agricultural respondents are most supportive of the City providing credits (reduced stormwater fee) (144 respondents) and loans (131 respondents). Online resources also had a fair amount of support (89 respondents), followed by in person guidance from experts (44 respondents) and grants (26 respondents).

‘Other’ and Corresponding Description Categorized

	# Responses
Exempt farms/rural properties	59
Expand/improve maintenance of City infrastructure	8
Additional tax credits	4
Bylaws to stop bad practices	3
Mail information leaflet	2
Discounts on native plants/trees	1

Many agricultural survey respondents (59) suggested that the City should exempt farms and rural properties from the stormwater fee altogether. Other respondents suggested that the City should expand/improve the maintenance of City infrastructure (8 respondents) and provide additional tax credits (4 respondents).

Q11. What barriers have you encountered, or do you foresee, in implementing stormwater management practices on your property?



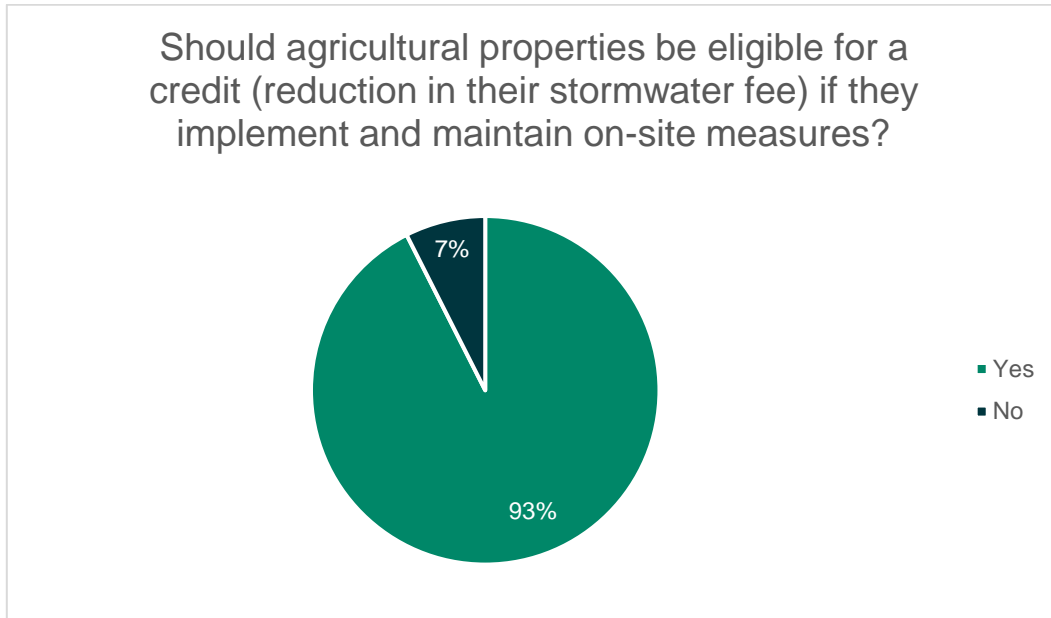
The biggest barrier identified for implementing on-site stormwater management practices is cost (170 respondents). Some agriculture respondents noted a lack of on-site stormwater management knowledge as a barrier (47 respondents), followed by a lack of knowledge of appropriate contractors (27 respondents). An additional 39 respondents noted other barriers.

‘Other’ and Corresponding Description Categorized

	Agriculture
Restrictions from the City	16
Cost outweighs benefit	14
Limited city infrastructure	4
City incentives are inadequate	3
Lack of knowledge	1
Neighbouring properties/slope on property	1

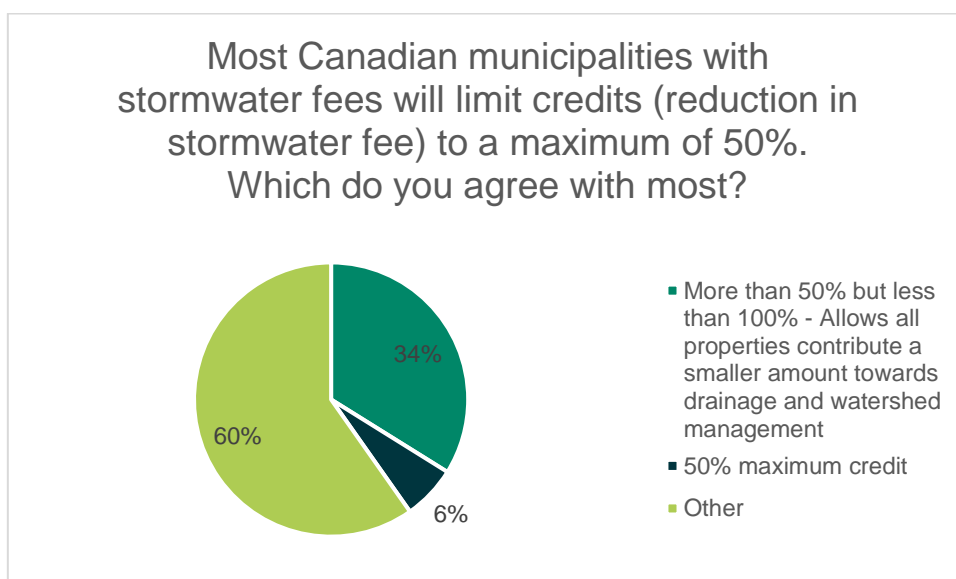
Barriers mentioned by agricultural respondents included restrictions from the City (16 respondents) and that the cost of implementing measures outweighs the benefit and physical capacity (14 respondents).

Q12. Should agricultural properties be eligible for a credit (reduction in their stormwater fee) if they implement and maintain on-site measures that reduce the quantity and/or improve the quality of the stormwater that runs off their site?



The majority of respondents (93%) believe that agricultural properties should be eligible for a credit. (n=255)

Q13. Most Canadian municipalities with stormwater fees will limit credits (reduction in stormwater fee) to a maximum of 50%. This ensures all properties still contribute some funding to cover the base, fixed costs of maintaining a municipal stormwater system. Which do you agree with most?



The majority of agricultural respondents (60%) chose 'other', 34% of agricultural respondents believe the credit should be more than 50%, and 6% agreed with a 50% maximum credit. (n=251)

'Other' and Corresponding Description Categorized

	# Responses
Prefer no stormwater fee	63
Don't see a reason to limit incentives	56
Should be linked to services received by property owner	39

Other preferences for credits include no limit to the maximum credit (56 responses) and linking credits to the stormwater services received by the property owner (39 responses). Most comments received (63 responses) indicated that they preferred no stormwater fee at all.

Q13.a. Why do you agree most with a 50% maximum credit?

Why do you agree with limiting the stormwater credits (reduction of stormwater fee)?	# Responses
Fairness	7

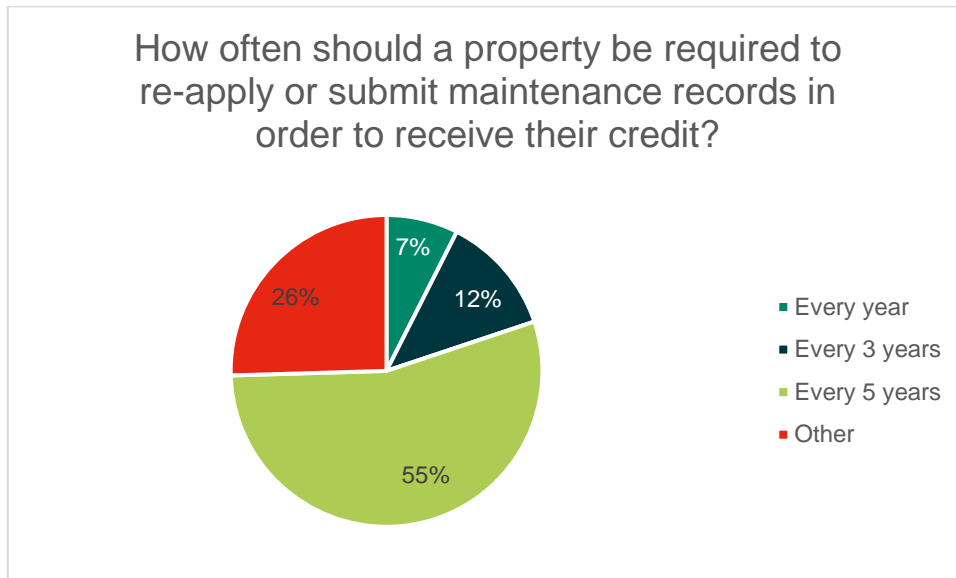
Among agricultural residents who support the 50% maximum credit, 7 respondents noted it is because it is fair that property owners still contribute to stormwater management.

Q13.b. Why do you agree most with a maximum credit of more than 50% but less than 100%?

Why do you disagree with limiting the stormwater credits (reduction of stormwater fee)?	# Responses
Should be as high as possible	29
Should be linked to services received by property owner	15
Prefer no stormwater fee	14

Among agricultural property owners who support a maximum credit of more than 50% but less than 100%, the most common response was that the limit should be as high as possible (20 responses). Others noted the credit should be linked to services received by the property owner (15 responses). A number of respondents commented that they preferred no stormwater fee at all (14 responses).

Q14. Since credits are typically offered to properties that can demonstrate that their on-site measures are maintained and operating, how often should a property be required to re-apply or submit maintenance records in order to receive their credit?



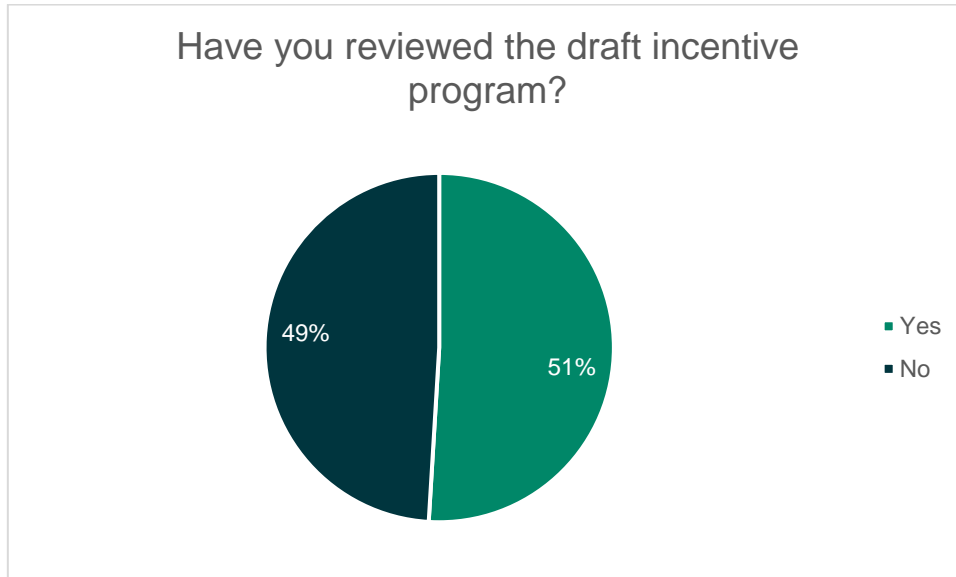
A majority (55%) of agricultural respondents (n=161) believe properties should be required to re-apply for credits every 5 years, 12% supported re-applying after 3 years, just 7% supported re-applying every year, and 26% of respondents provided other comments on how often properties should be required to re-apply or submit records to receive their credits.

‘Other’ and Corresponding Description Categorized

	# Responses
Never	24
Once	16
Every 10 years	14
During permitting, major expansion or renovation	11
More information is needed	8
During change of property ownership	5
Once with regular inspections	3
Every 5 years during other re-certifications	2
Every 5 years	1
Once with reviews based on complaints received	1

Of those who responded with other comments, most prefer that property owners never having to re-apply (24 responses), followed by the suggestion that property owners would only have to re-apply once (16 responses), or every 10 years (14 responses). Some suggested that property owners should have to reapply only during permitting, major expansions or renovations (11 responses).

Q15. A summary of the draft financial incentive program proposed by the City is available for review. Have you reviewed the draft incentive program?



51% of agriculture respondents (n=261) have reviewed the draft financial incentive program proposed by the City.

Q16. Do you have any comments on the draft incentive program?

Do you have any comments on the draft incentive program?	# Responses
Unfair	71
Need more details	9
More credit opportunities	8
Concerned about incentive program costs	5
No credit cap	1

Of the agricultural respondents who reviewed the incentive program and provide comments, most stated that they believe the stormwater fee is unfair (71 responses).

Q17. Do you have additional ideas, questions or concerns that you would like to share with the study team?

Do you have additional ideas, questions or concerns that you would like to share with the study team?	# Responses
Stormwater fee is unfair to rural residents and business owners	164
Concerned about cost of the fee	19
Request for information	9
Not enough information was disseminated to the public prior to survey	5
Residents who already implemented measures should receive a retroactive credit	2
The City should institute minimum stormwater management requirements for new builds	1

Of the respondents of the agricultural survey that provided a comment, a vast majority noted that they believe the stormwater fee is unfair to rural residents and businesses (164 responses).

Sample of comments received:

“Please publish a Stormwater incentive program that addresses how current stormwater management practices will be recognized /credited when implemented by the Agricultural sector. The attached proposal does not address any Agricultural Credits.”

“I think it is unfair to compare farms with a few buildings on them to city properties that have no permeable surfaces such as Dofasco, Stelco, Centre Mall and all other factories and parking lots. A farm may have a large surface of buildings but will have 100 - 200 acres or more of land where that runoff water can soak in. Many farms already have ponds and cisterns to catch rain water. Many greenhouse operations catch the water to irrigate the crops in their greenhouse. Some farms also have a woodlot which helps to control run off. A lot of farmers are using conservation methods to hold moisture on their land to improve the water table for their crops such as no till or conservation tillage and leaving crop residue on the fields to hold moisture. There is four million dollars budgeted for rural roadside ditches. The rural roadside ditches are part of the Roads Department and should not be down loaded on to farmers. They are to keep the road from flooding not draining agricultural land. If the land is rolling, the ditches run water to the lowest point and then discharge it onto farmers land. The funding to the conservation authorities should be sufficient to cover any costs associated with rural drainage. Those funds now come from property taxes. ...

I feel this process was rushed and the ARAC did not have the chance to review it until after it was sent to council. I think the previous method of storm water funding was unfair but I feel that this new method of Storm Water Funding is unfair to the farmers of Hamilton. All our dairy, poultry, swine and greenhouse farmers who rely on having buildings are at a disadvantage compared to farmers in other municipalities. I think that we need to go back and figure out a fairer way to administer costs for Storm Water Management.”

“Provide clarity on the incentive program for agricultural properties. Provide example fees for various sizes of agricultural properties so farmers can begin to plan for new economic situations.”

“With large houses on small lots, backyards completely covered in concrete patios and the extensive roadways to connect them all the stores and warehoused with massive parking lots. Agricultural properties should be off the list. But given the needed taxes, then at least there should be credit for pasture and lawns, really any green space not just rain gardens.”

“Additional grants for restorative and biodynamic practices on agricultural lands would be a net positive in my opinion.”



Appendix F

Public Meeting Materials



Stormwater Fee Information & Financial Incentive Consultation

November 7, 2023

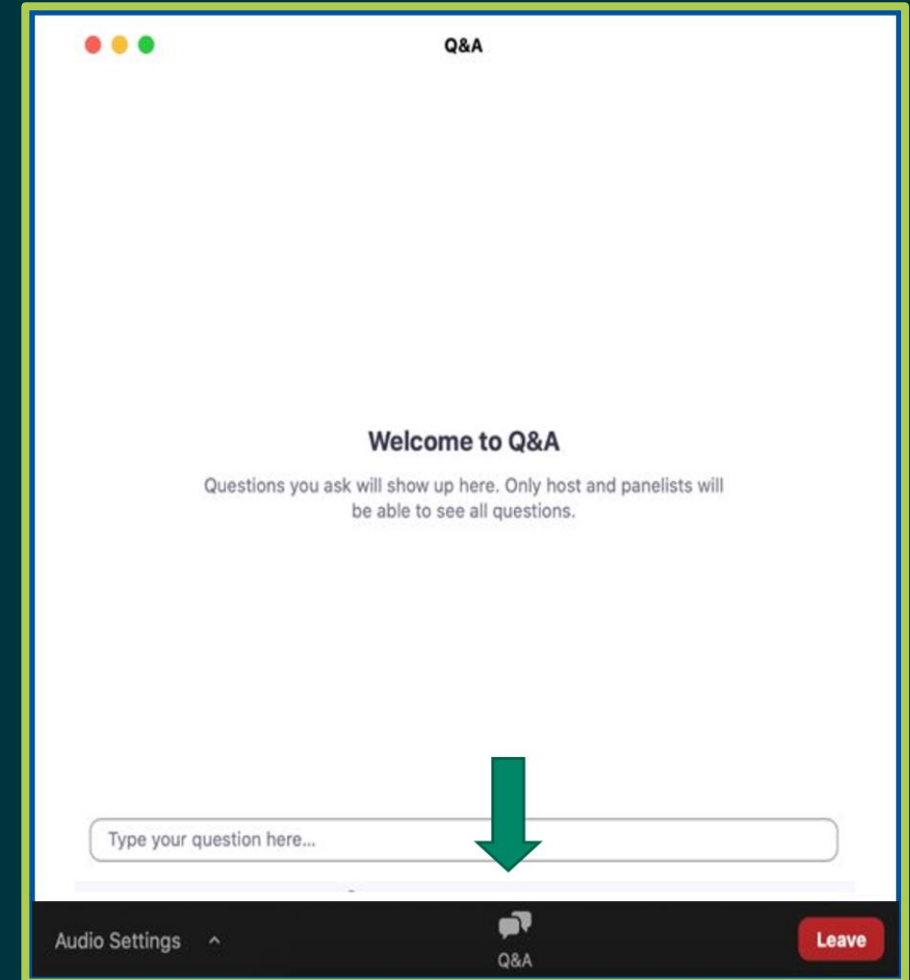
Land Acknowledgement

The City of Hamilton is situated upon the traditional territories of the Erie, Neutral, Huron-Wendat, Haudenosaunee and Mississaugas. This land is covered by the Dish With One Spoon Wampum Belt Covenant, which was an agreement between the Haudenosaunee and Anishinaabek to share and care for the resources around the Great Lakes. We further acknowledge that this land is covered by the Between the Lakes Purchase, 1792, between the Crown and the Mississaugas of the Credit First Nation.

Today, the City of Hamilton is home to many Indigenous people from across Turtle Island (North America) and we recognize that we must do more to learn about the rich history of this land so that we can better understand our roles as residents, neighbours, partners and caretakers.

Housekeeping

- If there are technical difficulties, the speaker may turn off their video
- Attendees will be muted; please participate through the Q&A window. Hover your mouse on a computer or tap the screen on a smartphone or tablet for the toolbar to pop-up and then click Q&A
- If you have any technology issues, please also use the Q&A window
- This meeting is being recorded



Agenda

- Welcome and introductions
- Overview presentation of stormwater/ stormwater management, the stormwater fee and the draft stormwater incentive program
- Public consultation – how to participate and provide your feedback
- Question and answer period

Introductions

Hamilton Project Team

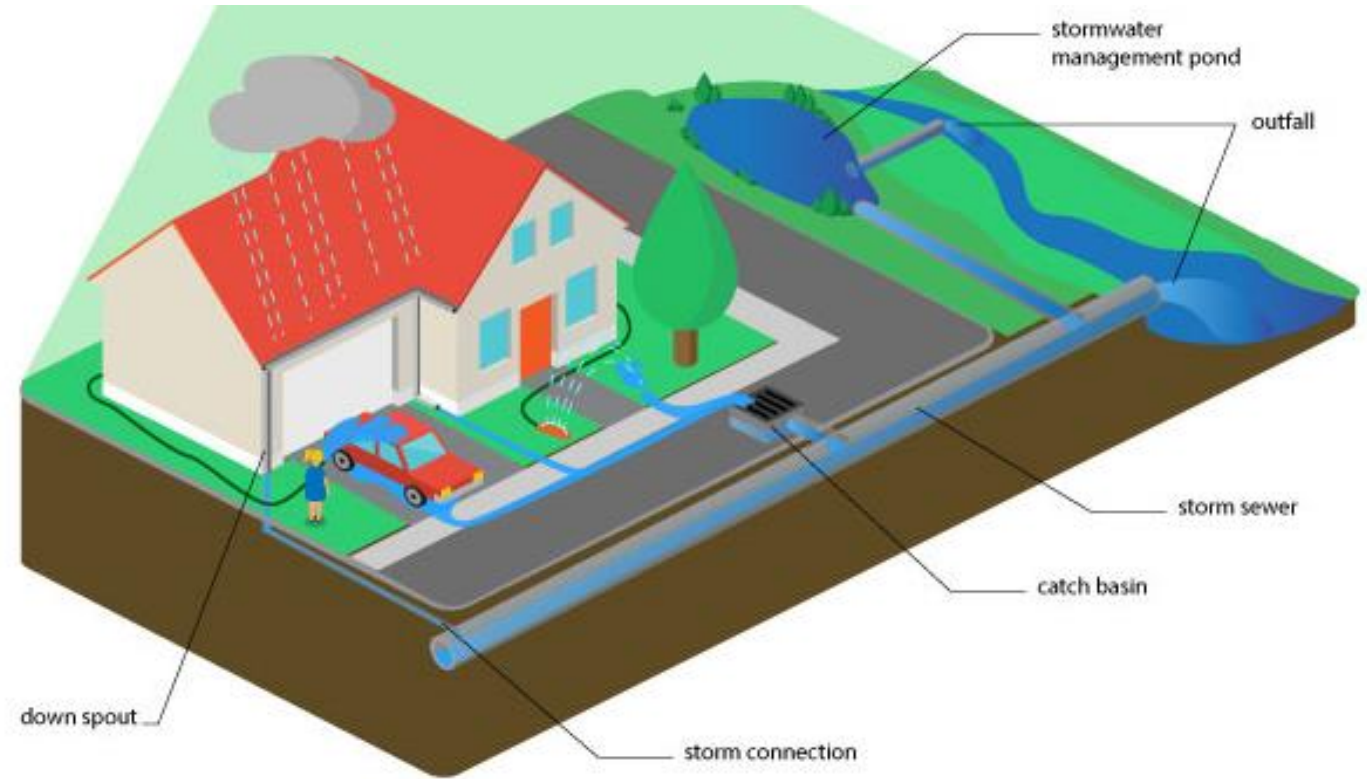
- John Savoia, Acting Manager, Utility Billing
- Katie Black, Senior Financial Analyst
- Cari Vanderperk, Director, Watershed Management
- Nick Winters, Director, Hamilton Water

AECOM

- Nancy Hill, Project Manager

What is Stormwater?

Rain, melting snow, and ice that washes off driveways, parking lots, roads, yards, rooftops, and other surfaces.¹

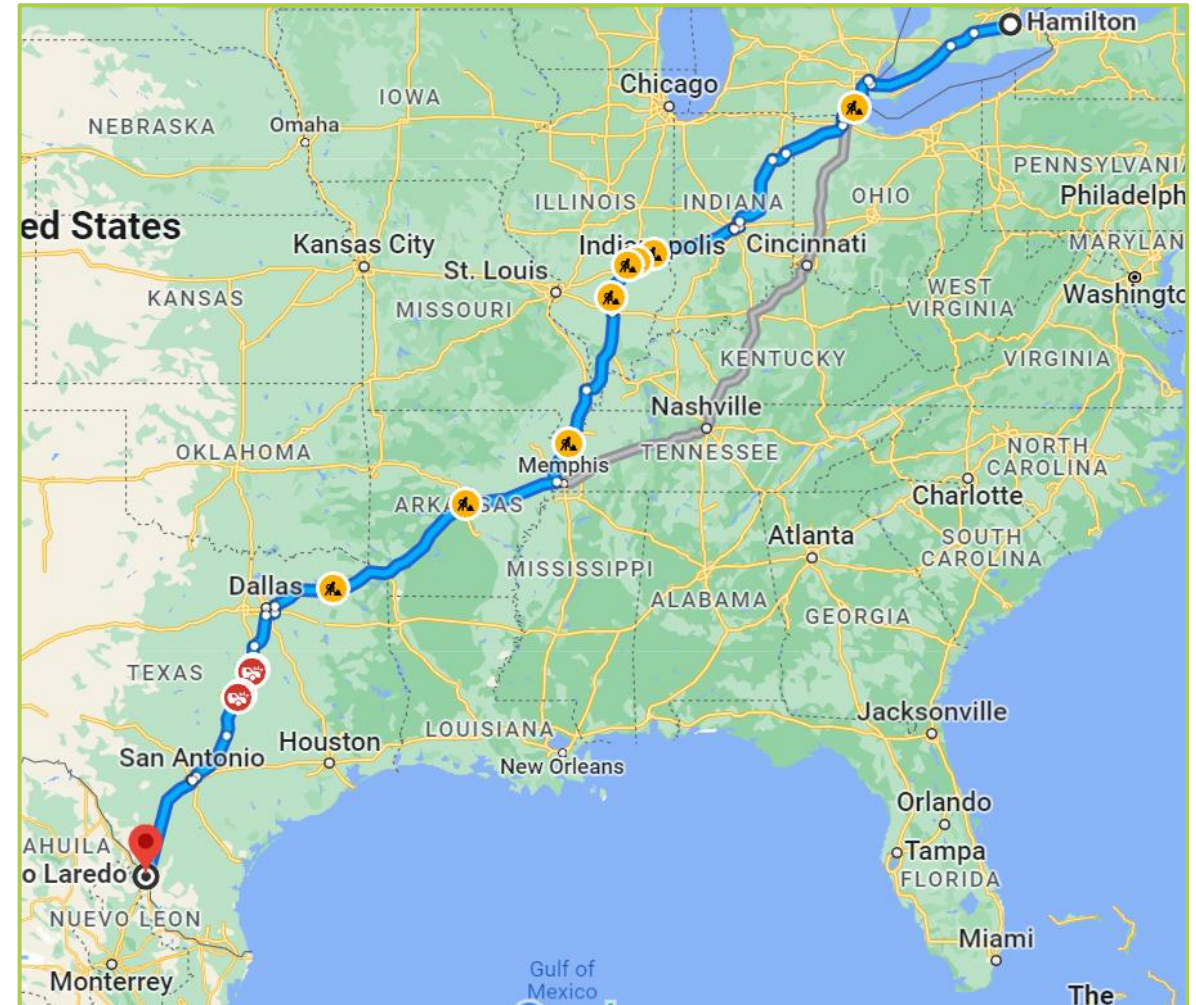


1. CSA W211:21-Management standard for stormwater systems

Hamilton's Stormwater System

- 1,500 km ditches
- 1,200 km storm sewers
- 148 km watercourses
- 50,000 catch basins
- 3,500 culverts
- 4 infiltration facilities
- 126 ponds
- Value of **\$3.1 billion**

Hamilton
to
Mexico



What happens when stormwater and its infrastructure isn't managed?



Erosion



Debris in Creeks



Pollutants in creeks/lake



Road Flooding

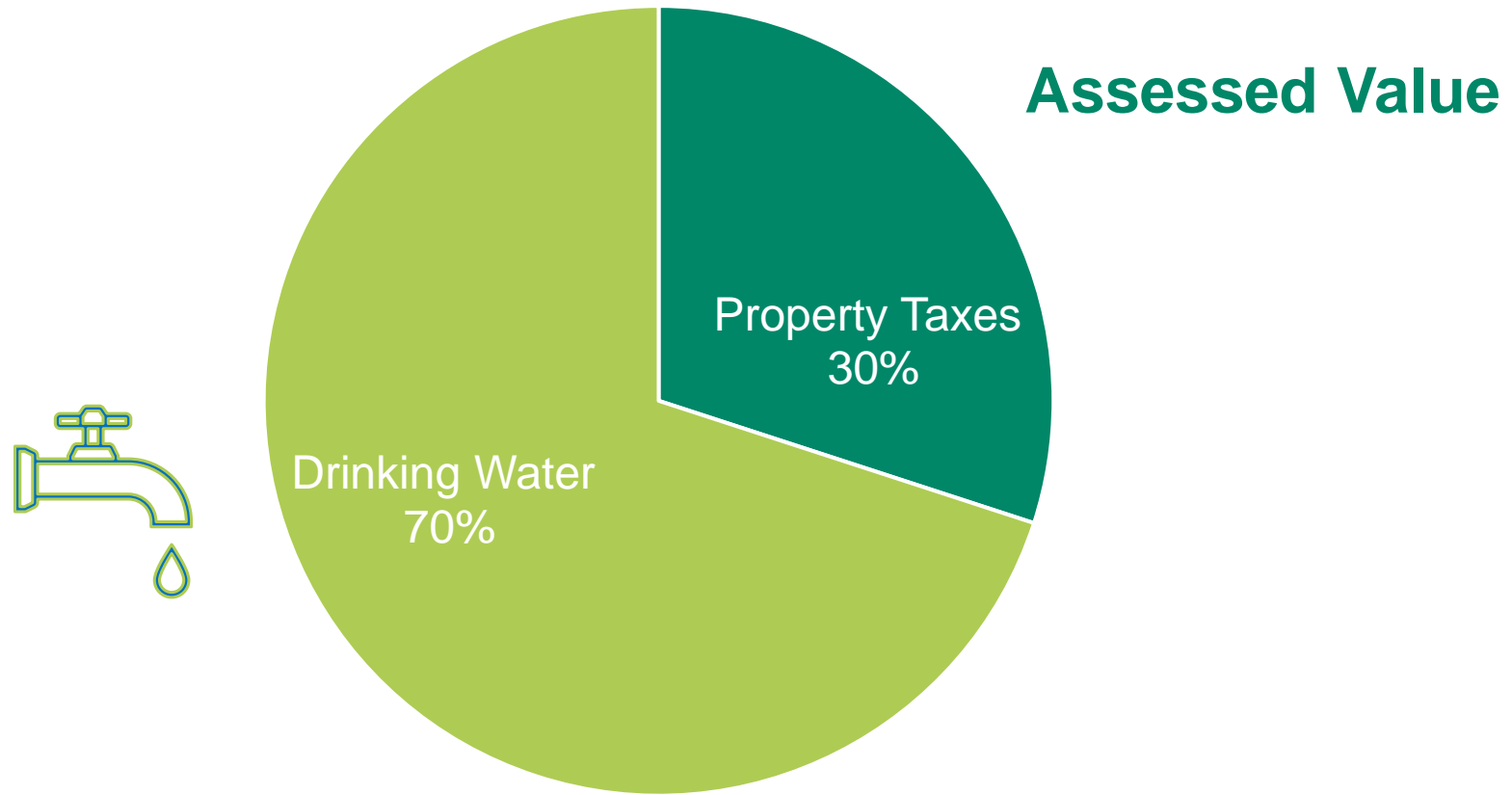


System Surcharge/ Basement Flooding



Infrastructure Failure

What is Hamilton's Current Stormwater Funding Model?



Steps taken to address the inequity in Stormwater Funding

June 2022

● Council directed staff to perform a stormwater funding model review and report back by June 2024

Nov 2022

● Council approved Guiding Principles for stormwater model evaluation

January 2023

● Council directs staff to accelerate review and report back by June 2023

June 2023

● Council approved the new stormwater fee structure & directed staff to consult the public on a financial incentive program

October 2023

● Public consultation launched

Guiding Principles

1. Fair & equitable
2. Climate resilient & environmentally sustainable
3. Affordable & financially sustainable
4. Justifiable
5. Simple

A stormwater fee with an associated credit program is a fairer, more transparent and sustainable funding model than the current system.

What are more equitable stormwater funding models based on?

Impervious area

- Roof
- Asphalt
- Concrete
- Compacted gravel
- Pavers (unless designed for infiltration)



What is the new stormwater funding model that has been approved by Council?

- \$ based on property's impervious area
- Residential ≤ 6 units, averages
- Residential > 6 units & ICI, actual
- Remove \$ from water utility rates
- Develop & consult the public on a financial incentive program



How Are the Stormwater Fees Calculated?

Stormwater Fee = # of billing units X Rate for 1 billing unit

Rates determined annually by Council



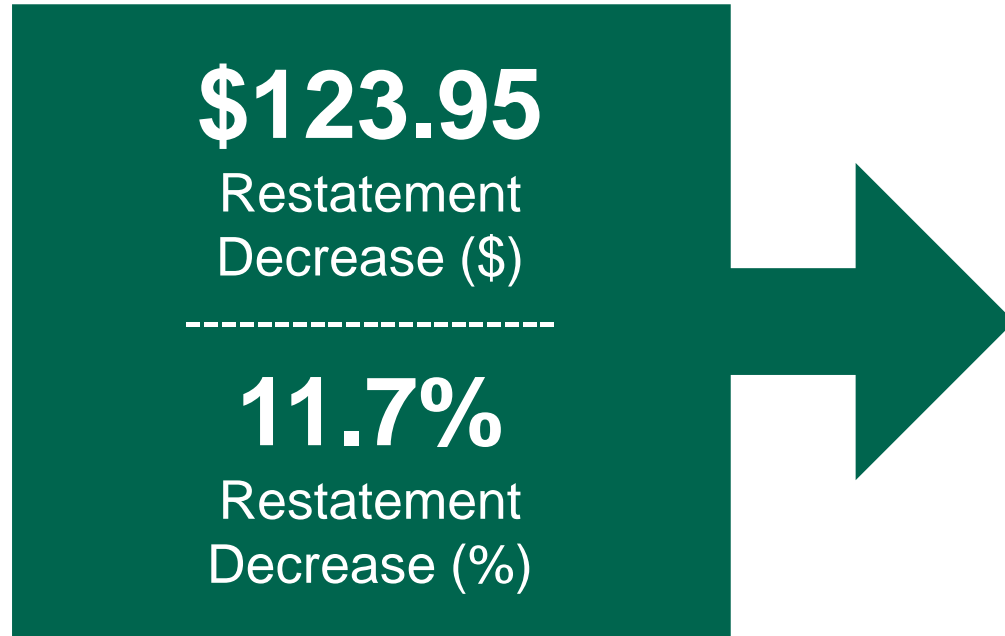
= 1 billing unit

Property Type	# Billing Units
Detached homes	1
Semi-detached homes, townhomes, duplexes	0.5 per dwelling unit
Triplex to sixplex	0.3 per dwelling unit
Buildings > 6 units	Impervious area/avg home
Institutional, commercial, industrial	Impervious area/avg home

*Average impervious area for a single-family detached home was determined by measuring a statistically relevant number of homes from across the City using aerial imagery

Will Water/Wastewater Rates Go Down?

\$1,061.50
2025 W/WW/Storm
Residential Bill
(as of Jan 1, 2025)



\$937.55
2025 W/WW Residential
Bill Restated
(as of Sept 1, 2025)

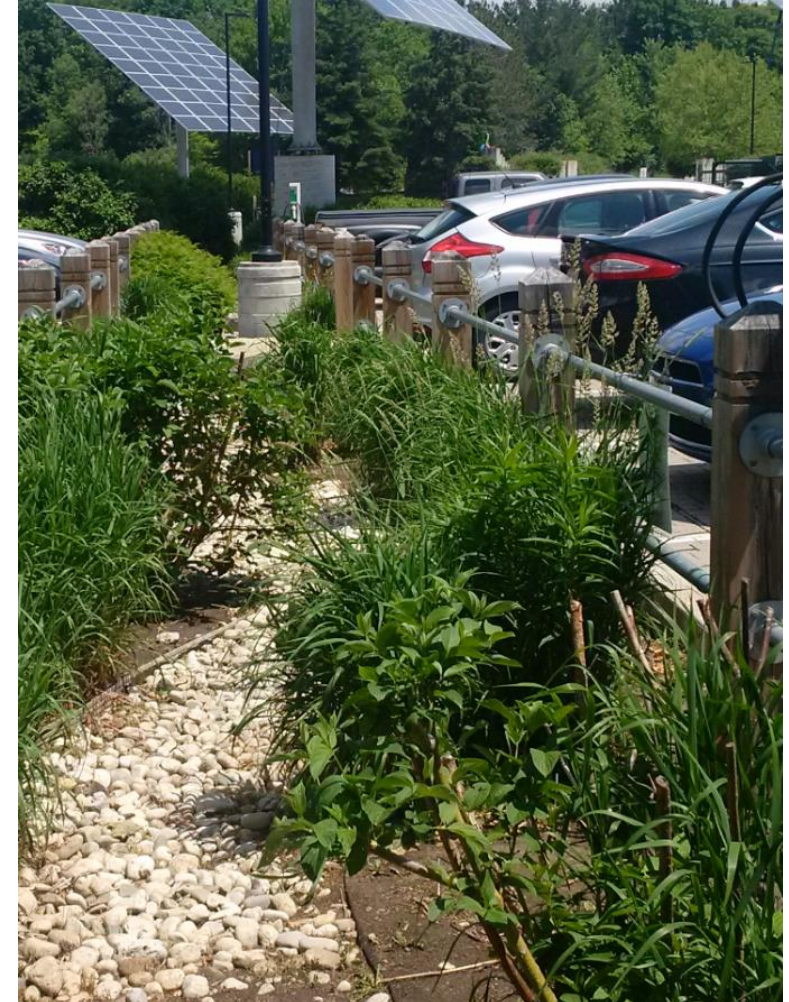
**Impact of Recommended 2025 Restatement of the Water and Wastewater Rate;
Decreases on a Typical Residential Bill: 11.7%**
Based on annual water consumption of 200m³

Assumes approved in principle rates for 2024 and 2025 are implemented

What is a stormwater financial incentive program?

Provides financial incentives to property owners for reducing their impact on the stormwater system:

- **Credits:** reduced stormwater fee
- **Grants/subsidies:** reduced implementation cost for on-site measures



Proposed Financial Incentives – Residential \leq 6 units

Grants/subsidies:

- Rain barrels
- Disconnect downspouts, backwater valves etc
- In-person 'how-to' advisory services
- Published 'how-to' information
- Rain gardens, permeable surfaces etc..

Reduce the quantity and improve the quality of stormwater runoff from residential properties



Proposed Financial Incentives – ICI & Residential > 6 units

Proposed Credit Program

Objective	Maximum Credit Amount		Description	Examples
Slow it down	40%	Total max. 50%	Percent reduction of the 100-year storm post-development flow to pre-development conditions of the site.	Detention Ponds, cisterns
Clean it up	25%		Remove ammonia and phosphorous. Remove 60-70% sediment (based on receiving waters).	Oil-grit separators, treatment facilities
Soak it up	40%		Percent capture of first 28 mm of rainfall during a single rainfall event.	Infiltration facilities, re-use facilities
Prevent pollution	15%		Develop and implement a pollution prevention plan	Salt management plan, pesticide/manure management, sweeping, spill response plan, public education etc,

Why not Provide Credits for Residential Properties ≤ 6 units?



Low \$ payback for property owner (\$2-\$8 savings/month per unit)



Grants/subsidies provide upfront \$

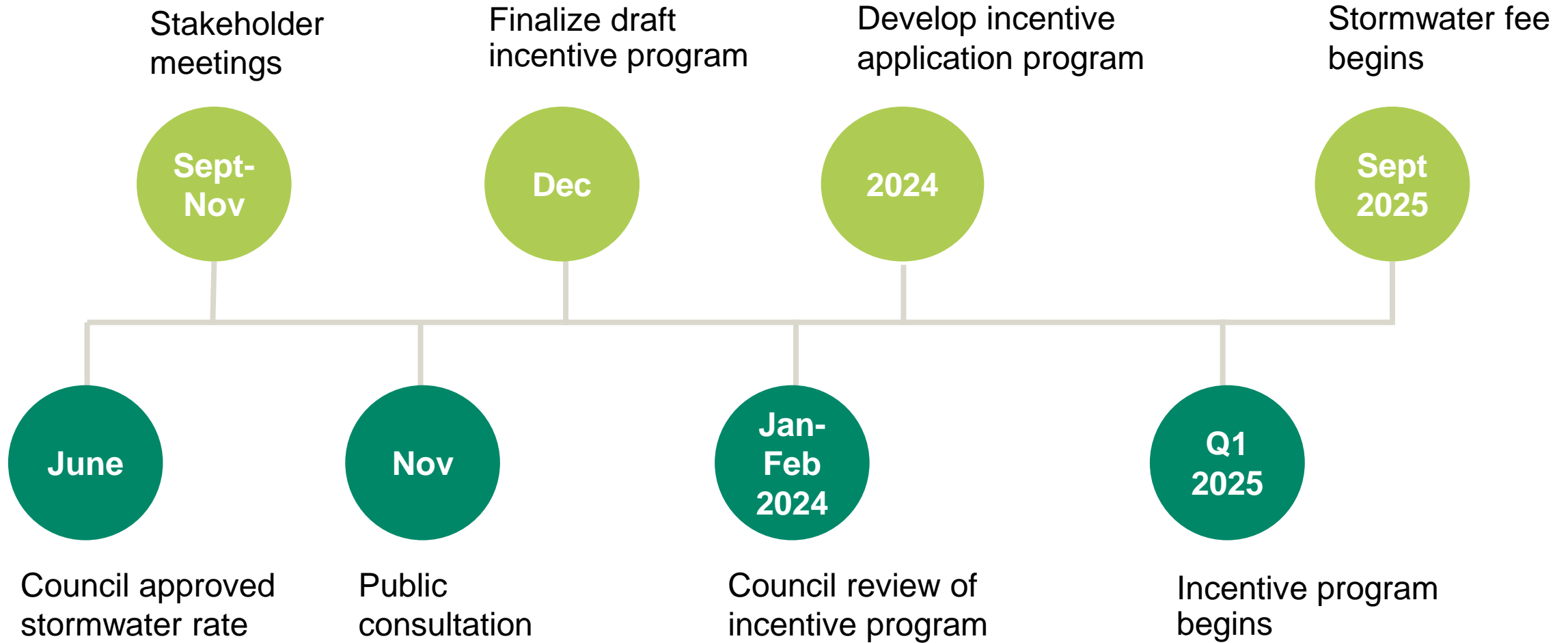


Require effort and technical expertise to apply and renew credits



High admin cost for City (147,000 properties)

Timeline



How to Participate

Complete the Survey:

Visit **engage.hamilton.ca/stormwaterincentives** by December 3, 2023.

Join us at an Open House:

- November 15, 6:30 to 8:30* pm – Hamilton City Hall, Council Chambers
- November 16, 6:00 to 8:00* pm – Ancaster Fairgrounds, Hepworth Room

*Presentation and Q&A begins 30 mins after start of meeting

Q&A

Please add your questions to the Q&A box.

Contact Us

Visit:

- hamilton.ca/stormwaterfunding
- engage.hamilton.ca/stormwaterincentives

Email:

- stormwaterfundingreview@hamilton.ca



Hamilton

WELCOME

City of Hamilton Stormwater Incentive Program

Open House – Wednesday, November 15

The project team is available to answer your questions and address any concerns.

A presentation and Q&A session starts at 7:00 p.m.





Hamilton

WELCOME

City of Hamilton Stormwater Incentive Program

Open House – Thursday, November 16

The project team is available to answer your questions and address any concerns.

A presentation and Q&A session starts at 6:30 p.m.

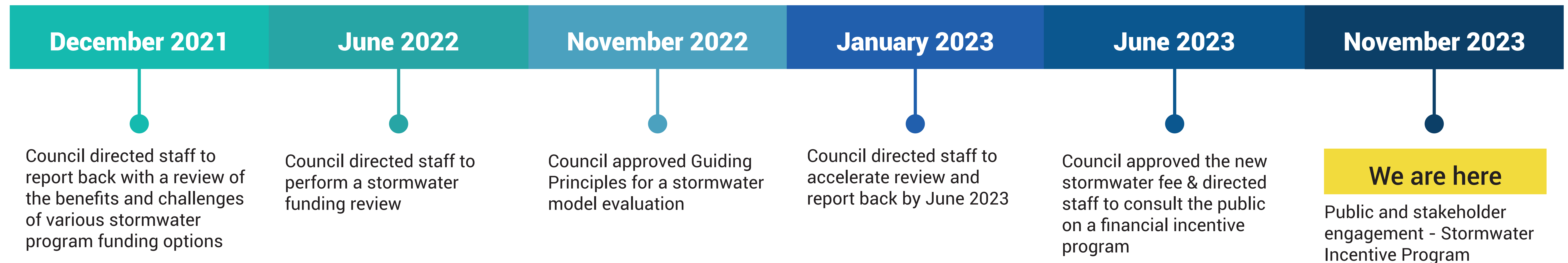


WHY ARE WE HERE?

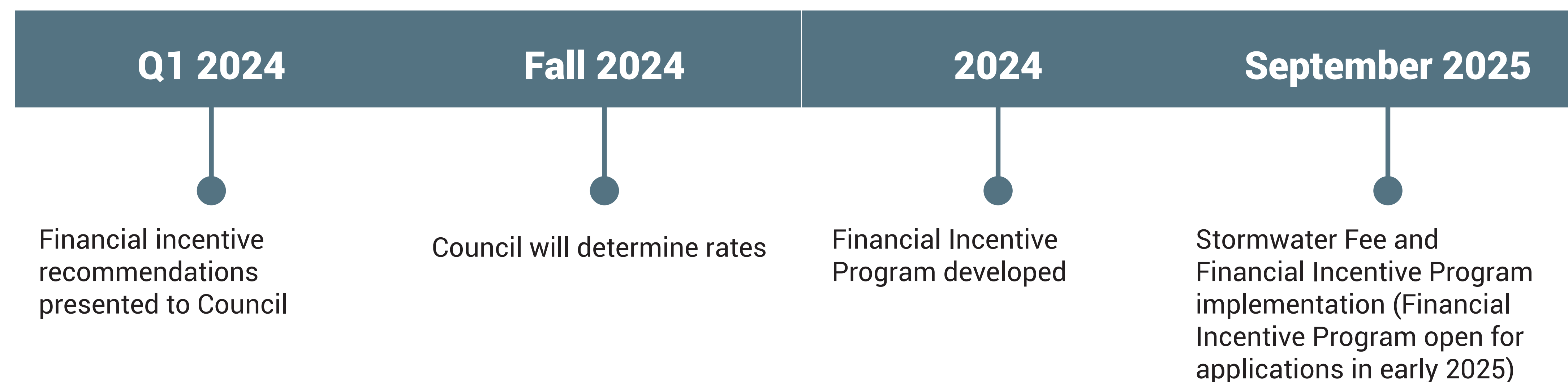
A new stormwater fee has been approved by Council and will be implemented in 2025. As part of this new fee, we are developing a stormwater incentive program for properties that implement measures to reduce their impact on the stormwater system.

The City of Hamilton is inviting residents and property owners to learn about and provide input on the draft Financial Incentive Program. The program will be implemented in 2025 alongside the stormwater fee.

HOW DID WE GET HERE?



WHAT'S NEXT?



Guiding Principles for the Stormwater Funding Model

1. Fair & equitable
2. Climate resilient & environmentally sustainable
3. Affordable & financially sustainable
4. Justifiable
5. Simple

STORMWATER AND STORMWATER MANAGEMENT

What is stormwater? Stormwater is the rain and melted snow and ice that flows over land and into storm drains, ditches, creeks and lakes.

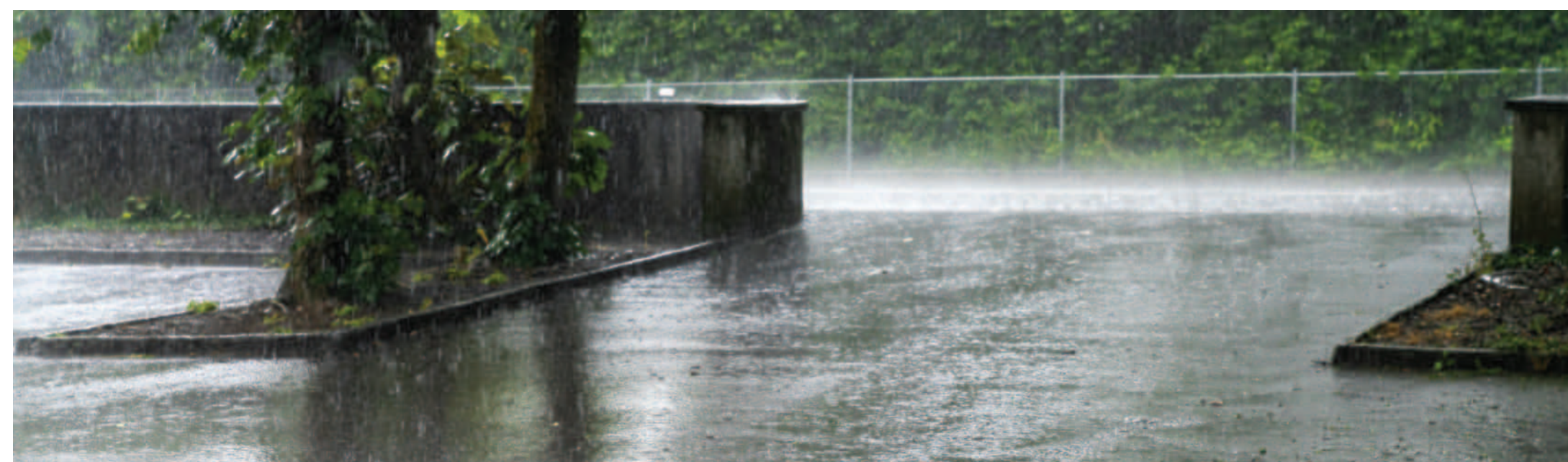
Stormwater in Nature:

In natural landscapes, stormwater is soaked up like a sponge, which then nourishes plants and slowly replenishes creeks, lakes, wetlands and aquifers.



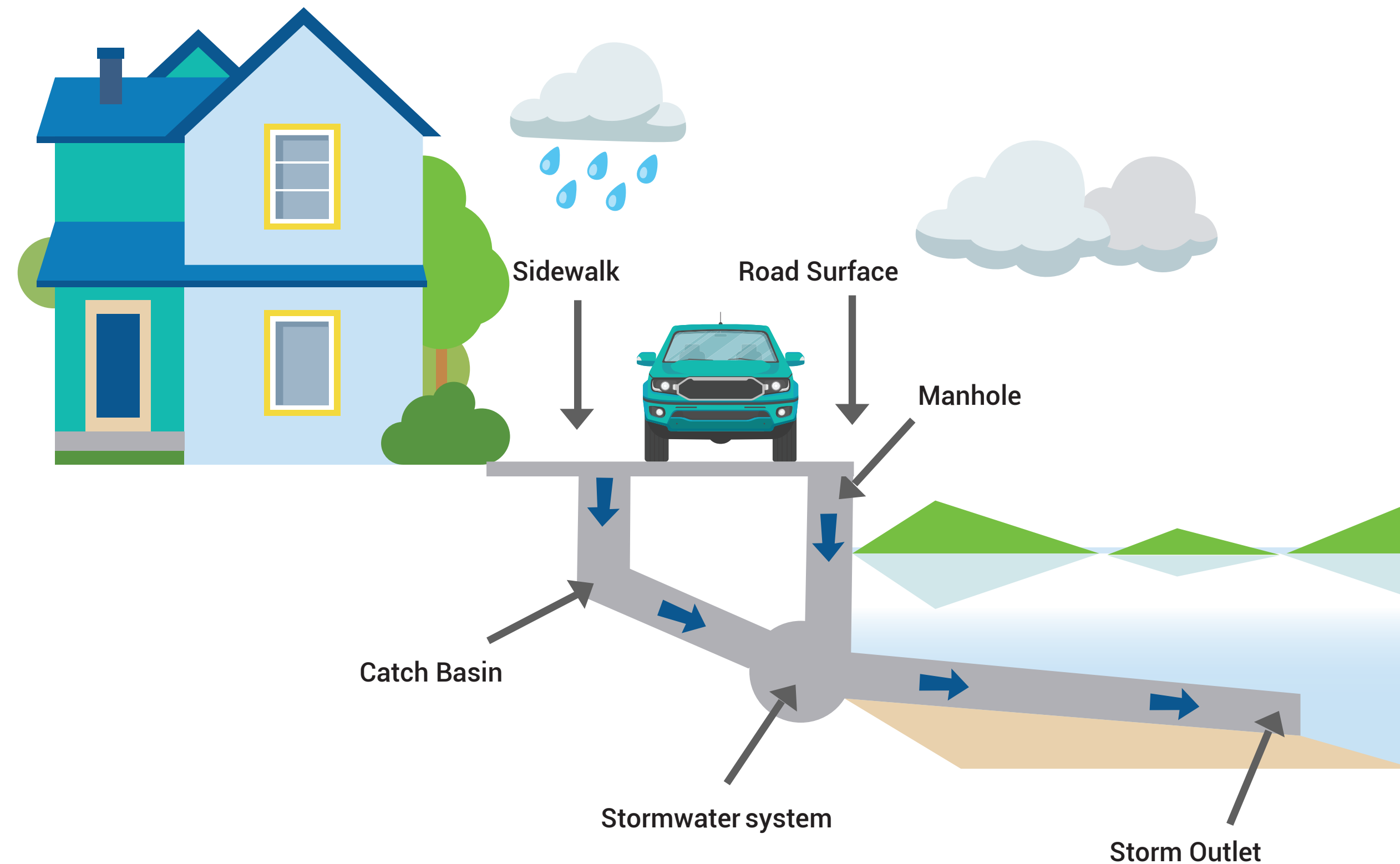
Stormwater in Built Environments:

Cleared land and especially hard (impervious) surfaces such as asphalt, concrete, compacted gravel, and rooftops prevent stormwater from naturally soaking into the ground. Instead, the water runs quickly into storm drains and sewer systems, and eventually to our creeks and lakes.



Impervious areas create more runoff, transport it more quickly, and accumulate more pollutants than natural areas.

What is stormwater management?



Stormwater management involves controlling the quantity and quality of runoff that results from rainfall and snowmelt. Stormwater management helps protect the health and safety of the public, private property, infrastructure (such as bridges and roads), and the natural environment from extreme weather.

What happens when stormwater isn't managed?



Erosion



Debris in Creeks



Pollutants in creeks/lake



System Surcharge/Basement Flooding



Infrastructure Failure

HAMILTON'S STORMWATER SYSTEM

The City of Hamilton manages a stormwater program that includes planning, constructing, monitoring, and maintaining natural and engineered infrastructure.

The City's stormwater management system includes:

- 1,500 km of ditches
- 1,200 km of storm sewers
- 148 km of watercourses
- 50,000 catch basins
- 126 stormwater ponds
- 3500 culverts
- 4 infiltration facilities
- Value of \$3.1 billion

There are many different pressures on the City of Hamilton's stormwater system:



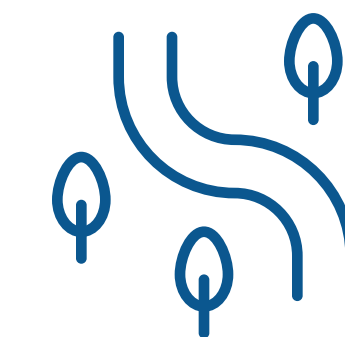
Continued development

Undeveloped land absorbs rainfall and snowmelt like a sponge, replenishing aquifers. Once land is cleared, more rainfall and snowmelt runs off, causing erosion in creeks and preventing aquifers from replenishing.



Aging infrastructure

Hamilton has an estimated backlog of over \$250 million of storm infrastructure that requires renewal.



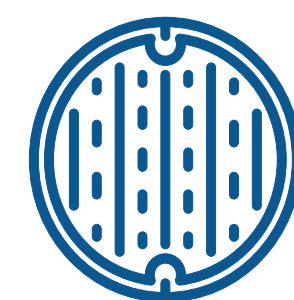
Negative environmental impacts of stormwater runoff

Stormwater runoff conveys pollutants, such as sediment, hydrocarbons, metals, fertilizers, pesticides and litter, into natural water bodies.



Increasing impacts of climate change

We have experienced significant flood events in the past and climate change will worsen those impacts through more extreme weather, including more intense rain and snowfall and an increase in freeze-thaw cycles.



Areas of combined sewers

In areas of Hamilton with combined sewers, stormwater runoff can mix with an overloaded sewage system and be released untreated into the Hamilton Harbour or back up into basements.



Funding

Without proper financing and preventative maintenance, there is potential for disruptive stormwater asset failures and costly repairs.

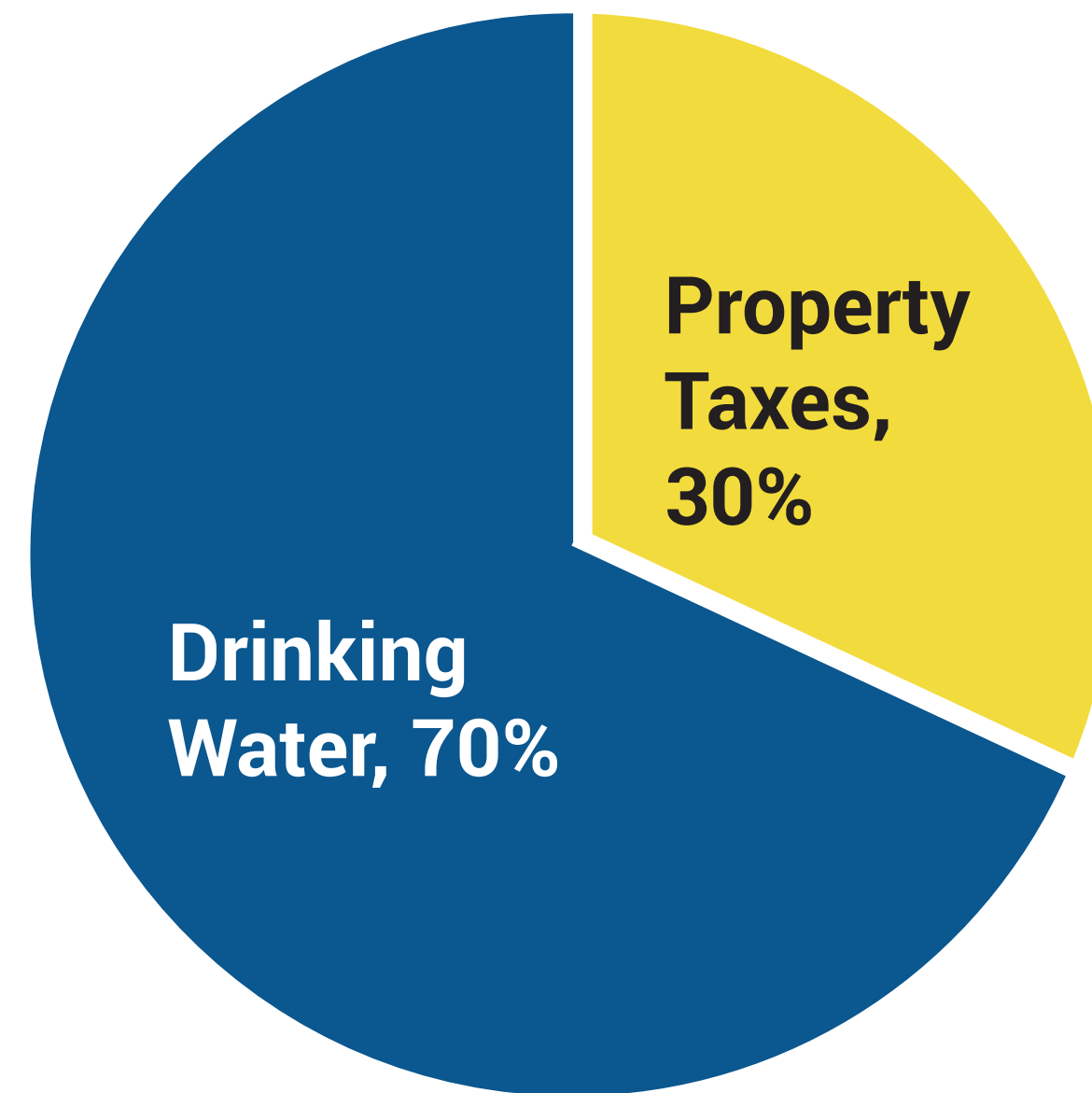
THE NEW STORMWATER FUNDING MODEL

Each year, the City spends approximately \$43 million on its stormwater program.

Property owners have always contributed to funding stormwater management.

The Current Model – Revenue through Water/Wastewater Bills and Property Taxes

Currently, property owners pay for stormwater primarily through their water and wastewater bills, as well as through property taxes.



The amount that a property contributes to stormwater management is mostly based on the amount of City drinking water consumed.

- Properties that use a lot of water (such as laundromats or car washes) currently pay a larger amount towards the stormwater system.
- Properties with no water or sewer connection, such as a parking lot, contribute very little funding to stormwater management despite the amount of stormwater which runs off their site and into the stormwater system.

The New Stormwater Funding Model

- Starting in September 2025, properties will be charged based on the load (or use) they place on the stormwater system.
- Residential properties will be charged based on the average impervious area for their residential type.
- Industrial, commercial and large multi-residential properties will be charged based on their measured impervious area.
- The City will no longer use revenues collected through the water and wastewater utilities to fund stormwater management. Instead, all properties will see a separate stormwater fee on their utility bill.
- Water and wastewater rates will be reduced when the stormwater fee is implemented in 2025.

A stormwater fee with an associated credit program is a more fair, transparent and sustainable funding model than the current system.

HOW ARE THE STORMWATER FEES CALCULATED?

Stormwater Fee = # of billing units x Rate for 1 billing unit

Rates will be determined annually by Council



= 1 billing unit

Property Type	# Billing Units
Detached homes*	1 unit
Semi-detached homes, townhomes, duplexes	0.5 dwelling units
Triplex to sixplex	0.3 dwelling units
Institutional, commercial, industrial, residential buildings > 6 units	Impervious area/avg home

*Average impervious area for a single-family detached home was determined by measuring a statistically relevant number of homes from across the City using aerial imagery

Residential properties with 6 units or fewer

- Will be charged based on the average impervious area for their residential type and the number of dwelling units
- Stormwater fee will be added as a separate line item to water utility bill
- Eligible for subsidized stormwater programs

Institutional, commercial, industrial and residential properties with more than 6 units

- Will be charged based on their measured impervious area
- Eligible for incentive program. Approved credits would be applied to the base charge
- Stormwater fee added as a separate line item to water utility bill
- If condo owner receives bill, stormwater fee will likely be added to their bill
- If condo association receives bill, stormwater fee will likely be added to their condo fees

Several Ontario municipalities have stormwater fees, including Kitchener, Ottawa, Guelph, Richmond Hill, Waterloo, Brampton, Ajax, Mississauga and Markham.

DRAFT STORMWATER INCENTIVE PROGRAM

An incentive program offers several benefits:

- Rewards property owners that reduce their impact on the stormwater system
- Encourages environmentally friendly stormwater practices
- Ensures installed systems are in good working order
- Reinforces fairness & user-pay concepts
- Synergy with water conservation efforts
- Potentially defers or reduces municipal expenditures



The City is proposing an incentive program for property owners that implement stormwater management measures that reduce the amount of stormwater and improves the quality of stormwater that runs off their properties, including:

- **Credits** – reduced stormwater fee
- **Grants/ subsidies** – reduce the costs of on-site measures



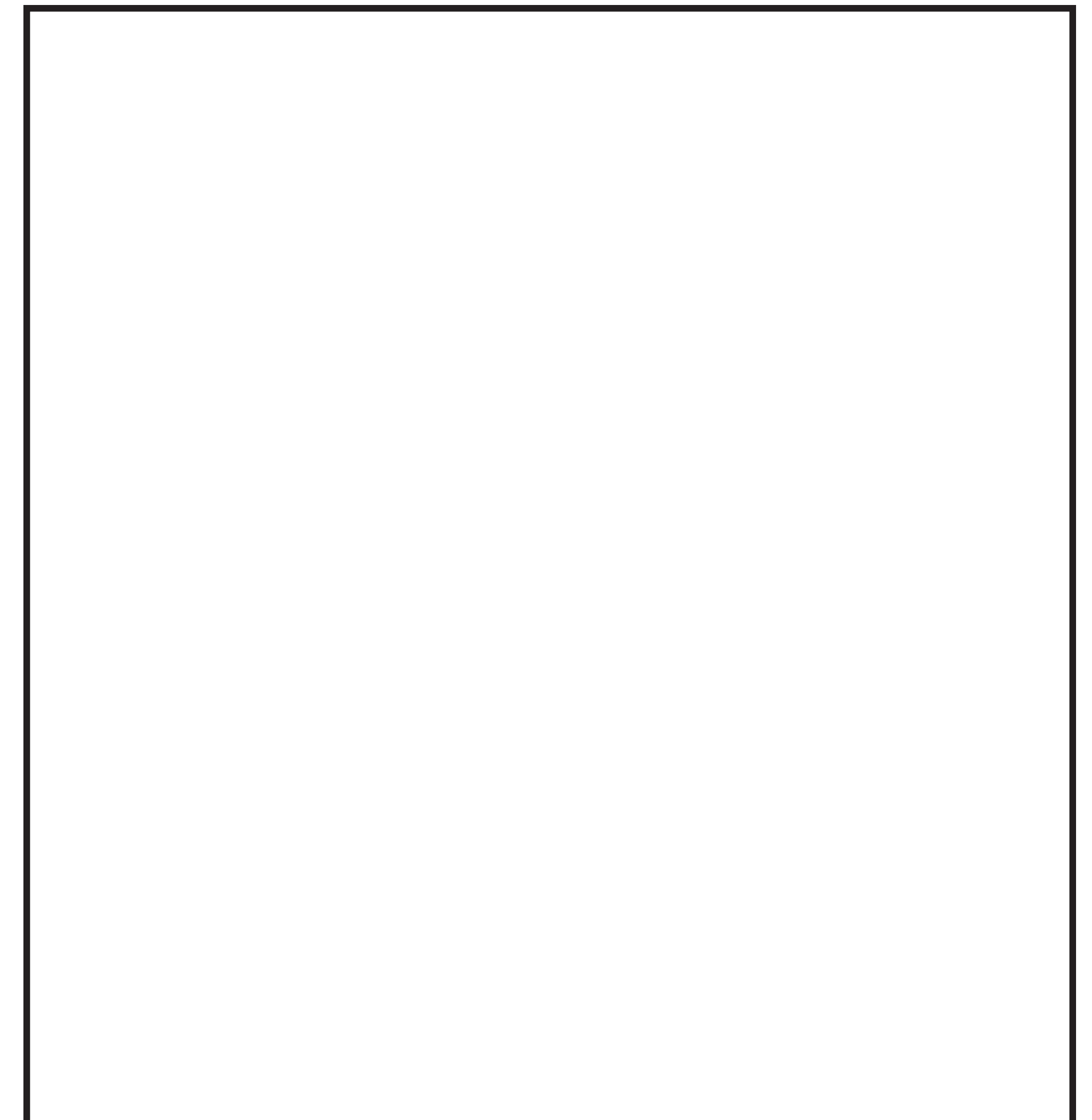
To access the online survey, visit <https://engage.hamilton.ca/stormwaterincentives> or scan this QR code:



A hard copy of this survey is also available. Please complete the survey by December 3!

Tell us what you think about the draft Stormwater Incentive Program.

Review the next few information boards. Share your thoughts by speaking with a member of the Team, leave a note on a sticky here, or complete the online survey.



DRAFT STORMWATER INCENTIVE PROGRAM FOR INDUSTRIAL, COMMERCIAL, INSTITUTIONAL, AND MULTI-RESIDENTIAL BUILDINGS MORE THAN 6 UNITS

Industrial, commercial, institutional, and multi-residential buildings with more than six units will be able to apply for a credit (i.e., reduction on their stormwater fee) if they reduce the quantity or improve the quality of stormwater that runs off their property. The various criteria and associated credits are summarized in the following table.

Stormwater Objective	Maximum Credit Amount	Description	Example Measures
Slow it down (peak flow reduction)	40%	Percent reduction of the 100-year storm post-development flow to pre-development conditions of the site.	Detention ponds, cisterns
Clean it up (water quality)	25%	Remove ammonia, sediment, and phosphorous. Remove 60-70% sediment (based on receiving waters).	Oil-grit separators, treatment facilities
Soak it up (volume reduction)	40%	Percent capture of first 28 mm of rainfall during a single rainfall event.	Infiltration facilities/rain gardens, re-use facilities, pervious pavers
Prevent it first (pollution prevention)	15%	Develop and implement a pollution prevention plan.	Salt management plan, pesticide/manure management, sweeping, spill response plan, public education etc.

Interested in the credit program?

- Application, recertification, and appeals processes to be developed in 2024
- Application period begins in 2025, prior to initial billing
- Applicant to certify that on-site features are maintained and working as intended
- Recertification likely every 2-5 years



DRAFT STORMWATER INCENTIVE PROGRAM FOR SINGLE-FAMILY AND MULTI-RESIDENTIAL PROPERTIES WITH SIX OR FEWER UNITS

Residential properties with six or fewer units will be able to access subsidized programs that provide:



Materials such as rain barrels at a significant discount.



A grant (subsidy) for the disconnection of downspouts, installation of a backwater valve, and other eligible works that help to reduce the risk of basement flooding.



In-person advisory services on how properties can reduce their stormwater water runoff.



How-to information/publications on how properties can reduce their stormwater runoff.



A grant (subsidy) for the installation of rain gardens, bioswales, or permeable surfaces and other measures that reduce the quantity and improve the quality of stormwater runoff from residential properties.



What about credits for residents?

Because the average home will likely pay less than \$20 per month for stormwater, providing a reduction such as \$5 per month is generally not enough of a financial incentive to offset the cost of implementing measures on-site. Instead, providing grants and subsidies up front that are worth hundreds of dollars will be a greater incentive to homeowners.

COMPLETE THE SURVEY

We value your input to the incentive program.

Please visit
<https://engage.hamilton.ca/stormwaterincentives>
or use the QR code to complete the online survey
by **December 3, 2023**.



NEXT STEPS

- Public and stakeholder feedback will be reviewed and considered in the financial incentive program recommendations to Council in early 2024.
- The financial incentive program will be developed in detail throughout 2024 and will be open in time for the implementation of the stormwater fee in 2025.

THANK YOU

We appreciate the time you have taken today and encourage you to stay connected.

Visit Hamilton.ca/StormwaterFunding to stay up-to-date or contact the team with additional comments or questions anytime at:
StormwaterFundingReview@hamilton.ca



Hamilton

DRAFT STORMWATER INCENTIVE PROGRAM

The City is proposing an incentive program for property owners that implement stormwater management measures on their properties.

Single-Family and Multi-Residential Properties with ≤ 6 Units

Single-family residential and multi-residential properties with six or fewer units will be able to access subsidized programs that provide:

- Materials such as rain barrels at a significant discount;
- A grant (subsidy) for the disconnection of downspouts, installation of a backwater valve, and other eligible works that help to reduce the risk of basement flooding;
- In-person advisory services on how properties can reduce their stormwater runoff;
- How-to information/publications on how properties can reduce their stormwater runoff; and
- A grant (subsidy) for the installation of rain gardens, bioswales, pollinator gardens, or permeable surfaces and other measures that reduce the quantity and improve the quality of stormwater runoff from residential properties.

We value your input to the incentive program.

Please visit <https://engage.hamilton.ca/stormwaterincentives> or use the QR code to complete the online survey by **December 3, 2023**.



Industrial, Commercial, Institutional, and Multi-Residential Properties with > 6 Units

Industrial, commercial, institutional, and multi-residential properties with more than six units will be able to apply for a credit (i.e., reduction on their stormwater fee) if they reduce the quantity or improve the quality of stormwater that runs off their property. The various criteria and associated credit are summarized in the following table.

Stormwater Objective	Maximum Credit Amount	Description	Example Measures
Slow it down (peak flow reduction)	40%	Percent reduction of the 100-year storm post-development flow to pre-development conditions of the site.	Detention ponds, cisterns
Clean it up (water quality)	25%	Total max. 50%	Remove ammonia, sediment, and phosphorous. Remove 60-70% sediment (based on receiving waters).
Soak it up (volume reduction)	40%		Oil-grit separators, treatment facilities
Prevent it first (pollution prevention)	15%	Percent capture of first 28 mm of rainfall during a single rainfall event.	Infiltration facilities/rain gardens, re-use facilities, pervious pavers
		Develop and implement a pollution prevention plan.	Salt management plan, pesticide/manure management, sweeping, spill response plan, public education etc.

Time and effort will be required by the property owner and the City in the application and administration of a credit program.

- To apply for the credit, property owners will need to show that they have and maintain measures on their property that meet the proposed credit criteria. This typically requires the submission of drawings and maintenance records.
- Property owners will also need to periodically renew their application (e.g., every 2-5 years) to show that the measures continue to be maintained.

Since the stormwater fee for the average residential property would likely be less than \$20 per month, the City is not proposing a credit program (i.e., reduction in stormwater fee) for residential properties with six or fewer units.



Appendix G

Public Meeting Summaries



Appendix G

City of Hamilton – Stormwater Incentive Program Virtual Public Meetings – November 7, 2023 Highlights Report

This report has been prepared by AECOM to provide the City of Hamilton with a summary of the feedback captured at the virtual public meetings held on Tuesday, November 7, 2023.

Overview

On Tuesday, November 7, 2023, the project team hosted two virtual public meetings. The purpose of the meetings was to introduce the approved stormwater fee and proposed draft incentive program, to address questions and to gather feedback to help inform the development of the incentive program. The first meeting was held from 2:30 p.m. to 4:00 p.m. and the second meeting was held from 7:00 p.m. to 8:30 p.m. with participants attending virtually over Zoom.

To begin the meetings, Alicia Evans (AECOM) welcomed attendees, starting with a Land Acknowledgement, and provided the meeting agenda. Nancy Hill (AECOM) delivered a presentation, including:

- background information on stormwater;
- an overview of Hamilton's stormwater management system;
- the current stormwater funding model;
- an introduction of the new stormwater fee, rationale and timeline for implementation; and
- the proposed stormwater financial incentive program, including credit program for agricultural, industrial, commercial, institutional (ICI) and residential properties with more than six units, and the grant/ subsidy program for residential properties of six units or fewer.

Following the presentation, attendees had the opportunity to ask questions and provide input related to the presentation topics through a facilitated Question and Answer session.

To wrap up the session, Alicia Evans provided project contact information and attendees were encouraged to complete the online sure or reach out if they had additional information that would be important to consider during the stormwater fee implementation and incentive program development.

Questions and Answers

The Questions and Answers received during the public meetings are summarized below. Participant questions are noted with a "Q" and comments with a "C". Project team answers are noted with an "A" and responses with an "R". Answers were provided by Nancy Hill (AECOM) unless noted otherwise. Note that this is not a verbatim account but is instead a concise summary of the discussion.

Appendix G

Virtual Meeting 1

Q1: Is the City still going with the recommendation in the original report to Council in June? Developments with private stormwater ponds, that do not discharge to the municipal collection system should be charged less than developments that do not adopt best practices (page 10 of report).

A1: Private stormwater ponds are the perfect example of what would qualify for the credit program. The credit would depend on the design and the objectives of the stormwater pond – is it just detaining water, infiltrating water or improving water quality? This could result in a credit of up to 50% off the stormwater fee.

Q2: If a property has stormwater ponds that do not flow into the City's stormwater system and are maintained by the property owners at great expense yearly, why are the credits capped at 50%?

A2: Runoff from almost every property in Hamilton will eventually make it into the City's stormwater system. The system includes creeks, ditches and sewers. For example, if a property has a private stormwater pond, the City must still manage the facilities downstream of the pond, from inspection to maintenance. The 50% cap is to ensure that there is still some contribution to the system from property owners.

It is great that properties manage their stormwater on-site and that is why we are proposing a credit program. While the City must still manage stormwater from these properties, there will hopefully be a reduced amount of runoff based on the actions from property owners.

Q3: What about water that discharges directly into water bodies? Our stormwater pond runoff does not go into the City system. It flows into Jordan Harbour via Niagara Conservation.

A3: The City manages natural water bodies through erosion, sediment and pollutant management. For creeks and rivers managed under conservation authorities, the City provides the funding for the authorities and thereby indirectly manages these natural waterbodies and watercourses as well.

Q4: Do you take into consideration large, open grassed areas and trees on properties that help absorb stormwater runoff as part of the credit program?

A4: Open areas with grass and trees are not considered impervious area and are not counted towards the stormwater fee billing. In addition, the objective of the incentive program is to improve and increase absorption of stormwater on-site. If a property owner implements measures that directs stormwater to landscaped areas with the goal of reducing stormwater volume or improving water quality, they could receive a credit.

Q5: If an appeal is launched for a credit adjustment, will someone physically look at the complex?

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A5: There are multiple reasons for an appeal: someone might appeal their property classification, or a technical or legal issue. For the credit program, an appeal would be about the credit amount. In these cases, the City might go out to observe properties and take measurements to determine the appropriate credit.

Q6: It was mentioned that nearly all properties drain into the city's system, can you advise which properties don't use the city stormwater system?

A6: We do not have an example at the moment. We just did not want to exclude the possibility.

Q7: Will there be example properties for homeowners to use for inspiration when implementing measures that qualify for grants, subsidies or credits?

A7: That is part of the work that we want to do in 2024. This includes working with organizations that work directly with property owners, providing how-to information on-site, workshops and coaching to anyone interested.

Virtual Meeting 2

Q1: Is the total impervious area calculation a fair and appropriate model to assess rural and urban properties similarly? Shouldn't there be a better way of assessing benefit/cost that considers factors such as total local infiltration area, type of local drainage system and legal access to a drainage system?

A1: A specific review was done looking at impervious areas of rural versus urban houses. Rural homes, on average, were twice as large as urban and therefore would have been charged twice as much. A decision was made that rural and urban houses would be charged the same. Stormwater expenses were also studied, and it was found that rural properties received more value per property for stormwater services.

Q2: Property owners who benefit from a municipal drain system are individually billed for installation and maintenance costs for these systems. Why should these property owners continue to pay for these stormwater management systems and also pay for everybody else's?

A2: Nick Winters, Director of Hamilton Water – The municipal drain system is a separate system but is paid for by the users that benefit from the drain system. The City inspects the drains annually as required by legislation, but very rarely bill maintenance costs back to drain system users.

Those properties also discharge outside of the municipal drain system and into other locations. To do property-by-property assessments to determine how much stormwater is discharged, and which stormwater system the water is going to on a given property, would be administratively complex and burdensome to the City. The decision was made to balance simplicity with what is fair and equitable.

Q3: Conservation Authorities are already funded by general property tax levies. They provide regulatory oversight for flood protection and management of natural water

Appendix G

systems for the benefit of all city properties. Why combine this budget item with the urban stormwater budget. What is unfair about the current Conservation Authority levy system?

A3: All stormwater related expenditures, whether it is conservation authority funding, or stormwater system management and staff in urban or rural areas, will be funded under the new stormwater fee. Property taxes will no longer be used to fund conservation authorities because we are finding that a lot of the issues that the conservation authorities and municipalities are trying to address are because of erosion in creeks and pollution. The more that property owners' control and manage their stormwater on-site, the less work conservation authorities and the City must do. We think that a stormwater funding program that encourages properties to manage stormwater will reduce the overall funding needs of the conservation authorities and City.

Nick Winters, Director of Hamilton Water – Through one of the Council motions related to the development of the program, Council directed staff to move forward with a rate structure that included all costs associated with stormwater in the rate. What conservation authorities are doing across the watershed to support natural drainage systems are aligned with City stormwater service, so fees for the services that they provide are included.

Q4: Why would rural road ditching be transferred from the road maintenance budget to the stormwater budget? Roadside ditches are not riparian systems. The adjacent property owners may not collect and legally discharge water into a roadside ditch. The ditches and culverts are required to allow water to move from one side of the road allowance to the other, and also to manage runoff from the City's impervious road.

A4: Ditches do take runoff from roadways, but they also take overland flow from properties. It is correct that you are not legally allowed to have a pipe connection, but there are many cases where stormwater and associated pollutants runoff properties and into the ditch system. From the ditch system, water flows farther down the system into pipes, which go into creeks and it all gets mixed together and into the harbour, when you look at it from a holistic "one-water" perspective.

All the water ultimately leads to the same place and when we have water quality and quantity issues in a creek, it might be coming from a ditch system, or it could be from a pipe system. To try and break this out would be unnecessarily administrative. Treating it as all stormwater under one umbrella seems like the better way of going about it.

Nick Winters, Director of Hamilton Water – The ditch system across the non-urbanized areas of the City of Hamilton are important conduits for stormwater. They do require maintenance, and based on Council's desire to have all our stormwater programs infrastructure renewal and maintenance programs funded from one fee across the City, ditches need to be included as part of this rate.

Q5: Don't rain gardens, rain barrels and disconnected downspouts still spill surplus water into the ground? How is this different from farm properties which are already absorbing a lot of rainwater, but don't seem to be eligible for credits or incentives?

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A5: Farm properties have the same eligibility for incentive programs as non-farm properties. If it is just a rural residential property, similar to any other residential property, whether it's outside or inside the urban boundary, it would have access to the same rebates and incentive programs. Likewise, if it is a farm property that is commercial and has more buildings than just a home then they could apply for credits.

If there are other items that properties, and especially farm properties, or properties outside the urban boundary, would like to see – other types of financial incentives or credits or subsidized programs – this is what we're here for and this is what we hope to get as feedback. Please fill out the survey and give your input.

Cari Vanderperk, Director of Watershed Management at City of Hamilton – Farm properties could potentially carry pollutants into the groundwater that you wouldn't see within the urban boundary from farm operations, and also could have an impact on aquifers in the water table. This could impact our source water, which the City is responsible for protecting.

Q6: Will rural properties that are not on city water or sewers be eligible for the same credits/ subsidies that urban residents will be eligible for?

A6: Yes, these properties will be eligible.

Q7: Programs to provide research, education, outreach and incentives that address farm water runoff quality related to erosion, manure, pesticide and fertilizer have been in effect for many years by OMAFRA, MECP and the Conservation Authorities in co-operation with farm organizations. What expertise, or new opportunities can be provided by the City that can justify any City stormwater expenditures?

A7: The idea behind the incentive program is to leverage existing programs, and there are a lot of programs out there already. We don't want to reinvent the wheel but even with these existing programs, we are still having some issues with stormwater management and there are still some water quality issues in rural areas.

There could be more that could be done to help property owners manage stormwater especially, as Cari alluded to, from a quality perspective and pollutants. There is good information from the conservation authorities, but if what people need are workshops and in-person consultation, then maybe those are some of the things that we can help with.

We also talked about credits for manure management in the presentation. Maybe by providing an extra credit up to 15% for properties that develop and maintain a pesticide or a manure management plan it is an extra incentive that will encourage all properties to do that.

Nick Winters, Director of Hamilton Water – We're looking for a program that's going to be simple, but as fair a system as possible to administer on behalf of the city. We're not looking to create additional administrative hoops for members of our farming community here in Hamilton either, so where there is existing information or programs in place, then we would just refer to those.

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Cari Vanderperk, Director of Watershed Management at City of Hamilton – In 2016-2017 there was a number of recommendations made by the Hamilton Harbour Remedial Action Plan (HHRAP) process and one of the recommendations was for the City of Hamilton to implement a stormwater fee. That was really to address the non-point source pollution that was entering Hamilton Harbour that could not be dealt with via hard capital expenditures like upgrading our sewage treatment plants. There is certainly evidence to support that the pollutants that are now remaining in the harbour and that are still entering the harbour could be coming from rural runoff. There is a lot of information that can be found on the HHRAP website about this.

Q8: I was told that as a farm owner, I should fill out the industrial, commercial and large multi residential owner survey. My property is used for cash crops, and this is my home. Why would I be considered an ICI owner/operator?

A8: If the only facility, the only hard surface or the only building, on your site was a house and everything else was just greenfield, then you would be treated like a homeowner and you would be charged one billing unit.

If, however, you have barns and greenhouses, then you would be treated like a non-residential property owner, and your fee would be determined based on measured impervious area. It depends on what's on your property.

Q9: You say that an urban residence would have a decrease of \$124.00, but those of us with a rural residence would be looking at a fee of \$140.00, so you transfer the cost for an urban residence whose impervious footprint is much larger to the rural residents who do not currently contribute.

A9: What we found when we did the measurements of footprints of homes, is that the rural homes are twice as large on average as the urban homes. We didn't want to charge rural homes twice as much so the City is instead charging everyone one billing unit.

The reason that rural residents don't get a restatement in their water/ wastewater bill is that they're not currently contributing financially to stormwater through City water and wastewater fees. They just contribute a small amount to stormwater funding through property taxes.

We found that the City was spending more in rural areas than rural properties were contributing to stormwater management funding. On one hand it may seem unfair, but on the other hand, now all properties will be contributing to stormwater funding and one might argue this is a more equitable model.

Q10: This totally represents an added tax to rural property owners that paid for their own well to be dug and the electricity it costs for running the pump or extra payments to fill up cisterns that urban folks don't pay. How is the City recognizing these costs?

A10: Urban residents who don't have their own wells pay for water through their water and wastewater utility rates. They will still have to pay for their water and wastewater utility rates, so it's not like they're getting water and wastewater for free. The

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restatement of the water wastewater bill just means that stormwater is coming off the stormwater portion of the water rate.

I know that rural property owners have to pay for their well, but likewise urban property owners will still have to pay their water bills based on the amount of water they consume.

Q11: How much revenue will this generate for the city from big box stores with large parking lots?

A11: It is true that if you were a store with a large parking lot and a single toilet and sink in the back, the property probably was not contributing a lot to stormwater funding, despite there being a lot of stormwater runoff from your site. Those types of properties will probably see an increase in overall utility costs with the new stormwater fee.

In addition, and more importantly, hopefully this will also encourage property owners to manage their stormwater more sustainably.

The idea is that this new stormwater funding model will be more equitable and those who generate the largest amounts of runoff will pay the most.

Nick Winters, Director of Hamilton Water – City Council has not yet determined what the stormwater rates are going to be. This will come in the future, including consideration for the rebate incentive and credit programs that we're reaching out about now and looking for feedback on.

The recommendations from staff that have been made to City Council is we're looking at a revenue neutral implementation of a stormwater rate. What that means is we're not looking to make more money off a new stormwater rate than what is presently needed to maintain our existing stormwater infrastructure and related programming.

C1: I dispute the fact that rural homes are larger. I have a home that is less than 1,000 sq feet and a garage of 300 sq ft. My water goes into a cistern which we use. It then goes into a septic system and any excess water goes into a pond on the farm behind us and from there to the Forty Mile Creek, a municipal drain.

R1: "Twice as large" was a statistical average and we did measure a statistically significant number of properties to determine that.

You're right, there will be variation, and some homes will be very small and contribute very little. Instead of measuring 180,000 properties individually it was decided to use averages for single family homes and other residential types such as duplexes and town homes. This decision was made to balance both the goal of equity and administrative simplicity.

C2: This sounds like it supports administrative costs through fees on the backs of rural residents that have nothing to do with the stormwater management system.

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City of Hamilton – Stormwater Incentive Program Public Open Houses – November 15 and 16, 2023 Highlights Report

This report has been prepared by AECOM to provide the City of Hamilton with a summary of the feedback captured at the public houses held on Wednesday November 15 and Thursday November 16, 2023.

Overview

On Wednesday, November 15 and Thursday, November 16, 2023, the City of Hamilton hosted two public open houses for the Stormwater Incentive Program. The purpose of the meetings was to introduce the approved stormwater fee and proposed draft incentive program, to address questions and to gather feedback to help inform the development of the incentive program. The first open house was held from 6:30 p.m. to 8:30 p.m. at Hamilton City Hall and the second meeting was held from 6:00 p.m. to 8:00 p.m. at the Ancaster Fairgrounds.

To begin the meetings, Alicia Evans (AECOM) welcomed attendees, starting with a Land Acknowledgement, and provided the meeting agenda. An AECOM representative, Pippy Warburton on November 15 and Mike Gregory on November 16, delivered a presentation, including:

- background information on stormwater;
- an overview of Hamilton’s stormwater management system;
- the current stormwater funding model;
- an introduction of the new stormwater fee, rationale and timeline for implementation; and
- the proposed stormwater financial incentive program, including credit program for agricultural, industrial, commercial, institutional (ICI) and residential properties with more than six units, and the grant/ subsidy program for residential properties of six units or fewer.

Following the presentation, attendees had the opportunity to ask questions and provide input related to the presentation topics through a facilitated Question and Answer session.

To wrap up the session, Alicia Evans provided project contact information and attendees were encouraged to review the information boards, complete the survey (online or through a hard copy) and speak to AECOM consultants or City staff if they had additional information that would be important to consider during the stormwater fee implementation and incentive program development.

Questions and Answers

The Questions and Answers received during the public meetings are summarized below. Participant questions are noted with a “Q” and comments with a “C”. Project team answers are noted with an “A” and responses with an “R”. Answers and responses

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were provided by Pippy Warburton (AECOM) and Mike Gregory (AECOM) for the November 15 and November 16 meetings respectively, unless noted otherwise. Note that this is not a verbatim account but is instead a concise summary of the discussion.

Open House 1

C1: It is mentioned in the presentation that culverts and debris are part of maintaining the stormwater system. The City should be installing plastic culverts and moving away from metal. Also, there are thousands of dead trees in rural areas. The City should take them down before they fall, so that they do not end up in ditches and cause backups.

R1: Peter Sniuolis, Manager, Roadway Maintenance – There are limitations to plastic culverts and where they can be installed. We monitor and inspect culverts and the City repairs about 70-80 culverts per year. We are able to analyze the lifecycle of culverts and try to proactively upsize culverts where it is needed and feasible, but at the same time, we need to ensure that we do not increase the flow intensity downstream.

Q1: Is this tax included in the rise in Hamilton municipal taxes? Or is this a new tax on top of it?

A1: Currently, the City of Hamilton funds stormwater through water consumption fees and a small portion of property tax. The amount contributed through water fees and property taxes will be removed and a new stormwater fee will be added to the utility bill, separate from water and wastewater fees. For rural properties that are not billed for water and wastewater, they will receive a new bill only for stormwater fees.

C2: Whatever fee we will pay will be a brand new tax for rural residents. Based on the calculation as it stands right now, my property will face \$1,000 stormwater bill. I do not consider my property to be ICI and I do not like the term non-residential either. I live on my property, it is my home, and it has a farm as well.

R2: You are basing that calculation on the percent of impervious area on your property. The rate has not yet been set, so it is just an approximation. If your property is categorized like ICI properties, you would qualify for the credit program.

Q2: When urban homeowners disconnect their downspouts from the sewer system, the flow from the downspout will just go onto the lawn, but eventually goes to the sewer anyway. How do these actions address stormwater issues if it just delays the flow?

A2: Delaying stormwater from reaching the system is useful because the system is designed to handle peak, or maximum, flow. Any action to slow down stormwater has a huge benefit to the system.

C3: Farmland seems to contribute even more to slow down stormwater going into the stormwater system than urban lawns.

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R3: This is being taken into consideration. Farming properties will be measured individually for impervious area and there will be a property-by-property discussion with property owners about the credits they qualify for.

Q3: What is the average size house area being used to determine the rate? What is 1 billing unit?

A3: The average impervious area for a single-family detached home is 291 m². This is determined by measuring impervious area from a statistically significant number of houses using aerial photography. This is different than for ICI properties that will need to be measured individually.

A billing unit is used to differentiate the property types, with 1 billing unit representing the average single-family home. Different categories of homes, such as units in a semi-detached home or triplex, for example, will be a fraction of one billing unit, which is then multiplied by the stormwater rate set by Council.

Q4: How will the City enforce, or follow-up on incentive credits or subsidies? Will the City have dedicated staff? Hiring more staff will add more administrative costs.

A4: Implementing inspections and follow-up is part of the development of the incentive program and we will be looking at other municipalities that have developed a program already. As an example, a property owner will need to show the City the on-site measures are operating as they were designed and built. Without an incentive program, the City cannot follow-up to inspect to make sure the system is being maintained properly. With the program, maintenance is incentivized.

C4: Farmers are already doing a lot to prevent runoff and soil erosion and would qualify for a credit under many of the categories already, whether it is rotating crops, having water management and always having something growing on the topsoil. I feel as if people do not understand what farmers have already been doing for stormwater management. I am sure some farmers feel as if they should be given a rebate for what they do for water management.

R4: We have set the incentive cap at 50% because even with property owners building stormwater management facilities, there are still base costs for the stormwater management system. We also have to be aware that not all farms are the same and not all farms have stormwater management.

C5: There are farms that are not perfect and there are some that spread manure over snow. When the snow melts, it takes the phosphates and potash into the watercourses, sewer system and into the lake. There should be more enforcement for this issue.

C6: A lot of the farmers don't know about the fee. They think they are getting hit with another tax and do not know about the incentive program and credits. There is also a

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lack of knowledge about where the tax dollars are currently going, including the fact that the City of Hamilton contributes to the conservation authorities for the work that they do.

Open House 2

Q1: My property gets a lot of stormwater runoff from a neighbouring industrial park that ends up going through my fields. Why should I give Hamilton \$1000 when I have personally been dealing with the water?

A1: Nick Winters, Director of Hamilton Water – Many agricultural property owners have stories about flooding or poor quality runoff from upstream. There are requirements (by-laws) for these industrial parks that the property owners have to adhere to. Please let us know about these issues, and we will review them on a case-by-case basis.

Q2: We have already spent tens of thousand of dollars on these types of stormwater facilities for our properties. Would we be given a credit?

A2: This is why we would like to meet with property owners before the stormwater fee starts in Quarter 3, 2025. We want to use 2024 to begin evaluating properties for the credit program.

Q3: The incentive program seems like a lot of paperwork. Can this program be a fee exemption, as opposed to the current plan of crediting money back? As a dairy farmer, I am required to report our water usage already. How often would we need to apply for these credits?

A3: We cannot exempt properties from a fee like this and we must charge every property the same way. Yes, it will take time to iron out the details of the program, but once the application process opens, it will be more straightforward as time goes on. We would like your feedback on what you believe would be an appropriate timeframe for renewing the credits.

Nick Winters, Director of Hamilton Water – City staff has invited communities for feedback and if you have ideas on how to simplify the process, we would like to hear it.

C4: I've done an assessment and the stormwater fee for my farm might be upwards of \$30,000. For me to design and build these on-site stormwater facilities and apply for any permits will cost me a lot of money to install and maintain. I cannot raise my prices to compensate for these increased costs to my business.

Q5: Who made the decision to cap the credit at 50%?

A5: It is common in Canada to have a cap on the credits for an incentive program. The highest credit in Canada is 55% of the stormwater fee.

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C1: We have a holding pond on our property. We feel as if we tick all the boxes for the credit program. 50% feels arbitrary and as we have been doing the right thing before this fee is even implemented.

Q6: Our farm has tile drainage. We receive a lot of stormwater from other properties and the City stormwater system that goes through our property. We have built berms to control the water. Can we get credit for putting berms to control the water?

A6: This sounds like it may qualify.

Nick Winters, Director of Hamilton Water – If there are issues with water coming from other properties, we would love to connect with you on your specific situation.

Q7: Going back to the timeline slide in the presentation (slide 11), has council approved the rate amount?

A7: The rate for 2025 will be approved near the end of 2024.

C2: We have to keep in mind that this is council directed. We have one Councillor present and another Councillor has staff present. Your complaints should go to Council. They are the ones who directed staff to begin this process.

Q8: From my understanding, every property will pay this fee. Have tax exempt properties been informed of this? I am sure a lot of properties are not aware that this is coming.

A8: Yes, tax-exempt properties will pay a stormwater fee. They should be informed, and we will be doing more to spread the word of this change over the coming year. The fee is not in place until 2025.

C3: This is a failure of the City to publicize this change.

R3: We began this project in 2022. Council just approved the stormwater fee in June of this year (2023).

Q9: Are ditch inspection records publicly available? I have seen a lot of the infrastructure failures and we ourselves maintain the roadside ditches. We don't feel that rural areas are being serviced as you say they are.

A9: Nick Winters, Director of Hamilton Water – It is not municipal practice to have records available for maintenance on ditches and culverts.

Q10: Regarding the incentive program, what about if our property is 90% green space? Does this qualify?

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A10: Is the intention of the field to soak up the water? Then it is possible it would be. If your tile drainage system drains into the municipal ditches, it is not eligible.

Q11: If my property doesn't drain into the City system, is this eligible for the incentive program?

A11: If you can show that you do not discharge into the City system, then yes. This is intent of the incentive program.

Q12: You mention concrete and asphalt as impervious. Some of us have gravel and natural gravel on our properties. Is there any consideration for gravel driveways vs asphalt?

A12: Other municipalities have specific policy for the distinction between gravel and asphalt. If the gravel is used as a driveway, then it is typically considered impervious.

Q13: This is a tough subject and we thank you for presenting the information and taking our questions. As a member of the Agriculture and Rural Affairs Sub-Committee, I attended the meeting in June. I heard from Nancy Hill, who came on virtually. During the Q&A period, my question was strictly about the cost to the taxpayer. She did not have an answer for the farmers at the time. What is the fee for small farms, medium sized farms and what is the tax on a large farm? The large farms seem to be getting a large hit. Can you give us a number? The rate really adds up as the farm is grows in size.

A13: We have an example for you (slide 24) of a small property of 100-acres. It has a residential building and other outbuildings that are non-residential and for commercial purposes. The residence would count for 1 billing unit, while the non-residential buildings work out to 5.2 billing units. The property has built a cistern and has a system to discharge stormwater to green space, thus qualifying for the maximum credit of 50%. We estimate that their annual base charge would be \$1,054 and their credit would be 50%, lowering their annual fee to \$527.

Would anyone offer their property to be reviewed for the next meeting? We are looking for what would be considered a medium and a large agriculture property. We will provide examples at the next Agriculture and Rural Affairs Sub-Committee meeting.

Property owners volunteered their property to be used as case studies.

C4: This stormwater fee is raising our taxes during a recession. Just because they have a parking lot and some buildings some property owners are going to pay more.



Appendix H

Agricultural and Rural Affairs Sub-Committee Presentations



Stormwater Funding Review

Agriculture and Rural Affairs Sub-Committee

City of Hamilton

June 28, 2023

Presented by: Nancy Hill

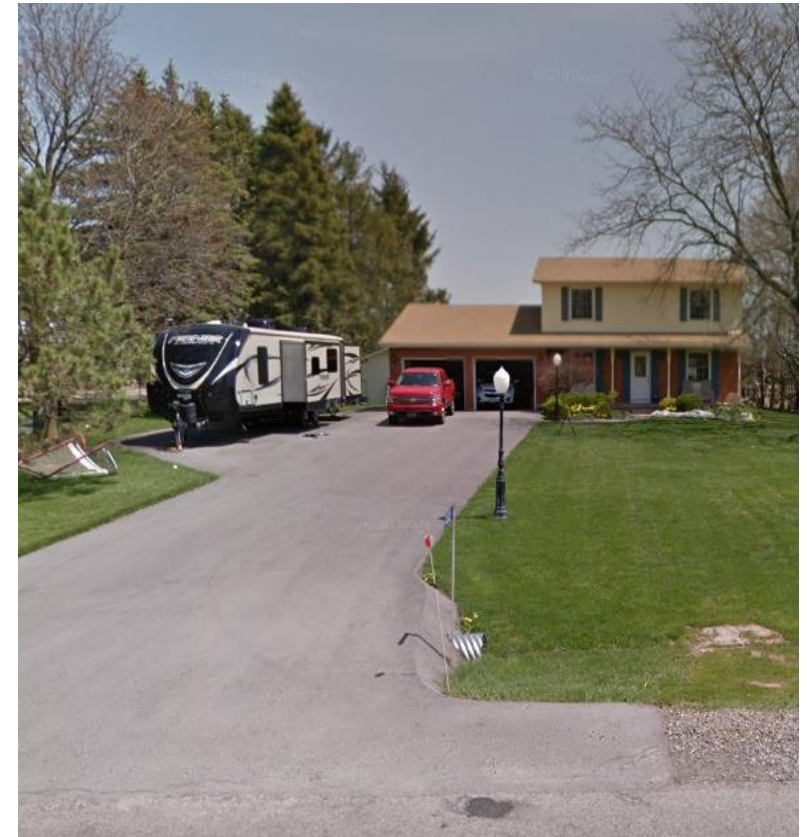
Agenda

1. Why are we here?
2. Hamilton's current stormwater funding
3. Funding option evaluation
4. Property analysis
5. Rural analysis
6. Estimated rates
7. Stormwater fees – other municipalities
8. Financial incentives
9. Implementation plan & resourcing requirements



What is Stormwater?

Rain, melting snow, and ice that washes off driveways, parking lots, roads, yards, rooftops, and other surfaces.¹



1. CSA W211:21-Management standard for stormwater systems

What is Stormwater Management?

From problems...



Bank Erosion



Debris



Spills



Water Quality



Road Flooding



System Surcharge



Asset Failure

To Solutions....

Stormwater Management

Planning, design, and implementation of systems that mitigate and control the impacts of human-made changes to runoff and other components of the hydrologic cycle.¹



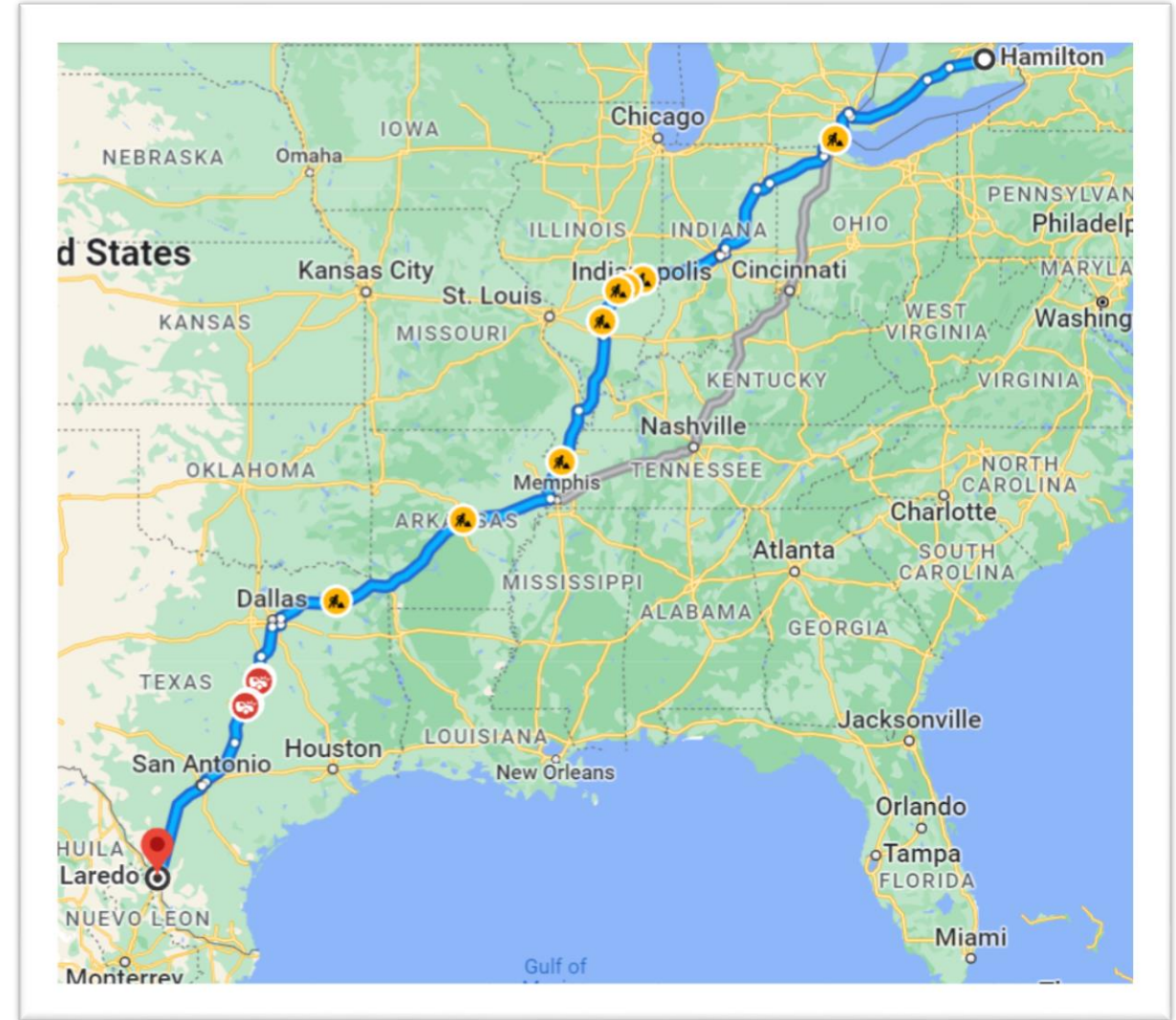
1. CSA W211:21 – Management standard of stormwater systems



Hamilton's Stormwater System

- 1,500 km ditches
- 1,200 km storm sewers
- 148 km watercourses
- 50,000 catch basins
- 3,500 culverts
- 4 infiltration facilities
- 126 ponds
- Value of **\$3.1 billion**

} Hamilton
to
Mexico



Hamilton's Current Stormwater Funding



\$000	Storm Operating (W/WW Rate)	Conservation Authorities (Tax Levy)	Roads Maintenance (Tax Levy)	Total Stormwater Program
2023 Restated Budget	\$ 30,284	\$ 9,108	\$ 3,880	\$ 43,272

Stormwater funding is primarily based on water consumption

- Big water consumers pay more for stormwater management
- Those not on municipal water system (ex. parking lots) pay little/nothing

Is there a better way to fund the City’s Stormwater Management Services?

CITY OF HAMILTON MOTION

General Issues Committee: January 18, 2023

MOVED BY COUNCILLOR J.P. DANKO.....

SECONDED BY MAYOR/COUNICLLOR.....

Stormwater Rate Review

WHEREAS, in December 2021, Council directed staff, through Report PW21074 to report back to the Public Works Committee with a review of the benefits and challenges of various stormwater program funding options including water rates, a dedicated stormwater fee or tax levy or any other options and provide a recommendation for the preferred financing model for the City’s stormwater programs, including a preliminary plan and any resource requirements necessary to conduct a detailed review of the preferred financing model;

WHEREAS, in June 2022, Council approved Report FCS22043 - Stormwater Funding Review that directed staff to report back to the General Issues Committee to provide Guiding Principles for consideration that will direct the evaluation of alternative stormwater rate funding structures as part of the Stormwater Funding Review;

WHEREAS, Report FCS22043 Stormwater Funding Review outlined three phases for the project with an estimated timeline for completion of all three phases of January 2026;

WHEREAS, Report FCS22043(a) Stormwater Funding Review on the November 30, 2022 General Issues Committee (GIC) agenda recommends a set of guiding principles for council to consider;

WHEREAS, Report FCS22043(a) Stormwater Funding Review highlights that Phase 1 of the project was completed three months earlier than originally planned;

WHEREAS, a new Utility Billing System is required to be in place at the expiry of the current contract with Alectra expected at December 31, 2024; and;

WHEREAS, synergies could be achieved if a new Stormwater Funding model could be integrated into a new Utility Billing System;

THEREFORE, BE IT RESOLVED:

- a) That staff be directed to report back to the General Issues Committee in the second quarter of 2023 on the steps and resources required to implement a dedicated user fee for stormwater service, with an implementation date no later than January 2025; and,
- a) That, in addition to the guiding principles that may be adopted by Council through Report FCS22043(a), staff be directed to include all aspects of the City’s stormwater services to be funded from the revenues associated with this dedicated user fee.

Council – January 25, 2023

Guiding Principles to Evaluate Stormwater Funding Options

1. Fair & equitable (“user-pay”)
2. Climate resilient & environmentally sustainable
3. Affordable & financially sustainable
4. Justifiable
5. Simple to understand & manage

Funding Option Evaluation

Stormwater Funding Model	Used By	Stormwater Rate Based On	Guiding Principles						
			Fair & Equitable	Climate Resilient & Environmentally Sustainable		Affordable & Financially Sustainable		Justifiable	Simple to Understand & Manage
				Climate Resilient	Environmentally Sustainable	Affordable	Financially Sustainable		
1. General Tax Levy	Brantford	Assessed value	✗	✗	✗	⦿	✗	✗	✓
2. Dedicated Tax Levy	Markham	Assessed value	✗	✗	✗	⦿	⦿	✗	✓
3. Water/Wastewater Rate	Hamilton Toronto	Water consumption	✗	⦿	✗	⦿	⦿	✗	✓
4. Stormwater Rate – Tiered Flat Fee	Ottawa Vaughan London	Property type, size	✗	⦿	⦿	⦿	✓	⦿	⦿
5. Stormwater Rate – ERU	Guelph	Impervious area (but all residential types pay the same)	⦿	✓	✓	⦿	✓	✓	⦿
6. Stormwater Rate – SFU	Windsor	Impervious area (but all single family dwellings pay the same)	✓	✓	✓	⦿	✓	✓	⦿
7. Stormwater Rate – Tiered SFU	Mississauga Kitchener	Impervious area	✓	✓	✓	⦿	✓	✓	✗

Hamilton's current model →



Defining Impermeable Surfaces

- Roof
- Asphalt
- Concrete
- Compacted gravel
- Pavers (unless they are designed for infiltration)



Stormwater Rates 101

$$\text{Rate} = \frac{\text{Total revenue requirements}}{\text{Total \# of billing units}} \quad (1 \text{ billing unit} = \text{average residential impervious area})$$

Option #5 Equivalent Residential Unit (ERU)

- Charge all residential units the same



Options #6 Single Family Unit (SFU)

- Charge all single-family detached homes the same
- Charge other residential types based on their footprint



Option #7 Tiered Single Family Unit (Tiered SFU)

- Same as SFU but break single-family detached homes into tiers based on their size



Recommended Option(s) Comparison

Housing Type	5. Equivalent Residential Unit – # billing units	6. Single Family Unit – # billing units	7. Tiered SFU - # billing units
Average house	Same for all - 1		
Small house	1	1	0.5
Large house	1	1	1.5
Duplex (both units)	2	1	1
House with suite	2	1	1
20 unit apartment building – low rise	20	Approx 4	Approx 4
40 unit apartment building – high rise	40	Approx 4	Approx 4
Industry/commercial/institution	Same for all - measured individually		

Evaluation: ERU vs SFU vs Tiered SFU

5. Equivalent Residential Unit

- Less equitable than SFU

6. Single Family Unit

- Balances simple vs equity*****
- Residential rates are based on assessment code – simple to administrate



7. Tiered Single Family Unit

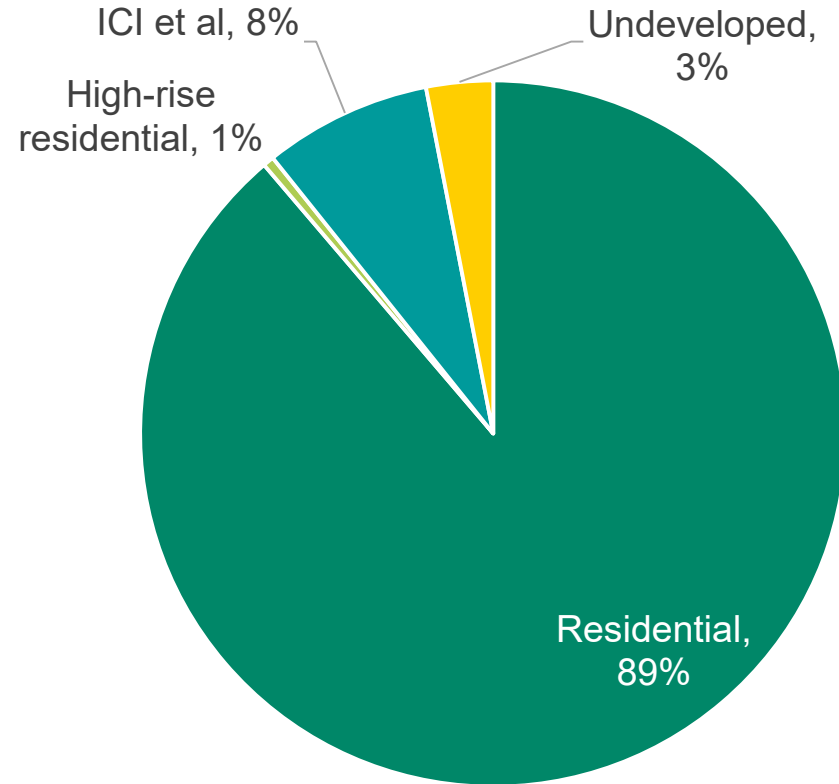
- Single family dwellings must be placed into tiers
- Most of the largest homes are in rural areas
- More administration than ERU/SFU

Residential Impervious Area Sampling

Parcel Type	Avg Impervious Area (m ²) per d.u.	Ratio of Imp Area to Urban SFD	Assigned SFU Factor
Residential SFD (in Urban Boundary)	291	1.0	1.0
Residential SFD (outside Urban Boundary)	596	2.0	1.0
Residential Link Home	223	0.8	1.0
Residential Condo - Standard - Detached	291	1.0	1.0
Residential Semi Detached	171	0.6	0.5
Residential Townhouse (Freehold)	140	0.5	0.5
Residential MultiFamily - Towns	130	0.4	0.5
Residential Condo - Standard - Towns	159	0.5	0.5
Residential Duplex	114	0.4	0.5
Residential Triplex	84	0.3	0.3
Residential Fourplex	81	0.3	0.3
Residential Fiveplex	78	0.3	0.3
Residential Sixplex	73	0.3	0.3
Residential MultiFamily - Building	47		assessed individually
Residential Condo - Standard - Building	60		assessed individually

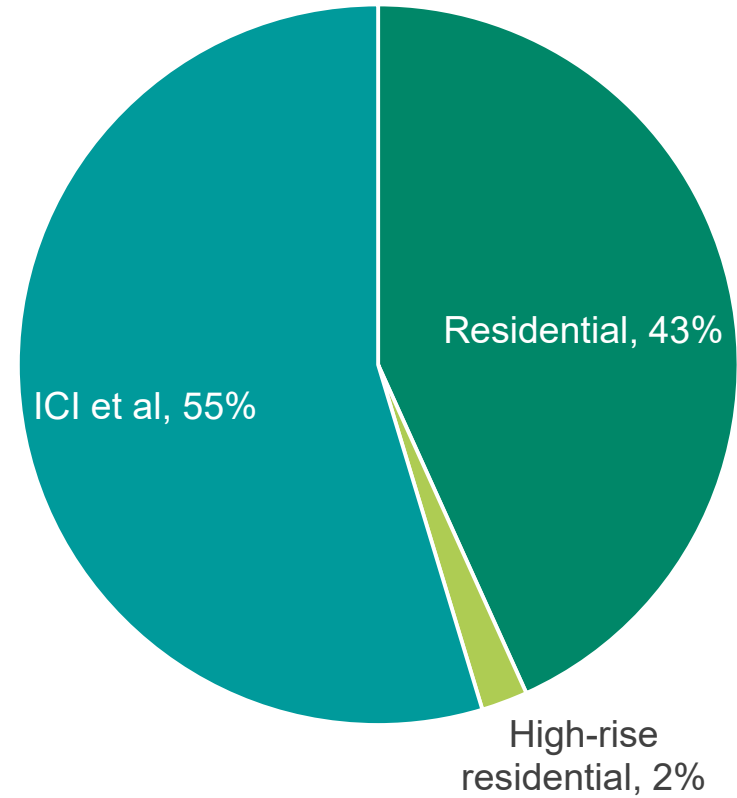


Property Summary for the City of Hamilton



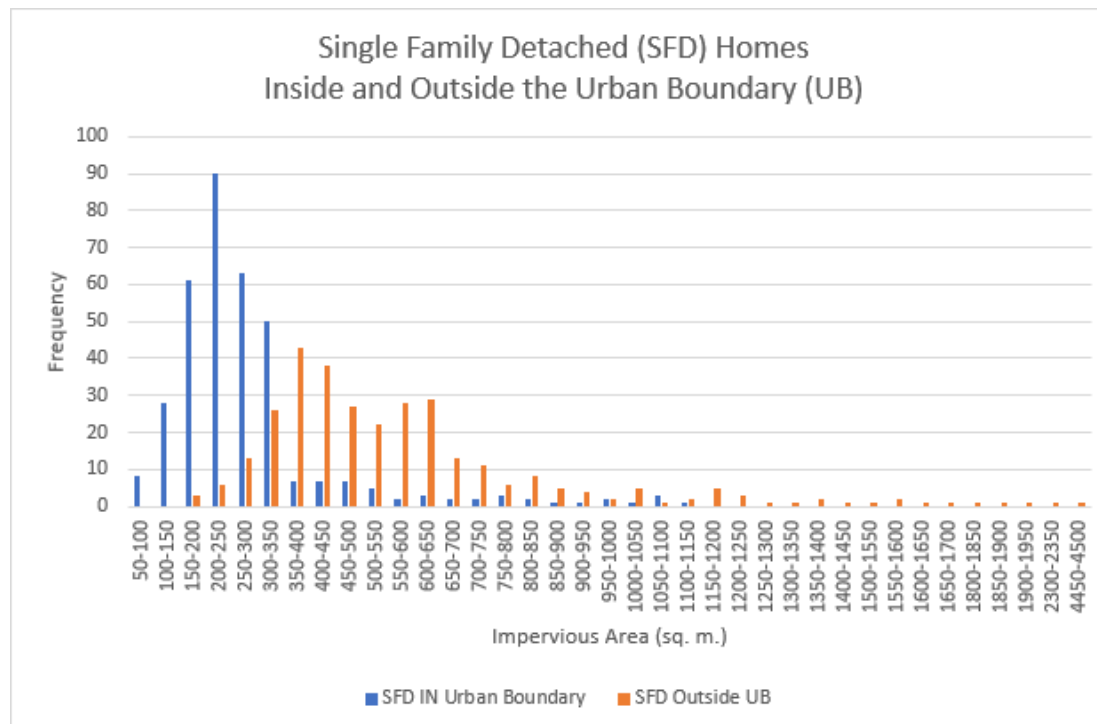
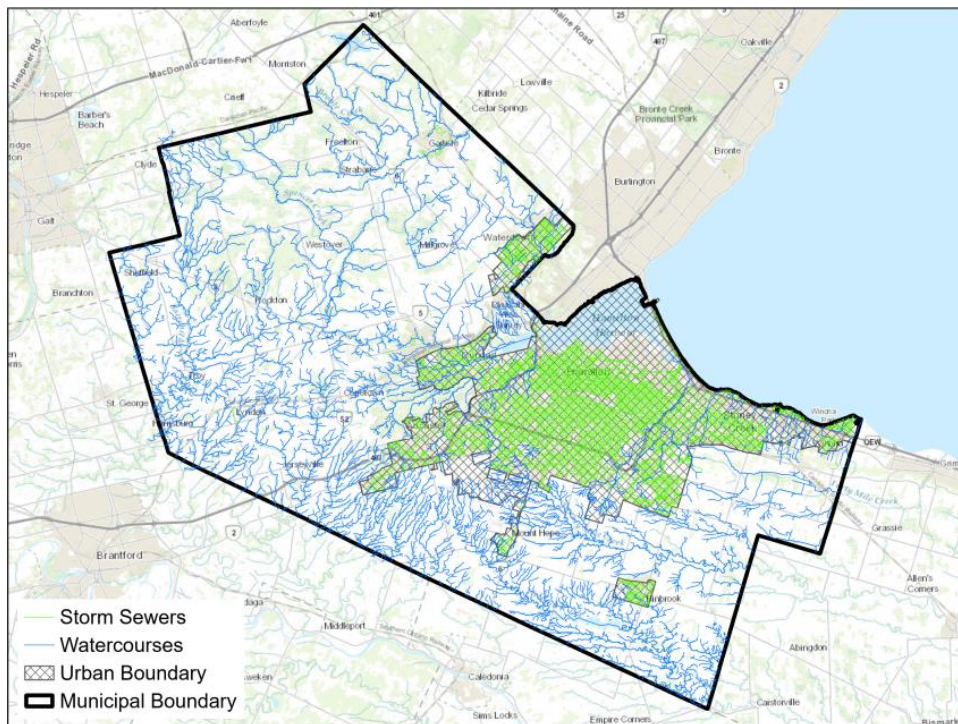
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Impervious Area



Rural Analysis

- Average rural home impervious area = 2 x average urban home
- Average residence contributes \$60 per year towards stormwater management through property taxes
- All rural properties contribute approx. \$1.5 million towards stormwater management through property taxes.
- In 2022, the City spent over \$2.6 million on rural drainage projects plus \$11.7 million on joint rural/urban initiatives
 - Culvert inspections & replacements, ditch cleaning, Conservation Authority contributions

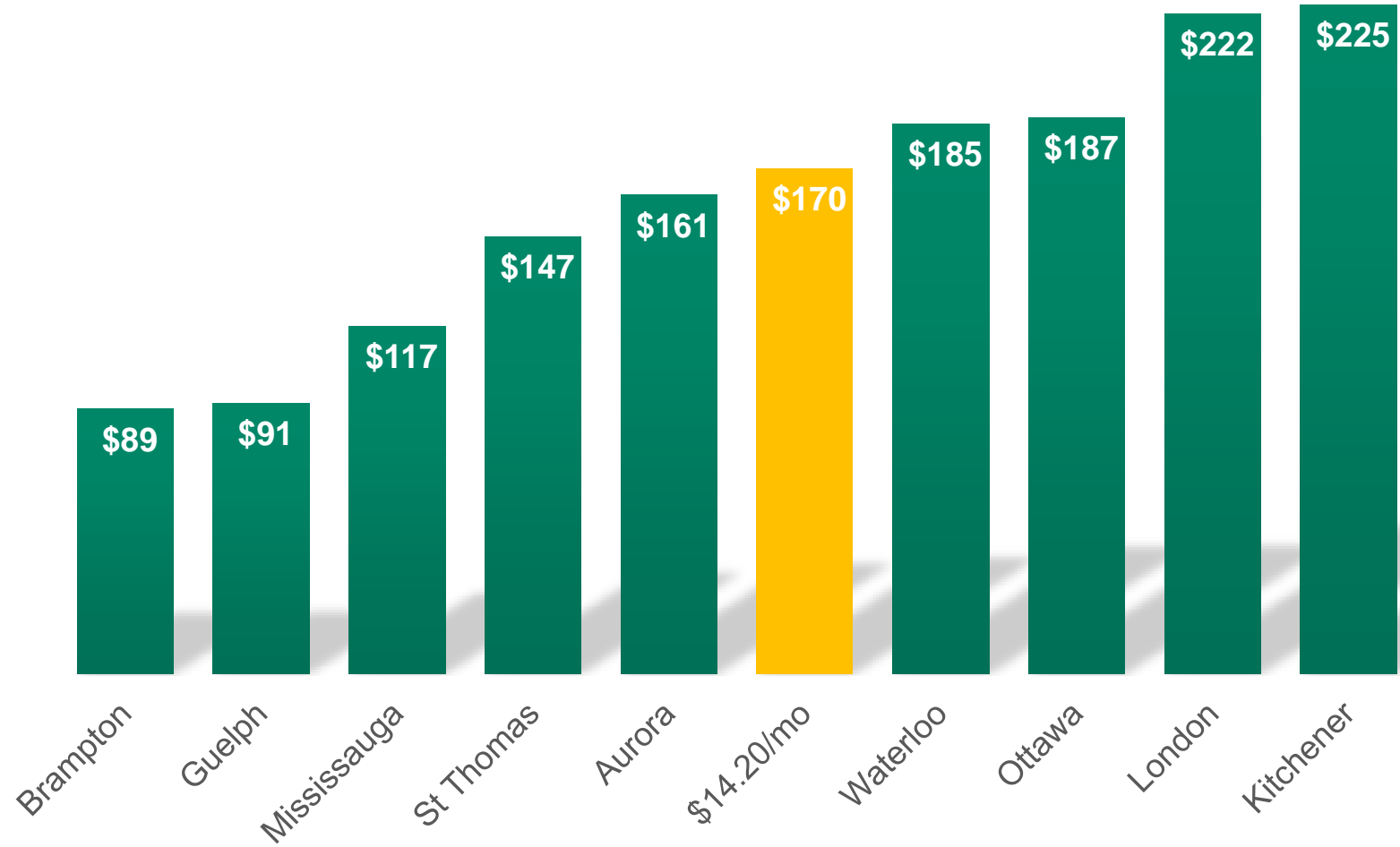


Estimated Rates based on **2025** Budget





2023 Average Residential Annual Stormwater Fees – Other Municipalities



Financial Incentives for On-site Measures



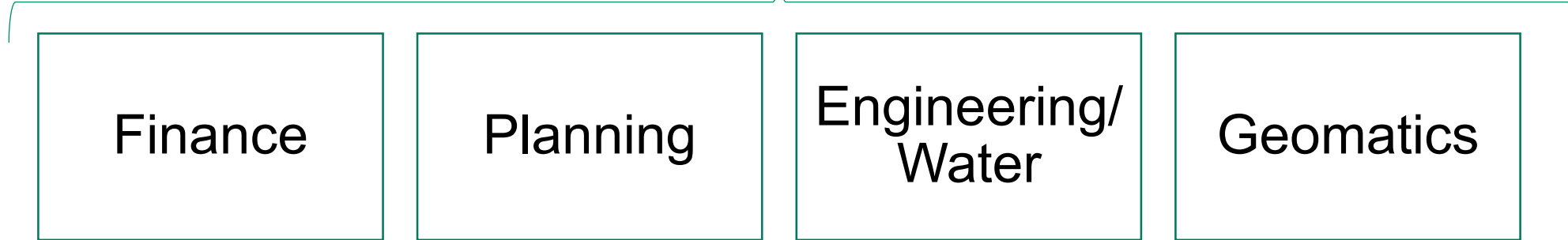
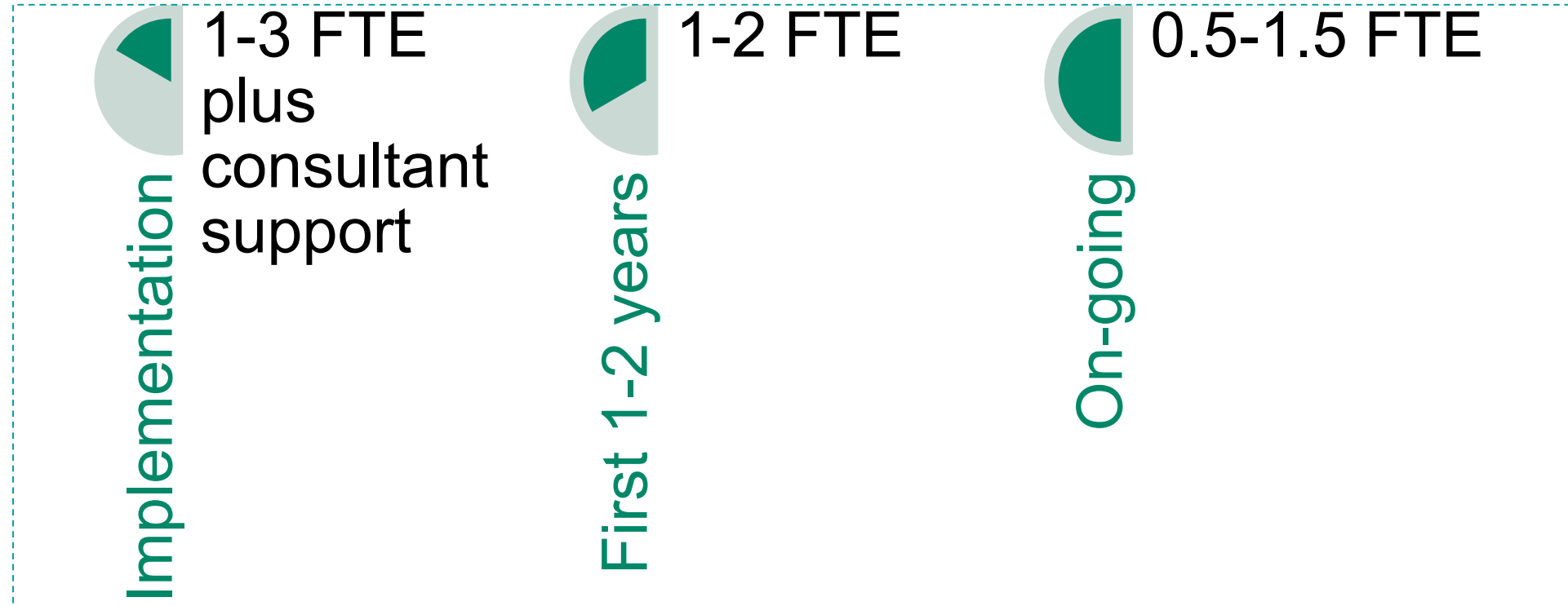
- **Credits** – on-going reduction in stormwater fee for *maintained/functional* measures
- **Other** – financial contributions toward programs



Benefits

- Encourage LID
- Reward desired measures
- Environmental awareness
- Reinforce equity & user-pay concepts
- Synergy with Water
- Potentially defer expenditures

Stormwater Fees – Resourcing Requirements







Stormwater Funding Review

Stormwater Funding Review Timeline

Phase	Timeline	Process Step
Phase One	September 2022	Retained AECOM through the use of the Roster to support Review
	October 2022	Developed Guiding Principles for Council's consideration
	November 30, 2022	Obtained approval of Guiding Principles to be used to evaluate storm funding models
	Dec 2022 - Jan 2023	AECOM conducted Stormwater Funding Review
	February 2023	Council Education Sessions
	May 2023	Provided information presentations to Environment Hamilton & the Hamilton Industrial Environmental Association
	Feb – May 2023	Incorporated feedback from Council sessions to develop a recommended rate structure
	June 28, 2023	Report to GIC with recommended stormwater rate structure for Council's consideration
Phase Two	July 2023 to Q1 2025	Coordinate with new water billing solution and implement a plan for customer communications
	July – December 2023	Community Engagement with Stakeholders and the creation of a Financial Incentive program
	Spring 2024	Development of a Review/Appeal process
	Winter 2024	2025 Rate & Tax supported budgets incorporating revised stormwater rate structure
	September 1, 2025	Revised Stormwater Rate Structure implemented

Stormwater Funding Needs

\$000	Storm Operating (Rate)	Conservation Authorities (Tax Levy)	Roads Maintenance (Tax Levy)	Credit / Incentive Programs (New)	Administration (New)	Total Stormwater Program
2023 Restated Budget	\$ 30,284	\$ 9,108	\$ 3,880	n/a	n/a	\$ 43,272
2024 Forecasted Budget	\$ 35,928	\$ 9,288	\$ 3,927	n/a	n/a	\$ 49,143
2025 Forecasted Budget	\$ 38,810	\$ 9,472	\$ 3,986	\$ 1,574	\$ 200	\$ 54,043

- 2025 forecasted storm rate budget = \$54.0 M (all Stormwater related expenditures)

- Assumes forecast water and wastewater rates for 2024 (10.04%) and 2025 (9.95%)
- Incentive Program assume 3% of total program
- Administration assumed at 1.4 FTE

Paying for Stormwater Program

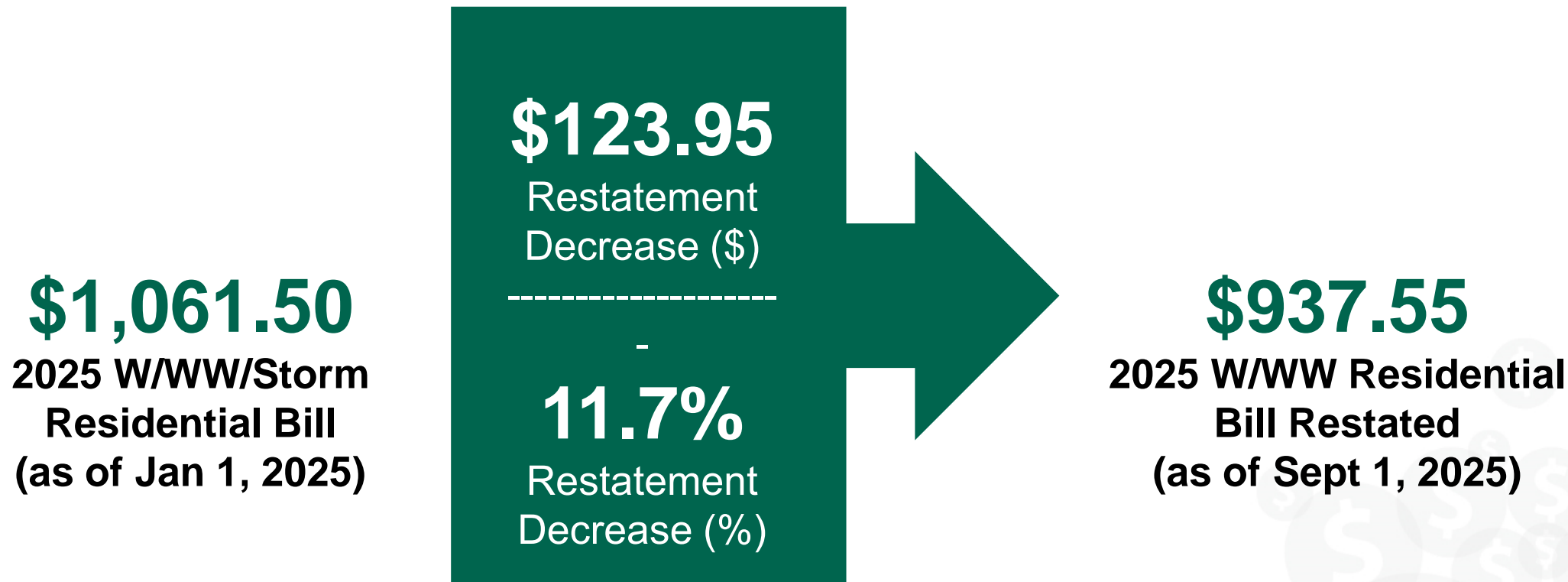
- Residential ratepayers (excluding multi-residential) contribute nearly 50% of water and wastewater revenues and residential taxpayers contribute 70% of taxation revenues while responsible for about 43% of the stormwater runoff
- This means residential rate and taxpayers are indirectly subsidising the cost of the stormwater system for other sectors under the current storm system funding
- In 2025, under the current approach to funding stormwater services, an average residential homeowner would pay a total of about \$180 (\$120 in water/wastewater charges and \$60 in property taxes)
- In 2025, assuming the recommended stormwater rate structure the costs would be:
 - Single Family Dwellings - \$170 annual stormwater user fee
 - Semi-detached and townhomes - \$85 annual stormwater user fee

Tax Levy Funded Stormwater Expenditures

- 2025 Impact on the overall total tax levy:
 - 1.0% = \$11 M
 - 1.3% = \$14 M
- Recommendation to transfer \$14M to the Climate Change Reserve for climate change / environmental initiatives in conjunction with the introduction of the Stormwater Rate Structure



Water/Wastewater Rates Restatement



Impact of Recommended 2025 Restatement of the Water and Wastewater Rate; Decreases on a Typical Residential Bill: 11.7%
Based on annual water consumption of 200m³

Assumes approved in principle rates are implemented for 2024 (10.04%) and 2025 (9.95%)

Residential Impact Profiles

Residential Type	Single Family Dwelling			Townhome	Triplex
	Average Residential User	Low Water User (Single Occupant)	Large Water User (Multi Generational Home)	Average Townhome	Average Triplex
Meter Size	meters < 25mm				
Annual Consumption	200m3	100m3	300m3	170m3	250m3
Forecast Monthly SW Fee	\$ 14	\$ 14	\$ 14	\$ 7	\$ 13
Current Annual WWW Bill	\$ 1,062	\$ 685	\$ 1,533	\$ 920	\$ 1,297
Restated WWW Bill, 2025	\$ 938	\$ 600	\$ 1,360	\$ 811	\$ 1,149
WWW Bill, Net Change	\$ (124)	\$ (85)	\$ (173)	\$ (109)	\$ (148)
Annual Storm Bill	\$ 170	\$ 170	\$ 170	\$ 85	\$ 153
Annual Net Change	\$ 46	\$ 86	\$ (3)	\$ (24)	\$ 5
Annual Net Change %	4.4%	12.5%	(0.2%)	(2.6%)	0.4%

Assumes approved in principle rates are implemented for 2024 (10.04%) and 2025 (9.95%)

Property Type	Institutional (Hospital)	Commercial (Shopping Mall)	Commercial (Big Box Retailer)	Commercial (York Blvd Parkade)
Meter Size	Various Meters	Various	38mm	N/A
Annual Consumption	301,940m3	32,550m3	3,883m3	N/A
Impervious Area	41,300m2	229,300m2	37,200m2	4,100m2
Forecast Monthly SW Fee	\$ 2,015	\$ 11,190	\$ 1,815	\$ 200
Annual WWW Bill, Current Structure	\$ 1,512,494	\$ 181,817	\$ 20,296	N/A
Restated WWW Bill, 2025	\$ 1,352,222	\$ 161,980	\$ 18,120	N/A
WWW Bill, Net Change	\$ (160,272)	\$ (19,837)	\$ (2,176)	N/A
Annual Storm Bill	\$ 24,180	\$ 134,275	\$ 21,777	\$ 2,403
Annual Net Change	\$ (136,092)	\$ 114,438	\$ 19,601	\$ 2,403
Annual Net Change %	(9.0%)	62.9%	96.6%	N/A

Assumes approved in principle rates are implemented for 2024 (10.04%) and 2025 (9.95%)

Report FCS22043(b) Recommendations

- (a) That the Stormwater Rate Structure as outlined in Appendix "A" to Report FCS22043(b) be approved effective September 1, 2025;
- (b) That staff develop the 2025-2034 Rate Supported Budget incorporating the Stormwater Rate Structure;
- (c) That property tax levy funding related to stormwater expenditures to be funded by the new stormwater rate structure, be transferred to the Climate Change Reserve and applied to climate change / environmental initiatives in conjunction with the introduction of the Stormwater Rate Structure;
- (d) That staffing requirements for the Stormwater Rate Structure once implemented be referred to the 2025 Rate Supported Budget;
- (e) That the City Solicitor be authorized and directed to prepare all necessary by-laws, for Council approval, in order to implement recommendations (a) through (d) of Report FCS22043(b);
- (f) That staff develop and report back regarding the implementation of a Stormwater Incentives Program;

Report FCS22043(b) Recommendations

- (g) That staff develop and implement a communication strategy to advise property owners of the Stormwater Rate Structure to be implemented;
- (h) That the single source procurement of AECOM Canada Ltd as external consultants for the Stormwater Funding implementation, pursuant to Procurement Policy #11 – Non-competitive Procurements be approved;
- (i) That the General Manager, Finance and Corporate Services, be authorized to negotiate, enter into and execute a contract and any ancillary documents required to procure AECOM Canada Ltd as the consultant to support the implementation of Stormwater Rate Structure in a form satisfactory to the City Solicitor;
- (j) That the implementation of the Stormwater Rate Structure with an upset limit of \$500,000, be funded from the Stormwater Reserve (108010);
- (k) That the subject matter respecting an assessment of steps and resources required to implement a dedicated user fee for stormwater, be identified as complete and removed from the General Issues Committee Outstanding Business List.

THANK YOU



Stormwater Fee Information & Incentive Program Consultation

Agriculture and Rural Affairs Sub-Committee

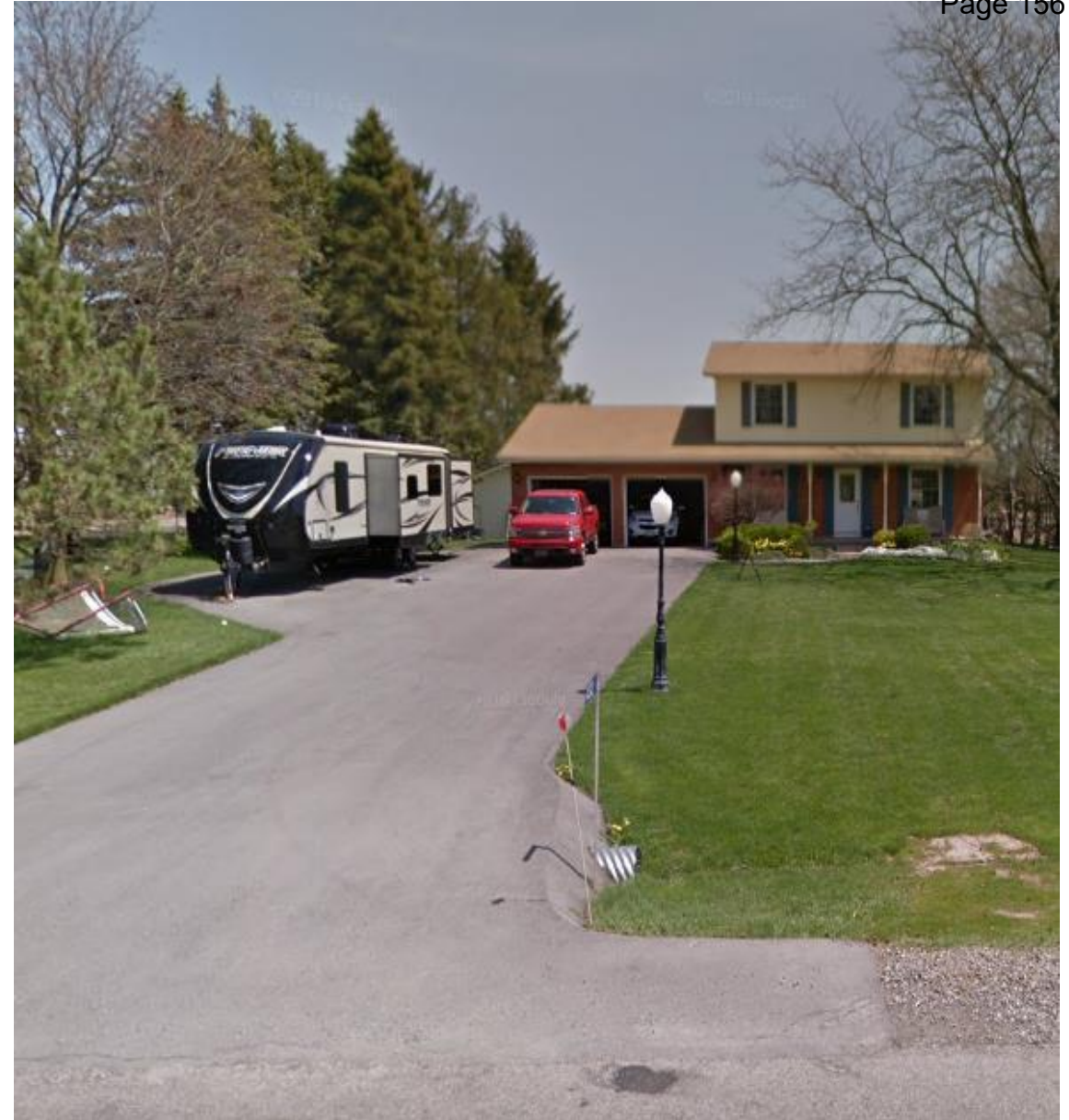
City of Hamilton

November 30, 2023

Presented by: Nancy Hill

What is Stormwater?

Rain, melting snow, and ice that washes off driveways, parking lots, roads, yards, rooftops, and other surfaces.¹

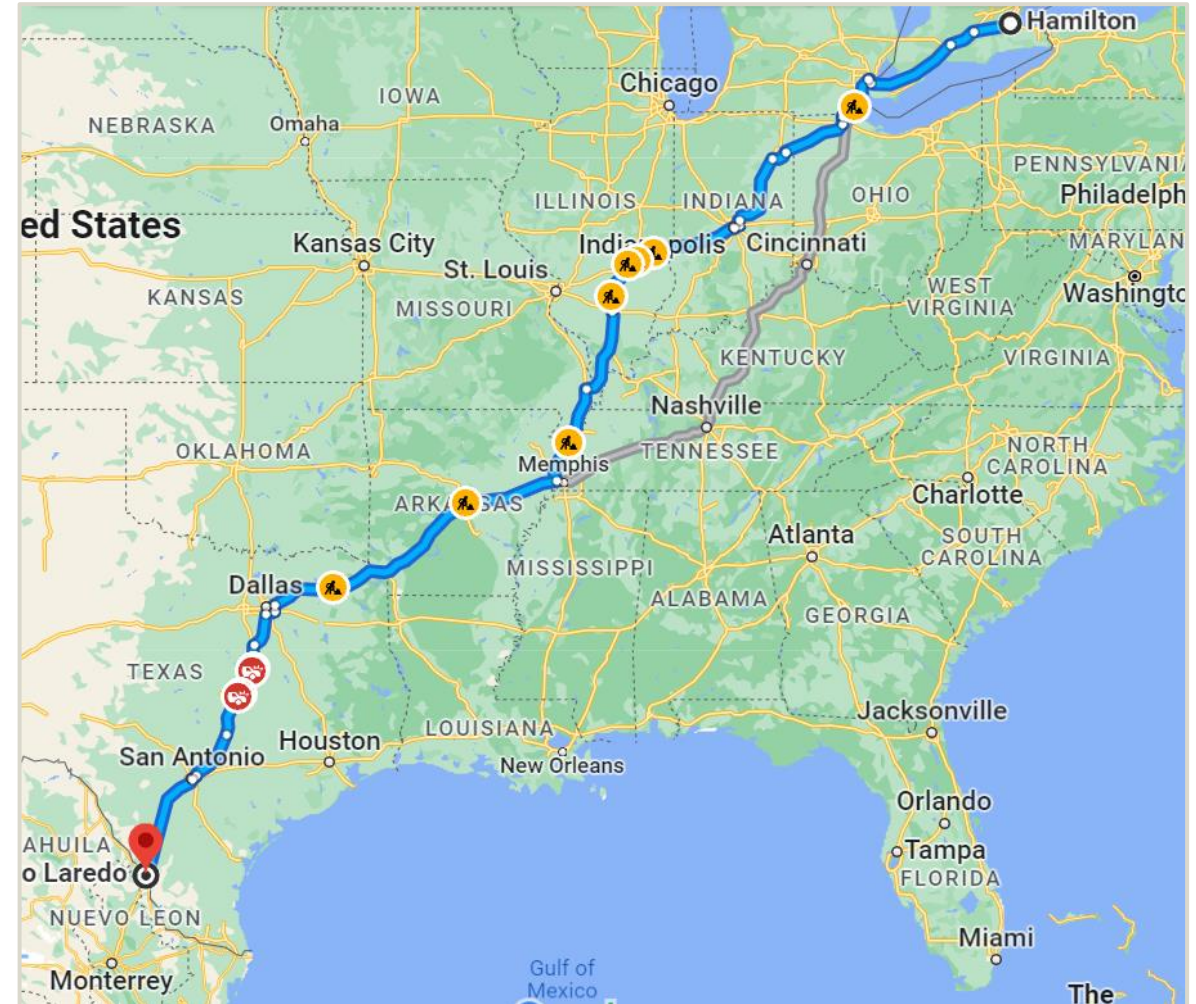


1. CSA W211:21-Management standard for stormwater systems

Hamilton's Stormwater System

- 1,500 km ditches
- 1,200 km storm sewers
- 148 km watercourses
- 50,000 catch basins
- 3,500 culverts
- 4 infiltration facilities
- 126 ponds
- Value of **\$3.1 billion**

Hamilton
to
Mexico



Rural & Urban Stormwater Systems = Watershed Management

WHAT IS A WATERSHED?

An area that is drained by a river and its tributaries. Wherever you are right now, you are in a watershed.

WATERSHEDS DELIVER IMPORTANT BENEFITS

Human – provide safe drinking water and food, and help to reduce flooding and erosion.

Economic – produce energy, and supply water for agriculture, industry and homes.

Environment – promote a healthy water cycle, and provide vital habitat for wildlife and plants.

What is the Natural Heritage System?

Consists of natural features and areas, including wetlands, forests, meadows and valleylands, that are needed to maintain biodiversity and healthy ecosystems.

How can agriculture impact a watershed?

Agricultural areas provide valuable greenspace and reduce stormwater, since precipitation can penetrate the soil. On the other hand, agricultural fields can release harmful contaminants into waterways as excess nutrients (e.g. phosphorous) and pesticides. Soil erosion from fields can increase the amount of sediment in waterways negatively affecting aquatic ecosystems.

How can urbanization impact a watershed?

Since impervious surfaces (roads, buildings, parking lots) prevent water from penetrating into soil, stormwater runoff can carry contaminants into waterways and increase the likelihood of flooding. Infrastructure and land use development can degrade habitat, reducing the quality and quantity of natural systems and their connectivity.

What is the Water Resource System?

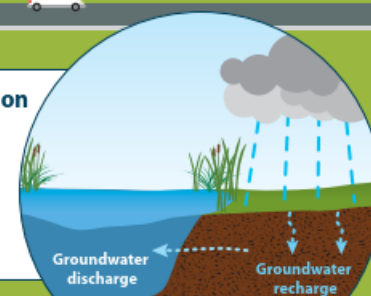
Consists of groundwater and surface water features and areas, including streams, lakes, groundwater recharge areas and springs, needed to sustain healthy aquatic and terrestrial ecosystems, and human water supply.

What causes flooding?

Rivers naturally flood with heavy rain or snowmelt, but flooding can become a problem when buildings and other structures are placed in floodplains. Climate change and urbanization can make flooding worse.

Surface and Groundwater Interaction

Rain and melting snow penetrate the soil in permeable areas draining into an aquifer (i.e. groundwater recharge areas). That groundwater can then discharge at springs into streams, wetlands or other surface water features.



How can salt impact a watershed?

Chlorides can contaminate drinking water and negatively affect the health of aquatic species.

What happens when stormwater and its infrastructure isn't managed?



Erosion



Debris in Creeks



Pollutants in creeks



Road Flooding

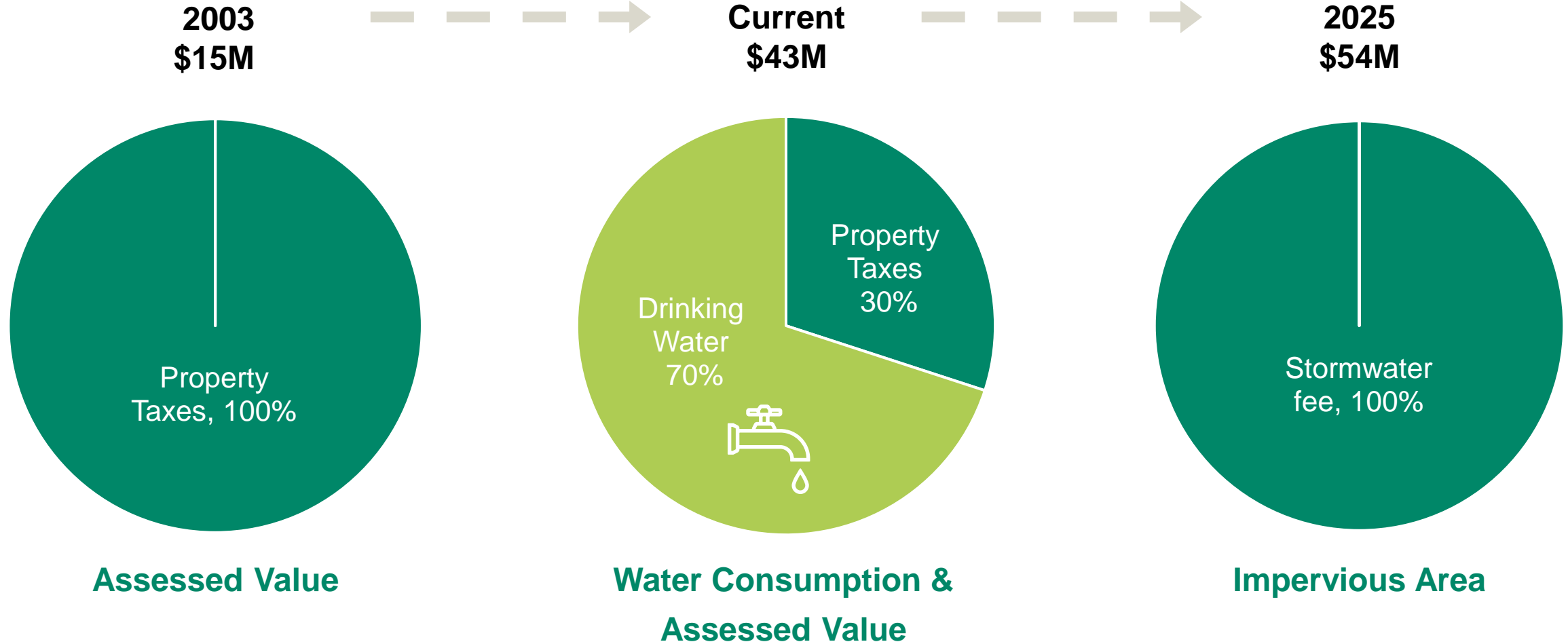


System Surcharge/ Basement Flooding



Infrastructure Failure

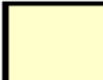


How Does Hamilton Fund Stormwater?



Stormwater Funding Breakdown

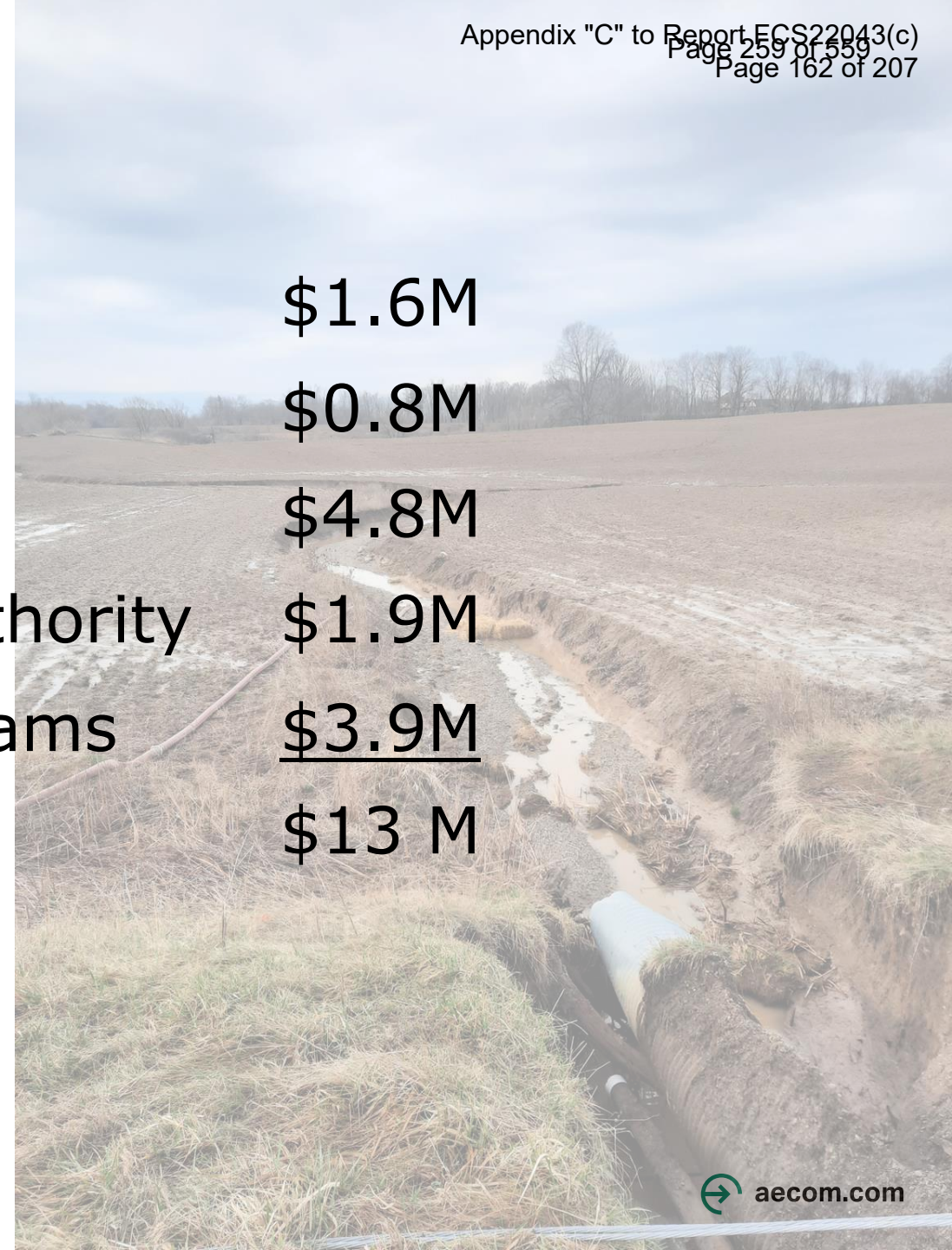
Stormwater Program Budget	2003 (previous)		2023 (current)		2025 (future)	
Conservation Authorities	\$4	27%	\$9.1	21%	\$9.5	18%
Road Drainage Maintenance	\$1	7%	\$3.9	9%	\$4.0	7%
Storm Operations/Capital	\$10	67%	\$30.0	70%	\$40.5	75%
TOTAL	\$15 M/yr		\$43 M/yr		\$54 M/yr	

Funding Source

Tax Levy	
Water Rate	
Storm Fee	

2023 Tax Levy Funded Stormwater Funding

• Grand River Conservation Authority	\$1.6M
• Conservation Halton	\$0.8M
• Hamilton Conservation Authority	\$4.8M
• Niagara Peninsula Conservation Authority	\$1.9M
• Roads Maintenance Drainage Programs	<u>\$3.9M</u>
	\$13 M



Steps taken to address the inequity in Stormwater Funding

June 2022

● Council directed staff to perform a stormwater funding model review and report back by June 2024

Nov 2022

● Council approved Guiding Principles for stormwater model evaluation

January 2023

● Council directs staff to accelerate review and report back by June 2023

June 2023

● Council approved the new stormwater fee structure & directed staff to consult the public on a financial incentive program

October 2023

● Public consultation launched

Guiding Principles

1. Fair & equitable
2. Climate resilient & environmentally sustainable
3. Affordable & financially sustainable
4. Justifiable
5. Simple

A stormwater fee with an associated credit program is a fairer, more transparent and sustainable funding model than the current system.

What are more equitable stormwater funding models based on?

Impervious area

- Roof
- Asphalt
- Concrete
- Compacted gravel
- Pavers (unless designed for infiltration)

Better estimate of stormwater impact than water consumption or assessed value.



What is the New Stormwater Funding Model Approved by Council?

- \$ based on property's impervious area
- Residential ≤ 6 units, averages
- Residential > 6 units, ICI (including Ag), actual
- Remove \$ from water utility rates
- Develop & consult the public on a financial incentive program



How Are the Stormwater Fees Calculated?

Stormwater Fee

= # of billing units X Rate for 1 billing unit

Rates determined annually by Council



= 1 billing unit = 291 m²*

Property Type	# Billing Units
Detached homes (urban and rural)	1
Semi-detached homes, townhomes, duplexes	0.5 per dwelling unit
Triplex to sixplex	0.3 per dwelling unit
Buildings > 6 units	Impervious area/avg home
Institutional, commercial, industrial	Impervious area/avg home
Agricultural with secondary structures/outbuildings	Impervious area/avg home

* Average impervious area for a single-family detached home was determined by measuring a statistically relevant number of homes from across the City using aerial imagery

** Estimated 2025 rate for 1 billing unit is \$170

Will an incentive program be available to reduce stormwater management fees?

- Yes – it is being considered!
- Common practice (Mississauga, Kitchener, and Guelph etc.)
- Proposed subsidized programs for residential properties
- Proposed credits for agricultural properties with more than just a residence (as well as industrial, commercial, institutional and large multi-residential property owners)



Proposed Financial Incentives – Residential \leq 6 units

Grants/subsidies:

- Rain barrels
- Disconnect downspouts, backwater valves etc
- In-person 'how-to' advisory services
- Published 'how-to' information
- Rain gardens, permeable surfaces etc..

Reduce the quantity and improve the quality of stormwater runoff from residential properties



Proposed Financial Incentives – Agricultural, ICI & Residential > 6 units

Proposed Credit Program

Objective	Maximum Credit Amount		Description	Examples
Slow it down	40%	Total max. 50%	Percent reduction of the 100-year storm post-development flow to pre-development conditions of the site.	Detention Ponds, cisterns
Clean it up	25%		Remove ammonia and phosphorous. Remove 60-70% sediment (based on receiving waters).	Oil-grit separators, treatment facilities
Soak it up	40%		Percent capture of first 28 mm of rainfall during a single rainfall event.	Infiltration facilities, re-use facilities
Prevent pollution	15%		Develop and implement a pollution prevention plan	Salt management plan, pesticide/manure management, sweeping, spill response plan, public education etc,

Why not Provide Credits for Residential Properties ≤ 6 units?



Low \$ payback for property owner (\$2-\$8 savings/month per unit)



Grants/subsidies provide upfront \$



Require effort and technical expertise to apply and renew credits



High admin cost for City (147,000 properties)

Why is the stormwater fee applied to rural properties ?

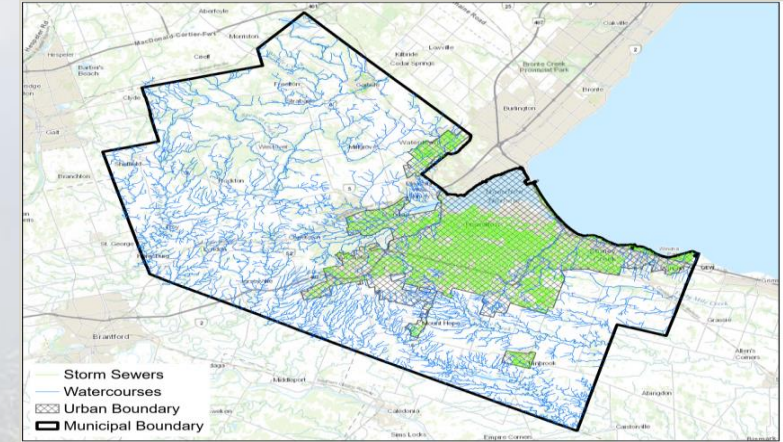
- City maintains rural stormwater system (ditches, culverts, watercourses etc.) that convey runoff from rural properties
- City spends > **\$2.6 million** on rural drainage projects + **\$11.7 million** on rural/urban initiatives
- Rural properties contribute ~ **\$1.5 million** towards stormwater (\$60 per home)
- Avg rural home impervious area = 2 x average urban home



“the rural areas of Grindstone and Spencer Creeks contribute sediment and phosphorous loadings to Hamilton Harbour particularly during precipitation and snow melt events”

What Stormwater Work is Done in Rural Areas?

- Monitor & address phosphorous and sediment in Spencer & Grindstone Creeks
- Repair/prevent creek erosion
- Remove/prevent debris in creeks
- Inspect, repair & replace culverts
- Clean ditches
- Invasive species control



Example Agricultural Property 1

Property Info

- House plus outbuildings
- 104 ac
- Billing Units: 1 + 5.2
- Cistern and impervious areas discharged to green space

Annual Stormwater Fee

- Estimated base charge: \$1,054
- Potential credit: (\$527)
- Total \$527



Example Agricultural Property 2

Property Info

- House plus outbuildings
- 48 ac
- Billing Units: 1 + 13.2
- Impervious areas discharged to green space

Annual Stormwater Fee

- Estimated base charge: \$2,584
- Potential credit: (\$1,292)
- Total \$1,292



Example Agricultural Property 3

Property Info

- Houses plus outbuildings
- 135 ac
- Billing Units: 3x1 + 40.6+86.3
- Impervious areas discharged to green space

Annual Stormwater Fee

- Estimated base charge: \$22,083
- Potential credit: (\$11,042)
- Total \$11,041



Example Agricultural Property 4

Property Info

- House plus outbuildings
- 49 ac
- Billing Units: 1 + 55.2
- Impervious areas discharged to green space

Annual Stormwater Fee

- Estimated base charge: \$9,554
- Potential credit: (\$4,777)
- Total \$4,777



Example Agricultural Property 5

Property Info

- House plus outbuildings
- 145 ac
- Billing Units: 1 + 33.1
- Impervious areas discharged to green space

Annual Stormwater Fee

- Estimated base charge: \$5,797
- Potential credit: (\$2,898)
- Total \$2,899



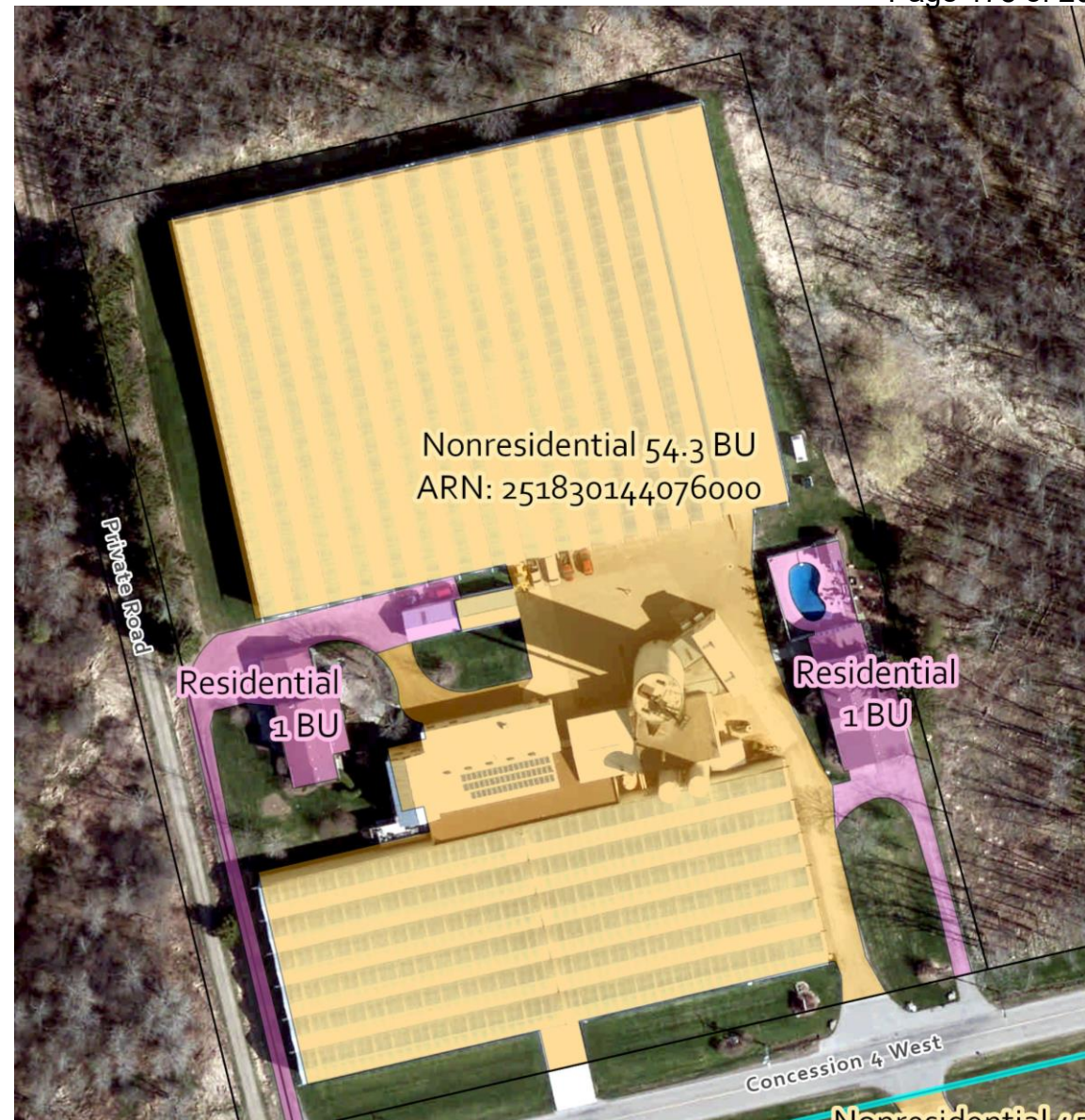
Example Agricultural Property 6

Property Info

- Houses plus outbuildings
- 6 ac
- Billing Units: 2x1 + 54.3
- Impervious areas discharged to green space

Annual Stormwater Fee

- Estimated base charge: \$9,571
- Potential credit: (\$4,786)
- Total \$4,785



Example Agricultural Property 7

Property Info

- Outbuildings
- 158 ac
- Billing Units: 455.3
- Impervious areas discharged to green space

Annual Stormwater Fee

- Estimated base charge: \$77,401
- Potential credit: (\$38,700)
- Total \$38,701



Proposed Credit Application Process

1. Demonstrate that on-site infrastructure is maintained and working
2. Application and appeal processes to be confirmed & developed in 2024
3. Applications to be reviewed by Hamilton staff
4. Applications to open in early 2025

Stormwater Billing

- For those that receive municipal water/wastewater bills – the stormwater fee will be added as a separate line item to the utility bill
- Water / wastewater rates will be restated, where applicable, when the stormwater fee is implemented
- For those that do not receive municipal water/wastewater bills – the property will likely receive a ‘stormwater only’ utility bill
- Where water / wastewater bills are being billed to a condominium and not to individual owners, likely, the stormwater utility bill will follow suit
- Approved credits would be applied on the monthly bills

Timeline



What Have We Heard Thus Far?

- Would like a survey specific to Agricultural Properties
- Should consider good on-site stormwater practices on farms (cisterns, run-off to soils/grass etc.)
- Credit application process should be simple
- Max credits should be >50%
- Need to communicate the new stormwater fee more widely

Complete the Survey:

Visit **engage.hamilton.ca/stormwaterincentives**
by December 3, 2023.

Contact Us

Visit:

- hamilton.ca/stormwaterfunding
- engage.hamilton.ca/stormwaterincentives

Email:

- stormwaterfundingreview@hamilton.ca

Questions?



Appendix I

Promotional Materials



News Releases

PUBLISHED

November 02, 2023

MEDIA CONTACT

mediarelations@hamilton.ca

NEWS CATEGORY

Media Release

SHARE:

HAMILTON, ON – The City of Hamilton is looking for public input on a stormwater incentive program that could help property owners reduce their stormwater runoff from their property into the City's stormwater system.

As precipitation levels continue to increase with increasing temperatures globally, and with Hamilton's water and sewer infrastructure being one of the oldest systems in Canada at more than 100 years old, the City needs to divert as much stormwater as possible to manage the pressure on the system, and it's looking at ways to incent property owners to help with that.

In follow-up to City Council's approval of a new funding model for stormwater infrastructure, which will better support the funding needs of maintaining the system, the City's asking residents to give their input on what an incentive program to reduce stormwater system impacts could entail.

The program would apply to owners who implement stormwater management measures on their properties that positively impact the environment, help protect private property, and reduce impact on the stormwater system by reducing and/or improving the quality of stormwater runoff from their property.

Measures could include installation of a rain barrel, disconnection of downspouts, installation of a backwater valve or other strategies to help to reduce the risk of basement flooding. They could also be planting rain gardens, bioswales, pollinator gardens or installing permeable surfaces.

Incentives could include credits to help lower the stormwater fee for industrial, commercial, institutional, and large, multi-residential property owners who implement onsite measures to reduce and/or improve the quality of stormwater runoff from their property.

The new funding model for stormwater infrastructure takes effect September 2025.

Public input on what could be included in an incentive program can be provided through an online survey, virtual meetings or in-person open houses:

Online survey: engage.hamilton.ca/StormwaterIncentives

Virtual meetings (pre-registration required)

- November 7, 2:30 to 4 pm - industrial, commercial, institutional and multi-residential property owners
- November 7, 7 to 8:30 pm - residents and residential property owners

In-person open houses

- November 15, 6:30 to 8:30 pm - Hamilton City Hall, Council Chambers, 71 Main St W, Hamilton
- November 16, 6 to 8 pm - Ancaster Fairgrounds, 630 Trinity Rd. S. Ancaster

For more information, visit www.hamilton.ca/stormwaterfunding.

BACKGROUND

In June 2023, Hamilton City Council approved a new funding model for stormwater infrastructure. Starting September 2025, a stormwater fee will replace the current funding model where most stormwater funding comes from the City's water and wastewater utility revenues. Properties will be charged based on the load (or use) they place on the stormwater system. Residential properties will pay based on the type of dwelling (e.g., single family detached dwellings, duplexes/townhomes, and multiplexes). Non-residential and large, multi-residential properties will pay based on their measured imperviousness (the amount of hard surface on their property).

When this new funding model is implemented, water and wastewater rates will be reduced as they will no longer be used to fund stormwater management activities, and the stormwater fee will be broken out as a

separate line item on utility bills. This investment in infrastructure, will be increasingly required as precipitation levels increase as global temperatures increase. Currently, much of Hamilton's water and sewer infrastructure is some of the oldest in Canada at more than 100 years and will increasingly need upgrading.

QUICK FACTS

- Stormwater is water that comes from rain and melted snow that flows over land and into storm drains, ditches, creeks and lakes. In natural landscapes, stormwater is soaked up like a sponge, which then nourishes plants and slowly replenishes creeks, lakes, wetlands and aquifers.
- Like other municipalities who have implemented similar stormwater fees (Mississauga, Kitchener, and Guelph to name a few), an incentive program is being considered.
- Subsidized programs to support better on-site stormwater management for residents are also under consideration.

“How can the City make it easier for Hamiltonians to reduce the storm runoff on their properties? We’re looking for practical ideas that would incentivize residents to help us reduce costs and address the impacts of a changing climate. Please share your ideas!”

Mayor Andrea Horwath

Additional Resources

www.hamilton.ca/stormwater

www.hamilton.ca/stormwaterfunding

Stormwater Funding Review (FCS22043(a)) (City Wide) - November 30, 2022

Stormwater Funding Review (FCS22043(b)) (City Wide) - June 28, 2023



City of Hamilton

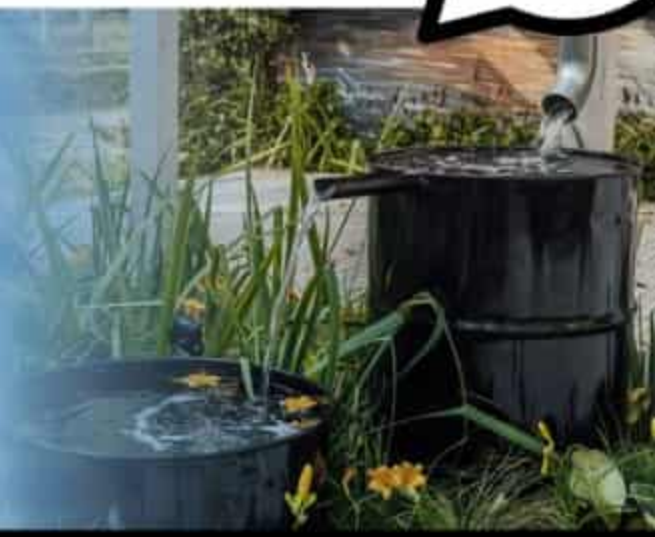
November 24, 2023 · 🌐

Have your say! Complete a survey to provide feedback on the financial incentives program for stormwater fees being considered in #HamOnt. Your input will help us develop the next steps in implementing an equitable stormwater funding model. engage.hamilton.ca/stormwaterincentives #EngageHamilton

WE WANT TO HEAR FROM YOU!



STORMWATER INCENTIVE PROGRAM



engage.hamilton.ca



👍 4

1 share

👍 Like

💬 Comment



City Of Hamilton

47,586 followers

4mo



Hamilton is investigating ways to implement an equitable stormwater funding model, and this starts with hearing from you. Provide input and feedback on the financial incentives program being considered and have your say in stormwater fees at: <https://lnkd.in/dcsXsi5Z>

WE WANT TO HEAR FROM YOU!



**STORMWATER
INCENTIVE PROGRAM**



engage.hamilton.ca



6



Like



Comment



Share

Understanding Low Level Water Conditions



- 1
- 2
- 3

Your community draws its water from a groundwater source. In addition to the City of Hamilton Water Works By-law R84-026, the Provincial Low Water Response Plan sets requirements for low water level conditions that range from Level 1 to Level 3. The higher the level, the more severe the water supply shortage and subsequent restrictions. Low water level conditions are promoted through local media sources, direct mail, and online at:

www.hamilton.ca/lowlevelconditions



By-law Restrictions

The City of Hamilton Water Works By-law R84-026 restricts all lawn and garden watering to every other day.

- If your property address is even-numbered you are permitted to water on even-numbered days
- If your property address is odd-numbered you are permitted to water on odd-numbered days

For residents without a municipal address, the following applies:

- If you live on the west side or north side of the street you are permitted to water on odd-numbered days
- If you live on the east side or south side of the street you are permitted to water on even-numbered days

Failure to comply with the above restrictions may result in fines.

More Information

For more information contact our customer service representatives, Monday to Friday between 8:30 am - 4:30 pm at 905-546-CITY (2489) or visit our website at

www.hamilton.ca/communitywells



Outdoor Water Conservation Tips



- 1
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- 9

- 1 Summer water usage can increase by 50%.
- 2 Water early morning or late evening to reduce water loss from evaporation.
- 3 Setting lawn mower blades one notch higher will reduce evaporation.
- 4 Grass can survive 6 weeks of hot, dry weather with little effect.
- 5 Mulch around plants to conserve soil moisture and moderate soil temperature.
- 6 Increase water retention of your soil by adding compost.
- 7 Consider a drip irrigation system for vegetable gardens.
- 8 Line the soil with a thick layer of newspaper to maximize water retention for water loving plants.
- 9 Place plants with similar water requirements close together.

Watershed Action Plan

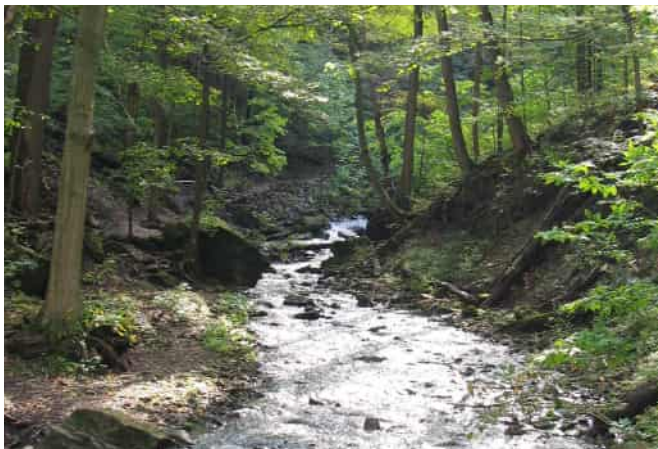
The City of Hamilton is taking steps toward developing a comprehensive Watershed Action Plan and restating its commitment to the water quality objectives outlined in the Hamilton Harbour Remedial Action Plan.

What is a watershed? A watershed is an area of land drained by a river or creek and its tributaries into a body of water like a lake, ocean, or harbour.

What is a watershed action plan? It is a framework to guide decisions and actions to protect, restore and enhance natural resources to support healthy and resilient communities.

For many years investments have been made into reducing point-source contamination in Hamilton Harbour. The Watershed Action Plan will help to identify and guide the work to address non-point-source contamination and will focus on activities that are within the care and control of the City of Hamilton.

www.hamilton.ca/watershedactionplan



Did You Know



- That Council identified the Watershed Action Plan as a top priority
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Your Water Supply Update

Hamilton Water initiated a Municipal Class Environmental Assessment to consider infrastructure options to ensure that Carlisle will have long-term sustainable water servicing to meet the current and future needs of the community. The first Public Information Centre (PIC) was held on June 14th, 2023 where an overview of the Study was presented, including the problem and opportunities to be addressed, existing conditions within the study area, and a preliminary long-list of site options currently under consideration. A redundant well (FDC03RR) has been installed at the location of the existing municipal well FDC03R to act as a backup should one of the existing municipal wells have to be taken offline for any reason.

The next steps of the project will involve short-listing the site options and completing environmental inventory studies. We will hold a second PIC with the Carlisle residents in late 2023.

Get Involved

As part of this study, we are forming a Community Liaison Committee (CLC) comprising of members from the Carlisle community to provide valuable input at key stages throughout the project. This is an opportunity for Carlisle residents to apply to be members of the CLC. The deadline has been extended until all positions have been completely filled. You can submit your application at:

www.hamilton.ca/CarlisleWaterStorage

Further Details

For more information, including a recording of the presentation at the Public Information Centre (PIC) and Frequently Asked Questions (FAQ), please visit:

www.hamilton.ca/carlislewaterstorage and www.engage.hamilton.ca/carlislewaterstorage

New Stormwater Funding Model

The City of Hamilton's stormwater management program helps protect the public, private property, infrastructure and the environment from flooding, erosion and water quality issues by properly managing rain and melted snow that flows over land. The stormwater management system includes maintenance holes, catch basins, ditches, ponds, storm sewers, creeks and outlets to the lake. In rural areas of Hamilton, the stormwater management system consists of ditches, culverts and creeks.

Currently, the City primarily funds stormwater management through water and wastewater utility revenues, with the remainder coming from property taxes. This means that properties primarily pay based on the amount of City drinking water consumed. Properties such as parking lots, with no water or sewer connection, contribute very little funding to stormwater management despite the amount of stormwater which runs off their site and into the stormwater system.

Council recently approved the implementation of a new, equitable stormwater funding model starting in 2025, where properties will be charged based on the



load (or use) they place on the stormwater system. Water and wastewater rates will no longer be used to fund stormwater management activities. An incentive program is also under consideration for properties that implement measures to reduce their impact on the stormwater system.

We want your help to shape the implementation of the new stormwater fee so that it meets the needs of our community and the infrastructure that supports it today and into the future. Opportunities to learn more about the new stormwater funding model and provide feedback on an incentives program will be available later this year. To keep updated on progress and upcoming engagement opportunities, visit our website at hamilton.ca/stormwaterfunding or email us at StormwaterFundingReview@hamilton.ca

Understanding Low Level Water Conditions



Your community draws its water from a groundwater source. In addition to the City of Hamilton Water Works By-law R84-026, the Provincial Low Water Response Plan sets requirements for low water level conditions that range from Level 1 to Level 3. The higher the level, the more severe the water supply shortage and subsequent restrictions. Low water level conditions are promoted through local media sources, direct mail, and online at:

www.hamilton.ca/lowlevelconditions



By-law Restrictions

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- If your property address is even-numbered you are permitted to water on even-numbered days
- If your property address is odd-numbered you are permitted to water on odd-numbered days

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Failure to comply with the above restrictions may result in fines.

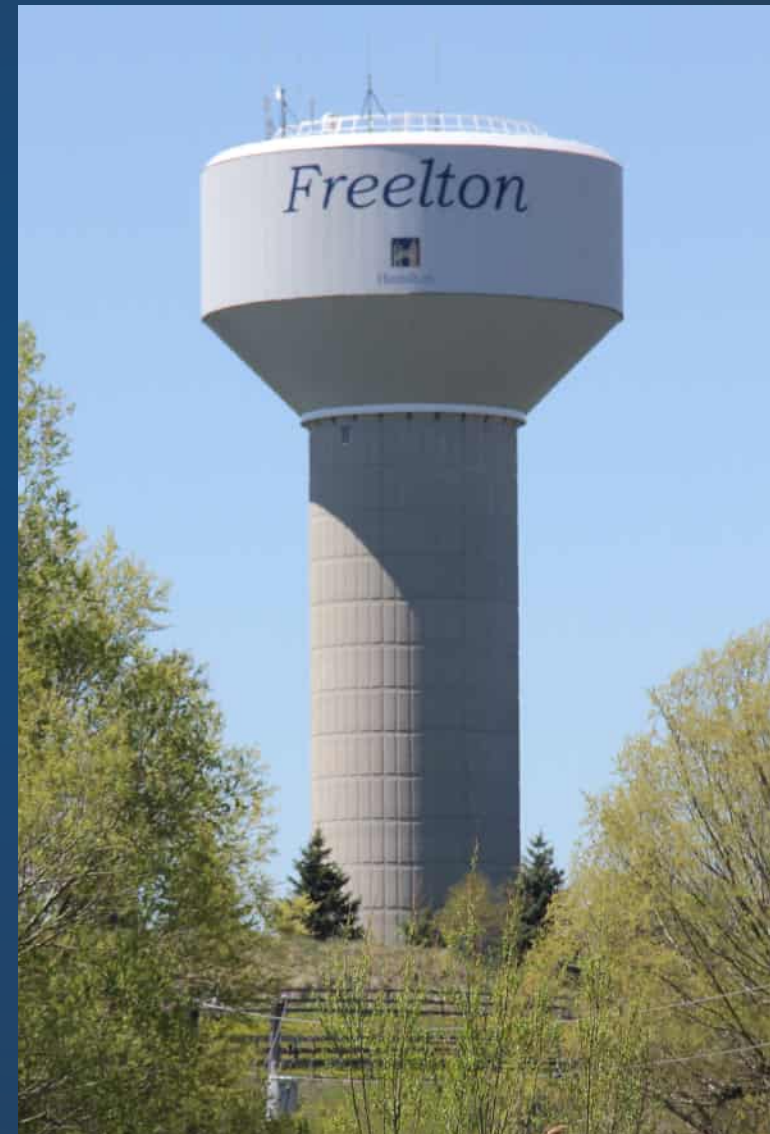
More Information

For more information contact our customer service representatives, Monday to Friday between 8:30 am - 4:30 pm at 905-546-CITY (2489) or visit our website at

www.hamilton.ca/communitywells

FREELTON WATER UPDATE

For residents on the municipal water system



Outdoor Water Conservation Tips

- 1 Summer water usage can increase by 50%.
- 2 Water early morning or late evening to reduce water loss from evaporation.
- 3 Setting lawn mower blades one notch higher will reduce evaporation.
- 4 Grass can survive 6 weeks of hot, dry weather with little effect.
- 5 Mulch around plants to conserve soil moisture and moderate soil temperature.
- 6 Increase water retention of your soil by adding compost.
- 7 Consider a drip irrigation system for vegetable gardens.
- 8 Line the soil with a thick layer of newspaper to maximize water retention for water loving plants.
- 9 Place plants with similar water requirements close together.

Watershed Action Plan

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What is a watershed? A watershed is an area of land drained by a river or creek and its tributaries into a body of water like a lake, ocean, or harbour.

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www.hamilton.ca/watershedactionplan



Did You Know



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Your Water Supply Update

Hamilton Water is currently assessing the stations within the Freelon Drinking Water System as part of the asset management program. The results of the assessment will guide the upgrades to those stations. If required, design and construction would be estimated to start in late 2024.

Sampling and Analysis

Each well is equipped with online chlorine residual and turbidity analyzers that continually monitor the treated water quality. Raw, treated and distributed water is sampled and analyzed weekly. In addition, chlorine residual in the distribution system is analyzed daily.

Last year, more than 1,300 water samples were tested in Freelon to ensure the safety of the municipal water supply.

www.hamilton.ca/waterquality

Municipal Well Assessment

Hamilton Water completes regular assessments of the municipal wells to ensure that they are performing as expected and that the integrity of the wells is aligned with or above the requirements stated in Ontario Reg. 903.Wells. The Freelon community relies on two municipal wells. One of them underwent detailed testing in late 2022 followed by some repairs in 2023.

Halton-Hamilton Source Protection Region in collaboration with Hamilton Water revised the significant drinking water threats (SDWT) for Freelon based on updated municipal wellhead protection areas.

The technical information has been approved by the Ministry of Environment, Conservation and Parks. The City is conducting work to manage those newly identified SDWT.

www.hamilton.ca/sourcewater

New Stormwater Funding Model

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Currently, the City primarily funds stormwater management through water and wastewater utility revenues, with the remainder coming from property taxes. This means that properties primarily pay based on the amount of City drinking water consumed. Properties such as parking lots, with no water or sewer connection, contribute very little funding to stormwater management despite the amount of stormwater which runs off their site and into the stormwater system.

Council recently approved the implementation of a new, equitable stormwater funding model starting in 2025, where properties will be charged based on the



load (or use) they place on the stormwater system. Water and wastewater rates will no longer be used to fund stormwater management activities. An incentive program is also under consideration for properties that implement measures to reduce their impact on the stormwater system.

We want your help to shape the implementation of the new stormwater fee so that it meets the needs of our community and the infrastructure that supports it today and into the future. Opportunities to learn more about the new stormwater funding model and provide feedback on an incentives program will be available later this year. To keep updated on progress and upcoming engagement opportunities, visit our website at hamilton.ca/stormwaterfunding or email us at StormwaterFundingReview@hamilton.ca

Understanding Low Level Water Conditions

1

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2

3

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Summer water usage can increase by 50%.

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Water early morning or late evening to reduce water loss from evaporation.

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Setting lawn mower blades one notch higher will reduce evaporation.

4

Grass can survive 6 weeks of hot, dry weather with little effect.

5

Mulch around plants to conserve soil moisture and moderate soil temperature.

6

Increase water retention of your soil by adding compost.

7

Consider a drip irrigation system for vegetable gardens.

8

Line the soil with a thick layer of newspaper to maximize water retention for water loving plants.

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Place plants with similar water requirements close together.



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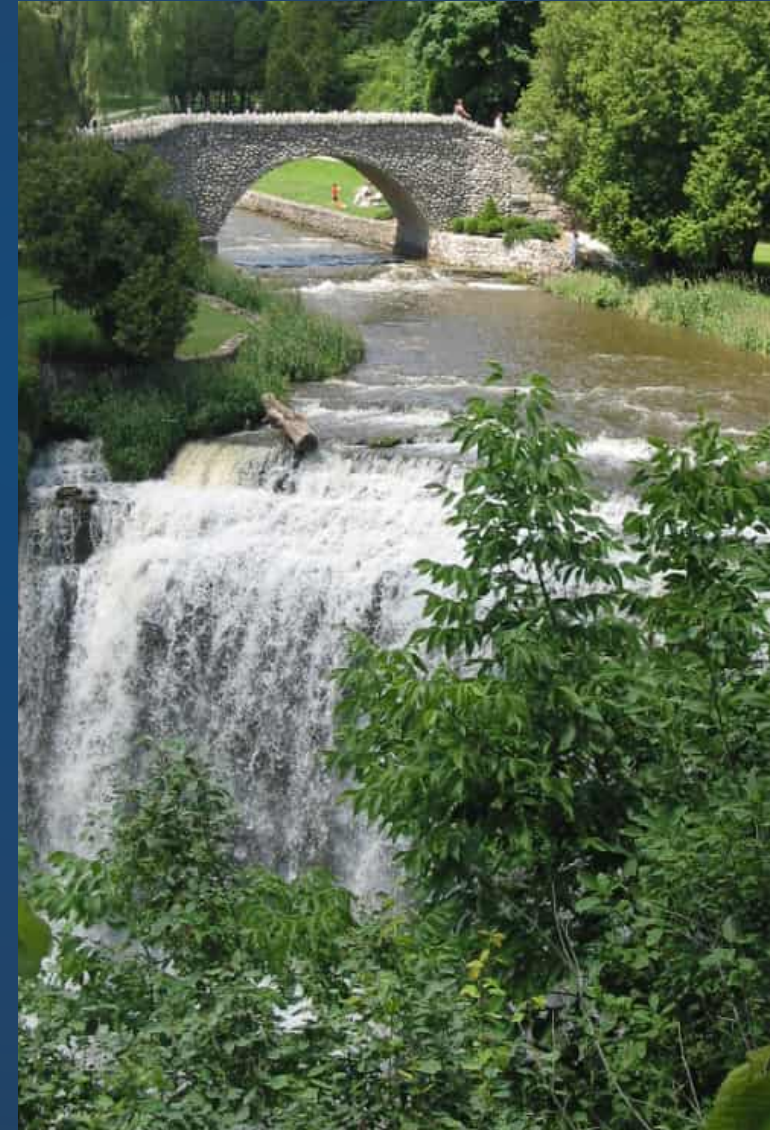
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GREENSVILLE WATER UPDATE

For residents on the municipal water system



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Your Water Supply Update

The Municipal Class Environmental Assessment (EA) for the Greenville Municipal Well System resumed as the City retained Stantec to develop the EA Study and evaluate servicing alternatives for the Greenville Drinking Water System. The information will be presented to the public in Fall 2023.

Municipal Well Assessment

Hamilton Water completes regular assessments of the municipal wells to ensure that they are performing as expected and that the integrity of the wells is aligned with or above the requirements stated in Ontario Reg. 903. Wells. The Municipal Class Environmental Assessment for the Greenville Drinking Water System relies on a new municipal well located at Johnson Tews Park. The well was inspected and tested in 2022.



Sampling and Analysis

The well is equipped with online chlorine residual and turbidity analyzers that continually monitor the treated water quality. Raw, treated and distributed water is sampled and analyzed weekly. In addition, chlorine residual in the distribution system is analyzed daily.

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Photo: Chris Maillet, Bennett Mechanical Installtions (2001) LTD

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Your Water Supply Update

It has been 2 years since the new Lynden water facility was commissioned and the new treatment system is performing well.



Municipal Well Assessment

Hamilton Water completes regular assessments of the municipal wells to ensure that they are performing as expected and that the integrity of the wells meets the requirements stated in Ontario Reg. 903. Wells.

The Lynden community relies on two municipal wells. The oldest well, drilled in the 80s, underwent testing that revealed well integrity issues. It was determined that the best course of action is for a replacement well to be drilled near the existing well and connected to the new treatment facility. The consultant has been retained and drilling activities are anticipated to commence in fall 2023, followed by testing and construction in late 2023-2024.

New Stormwater Funding Model

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Your City. Your Water.

FALL 2023

Welcome to the tenth edition of the Hamilton Water Newsletter.

In this newsletter you will find information on: New Stormwater Funding Model · Leak Adjustment Program · Watershed Action Plan · Wastewater Treatment Plant Upgrades · Frozen Pipes · Lead Pipe Awareness · Vacant Properties · Property Owner Contact Information

NEW Stormwater Funding Model

A new stormwater funding model has been approved by Council and will be implemented in 2025.

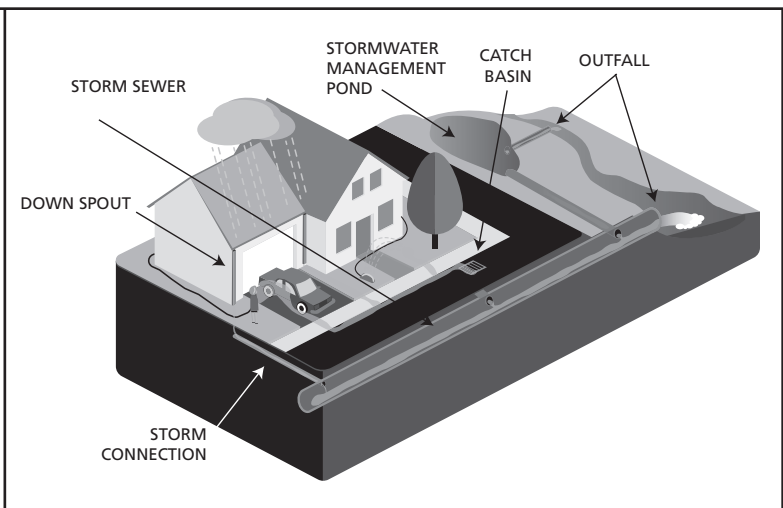
Stormwater is water that comes from rain and melted snow that flows over land and into storm drains, ditches, creeks and lakes. Impervious (or hard) surfaces such as asphalt, concrete, rooftops and compacted soils prevent stormwater from naturally soaking into the ground.

The City of Hamilton's stormwater management program helps protect private and public property, infrastructure and the environment from flooding, erosion and water quality issues by properly managing the rain and melted snow that flows over land. The stormwater management system includes maintenance holes, catch basins, ditches, ponds, storm sewers, creeks and outlets to the lake. In rural areas of Hamilton, the stormwater management system consists of ditches, culverts and creeks.

Currently, the City primarily funds stormwater management through water and wastewater utility revenues, with the remainder coming from property taxes. This means that properties pay primarily based on the amount of City drinking water consumed. Properties that use a lot of water (such as the food services industry and laundromats) currently pay a larger amount for the stormwater system. While properties with large areas of hard surfaces such as parking lots, or without water or sewer connection, contribute very little funding to stormwater management despite the amount of stormwater which runs off their site and into the stormwater system.

Council approved the implementation of a stormwater fee starting in 2025 to replace the current inequitable stormwater funding model. Properties will be charged based on the load (or use) they place on the stormwater system. Residential properties will pay based on the type of dwelling (e.g., single family detached dwellings, duplexes/town homes, and multiplexes). Non-residential and high-rise residential properties will pay based on their measured imperviousness. Properties that are connected to the City's water and/or sewer systems will no longer be charged for stormwater services through their water/ wastewater utility fee. Instead, these properties will see a separate stormwater fee on their utility bill. An incentive program is also under consideration for properties that implement measures to reduce their impact on the stormwater system.

A stormwater fee provides greater transparency, is more equitable, and is a more sustainable funding model than the current billing structure. Other municipalities across Ontario that have successfully implemented a stormwater fee include Kitchener, Waterloo, Ottawa, Guelph, Brampton and Mississauga. We want your help to shape the implementation of the new stormwater fee so that it meets the needs of our community and the infrastructure that supports it today and into the future. Visit our website at hamilton.ca/stormwaterfunding or email us at StormwaterFundingReview@hamilton.ca to learn more about the new stormwater fee, and opportunities to provide feedback on an incentives program.



Leak Adjustment Program

The City of Hamilton has a residential Leak Protection Program that is administered by ServLine. This program provides protection from a high water bill caused by a qualifying internal leak. There is protection up to \$2,500/leak and is available for one occurrence per 24-month period. If you have any questions or need to file a claim, please contact ServLine at 1-888-977-7471 or visit:

hamilton.ca/leaks



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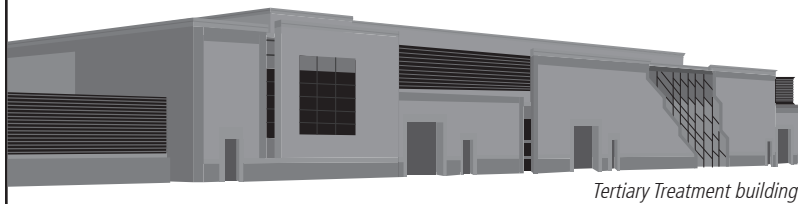
The Watershed Action Plan will help to identify and guide the work to address non-point-source contamination (eg. pollution from urban runoff, fertilizers, pesticides, or other contaminants) and will focus on activities that are within the care and control of the City of Hamilton. Actions under the new Plan will benefit recreation and natural habitats in each watershed and continue the process to delist Hamilton Harbour as an identified Area of Concern. It is estimated that it will take two years to develop the full Watershed Action Plan in Hamilton, which will include stakeholder engagement and consultation. The final Plan will include a capital implementation strategy that will outline a 5 to 10-year capital budget plan and financing strategy. **Learn more: hamilton.ca/watershedactionplan**

Wastewater Treatment Plant Upgrades

The Woodward Avenue Wastewater Treatment Plant upgrades are a significant investment within the City of Hamilton’s Clean Harbour Program. This extensive upgrade project occurred over several years and involved various sub-projects, each with its own set of specifications and timelines. Notably, the Main Pumping Station and Electrical Power Centre upgrades have been successfully completed and are presently within their 2-year warranty period.

The final phase of this ambitious \$340 million multi-phase plan is focused on completing the Tertiary Treatment Facility. In October 2022, a crucial milestone was achieved as the secondary effluent started to flow through the Tertiary Treatment Facility, simultaneously initiating the commissioning period. This achievement signifies a momentous step towards transforming the Woodward Avenue Wastewater Treatment Plant from a secondary to a tertiary-level treatment facility. Meeting this goal reflects the City’s commitment to fulfilling the Hamilton Harbour Remedial Action Plan Targets. The final phase of the upgrade project is scheduled to be completed in Q4 of 2023.

Learn more: hamilton.ca/cleanharbour



Tertiary Treatment building

Vacant Properties

If your property will be vacant, please call 905-546-2489 within 24 hours of leaving to arrange for the City to turn your water off at the street. There is a turn off and turn on fee associated with this service but you will be protected from unauthorized water use of outdoor taps and water leaks that are not identified/addressed due to lack of occupants.

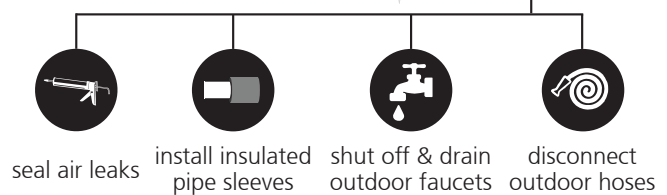
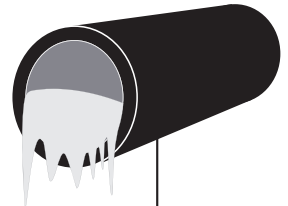
Property Owner Contact Information

Keeping you informed of changes or disruptions to your water service is important to Hamilton Water. In times of emergency, having the most up-to-date contact information is vital. Alectra Utilities handles all billing for Hamilton Water. To ensure we have your most up-to-date contact information, please call Alectra Utilities at 1-833-253-2872 to make sure your information is current.

Please Note: Neither Alectra Utilities nor the City of Hamilton sells any of your information to third-party companies.

Frozen Pipes

Frozen pipes can leave you without water and with costly repairs. Take precautions to help prevent your pipes from freezing this winter.

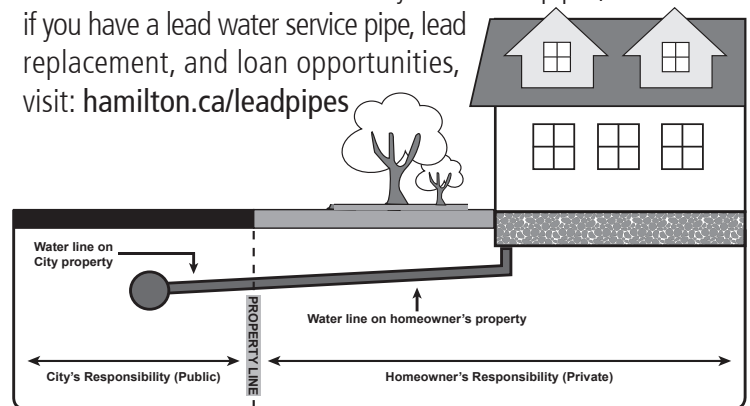


For more tips on how to prepare visit: hamilton.ca/frozenpipes

Lead Pipe Awareness

If your home was built before 1955, you may have a lead water service pipe type. Changes to the Plumbing Code banned the use of lead pipes because of the harmful health effects it could cause, and copper for water service pipes became the new standard. Lead is a known toxic metal and exposure to even small amounts can be harmful to human health, especially for babies, young children, and pregnant people. Although the City has implemented a Corrosion Control Program to prevent lead from entering our tap water, eliminating the source of lead is the best way to protect you and your family.

For information on how to identify lead water pipes, what to do if you have a lead water service pipe, lead replacement, and loan opportunities, visit: hamilton.ca/leadpipes





Appendix J

Communication Update





COMMUNICATION UPDATE

TO:	Mayor and Members City Council
DATE:	January 16, 2024
SUBJECT:	Hamilton Stormwater Financial Incentive Program Update (City Wide)
WARD(S) AFFECTED:	City Wide
SUBMITTED BY:	Brian McMullen Director, Financial Planning, Administration and Policy Corporate Services Department
SIGNATURE:	

This Communication Update provides information regarding the Engagement for the proposed stormwater financial incentive program. It includes some historical background information on the stormwater funding review and the feedback received for the proposed incentives program.

Stormwater Incentives Program Engagement

As previously advised, the City of Hamilton is changing its stormwater funding model and asked property owners and residents for feedback on a new stormwater incentive program. Feedback on the proposed financial incentive program will be considered as part of a change in how stormwater management is funded at the City.

Engagement to help shape plans for the proposed Stormwater Incentive Program took place from October 31, 2023, to January 8, 2024. A [Stormwater Incentive Program | Engage Hamilton](#) webpage was set up. This site received 3.26 K visits between October 31, 2023, and January 8, 2024.

Individuals participated by taking a survey, joining a virtual meeting or attending an in-person open house. Individuals were able to submit questions to the project team through this site or by emailing StormwaterFundingReview@hamilton.ca. This inbox will remain active through implementation and go-live. Additionally, an educational video around the Stormwater Management Program was created by the City’s consultant, AECOM, and posted on several City sites.

SUBJECT: Hamilton Stormwater Financial Incentive Program Update (City Wide)
Page 2 of 6

Three distinct surveys were available through [Stormwater Incentive Program | Engage Hamilton](#): one for residents and residential property owners; one for industrial, commercial, institutional (ICI) and large multi-residential property owners and operators; and one specific to agricultural / farm properties. Individuals were also able to fill out a hard copy survey and submit it to the project team. The survey yielded responses from 471 residential, 36 ICI and multi-residential properties with greater than six units and 276 agricultural property owners. The Stormwater Funding Review inbox has also fielded over 100 questions and comments from residents, the majority of these being agricultural or rural property owners.

Public Information sessions included:

- Two virtual meetings were held as follows via Zoom focusing on two distinct sectors.
 - November 7, 2023 – 2:30 to 4:00 p.m.
 - November 7, 2023 – 7:00 to 8:30 p.m.
- Two in-person open house events were held with the project team. The project team provided information boards available for questions and feedback on the proposed incentive program. A presentation was also provided followed by a question-and-answer period.
 - November 15, 2023 – 6:30 to 8:30 p.m. – Hamilton City Hall, Council Chambers, 71 Main Street West, Hamilton
 - November 16, 2023 – 6:00 to 8:00 p.m. – Ancaster Fairgrounds, 630 Trinity Road South, Ancaster
- November 30, 2023, Agriculture and Rural Affairs Sub-Committee meeting, Stormwater Financial Incentives program presentation.

The project team has begun to analyze the results of the three distinct surveys, as well as feedback received via email and at the virtual and in-person open houses. The in-person open house at the Ancaster Fairgrounds was well attended by individuals representing the agricultural sector and the participants of the surveys can be broken down into essentially three constituency groups: residential (from across Hamilton), agricultural and industrial, commercial, institutional and large multi-residential.

On December 13, 2023, Council approved the following direction with respect to the Stormwater Financial Incentive Program:

- (a) That staff, in the report back regarding the implementation of a Stormwater Incentives Program, include specific recommendations regarding a stormwater rate structure and incentives program that recognizes rural agricultural properties as different from Industrial, Commercial, Institutional and Multi-Residential properties; and

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- (b) That staff clearly explain the financial impacts of the stormwater rate structure and incentives program for rural agricultural properties, including alignment to the Council approved guiding principles: Fair and equitable, Climate resilient and environmentally sustainable, Affordable and financially sustainable, Justifiable, and Simple.

In response to the preceding motion, as well as, similar themes received in the public feedback, the project team is working on enhancements to the draft Storm Incentive Programs that align with the Review Guiding Principles approved by Council in November 2022. Staff is developing a unique “made in Hamilton” incentive program for ICI, agricultural and multi-residential properties with greater than six units that will include a multi-stream credit program unlike other municipalities.

The preliminary credit program that is being considered will consist of three streams for ICI, agricultural and multi-residential properties with greater than six units:

- **Green Space Credit** – would take into consideration the pervious to impervious ratio of a property. Preliminary analysis of the Green Space credit could reduce Base Storm charges by up to 97% based on the ratio of hard surface to the total softscape of the property. Properties that will likely benefit from this credit include farms, parks, schools, golf courses, cemeteries and other large properties with large amounts of permeable surfaces.
- **Hamilton Harbour Discharge Credit** – up to a 90% credit (reduction on their stormwater fee) if the property owner can demonstrate that the properties’ stormwater fully discharges to Lake Ontario which is Provincial jurisdiction.
- **Stormwater Management Infrastructure Credit** – Property owners will be able to apply for a credit (i.e., reduction on their stormwater fee) if they reduce the quantity or improve the quality of stormwater that runs off their property. The various criteria and associated credit are summarized in Table 1 of this Communication Update. To apply for the credit, property owners will need to show that they have and maintain measures on their property to meet the proposed credit criteria.

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Table 1

Stormwater Objective	Maximum Credit Amount (Total Max. 50%)	Description	Example Measures
Slow it down (peak flow reduction)	40%	Percent reduction of the 100-year storm post-development flow to pre-development conditions of the site.	Detention ponds, cisterns
Clean it up (water quality)	25%	Remove ammonia, sediment, and phosphorous. Remove 60% to 70% sediment (based on receiving waters).	Oil-grit separators, treatment facilities
Soak it up (volumen reduction)	40%	Percent capture of first 28 mm of rainfall during a single rainfall event.	Infiltration facilities/rain gardens, re-use facilities, pervious pavers
Prevent it first (pollution prevention)	15%	Develop and implement a pollution prevention plan.	Salt management plan, pesticide/manure management, sweeping, spill response plan, public education etc.

Note: property owners will not be eligible for more than one stream of the program.

The Residential Stormwater Incentive Program as outlined below, drafted in summer 2023 remains unchanged and consistent with the engagement feedback received by residents. Staff is having further discussion with local non-profit Green Venture regarding a formal partnership to enhance their existing Naturehood’s program. The program would provide on-site guidance to implement stormwater measures that would be subsidized by the City. This approach would be similar to residential subsidized incentive programs offered in Guelph, Kitchener and Waterloo.

Draft Residential Stormwater Incentive Program

Single-family residential and multi-residential properties with six or fewer units will be able to access subsidized programs that provide:

- A grant (subsidy) for the disconnection of downspouts, installation of a backwater valve, and other eligible works that help to reduce the risk of basement flooding;
- In-person advisory services on how properties can reduce their stormwater water runoff;
- How-to information/publications on how properties can reduce their stormwater runoff; and
- A grant (subsidy) for the installation of rain barrels, rain gardens, bioswales, pollinator gardens, or permeable surfaces and other measures that reduce the quantity and improve the quality of stormwater runoff from residential properties.

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Next Steps

Staff will be bringing forward a recommendation report to the General Issues Committee expected in Q2 of 2024. This will include a fulsome summary of the engagement process and feedback received, a detailed outline of the enhanced Stormwater Financial Incentive Programs, provide stormwater fee profiles of various property types and will identify staff requirements to administer the Incentive Programs and ongoing Stormwater Fee program.

Following approval of the Incentive Program, the planned communication strategy will focus on the implementation of the new stormwater fee, including:

- Updates to the Engage Hamilton webpage (survey / consultation summary, next steps, etc.)
- Updates to other City websites regarding implementation (who will be billed – when and how, approved credit program, credit application process, residential incentive program)
- Development of an online “calculator” showing what a property would be charged
- Bill inserts with information about the upcoming stormwater fee
- On-going monitoring of the stormwater funding review email

City of Hamilton Stormwater Funding Background

On July 12, 2019, Council passed a motion that directed staff to review a Stormwater Rate Program for the City of Hamilton and report back to the General Issues Committee (GIC) with a framework and options for implementation. Report PW19109 was presented to GIC on December 4, 2019, and outlined other municipal stormwater rate programs, as well as a preliminary fee structure developed from the guiding principles identified within the Report.

On June 22, 2022, Corporate Services staff provided a report to the Public Works Committee that recommended engaging a consultant to undertake a holistic Stormwater Funding Review (Review). Report FCS22043 outlined three phases for the project including Discovery, Detailed Analysis and Implementation. The estimated timeline to report back with the results of the Review, conduct public consultation and provide a recommended stormwater funding model was June 2024. In addition to approving the engagement of a consultant and related funding, staff was directed to report back to the General Issues Committee to provide Guiding Principles for consideration that would direct the evaluation of alternative stormwater rate funding structures as part of the Review.

On November 30, 2022, the General Issues Committee approved Guiding Principles for the Review as follows:

- Fair and equitable
- Climate resilient and environmentally sustainable
- Affordable and financially sustainable
- Justifiable
- Simple to understand and manage

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On January 25, 2023, Council approved the following direction with respect to the Review:

- (a) That staff be directed to report back to the General Issues Committee (GIC) in the second quarter of 2023 on the steps and resources required to implement a dedicated user fee for stormwater services, with an implementation date no later than January 2025; and
- (b) That, in addition to the guiding principles that may be adopted by Council through Report FCS22043(a), staff be directed to include all aspects of the City's stormwater services to be funded from the revenues associated with this dedicated user fee.

The January 2023 Council motion essentially fast tracked the Review timeline a full year from an original reporting timeline of June 2024 to June 2023. An unintended impact of the accelerated timeline was that there was not sufficient time to incorporate a comprehensive public engagement plan regarding the Review results and / or the recommended future funding model (often referred to as the Rate Structure). Staff and the consultant (AECOM) did provide three education sessions with Councillors and the Mayor in early February 2023.

On June 28, 2023, Council approved a Stormwater Rate Structure that will become effective September 1, 2025. Staff has been directed to develop and report back regarding the implementation of a Stormwater Incentives Program once a public engagement has been undertaken. Staff expect to report back on the incentives program in Q2 2024.

On December 13, 2023, Council approved the following direction with respect to the Stormwater Financial Incentive Program:

- (a) That staff, in the report back regarding the implementation of a Stormwater Incentives Program, include specific recommendations regarding a stormwater rate structure and incentives program that recognizes rural agricultural properties as different from Industrial, Commercial, Institutional and Multi-Residential properties; and,
- (b) That staff clearly explain the financial impacts of the stormwater rate structure and incentives program for rural agricultural properties, including alignment to the Council approved guiding principles: Fair and equitable, Climate resilient and environmentally sustainable, Affordable and financially sustainable, Justifiable, and Simple.

APPENDICES AND SCHEDULES ATTACHED

N/A

JS/dt

Stormwater Financial Incentives

City of Hamilton

May 2024

Prepared for:

City of Hamilton

Prepared by:

AECOM Canada Ltd.
1000-5090 Explorer Drive, 9th & 10th Floors
Mississauga, Ontario, L4W 4T9
Canada

T: (905) 238-0007
www.aecom.com

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E1 Executive Summary

Based on feedback received during the public consultation, consideration of the unique features within the City of Hamilton, a gap analysis of existing stormwater incentives programs, and a review of stormwater financial incentive programs at other municipalities, it is recommended that the City of Hamilton consider the following stormwater financial incentive program in conjunction with the implementation of its new stormwater fee.

E1.1 Residential Properties < 6 dwelling units

It is recommended that the City of Hamilton increase promotion of the following existing programs to provide grants and subsidies to any properties with six or fewer dwelling units:

- City of Hamilton's rain barrel program
- Enhanced Green Venture's NATURhoods program for all residents across the City, and
- City of Hamilton's Protective Plumbing Program that promotes downspout disconnection as well as backwater valves.

These programs will also be complemented by other City of Hamilton, Green Venture and Conservation Authority initiatives that promote private property measures that reduce the quantity or improve the quality of stormwater runoff.

E1.2 Industrial, Commercial, Institutional and Multi-residential Properties >6 dwelling units

It is recommended that the City of Hamilton offer three credit streams for its industrial, commercial, institutional, and multi-residential properties with more than six dwelling units, as outlined below. A property can only be eligible for one credit stream.

Green Space Credit

- Considers percentage of property that is green space
- Automatic enrollment – no application needed
- Only available for properties with no direct stormwater connection and only contribute overland flow via green space
- Credit up to 97%

Hamilton Harbour Discharge Credit

- Property owners can apply for up to a 90% credit if they can demonstrate their property's stormwater discharges to Lake Ontario which is provincial jurisdiction.

Stormwater Infrastructure Credit

- Property owners will be able to apply for a credit of up to 50% if they reduce the quantity and/or improve the quality of stormwater that runs off their property.

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1. Introduction

In June 2022, Council directed staff to perform a stormwater funding model review and in November 2023, Council approved Guiding Principles for the stormwater funding model evaluation. The resulting evaluation of various stormwater funding options against the Guiding Principles is shown in the following table.

Table 1: Stormwater Funding Model Evaluation with Guiding Principles

Stormwater Funding Model	Used By	Stormwater Rate Based On	Guiding Principles						
			Fair & Equitable	Climate Resilient & Environmentally Sustainable		Affordable & Financially Sustainable		Justifiable	Simple to Understand & Manage
				Climate Resilient	Environmentally Sustainable	Affordable	Financially Sustainable		
1. General Tax Levy	Brantford	Assessed value	✗	✗	✗	⦿	✗	✗	✓
2. Dedicated Tax Levy	Markham	Assessed value	✗	✗	✗	⦿	⦿	✗	✓
3. Water/Wastewater Rate	Hamilton Toronto	Water consumption	✗	⦿	✗	⦿	⦿	✗	✓
4. Stormwater Rate – Tiered Flat Fee	Ottawa Vaughan London	Property type, size	✗	⦿	⦿	⦿	✓	⦿	⦿
5. Stormwater Rate – ERU	Guelph	Impervious area (but all residential types pay the same)	⦿	✓	✓	⦿	✓	✓	⦿
6. Stormwater Rate – SFU	Windsor	Impervious area (but all single family dwellings pay the same)	✓	✓	✓	⦿	✓	✓	⦿
7. Stormwater Rate – Tiered SFU	Mississauga Kitchener	Impervious area	✓	✓	✓	⦿	✓	✓	✗

Currently, Hamilton mostly funds its stormwater program through its water/wastewater rate (Option 3 above) but also partially through the General Tax Levy (Option 1 above).

On June 28, 2023 Council approved the new stormwater fee structure (Option 6 in the previous table) & directed staff to consult the public on a financial incentive program. Although the formal public consultation period was October 2023-January 2024, various forms of public consultation occurred from June 2023 to April 2024.

This report summarizes this financial incentive review and makes recommendations for the City of Hamilton. A more detailed review of the public consultation process is provided in a separate public consultation report.

1.1 Financial Incentives

Financial incentive programs have been very popular with Canadian municipalities that have implemented stormwater user fees and continue to be requested by stakeholders and members of the public, even though many property owners don't apply for them. There are many types of financial incentives related to a stormwater user fee including:

- fee credits;
- fee subsidies;

- rebates, and
- subsidized programs.

Fee Credits

A stormwater credit program offers a reduction in the stormwater charge to landowners who implement measures, practices, or activities that help reduce the load on the City's stormwater management (SWM) services. That is, property owners who reduce the amount or improve the quality of the stormwater that runs off their property into the municipal engineered and natural SWM system may qualify for a credit and receive a reduction in their fee. Credits are typically provided on an on-going basis for as long as the landowner has the measure, practice or activity implemented and can demonstrate that it is being maintained.

Fee Subsidies

Some municipalities have decided to subsidize stormwater charge for certain groups such as veteran facilities and places of worship. In these cases – the municipality typically uses revenue collected from property taxes to pay the stormwater utility fee for subsidized properties.

Rebates

Rebates are a one-time contribution towards the implementation of on-site stormwater controls such as rain barrels, rain gardens, disconnected roof leaders, etc. Typically, the municipality reimburses the homeowner after the measure has been installed. This "one-time" cost reduction can help encourage the implementation of on-site stormwater controls but since there is no follow-up, there is no mechanism to ensure that the measure is maintained and continues to control a property's stormwater run-off.

Subsidized Programs

To avoid the administrative cost of managing credits or rebates to individual property owners, stormwater utilities may simply provide financial support to programs that encourage and support property owners to reduce their impact on the stormwater system. This can include reducing the cost of materials such as rain barrels or providing subsidized consulting services for on-site measures.

There are many benefits to the implementation of a stormwater financial incentive program, as listed below.

- Provides incentive to landowners to reduce stormwater runoff and pollutant discharge from their properties.
- Provides opportunity to landowners to reduce their stormwater fee.
- May reduce the City's operation/maintenance and capital costs by managing stormwater before it is discharged into the municipal SWM system.
- May reduce the impact of stormwater runoff on the environment through a "treatment train" approach that includes widespread management of stormwater runoff at its source.
- Increases environmental awareness for individual landowners through the credit application process as well as a broader outreach through new public education programs and other credit/subsidy eligible activities.
- Increases landowner acceptance of a new stormwater fee, by offering a means by which they can reduce the rate.
- Encourages property owners to maintain on-site measures when they apply to renew their credit.
- Helps the City establish an inventory of on-site measures and allows the City to confirm that they are being maintained.
- Reinforces the link between cost of service and fairness/equity of the charge allocation (i.e. if the philosophy of the rate is "the more you contribute; the more you pay" then the opposite case underlies the philosophy for a credit program "the less you contribute, the less you pay").

2. Hamilton Stormwater Priorities

A well-designed stormwater financial incentive program supports the following City Council approved Guiding Principles for stormwater funding:

1. Fair & equitable;
2. Climate resilient & environmentally sustainable;
3. Affordable & financially sustainable;
4. Justifiable; and
5. Simple.

A stormwater user fee's financial incentive program should also reinforce the City of Hamilton's stormwater management priorities. The Hamilton Watershed Action Plan's #1 ranked action is to develop a stormwater management rate to help finance work to reduce pollution to Hamilton Harbour.

On August 8, 2023 AECOM led City staff through a brainstorming and prioritization exercise to:

- Identify and prioritize stormwater management needs in the City of Hamilton (e.g. reduce CSO's, reduce flooding from intense storms, etc.), and
- Identify and prioritize the objectives that will best achieve the stormwater management needs identified in step 1 above (e.g. reduce peak flow & volume, etc.).

First the stormwater management needs were identified and then staff were invited to vote on those that they felt were highest priority. The resulting stormwater management needs in order from highest to lower priority are listed below. The number of votes that each need received is shown in brackets.

1. Reduce CSO's (7)
2. Green infrastructure (6)
3. Practices such as salt management plans (5)
4. Reduce phosphorous, ammonia and total suspended solids (4)
5. Reduce flooding (3)

Secondly, the objectives that will best achieve the stormwater management needs identified above were identified and then staff were invited to vote on those that they felt were highest priority. The resulting objectives in order from highest to lower priority are listed below. The number of votes that each objective received is shown in brackets.

1. Reduce stormwater run-off volumes (10)
2. Reduce peak flows (9)
3. Reduce impervious areas and increase infiltration (5)
4. Improve phosphorous removal (3)
5. Improve ammonia removal (3)
6. Better understand and prioritize green infrastructure in combination with grey infrastructure (3)
7. Salt management operational plans (3)
8. Improve total suspended solids (TSS) removal (2)
9. Reduce flooding impacts that cause erosion (e.g. shoreline & escarpment) (1)

Based on these prioritized objectives, a draft financial incentive program was developed and is presented later in this report.

3. Applying Credits

A property's stormwater fee consists of a base charge along with any associated adjustments (e.g. credit). Once a property's base charge has been calculated a credit could then be applied to reduce that fee. A credit can be applied to properties with existing measures or as a property redevelops and new measures are installed. The initial credit application process typically includes supporting documentation such as:

- An engineering design report for any constructed facilities such as a detention pond
- Certified letter stating that the property owners will operate and maintain the facilities as prescribed and granting property access to City staff for inspection.

Credit applications are often renewed on a regular basis, typically every 1-5 years, sometimes with requirements to provide documentation of maintenance (e.g. cleaning receipt of an oil-grit separator). Offering credits does reduce a utility's revenue which should be considered in the development of stormwater rates to ensure that the program still has the total revenue required. Most Canadian municipalities that offer credit programs have found it results in a revenue reduction of less than 5% but the amount will depend on the extent of the credit program offered, how well it is promoted and whether it is easy for property owners to apply for the credit.

A maximum credit allowance for any individual property is typically assigned based on the expected reduction in municipality-wide capital and operating costs resulting from the implementation of on-site measures. Efforts to reduce the amount and improve the quality of stormwater runoff from properties will result in some cost savings in the operation, maintenance, and renewal of the municipal stormwater management (SWM) system. Even if a property were to reduce all stormwater run-off from their site for a typical storm, there are some base fixed costs that will be incurred by the City to maintain the drainage system for properties (particularly during large storm events, or when the ground is frozen or saturated) and the roadways required to access these properties. Therefore, it is important that properties still contribute to these base (fixed) costs of operating, maintaining, and renewing the municipal SWM system even if they can reduce the amount and improve the quality of stormwater runoff from their site. To account for this, other municipalities in North America who have implemented stormwater utilities typically provide credits up to a maximum of 40-50% of the total stormwater rate, although it varies widely from 25-100%. The Cities of Kitchener and Waterloo determined a maximum credit of 45% reflected the proportion of each City's stormwater program costs that could potentially be influenced by stormwater measures or activities on private properties. The City of Mississauga identified a maximum allowable credit of 50% but does not charge properties that don't discharge to the municipal stormwater system.

It is more cost-effective, from an administrative standpoint, to only offer credits to non-residential and large multi-residential properties as they typically represent a small number of large properties whose stormwater run-off and any on-site controls tend to have a larger impact on runoff contribution and pollutant loading to the City's stormwater system. As the typical residential stormwater user fee across Canada ranges from \$75 to \$250 per year, a 10-50% credit does not offer significant savings or incentive to a homeowner to implement measures that reduce their impact on the municipal SWM system. The administrative cost to offer a credit program to residential properties can sometimes outweigh the savings realised by the property owner. Despite that, some municipalities have elected to offer a residential credit program because residential landowners have strongly asked for it and offering credits can therefore lead to greater acceptance of a stormwater fee. To reduce the administrative costs for offering credits to residential properties, municipalities such as the City of Waterloo have developed an on-line credit application system for residential properties with random site visits to check for compliance.

Even though many stakeholders ask for a credit program, when a new stormwater fee is being proposed, Ontario municipalities have found that less than 10% of eligible properties apply for credits. Greater credit uptake has been found in municipalities, such as the City of Waterloo where they have an on-line application process, and a third-party non-profit organization supporting the implementation of measures that qualify for the credit program.

Once a property's credit is approved, a property owner should be required to renew its credit application on a regular basis (e.g. every 1-5 years) to ensure that the measure is still in place and being regularly maintained.

4. Example Incentives Programs

4.1 Credit/Rebate Programs

The following table summaries different credit/rebate program offered by North American municipalities towards the implementation of on-site stormwater measures.

Table 2: Stormwater Financial Incentive Programs Offered by Municipalities

Municipality	Description of incentives	Properties eligible for credits	Maximum credit amount
City of Victoria	Victoria's Rainwater Rewards program provides financial incentives to property owners for rain gardens, green roofs, bioswales, permeable paving, infiltration chambers, cisterns, and rain barrels. Rainwater Rewards credits must be renewed every five years. Credits and rebates are available for low density residential properties and credits are available for Condos, Apartments, Institutions and Businesses.	Low density residential properties, condos, apartments, institutions, and businesses	50%
City of Ottawa	Rebates up to \$5,000 may be available to help install rainwater management projects. Rebates available in priority retrofit areas where studies have shown that actions on private property like redirecting downspouts and installing rain gardens are effective ways to manage rainwater.	Only rebates	n/a
City of Edmonton	Credits available to non-residential properties. To be eligible, must demonstrate that the property contributes significantly less stormwater discharge to the stormwater system during rainfall compared to standard contribution for similarly zoned properties. The program has three types of credits: the Requested Reduction, Standard Reduction, and Reduction Reserved for Property Used as a Cemetery.	Non-residential properties	25%
City of Philadelphia	Types of credits include the open space credit, Managed Impervious Area (IA/GA) credit, Impervious Area Reduction (IAR) credit and NPDES Credit. Offers Stormwater Grants that pay for the design and construction of stormwater retrofit projects on non-residential properties.	non-residential, condominium, and multi-family residential	80-90%
City of Cleveland	Credits provided for runoff reduction by disconnecting downspouts, installing rain barrels, or planting rain gardens. Credits apply to residential and non-residential stormwater fees.	residential and non-residential	100%
City of Saskatoon	Credits provided for quantity and quality measures. Available to multi-residential or non-residential property owners.	multi-residential or non-residential	50%
City of Seattle	Credits offered through three different programs: Low Impact Rates, Stormwater Facility Credit Program (SFCP), and Rainwater Harvest Credit.	Residential & commercial	60%
City of Halifax	Credits offered to non-residential properties if their post-development peak flow rate matches the pre-development peak flow rate for, at minimum, the 1:5-year storm event. Acceptable measures include detention ponds, detention tanks, in-line pipe storage, roof storage, engineered wetlands and green infrastructure. Stormwater credit must be renewed annually. Credit program is for non-residential customers but residential customers may apply but will then be billed as a non-residential property.	non-residential properties or residential properties billed as non-residential	50%
City of Kitchener	Credits up to 45% for reducing the flow and or improving the quality of stormwater runoff from a property. Different credit guidelines are available to residential and non-residential property owners.	residential and non-residential	45%
City of Mississauga	Credits for non-residential or multi-residential properties for quality and quantity control measures. Total maximum of 50% Stormwater Credit is available for a single property. Only charges properties that drain to the City of Mississauga's stormwater system (includes sewers, ditches, outfalls and watercourses).	non-residential or multi-residential	50%
City of Guelph	Credits up to 50% for Industrial, commercial, institutional, and multi-residential properties of six units or more. Up to \$2,000 (2023) rain garden rebate available. Rainwater harvesting system rebate program provided to households installing approved seasonal outdoor rainwater harvesting tank (maximum of \$2000).	Industrial, commercial, institutional, and multi-residential properties of six units or more	50%
City of Waterloo	Stormwater credit up to 45 percent for on-site run-off quantity control, quality control and/or education measures. Different guidelines and alternatives apply to residential and non-residential properties.	residential and non-residential	45%
City of Portland	Up to 100% credit for on-site measures through the City's 'Clean River Rewards'. Acceptable measures include rain gardens, swales, landscaped areas, drywells, French drains, soakage trenches, rain barrels, cisterns, planters, ponds, detention facilities, trees, reduced impervious surfaces and ecoroofs. Applicable to residential and commercial customers. Additional financial incentives include tree rebates and green grants for large scale green infrastructure projects.	residential and commercial	100%
City of Brampton	Stormwater credit up to 50 percent for on-site volume, peak flow, quality treatment and pollution prevention measures.	Non-residential and multi-residential	50%

Since the City of Hamilton has a significant agricultural community, how other Ontario municipalities with stormwater rates provide credits or exemptions to agricultural properties was also reviewed. A summary of the findings is provided in the following table. The only municipality that currently exempts agricultural properties is the City of London. Their fee was developed nearly 20 years ago and was only applied to urban areas. The County of Brant is also looking at exempting agricultural properties from their proposed new stormwater fee because most stormwater funding and infrastructure in rural areas is managed through municipal drains and the Drainage Act.

Table 3 Stormwater Credits and Exemptions for Agricultural Properties

Municipality	Basis of Charge for Non-Residential	Exempt/Subsidize Agricultural Properties?	Farm-specific Credits	Eligible for General Credits	Other charge adjustments for agricultural/farm property
Mississauga	Impervious Area	Working farms are subsidized		Y (unsubsidized farms)	
Vaughan	Land Use				Flat rate for all agricultural properties
London	Land Use	Charge only applies to urban areas			
Kitchener	Impervious Area			Y (quality only)	Treated as residential
Guelph	Impervious Area			Y	
Ottawa	Land Use, Assessed Value		50% rate reduction for non-connected rural properties		
Newmarket	Land Use			Y (major commercial farms only)	Most assigned Low runoff code (<10% IA)
Brampton	Impervious area			Y	
Waterloo	Impervious area			Y	

In 2022, The City of Hamilton spent \$2.6 million on rural drainage projects plus another \$11.7 million on joint rural/urban initiatives, which includes contributions to the Conservation Authorities and the maintenance of rural ditches.

5. Hamilton's Existing Stormwater Programs & Financial Incentives

There are already several programs and financial incentives that are offered by the City of Hamilton and other organizations to support better on-site management of stormwater. These programs should be included and leveraged within a future City of Hamilton stormwater fee financial incentive program.

It is important to note that the City is developing new Low Impact Design requirements for all new development which will help address the quantity and quality of stormwater run-off from new development.

5.1 City of Hamilton Programs

Listed below are existing and recently offered City programs and grant opportunities that have the potential to positively impact stormwater management.

- Rain Barrel Sale - <https://www.hamilton.ca/home-neighbourhood/house-home/gardens-trees/rain-barrel-sale>
- Free Tree Giveaways (planted on the side or backyard of private property) – <https://www.hamilton.ca/home-neighbourhood/house-home/gardens-trees/free-tree-giveaway>
- Street Tree Planting Program (planted on city-owned road allowance) - <https://www.hamilton.ca/home-neighbourhood/house-home/gardens-trees/street-tree-planting-program>
- Protective Plumbing Program for single family dwellings - <https://www.hamilton.ca/home-neighbourhood/house-home/basement-flooding/protective-plumbing-program>
- City Enrichment Fund (Environmental Stream) - <https://www.hamilton.ca/people-programs/community-funding-grant-programs/city-enrichment-fund>
- Clean and Green Grant Program - The program is currently administered by the Clean and Green Advisory Committee. The Committee has been paused at the direction of Council and the future of the grant program is unknown at this time. In speaking with the Coordinator, they will be referring people to the Placemaking Grants for things like Depave projects that could fit within their scope. - <https://www.hamilton.ca/home-neighbourhood/environmental-stewardship/clean-green-neighbourhood-grant#funding-decisions>

5.2 Programs Available in Hamilton Offered by Others

Green Venture

Green Venture was started in 1994 as a creation of the former Region of Hamilton-Wentworth. Originally designed as an umbrella group connecting small environmental organizations of the day, Green Venture became the Region's, and later the City of Hamilton's, lead agency to promote sustainable living ideas. Green Venture's mandate is to "empower Hamiltonians to implement greener practices in their homes and communities to make our city a climate champion". Their objectives are to:

1. Reduce hard surfaces and replace them with green infrastructure that is better for filtering water and absorbing carbon;
2. Increase our urban forest coverage with community restoration plantings and improved approaches to street tree, park, and private property tree planting and stewardship; and
3. Reduce runoff from driveways, asphalt roofs and other polluting surfaces with on-site solutions such as rain barrels, rain gardens, and other green stormwater infrastructure methods and education programs that can help prevent flooding and improve water quality.

Green Venture operates several programs that help improve stormwater management in Hamilton including:

- **Depave Paradise:** a project of Green Communities Canada and Green Venture that engages volunteers and neighbourhoods in Canadian communities to remove pavement (by hand!) and plant gardens filled with native species or install permeable surfaces in its place. <https://greenventure.ca/depave-paradise/>
- **Canopy for Community:** This program currently or has included the Tree Equity Project (tree inventory and developing tree stewards), Youth Stewardship and Professional Skills Program, Educational Programs for Schools, and tree plantings. <https://greenventure.ca/canopy-for-community/>
- **Hamilton Stewardship Network:** aims to help volunteers and local residents that are caring for depave gardens, tree planting sites, pollinator patches, raingardens, and restoring woodland, shoreline, and prairie habitats on public lands to connect and share resources, know-how, and tools to help create a greener city. <https://sites.google.com/greenventure.ca/hamilton-stewardship-network>
- **NATURhoods:** The Green Venture NATURhoods **residential rebate program** provides several incentives, including a rebate from Green Venture, for Hamilton residents to install approved green infrastructure projects on their own or by hiring a contractor. A limited number of projects will be funded in 2024 (up to \$500 per household). Projects are selected if they meet program requirements and will be assessed on the expected impact to stormwater management, as well as integration of design workshop elements demonstrated in applications and home consultations. [Residential Rebate Program - Green Venture](#)

Halton Conservation Authority

The Halton Conservation Authority has several programs that could incentivize on-site stormwater control, some of which are described below. More information can be found at the following website:

<https://www.conservationhalton.ca/financial-assistance-programs/>.

- **Water Quality and Habitat Improvement Program** - supports landowners who are carrying out projects that contribute to water and habitat quality. Project types that are considered for this program include agricultural best management practices, creek restoration, tree planting, meadow creation/enhancement, wetland restoration, rainwater conservation, and invasive plant management. Information about financial incentives for urban properties can be found at the following website: <https://www.conservationhalton.ca/wp-content/uploads/2022/05/WQHIP-Urban-Guideline.pdf>.
- **Tree Planting Program**
- **Rainwater Conservation Fund** - supports urban landowner projects that divert and infiltrate rainwater into the ground on their property. Projects that are eligible include bioswales, infiltration trenches, soakaway pits/rain gardens, water retention/storage systems, detention basins, permeable pavement/pavers, and other projects that demonstrate the retention, infiltration, or conservation of rainwater. Landowners are eligible to receive a grant of up to \$2,500 or 50 percent of the project cost.
- **Healthy Neighbourhoods** - a series of workshops to help local residents learn about low impact landscaping that can manage rainwater, use less energy and resources, and benefit local water quality and wildlife. With practical information and expert insights from Conservation Halton staff, Healthy Neighbourhoods can help local residents design and create their own low impact garden.

Hamilton Conservation Authority

The Hamilton Conservation Authority offers the Hamilton-Halton Water Quality and Habitat Improvement Program. Landowners of natural areas and watercourses in the watersheds of Conservation Halton and Hamilton Conservation Authority may be eligible to receive a grant toward a portion of the cost of approved projects that reflect beneficial management practices to improve water quality and habitat.

Projects that improve water quality and habitat may fall into the following categories: livestock waste management, erosion control, fragile land retirement, conservation cropping practices, naturalization or planting to increase streamside/riparian habitat, wetlands, prairies, woodlands, removal of barriers to fish passage in watercourses, enhance in-stream habitat, fertilizer management, septic and well management. More information can be found at the following website: [Hamilton-Halton Water Quality and Habitat Improvement Program - Hamilton Conservation Authority \(conservationhamilton.ca\)](http://conservationhamilton.ca)

Grand River Conservation Authority

The Grand River Conservation Authority has the Rural Water Quality Program which offers grants to farmers to help them undertake projects that protect water quality and soil health. Projects eligible for grants include stream fencing, tree planting, cover crops, erosion control, manure storage, and well decommissioning. More information can be found at the following web-site: <https://www.grandriver.ca/en/our-watershed/Rural-Water-Quality-Program.aspx#gsc.tab=0>.

Niagara Peninsula Conservation Authority

The Niagara Peninsula Conservation Authority has the Trees for All Program and the NPCA Restoration Program. More information can be found at the following web-sites: <https://getinvolved.npca.ca/trees-for-all> and <https://npca.ca/restoration>.

Federation of Canadian Municipalities (FCM)

The FCM offers low interest loans and grants for projects that remove contaminants and improve stormwater runoff quality in communities. The program is available to Canadian municipal governments or municipal partners applying in partnership with a municipal government. The proposed project should involve several properties or sites, implement low-impact solutions that engage and involve local residents, and be community-run.

Regular loans and grants can receive a low-interest loan of up to \$5 million and a grant worth up to 15% of the loan, to cover up to 80% of eligible costs. High ranking projects may qualify for a loan of up to \$10 million. More details can be found at: <https://greenmunicipalfund.ca/funding/capital-project-stormwater-quality-community-project>.

5.3 Examples of Grant & Loan Programs Offered Elsewhere

As previously shown, many Canadian municipalities offer credits and residential rebates for on-site stormwater management controls but there are fewer municipalities that offer grants and loans, particularly to non-residential properties. Described below are a few stormwater public grant/loan programs offered in the U.S.

- Portland's Percent for Green grant program is open to community groups who would like to complete large-scale green infrastructure projects that provide broad benefits for watershed health and the community. Portland also has a Watershed Stewardship grant program for smaller projects. More information about Portland's grant programs can be found at [Environmental Grants and Incentives | Portland.gov](http://EnvironmentalGrantsandIncentives.Portland.gov).
- New York state offers grants for green stormwater infrastructure. More information can be found at <https://efc.ny.gov/green-stormwater-infrastructure>.

- The Delaware Water Pollution Control Revolving Fund provides stormwater infrastructure loans for green infrastructure. More information can be found at <https://dnrec.delaware.gov/environmental-finance/stormwater-infrastructure/>.

6. Gap Analysis

The following table shows parts of a desired stormwater incentive program and where they are already covered by existing programs and recommendations for new features in a future stormwater incentive program.

Table 4: Gap Analysis of Existing Stormwater Incentive Programs Offered to City of Hamilton Property Owners

	Stormwater Quality	Peak Flow Reduction	Volume Reduction
How to information	Conservation Halton's Water Habitat and Quality Improvement Program	<ul style="list-style-type: none"> CoH Pre-qualified list of contractors for protective plumbing program CoH Web info on basement flooding preparedness, protective plumbing devices, protective plumbing program, sewer back-up & blocked drains 	
		<ul style="list-style-type: none"> Halton CA Healthy Neighbourhood Workshops Green Venture's Hamilton Stewardship Network and NATURhoods program 	
Reduce stormwater fee (credits)	Recommended for future non-res, multi-res credit program		
Grants/subsidies	Conservation Authorities' Water Habitat and Quality Improvement Programs	<ul style="list-style-type: none"> CoH rain barrel sales but not year-round. Subsidy amount tbc. CoH Annual tree giveaway (1 per property) CoH Street tree planting program CoH Protective plumbing program Halton CA Tree Planting Program Halton CA Rainwater Conservation Fund 	
		Green Venture's NATURhoods program	
		Protective plumbing program	

The following areas were noted as possible gaps that should be addressed as part of any new stormwater incentive program.

- Financial incentives for existing multi-residential and non-residential properties to address the quantity and quality of stormwater run-off.
- Expand protective plumbing program to include disconnecting weepers.
- Shouldn't limit one rain barrel per house or allow for larger rain barrels.
- Explore future opportunities for loans to large multi-residential, industrial, commercial, or institutional properties where the City wants to promote on-site stormwater controls. This may be more critical in combined sewer areas.
- Review of programs offered by Green Venture and Conservation Authority to assess their effectiveness and whether additional resources are required.

7. First Draft Financial Incentive Program

Based on the City's stormwater priorities, a review of existing programs within the City of Hamilton, the resulting gap analysis, and review of incentive programs in other municipalities, we proposed the following draft stormwater financial incentive program. This program was reviewed by City staff and then presented to the public during the public consultation process.

7.1 Residential Properties < 6 units

We recommend that the City continue supporting the following subsidized programs to residential customers:

- Free Tree Giveaways (planted on the side or backyard of private property)
- Street Tree Planting Program (planted on city-owned road allowance)
- Protective Plumbing Program (grants and loans)
- City Enrichment Fund (Environmental Stream)
- Placemaking Grant for depave and other projects

We recommend that the City modify its following residential programs:

- Subsidized Rain Barrels that are available beyond June. The amount of subsidy should be reviewed to encourage participation.

The City should review the amount that these programs are funded and whether the funding should come from the new stormwater utility. It is likely that only some of these programs (e.g. rain barrel sale and protective plumbing program) will fall under the new stormwater utility. These programs and their funding allotments should be reviewed annually. In addition, the scope of these programs may need to be reviewed. For instance, the protective plumbing program currently focusses on the backwater valve initiative but should also be driving downspout disconnection.

The City's programs complement other subsidized programs offered by other entities, which are outlined below.

- Hamilton Conservation Authority's Water Quality and Habitat Improvement Program (WQHIP), Tree Planting Program, Hamilton Watershed Stewardship Program, and Rainwater Conservation Fund
- Halton Conservation Authority's Healthy Neighbourhood Workshops, Tree Planting program and Rainwater Conservation Fund
- Green Ventures programs including NATURhoods, Depave Paradise, Canopy for Community, and Hamilton Stewardship Network
- Grand River Conservation Authority's Rural Water Quality Program
- Niagara Peninsula Conservation Authority's Trees for All Program and the NPCA Restoration Program

Note that all the entities named above receive funding from the City of Hamilton. The City may want to provide targeted funding from its future stormwater utility for some of these programs such as Green Venture's NATURhoods. The City is also working with Green Venture on the scale and scope of its NATURhoods program to better complement the future implementation of a stormwater fee.

Industrial, Commercial, Institutional and Multi-residential Properties > 6 units

In addition to the subsidized programs outlined previously, we recommend that the City consider a credit program for ICI and larger multi-residential properties that offers credits in the following areas:

1. Peak flow reduction (by grey and green infrastructure)
2. Run-off volume reduction (by grey and green infrastructure)
3. Run-off quality control (prevention & treatment) that addresses phosphorous, ammonia, sediment, and salt

Typically credits for the above measures are maximized at approximately 50% of the stormwater charge. The City may want to consider additional credits under the following circumstances:

- There isn't any grey or green infrastructure that services the property including access roads to the property
- The site reduces the peak flow/volume and/or improves the quality of run-off from outside its property

The table below outlines the proposed draft credit program for ICI and larger multi-residential properties.

Table 5: Proposed Draft Credit Program for ICI and Large Multi-residential properties

Objective	Maximum Credit Amount	Description	
1. Peak Flow Reduction	40%	Total max. 50%	
2. Water Quality Treatment	25%		Percent reduction of the 100-year storm post-development flow to pre-development conditions of the site.
3. Runoff Volume Reduction	40%		Remove ammonia, sediment, and phosphorous
4. Pollution Prevention	15%		Percent capture of first 28 mm of rainfall during a single rainfall event.
		Develop and implement a pollution prevention plan (e.g., salt management plan, pesticide/manure management, sweeping, spill response plan, public education etc.)	

8. Public Consultation

The project team consulted the public on the draft stormwater financial incentive program. Details of this consultation can be found in the consultation summary report. The consultation program included six presentations, three surveys, a video, traditional and social media releases, information posted to the stormwater funding webpage and an Engagement Hamilton webpage, and an email address (StormWaterFundingReview@hamilton.ca) where the public could send feedback. The project team received feedback during the presentations, from over 100 emailed questions and 791 surveys received.

The key take-aways from the consultation that were used to inform a future stormwater financial incentive program are listed below.

- Majority of agricultural and rural survey respondents consider the City's stormwater services to be not or only somewhat important to them.
- Majority of urban survey respondents consider the City's stormwater services to be important or very important.
- Rural properties with little impervious area and large tracts of green space feel that they control most or all of their stormwater runoff and this should be considered in a stormwater fee.
- Some properties along the harbour collect all their stormwater runoff through private infrastructure, treat it and discharge it directly to Hamilton Harbour, which is provincial jurisdiction.
- The proposed draft residential subsidy program aligned well with the feedback received.
- It was felt that Hamilton is unique and there was a desire to develop a "made in Hamilton" incentive program.

9. Revised Financial Incentive Program

Based on feedback received during the public consultation the draft financial incentive program was revised. The revised and currently recommended financial incentive program is described below.

9.1 Residential Properties < 6 units

Since, the draft financial incentive program for residential properties with six units or less was generally received favourably by the public and aligned well with the feedback received, it was not recommended to make any revisions for Council consideration. It primarily involves offering subsidies and grants through the following programs:

- Enhanced City of Hamilton's rain barrel program;
- Enhanced Green Venture's NATURhoods program for urban and rural areas; and
- Enhanced City of Hamilton's Protective Plumbing Program that promotes downspout disconnection as well as backwater valves.

These programs will also be complemented by other City of Hamilton, Green Venture and Conservation Authority initiatives that promote private property measures that reduce or improve the quality of stormwater runoff.

9.2 Industrial, Commercial, Institutional and Multi-residential Properties > 6 units

In addition to the previously proposed draft credit program for industrial, commercial, institutional, and multi-residential properties with more than six units, it is recommended to add two additional credit streams that address properties with large amounts of green space, such as farms and properties that discharge directly to Hamilton Harbour which is under provincial jurisdiction. These three credit streams are described below. A property will not be eligible for more than one credit stream.

Credit Stream 1: Green Space Credit

The green space credit stream would be available for properties with no direct stormwater connection (i.e. no storm service) and only contribute overland flow via green space. The credit would only apply to non-residential impervious area (each residential unit would be charged one billing unit) and all run-off from non-residential impervious areas must drain to green space.

The following picture shows a rural ICI property where not all the hardscape drains to green space (i.e. some of the runoff from private hardscape would end up on the roadway) and would therefore not be eligible for the green space credit. However, they may be eligible for the stormwater management infrastructure credit (see Credit Stream 3 below) if some of their runoff is managed by on-site green space/measures.



Figure 1: Rural Property that Would Not Qualify for the Green Space Credit



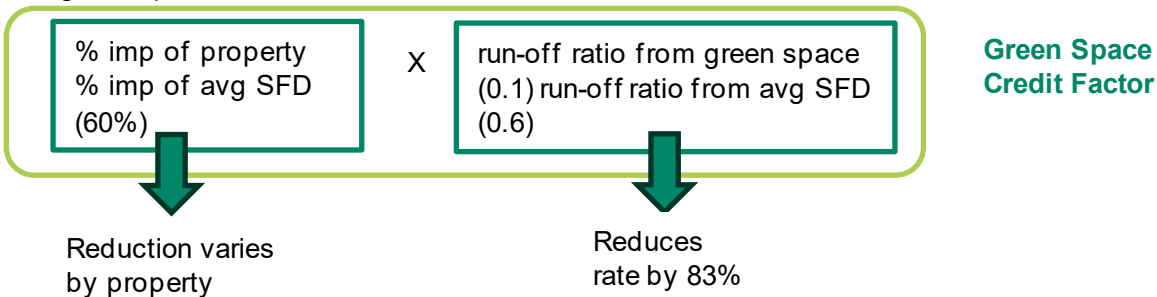
Figure 2: Rural Property that Would Qualify for the Green Space Credit

The picture above shows a rural ICI property where the hardscape appears to drain to green space and would therefore be eligible for the green space credit.

A property's stormwater fee who is eligible for the green space credit is determined using the formulae outlined below. It is assumed that \$170 is the rate per billing unit (BU) but this will be reviewed at a later date. It is also assumed that all residential units are single family detached homes. If the residential units are multi-family dwellings (e.g. townhomes or duplexes) then they would only be charged a fraction of a billing unit.

$$\text{Total stormwater fee} = (\# \text{ residences} * \$170) + (\text{non residential BU} * \$170) \times \text{Green space credit factor}$$

The green space credit factor is shown below.



BU = billing unit
SFD = single family dwelling
AVG = average

Figure 3: Green Space Credit Calculation

The green space credit factor attempts to compare properties, their imperviousness, and the amount of runoff from their properties with that of an average single family detached dwelling since that forms the base of the stormwater funding model (i.e. 1 billing unit). Therefore, only properties with a greater green space ratio than a single family detached dwelling (i.e. minimum 40%) should be eligible. We propose that the green space credit would be automatically applied and not require a credit application.

Seven sample agricultural properties were assessed to determine their stormwater fee with and without the green space credit. A comparison of these properties is provided in the following table. Note that it assumes that the rate for one billing unit is \$170.

Table 6: Stormwater Credit for Seven Example Agricultural Properties

	1	2	3	4	5	6	7
property size (acres)	104	48	135	49	145	6	158
impervious area (m ²)	1,513	3,841	36,928	16,063	9,632	15,801	132,492
total # billing units	6.2	14.2	129.9	56.2	34.1	56.3	455.3
Fee Type	Proposed annual rate						
Base Fee with no credit	\$1,054	\$2,584	\$22,082	\$9,554	\$5,798	\$9,570	\$77,402
Fee with Green space credit	\$171	\$182	\$915	\$381	\$196	\$2,009	\$4,455
% credit	84%	93%	96%	96%	97%	79%	94%

Photos and summaries of the seven example agricultural properties are provided in the following figures. Residential impervious area is highlighted in pink, whereas non-residential impervious area is highlighted in orange. Note that each residential unit is charged as one billing unit, regardless of the actual impervious area, whereas non-residential impervious surfaces are charged based on measured area with consideration of the green space credit. The proposed fees are annual fees, assuming a rate of \$170 per billing unit.



Agricultural Property #1	
Res billing units	1
Non-res billing units	5.2
Imperviousness	0.4%
Prop fee with credit	\$171

Agricultural Property #2	
Res billing units	1
Non-res billing units	13.2
Imperviousness	2%
Prop fee with credit	\$182





Agricultural Property #3	
Res billing units	3
Non-res billing units	126.9
Imperviousness	6.8%
Prop fee with credit	\$915



Agricultural Property #4	
Res billing units	1
Non-res billing units	33.1
Imperviousness	6.8%
Prop fee with credit	\$381

Agricultural Property #5	
Res billing units	1
Non-res billing units	55.2
Imperviousness	1.6%
Prop fee with	\$196



Agricultural Property #6	
Res billing units	2
Non-res billing units	54.3
Imperviousness	65%
Prop fee with credit	\$2,009



Agricultural Property #7	
Res billing units	0
Non-res billing units	455.3
Imperviousness	21%
Prop fee with credit	\$4,455

The stormwater fee for other properties eligible for the green space credit are provided in the table below. It also assumes the rate for one billing unit is \$170. The following table shows the restatement (e.g. reduction) of the properties' wastewater fee for properties that are connected to the City's sanitary system, since wastewater revenues will no longer be used to fund stormwater.

Table 7: Stormwater Charges for Four Rural Properties

	Ancaster Fairgrounds	Westfield Heritage Village	White Brick Church & Cemetery	Bellstone Christian School
property size (acres)	98.6	377.7	1.5	8.9
impervious area (m ²)	104,200	18,397	374	5,181
total # billing units	358.1	63.2	1.3	17.8
Fee Type	Proposed Annual Rate			
Base Fee with no credit	\$60,873	\$10,747	\$218	\$3,027
Fee with Green space credit	\$4,415	\$170	\$170	\$170
	Wastewater restatement			
	-\$8,268	unknown	n/a	n/a
	Net change in SW funding			
	-\$3,853	\$170	\$170	\$170

Credit Stream 2: Hamilton Harbour Discharge

Property owners can apply for up to a 90% credit if they can demonstrate the entire property discharges it's stormwater to Lake Ontario, which is provincial jurisdiction. Similarly to the wastewater abatement program, the application would need to be supported by a professional engineer. The City may also want to specify that it should be a third party independent professional engineer.

The credit would be prorated based on the amount of the property that drains to Lake Ontario. For instance, if half a property's run-off flowed directly to the harbour, then then would receive a 45% credit (i.e. 50% of 90%). The following table shows the impact that the harbourfront credit and wastewater restatement could have on one property. Note that this property's eligibility for a harbourfront credit has not yet been determined.

Table 8: Stormwater Charges for a Harbourfront Property

		Bunge Canada
property size (acres)		51.8
impervious area (m ²)		154,154
total # billing units		529.7
Fee Type	Proposed annual rate	
Base Fee with no credit	\$90,056	
Fee with 90% harbour credit	\$9,006	
	Wastewater restatement	
	-\$87,583	
	Net change in stormwater funding contribution assuming NO credit	
	\$2,473	

Credit Stream 3: Stormwater Management Infrastructure Credit

This credit stream is the same as the originally proposed draft credit program and is like credit programs offered by other municipalities such as Mississauga, Guelph, Brampton, Kitchener and Waterloo. Property owners will be able to apply for a credit of up to 50% if they reduce the quantity and/or improve the quality of stormwater that runs off their property.

Table 9: Recommended Stormwater Infrastructure Credit Program

Objective		Maximum Credit Amount	Description	
1	Slow it down	40%	Total max. 50%	Percent reduction of the 100-year storm post-development flow to pre-development conditions of the site.
2	Clean it up	25%		Remove ammonia, sediment, and phosphorous
3	Soak it up	40%		Percent capture of first 28 mm of rainfall during a single rainfall event.
4	Prevent it first	15%		Develop and implement a pollution prevention plan (e.g., salt management plan, pesticide/manure management, sweeping, spill response plan, public education etc.)

All non-residential and multi-residential properties are eligible for the credit program for all their on-site stormwater facilities. Typically, facilities located within the municipal right-of-way or within a permanent stormwater easement are not eligible. Stormwater Infrastructure Credits are cumulative to a maximum of 50% and note that some facilities may claim credits from multiple categories (e.g. peak flow and runoff volume reductions).

Pollution prevention credits are prescriptive (i.e. credits are only awarded if the applicant has developed and implemented the required plans), whereas credits for the other categories are performance-based (i.e. credits are awarded based on the design function of facilities and their relative degree of performance as demonstrated through calculations, modeling, or monitoring). For example, a facility that is only capable of reducing its 100-year post-development runoff to within 50% of its pre-development runoff can only claim 50% of the maximum Peak Flow Reduction Credit (i.e. a credit of 20%). Similarly, a facility that is designed to capture the first 14 mm of rainfall can only claim 50% of the maximum Runoff Volume Reduction credit (i.e. a credit of 20%).

Participation in the program would be by application only. It is recommended that credits be effective for a maximum term (e.g. 1-5 years) from the date of approval, and may be renewed for subsequent terms. Credit eligibility would be contingent on the applicant's certification that the facility has been properly, designed, installed, and maintained and could be subject to inspection by City staff. If the approved facility is found to not be functioning as intended or has been removed for any reason, the applicable credits would be cancelled.

Although we are proposing the City offer credits towards a property's stormwater fee, some properties owners may struggle with the initial cost of implementing on-site stormwater measures. There currently aren't any municipally offered grants or loans for multi-residential or non-residential properties to implement on-site stormwater controls. New development may need to implement on-site controls as a requirement for development. If the City would like to increase the number of on-site stormwater controls with existing developments, particularly in combined sewer areas, then it many want to introduce a grant or loan program for existing non-residential and multi-residential properties.

For agricultural properties that don't qualify for the green space credit, they could potentially submit an approved NASM (non-agricultural source materials) plan under the provincial Nutrient Management Act to qualify for up to a 40% credit under this credit stream. Recommended on-site stormwater controls can be found in the City of Hamilton's Green Standards and Guidelines for Low Impact Development; an excerpt from which is shown below.

The following table shows the estimated stormwater charge for various properties and the impact of the stormwater infrastructure credit and wastewater restatement on their overall stormwater funding contribution. Highland Packers and Aryzta/Oakrun Farm Bakery are not connected to the City sewer, have not been contributing to stormwater through wastewater payments and would therefore not receive a wastewater restatement. Note that the calculations assume a rate of \$170 per billing unit and the properties' eligibility for a stormwater infrastructure credit has not been confirmed.

Table 10: Stormwater Charges and Wastewater Restatement for Various Properties

	Gage City Park	Nora Henderson Highschool	Hamilton Golf & Country	Dundurn Castle	Home Depot	Amazon fulfillment centre	Air Liquide	Redeemer University	Highland Packers	*Aryzta/Oakrun Farm Bakery
property size (acres)	71	20	298	30	10	60	5.1	82.9	15.2	112.6
impervious area (m ²)	58,450	27,835	55,577	17,907	37,124	201,123	17,582	78,224	22,300	32,471
total # billing units	200.9	95.7	191.0	61.5	127.6	691.1	60.4	268.8	76.6	111.6
Fee Type	Proposed annual rate									
Base Fee with no credit	\$34,146	\$16,261	\$32,468	\$10,461	\$21,688	\$117,495	\$10,271	\$45,698	\$13,027	\$18,969
max 50% credit for on-site measures	\$17,073	\$8,131	\$16,234	\$5,231	\$10,844	\$58,747	\$5,136	\$22,849	\$6,514	\$9,485
	Wastewater restatement									
	-\$22,048	-\$2,898	-\$8,365	-\$1,124	-\$2,176	-\$11,703	-\$469,576	-\$11,859	n/a	n/a
	Net change in stormwater funding contribution assuming NO credit									
	\$12,098	\$13,363	\$24,103	\$9,337	\$19,512	\$105,792	-\$459,305	\$33,839	\$13,027	\$18,969

The following table shows the estimated stormwater charge for various properties and the impact of the stormwater infrastructure credit on their overall stormwater funding contribution. Many of these properties would also be eligible for a wastewater restatement but the amount of the restatement is not available at this time. Note that the calculations assume a rate of \$170 per billing unit and the properties' eligibility for a stormwater infrastructure credit has not been confirmed.

Table 11: Stormwater Charges and Wastewater Restatement for Various Properties

	Storage Facilities/Parking Lots						Parks		Other	
	1120 Stonechurch Rd E	9 Aeropark Blvd	145 Dartnell Rd	75 John St N	140 King William St	19 Bay St N	500 King St W	1086 West 5th	YMCA Waterdown	Home Depot Ancaster
property size (acres)	3	3	5	2	1	1	12.9	48.8	4.7	10.5
impervious area (m ²)	10,688	10,940	17,053	7,792	4,237	3,187	12,372	33,682	12,710	39,262
total # billing units	36.7	37.6	58.6	26.8	14.6	11.0	42.5	115.7	43.7	134.9
Fee Type	Proposed annual rate									
Base Fee with no credit	\$6,244	\$6,391	\$9,962	\$4,552	\$2,475	\$1,862	\$7,228	\$19,677	\$7,425	\$22,937
max 50% credit for on-site measures	\$3,122	\$3,196	\$4,981	\$2,276	\$1,238	\$931	\$3,614	\$9,838	\$3,713	\$11,468

Types of infrastructure that would be eligible for the stormwater infrastructure credit can be found in the City of Hamilton's Green Standards and Guidelines for LID, as shown in the following table. Other infrastructure types and practices that would be eligible for the Stormwater Infrastructure Credit includes oil-grit separators, salt management plans, parking lot sweeping and public education campaigns.

Table 12: Green Infrastructure Types in the City of Hamilton's Green Standards and Guidelines for LID

Priority Category		LID BMP Type
Priority 1A – Retention (Surface)	Vegetated Systems	Bioretention System
		Rain Gardens
		Bioswale
		Green Roofs
		Soakaways/Infiltration Trenches with filter media (at Surface)
		Soil Cells & Tree Trenches
	Other	Permeable Pavement
		Compost/Soil Amendments
Priority 1B - Retention (Subsurface / Collection)		Perforated Pipes
		Rainwater Harvesting
		Blue Roofs
		Soakaways, Infiltration Trenches and Chambers (Piped)
Priority 2 - Filtration		Biofiltration
		Enhanced Grassed Swale
		Manufactured Filters
		Priority 1 (Surface) Feature with an Impermeable Liner / Underdrain
Priority 3 Conventional		Dry Pond
		End-of-Pipe Wet Facility (Wet Pond/Wetland/Hybrid)

9.3 Revised Incentive Program Evaluation

The revised financial incentive program was evaluated against the Guiding Principles to ensure that it meets the City’s objectives. A summary of this evaluation is shown in the following table.

Table 13: Evaluation of Revised Incentive Program against Guiding Principles

Financial Incentive Program	Fair & Equitable	Climate Resilient	Environmentally Sustainable	Affordable	Financially Sustainable	Justifiable	Simple to Understand & Manage
Approved Stormwater Funding Model with Revised Financial Incentive Program	✓	✓	✓	✓	✓	✓	✓
Justification	Rewards those that reduce their load on the system.	Encourages on-site measures that increase resiliency and provides sustainable funding for climate measures.	Encourages on-site measures and provides sustainable funding to protect natural water bodies.	Reduces costs for those with on-site measures. No application for green space credit.	Balances long-term funding needs with credits.	Based on user pay principles and legal considerations. Balances Hamilton specifics with industry best practices.	Balances simplicity with equity. Considered implementation & on-going administration costs.

10. Financial Incentive Implementation

To effectively and efficiently implement and administrate a financial incentive program, it will be important to develop:

- Application forms and an incentive program guide for property owners;
- Appeals process;
- Renewal process;
- Internal policies, procedures, and roles; and
- Education/communication materials for the public, call centre and other staff.

A detailed implementation communication plan is being developed. It will include:

- Property and utility bill inserts about the upcoming stormwater fee and financial incentive program;
- Updates to the project web-page;
- On-going monitoring of the stormwater funding email; and
- Development of an on-line stormwater fee calculator so that property owners can determine their future stormwater fee.

The City is proposing to develop and open the credit application process in advance of the start of the new stormwater fee. That way property owners can submit, and have their credit application reviewed in advance, and any resulting credit can be applied to the first stormwater bill. It will also help property owners plan their budgets in advance.

10.1 Application and Renewal Procedures

It is anticipated that application and renewal procedures be provided in a 'Stormwater Charge Credit Application Guidance Manual', including process/procedures for applications, approvals, inspections as well as credit examples. Links to examples of stormwater credit manuals are listed below.

- Guelph Stormwater Credit Application Guidance Manual:
<https://guelph.ca/wp-content/uploads/StormwaterFeesorChargesCreditApplicationGuidanceManual.pdf>
- Brampton Stormwater Credit Program Guidance Manual:
<https://www.brampton.ca/EN/residents/Stormwater/Documents/Stormwater-Credit-Program-Guidance.pdf>
- Mississauga Stormwater Credit Application Guide:
<https://www.mississauga.ca/wp-content/uploads/2023/06/Enhanced-Stormwater-Charge-Credit-Application-Guide.pdf>

Municipalities have also prepared videos and held workshops to show how to fill out the credit application forms, etc.

Green Space Credit

It is recommended that the green space credit be automatically applied and therefore no application will be required. If a green space credit was not applied to a property and the owner thinks it should be eligible, then they could submit an appeal. An appeal form and process will need to be developed for these cases.

The credit will be automatically renewed, so properties will not need to submit a renewal application.

It is important to note that the green space credit would only apply to non-residential impervious area. Each residence is charged one billing unit.

Harbourfront Credit

For properties that collect, treat and directly discharge some or all of their stormwater to Hamilton Harbour, they will be able to submit an application for a harbour front credit. Applications for these credits will need to include:

- An application form with basic information (property address, owner, contact name, etc.), permission for the City to enter the property to inspect, and a declaration that the provided information is true;
- Copy of the CA (MNRF) approval/permit, where applicable;
- Drawings that show the on-site storm sewer system, discharge to the harbour, property catchments, and the amount of property that drains to the harbour; and
- Calculations that show the percentage of impervious area that drains directly to the harbour.

The maximum credit is 90% and should be prorated based on the area discharging to Lake Ontario. For example, if a property discharges 50% of its stormwater runoff directly to the harbour, then it would be eligible for a 45% credit.

There are some harbourfront properties that discharge stormwater to the sanitary/combined sewer system, for which they pay a fee. These properties and the fee that they pay to the wastewater system, should be considered in the development of their stormwater charge.

It is recommended that property owners be required to renew their credit every five years to demonstrate that the on-site system is still in place and being maintained. For harbourfront credits, a signed declaration that the system is still in place and operating may be sufficient.

Stormwater Management Infrastructure Credit

For properties that have on-site controls that improve the quality or reduce the quantity of stormwater that runs off they will be able to apply for a stormwater management infrastructure credit. Applications for these credits will need to include:

- An application form with basic information (property address, owner, contact name etc.), permission for the City to enter the property to inspect, and a declaration that the provided information is true;
- A description of on-site controls;
- Drawings, where applicable, that show the on-site stormwater controls and property catchments,
- Calculations, where applicable, that show the percentage/amount of impervious area that drains to the controls and the amount that the run-off is managed by the on-site controls; and
- On-going maintenance plans.

It is recommended that property owners be required to renew their credit every five years to demonstrate that the on-site system is still in place and being maintained. A signed declaration and evidence of maintenance (e.g. vacuum truck receipt for cleaning an oil-grit separator).

Some municipalities, such as the Cities of Guelph and Mississauga require a report that is submitted by a professional engineer, who declare that the on-site infrastructure operates as designed and meets the credit requirements. Requiring a professional engineer to sign off on the stormwater management credit will give the City better assurance that the on-site measures are working but will extra work and costs for the applicants.

10.2 Costs

A financial incentive program comes at a cost to the stormwater utility in the following ways:

- The cost to administer the program; and
- The cost of lost revenue through the offering credits.

The estimated cost of the recommended financial incentive program is approximately \$13 million as outlined in the following table. These costs will need to be considered in the development of rates, along with the required budgetary needs. In the original estimate for 2025 of \$170 per billing unit, it was assumed the budgetary needs were \$54 million and there would be \$6.9 million in revenue loss. Therefore the rate per billing unit will need to be reviewed.

Table 14: Estimated Cost of Recommended Financial Incentive Program

Component	Cost	Notes
Hamilton staffing	\$120,000	Estimated at 1 FTE
Contract with Green Ventures	\$500,000	To operate the residential grant & subsidy program
Green Space Credit	\$9,000,000	Estimated lost revenue. To be refined with improved aerial photo analysis. Currently it is estimated that one-third of impervious area is in rural areas.
Harbourfront Credit	\$2,300,000	High level estimate assuming all harbourfront properties are 100% eligible.
Stormwater Management Infrastructure Credit	\$1,000,000	High level estimate of 2% lost revenue based on other municipalities.
Total	\$12,920,000	

Note there the components outlined above that will be complemented by other existing Hamilton and Conservation Authority programs.

10.3 Timeline and Staffing

The City is proposing to develop and open up the credit application process in advance of the start of the new stormwater fee. That way property owners can submit, and have their credit application reviewed in advance, and any resulting credit can be applied to the first stormwater bill. It will also help property owners plan their budgets in advance.

Once a financial incentive program is finalized, it will take an estimated six months to develop the financial incentive program, before it can be opened up for applications. The following steps are anticipated to implement the stormwater incentive program.

- Complete the analysis of rural properties and green space credit
- Identify workflows for the incentive program
- Develop forms and a manual for the incentive program and appeals
- Finalize the stormwater budget for Year 1
- Identify stormwater rates and green space credits
- Develop the rate calculator
- Prepare other communication materials
- Open up incentive program
- Review applications and determine credits
- Finalize stormwater rates, credits and billing file

The steps, timeline and estimated staffing needs are summarized in the following table.

Table 15: Financial Incentive Program Implementation Requirements

#	Task	Timeline	Days of work by subject matter					Total (City)	Consultant
			Finance	Water	GIS	Development	Comms		
1	Managing GV contract	Nov 2024-Dec 2026	1	15				16	
2	Identify workflows for incentive program	July-Sept 2024	1.5	1.5	0.5	0.5	0.5	4.5	AECOM facilitated
3	Identify workflows for new development	July-Sept 2024	1	1	0.5	2		4.5	AECOM facilitated
4	Develop rate calculator	June-Nov 2025	1		3		1	5	Mostly AECOM
5	Develop forms & manual for incentive & rate program	Aug-Nov 2024	7	7	0.5	1.5		16	AECOM supported
6	Finalize billing units per property	June-Aug 2024	1	1		1		3	Mostly AECOM
7	Calculate green space credit	Sept 2024	1	1		1		3	Mostly AECOM
8	Prepare web-site (forms, info)	Dec-24	1	1	1		4	7	AECOM supported
9	Review credit applications	Jan - Dec 2025	2	50	1	1		54	AECOM supported
10	Finalize SW budget, rates & rate calculator for 2026	Oct-Dec 2025	3	3	2	0.25	1	9.25	Mostly AECOM
11	Incentives finalized and entered into billing file	Jan 2026	4	2				6	AECOM supported
12	Prepare Stormwater Only Accounts & Test billing	Dec 2025-Feb 2026	20	1				21	
13	Rate goes live	April 2026						0	
14	Responding to queries	Apr-Aug 2026	15	92	2	2	2	113	AECOM supported
15	Responding to appeals	Apr-Aug 2026	8	12	2	2	1	25	AECOM supported
Total days of work			66.5	187.5	12.5	11.25	9.5	287.25	
% FTE			17%	47%	3%	3%	2%	72%	

Statement of Qualifications and Limitations

The attached Report (the "Report") has been prepared by AECOM Canada Ltd. ("AECOM") for the benefit of the Client ("Client") in accordance with the agreement between AECOM and Client, including the scope of work detailed therein (the "Agreement").

The information, data, recommendations and conclusions contained in the Report (collectively, the "Information"):

- is subject to the scope, schedule, and other constraints and limitations in the Agreement and the qualifications contained in the Report (the "Limitations");
- represents AECOM's professional judgement in light of the Limitations and industry standards for the preparation of similar reports;
- may be based on information provided to AECOM which has not been independently verified;
- has not been updated since the date of issuance of the Report and its accuracy is limited to the time period and circumstances in which it was collected, processed, made or issued;
- must be read as a whole and sections thereof should not be read out of such context;
- was prepared for the specific purposes described in the Report and the Agreement; and
- in the case of subsurface, environmental or geotechnical conditions, may be based on limited testing and on the assumption that such conditions are uniform and not variable either geographically or over time.

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AECOM Canada Ltd.
1000-5090 Explorer Drive, 9th & 10th Floors
Mississauga, Ontario, L4W 4T9
Canada

T: (905) 238-0007
www.aecom.com



Naturally Adapting To Runoff



Residential Rebate Program



About Green Venture

Green Venture is a community-based, non-profit organization which empowers Hamiltonians to implement greener practices in their home and community to make our city a climate champion. We directly engage and support 15,000 residents of all ages every year.



About NATURhoods

NATURhoods (Naturally Adapting To Runoff) is an initiative to help residents slow water down and soak it up on their property, while providing beautification, home to pollinators, places to gather, flood protection and so much more.

NATURhoods Programs

Community education



Community projects

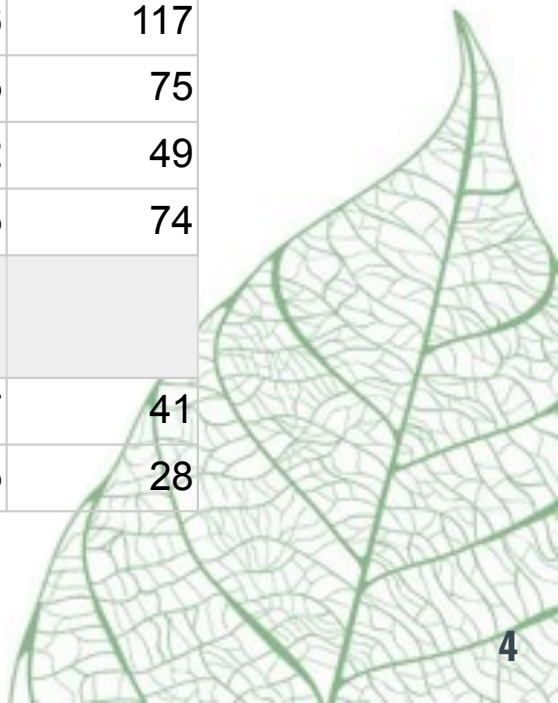


Residential rebates



About NATURhoods, funded by Ontario Trillium Foundation

	2020/2021	2022	2023	Totals
NATURhoods Rebate Program				
# of design workshop participants	19	32	66	117
# of applicants	17	43	15	75
# of completed projects	11	26	12	49
# of rain coach visits	17	42	15	74
NATURhoods Direct Action Activities				
# of community events	6	18	17	41
# of GI workshops	19	4	5	28



About NATURhoods

NATURhoods Engagement	2020/2021	2022	2023	Totals
# of community event attendees	503	863	662	2028
# of GI workshop attendees	2237	104	209	2550

Eligibility

1. Your project is located in Hamilton
2. You are, or have permission from the property owner
3. You have attended or watched a design workshop



The logo for NATURhoods features the word "NATURhoods" in a white, sans-serif font. Above the letter "A" are two stylized leaves. Above the letter "H" is a white outline of a house roof. Above the letter "O" is a single water droplet. The background of the slide is a blue grid pattern with several polaroid-style photographs of landscaping projects, including a garden path, a yellow door, and a person working in a garden.

NATURhoods

Eligible expenses start AFTER the downspout and include:

- **Materials or contractors** associated with:
 - permeable pavements
 - bioswales
 - rain gardens
 - infiltration galleries
- Rain barrels and other rainwater harvesting tools (if it's part of a larger project)
- Trees

The logo for NATURhoods features the word "NATURhoods" in a white, sans-serif font. Above the letter "A" are two stylized leaves. Above the letter "H" is a white outline of a house roof. Above the letter "O" are two stylized water droplets. The background of the slide is a blue grid pattern with several polaroid-style photographs of landscaping and home exterior details.

NATURhoods

Not Eligible

- Capital costs on your home such as:
 - Eavestroughs
 - Roof
 - Waterproofing basement

Current \$500 rebate - Project Selection

Currently 10-25 projects have been completed per year

- in public view
- homes that experience flooding, homes that have more existing impermeable surfaces
- gardens that will prioritize using native plants (not ornamental or invasive species)
- applicants who have not received a rebate before



NATURhoods

NATURhoods Deliverables (3-Year plan)

Year 1:

- 40-50 residential rebates
- Reach 1000-1500 Hamilton residents at workshop, festivals, meetings and events

Year 2:

- 60-70 residential rebates
- Reach 2000-3500 Hamilton residents at workshop, festivals, meetings and events

Year 3:

- Continue strategies that are working

All years: Promote additional City of Hamilton programs such as tree planting, downspout disconnection etc

Green Venture's NATURhoods Program

1. **ATTEND** a workshop to learn about the rebate program and eligibility
2. **APPLY** for the rebate
3. **GV staff review eligibility**
4. Eligible applicants receive a visit from the "Rain Coach"
5. Approved projects sign terms and conditions
6. **START** your project
7. **SUBMIT** receipts and wait for a refund via cheque



NEW Rebate Amounts



Up to \$1,500:

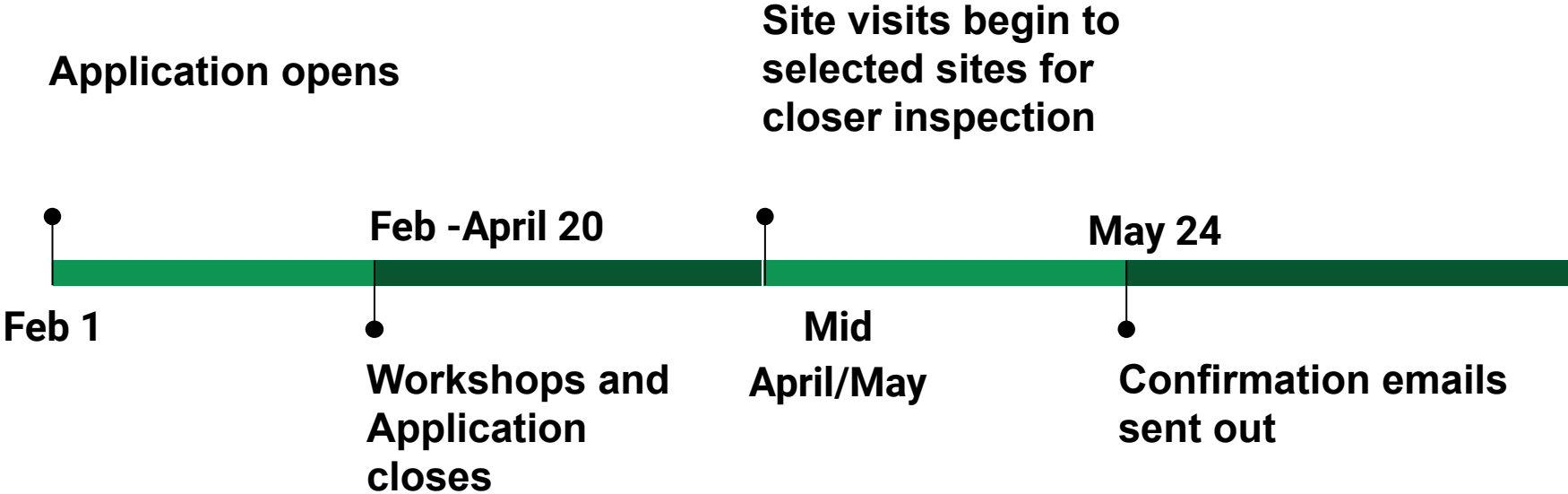
Rain gardens & other GI:
Professional landscape designs and materials or fees for garden installations, rain harvesting tanks or rain barrels, soakaway pit or bioswale installation.

Up to \$5,000:

Permeable pavements:
Architectural drawings, certified engineering plans, landscape designs and materials for permeable pavements.



Timeline



Applicants will be notified of rebate eligibility in mid May so they can plant in the Spring

Rain Coach Visits

- The Rain Coach will visit pre-approved Green Infrastructure projects to review plan and answer questions.
- Visits are mandatory for approved projects (in-person or virtually.)
- Share information about other relevant City of Hamilton programs (downspout disconnect, street tree planting, lead pipe replacements, backwater valves etc.)
- Provide a list of Fusion Certified landscape professionals who can create rain garden designs and landscaping.



Measuring Success

- # of Green Infrastructure projects completed
- Amount of stormwater diverted
 - By measuring rainfall and catchment area.



Phase 2 - Stormwater Fee Implementation

General Issues Committee Presentation

City of Hamilton

June 5, 2024

Nancy Hill, P.Eng.

Agenda

1

How we got here

2

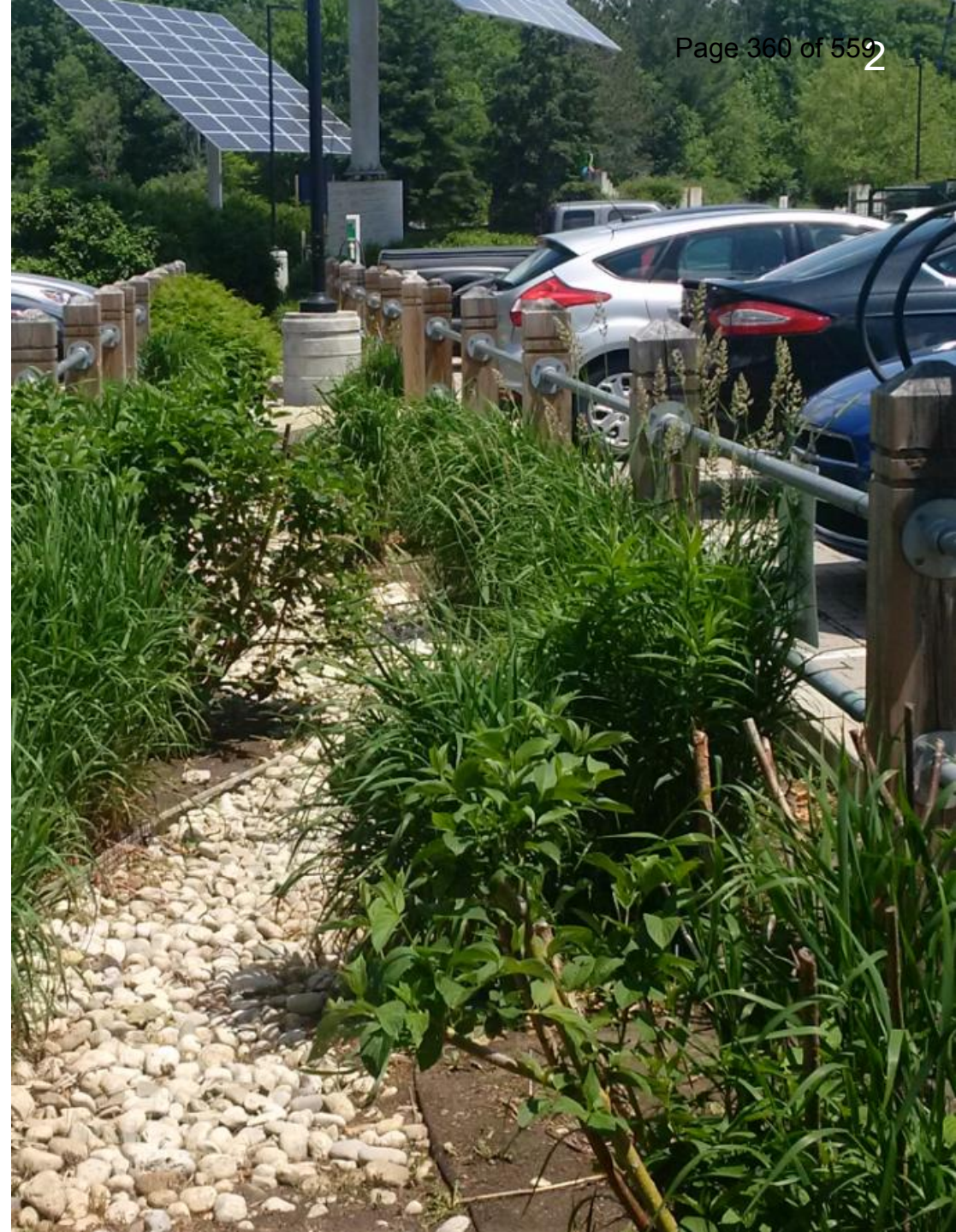
Public consultation results

3

What other municipalities have done

4

Recommended financial incentive program



Stormwater Funding Review Timeline

- June 2022** ● Council directed staff to perform a stormwater funding model review and report back by June 2024
- Nov 2022** ● Council approved Guiding Principles for stormwater model evaluation
- Jan 2023** ● Council directed staff to accelerate review and report back by June 2023
- June 2023** ● Council approved the new stormwater fee structure & directed staff to consult the public on a financial incentive program
- Oct 2023 – Jan 2024** ● Public consultation
- Jan 2024** ● Revised credit program developed and communicated
- June 5, 2024** ● **Report to Council with recommended incentive program**

Guiding Principles for Stormwater Funding

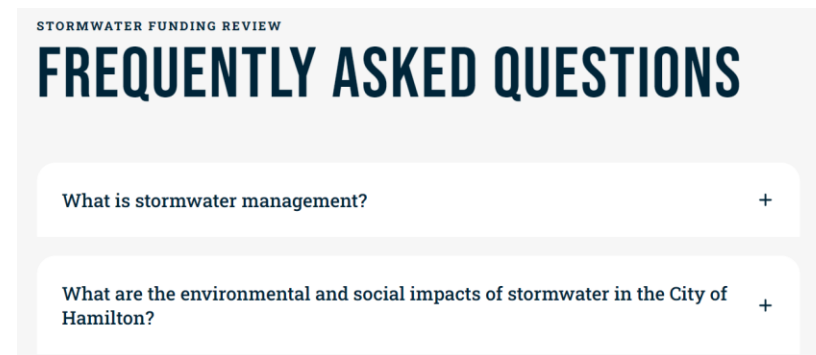
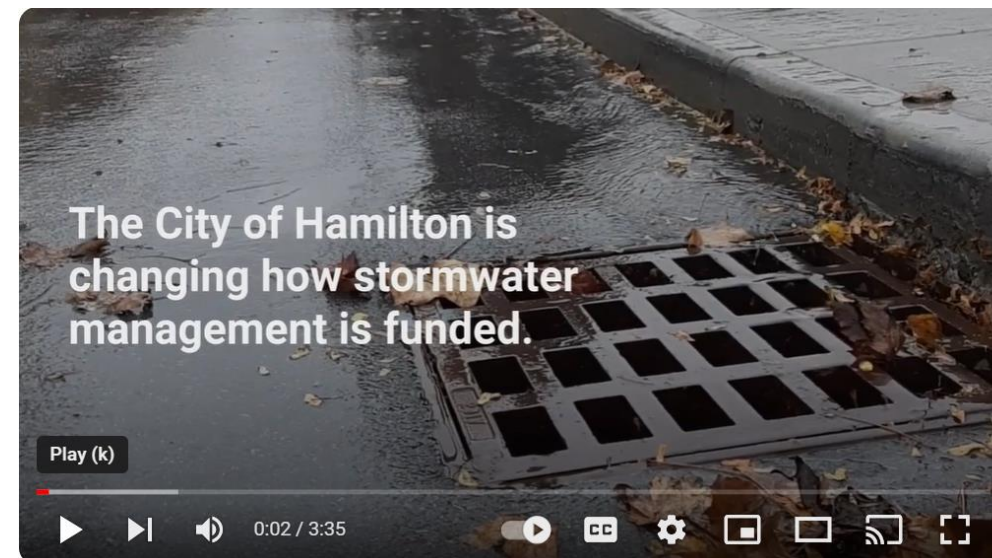
1. Fair & equitable (“user-pay”)
2. Climate resilient & environmentally sustainable
3. Affordable & financially sustainable
4. Justifiable
5. Simple to understand & manage

Reminder: Funding Option Evaluation

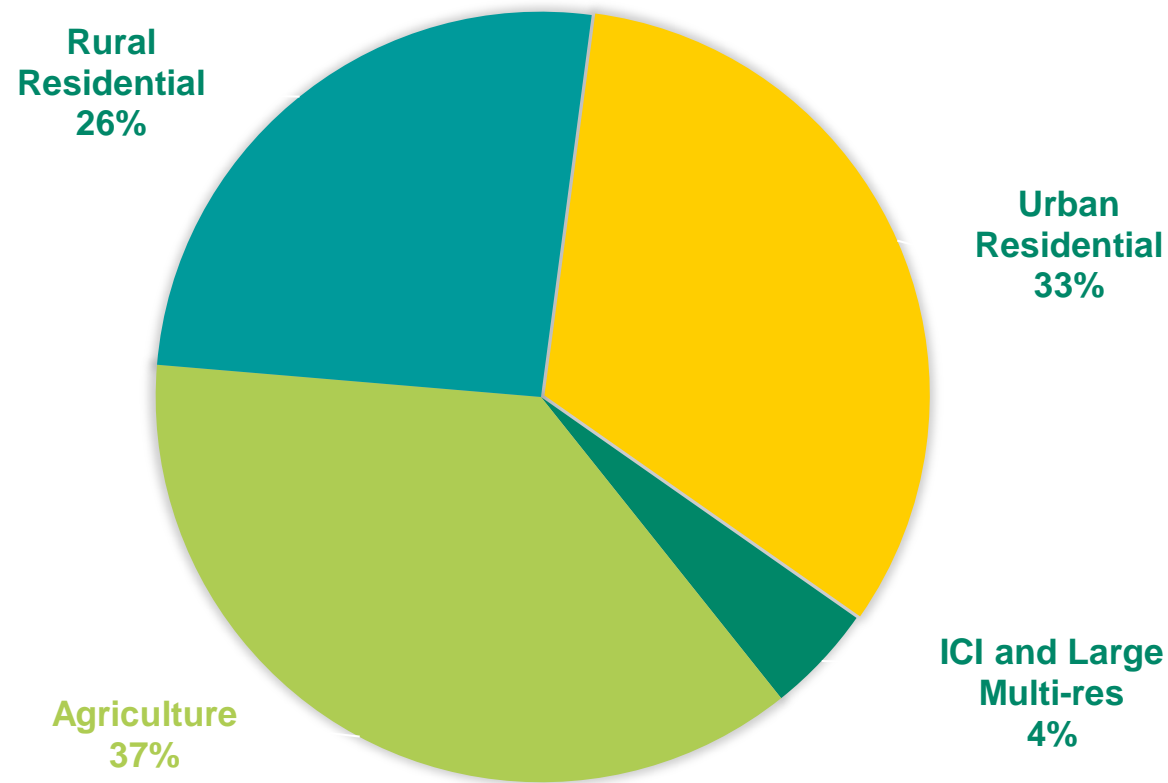
Stormwater Funding Model	Used By	Stormwater Rate Based On	Fair & Equitable	Climate Resilient	Environmentally Sustainable	Affordable	Financially Sustainable	Justifiable	Simple to Understand & Manage
General Tax Levy	Brantford Brant County	Assessed value	✗	✗	✗	🟡	✗	✗	✔
Dedicated Tax Levy	Markham	Assessed value	✗	✗	✗	🟡	🟡	✗	✔
Water/Wastewater Rate	Ex Hamilton Toronto	Water consumption	✗	🟡	✗	🟡	🟡	✗	✔
Stormwater Rate – Tiered Flat Fee	Ottawa Vaughan London	Property type, size	✗	🟡	🟡	🟡	✔	🟡	🟡
Stormwater Rate – Equivalent Residential Unit	Guelph	Impervious area (but all residential types pay the same)	🟡	✔	✔	🟡	✔	✔	🟡
Stormwater Rate – Single Family Unit	Future Hamilton	Impervious area (but all SFD pay the same)	✔	✔	✔	🟡	✔	✔	🟡
Stormwater Rate – Tiered Single-Family Unit	Mississauga Kitchener	Impervious area	✔	✔	✔	🟡	✔	✔	✗

Consultation Summary

- Hamilton webpage visits > 5000
- Survey responses – 781
- Public/Stakeholder Presentations – 7
- Traditional media releases (> 10 media articles)
- Social media releases (> 500 clicks/likes)
- Significant email correspondence (> 100)
- Communication update (Jan 16th)
- Other Councillor Communication (Town Halls etc)



Survey Results

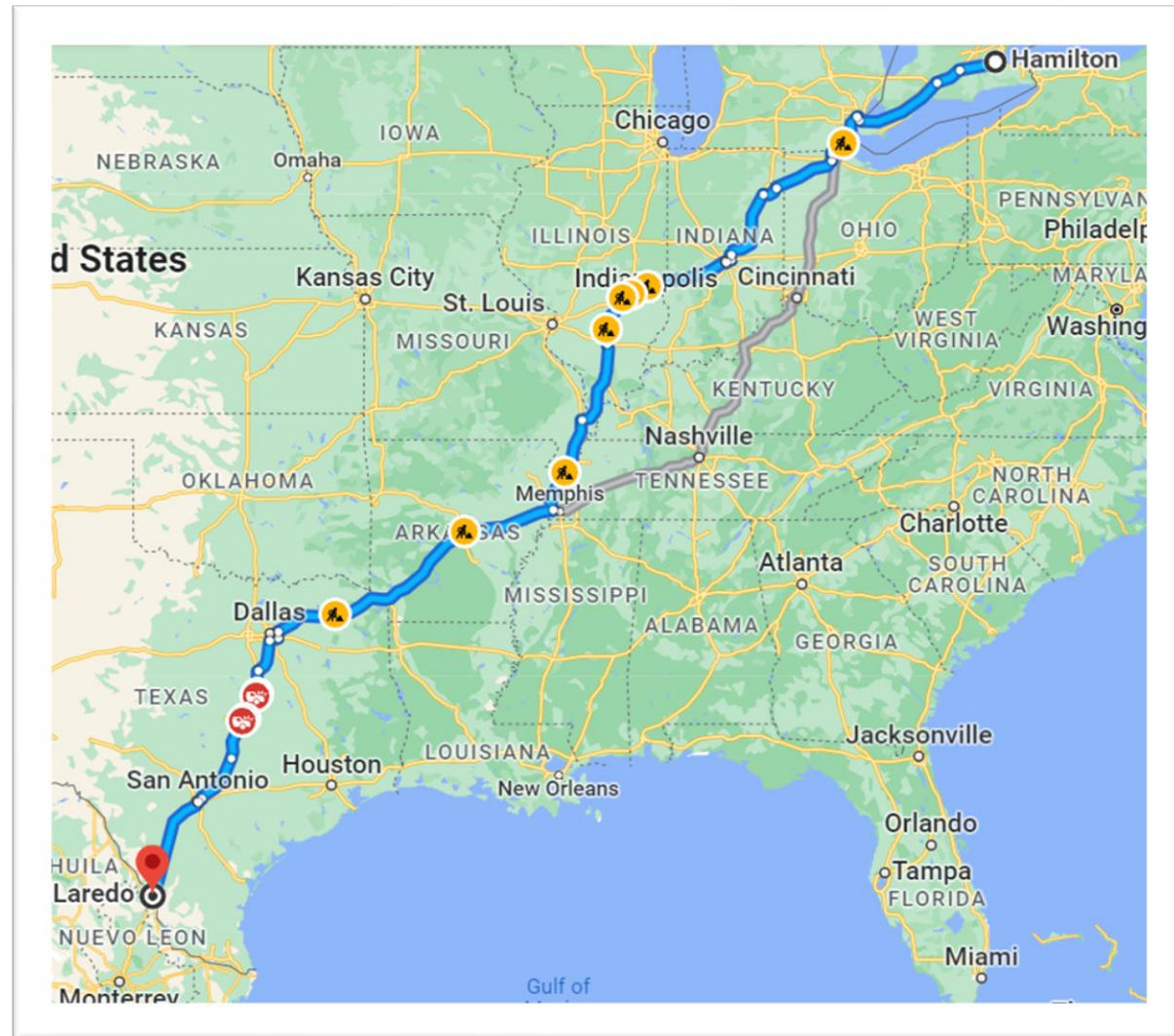


Total Responses: 781	Residential: 471	Rural: 192 Urban: 243
	Agriculture: 276	
	ICI & Large Multi-res: 34	

Hamilton's Stormwater System

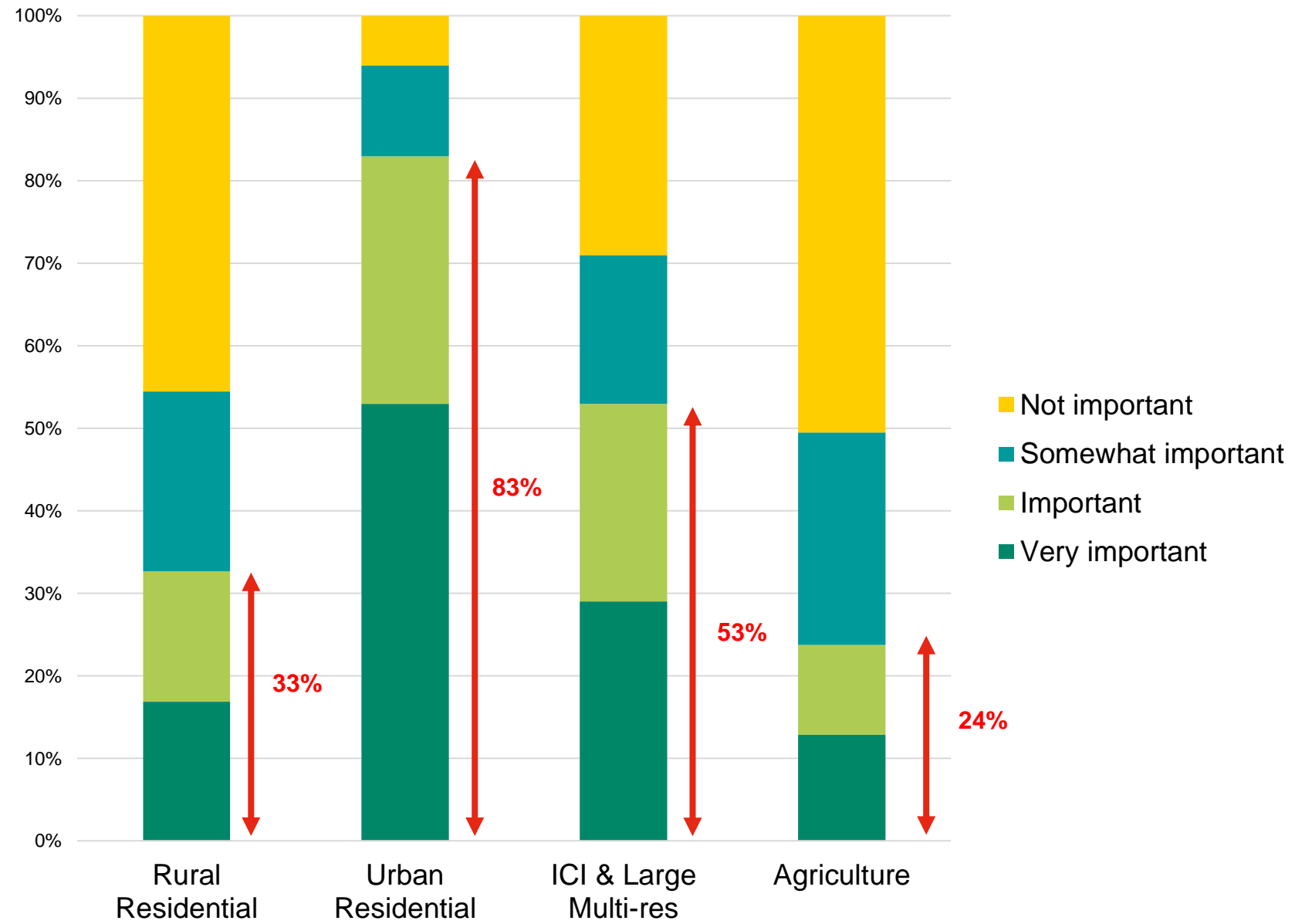
- 1,500 km ditches
- 1,200 km storm sewers
- 148 km watercourses
- 50,000 catch basins
- 3,500 culverts
- 4 infiltration facilities
- 126 ponds
- Value of **\$3.1 billion**

Hamilton
to
Mexico



How Important are the City's Stormwater Management Services to You?

Survey Results



Reminder: Draft Financial Incentives Residential \leq 6 dwelling units

Grants/Subsidies:

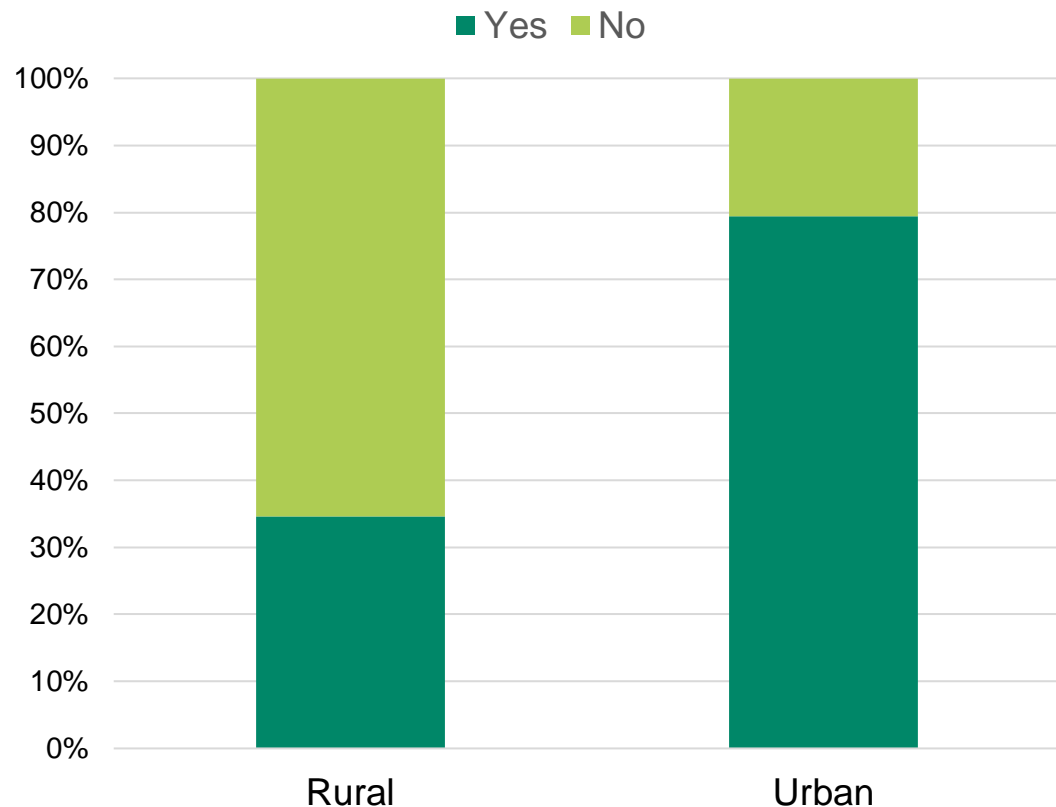
- Rain barrels
- Disconnect downspouts, backwater valves etc.
- Green Venture (in-person 'how-to' advisory services, 'how-to' information, grants & subsidies for rain gardens, permeable surfaces etc.)



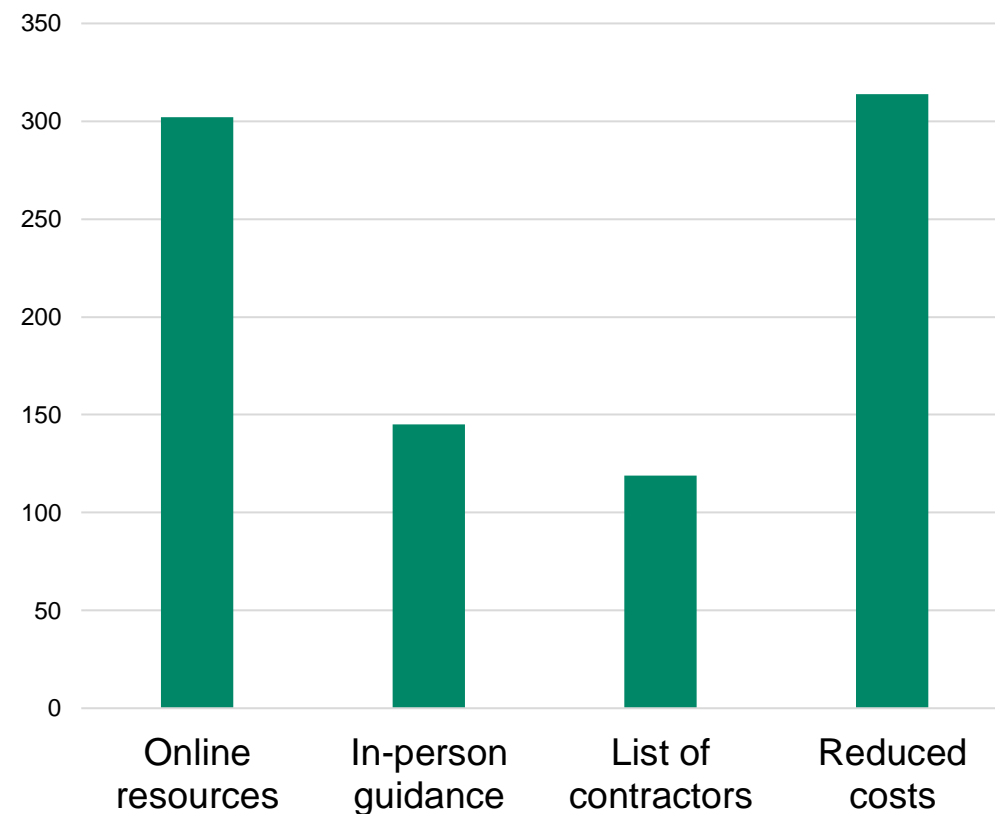
Reduce the quantity and improve the quality of stormwater runoff from residential properties

Survey Results – Draft Residential Incentive Program

Do you Agree with Providing Residential Properties Subsidies Rather than Credits?



What support should the City provide to encourage good residential stormwater management practices?

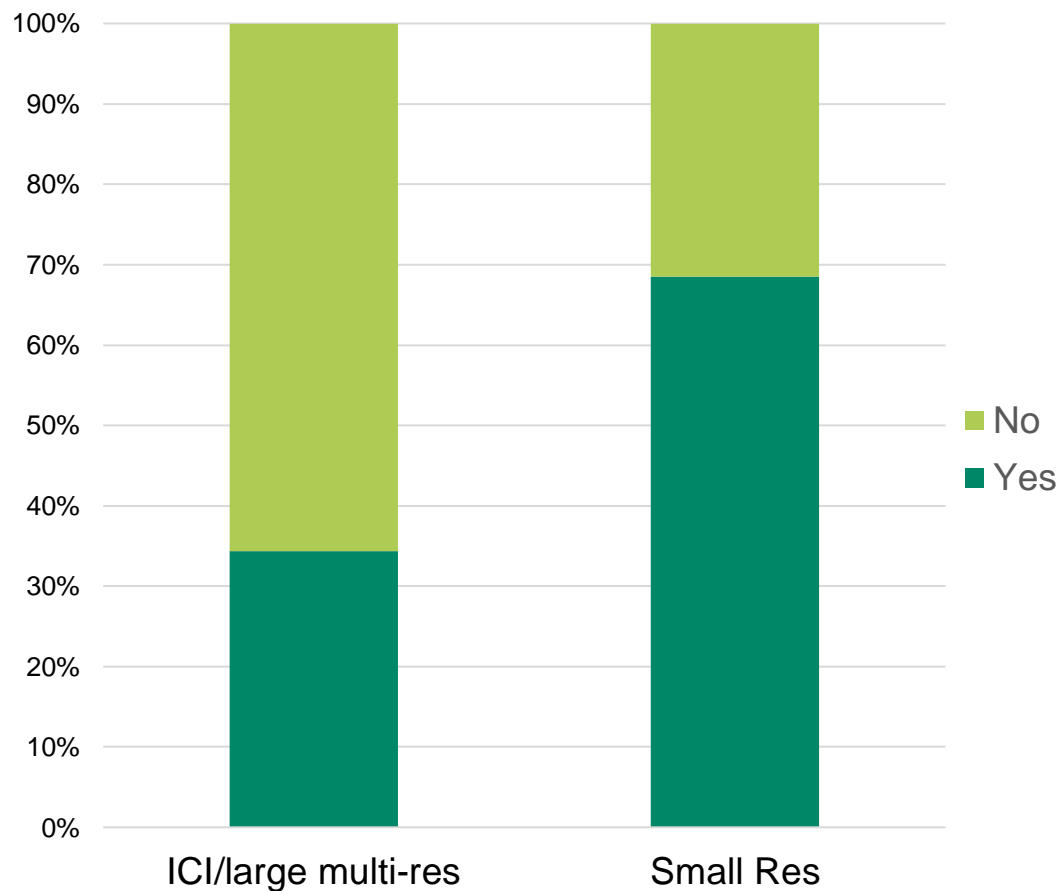


Reminder: Draft ICI, Multi-res Financial Incentives

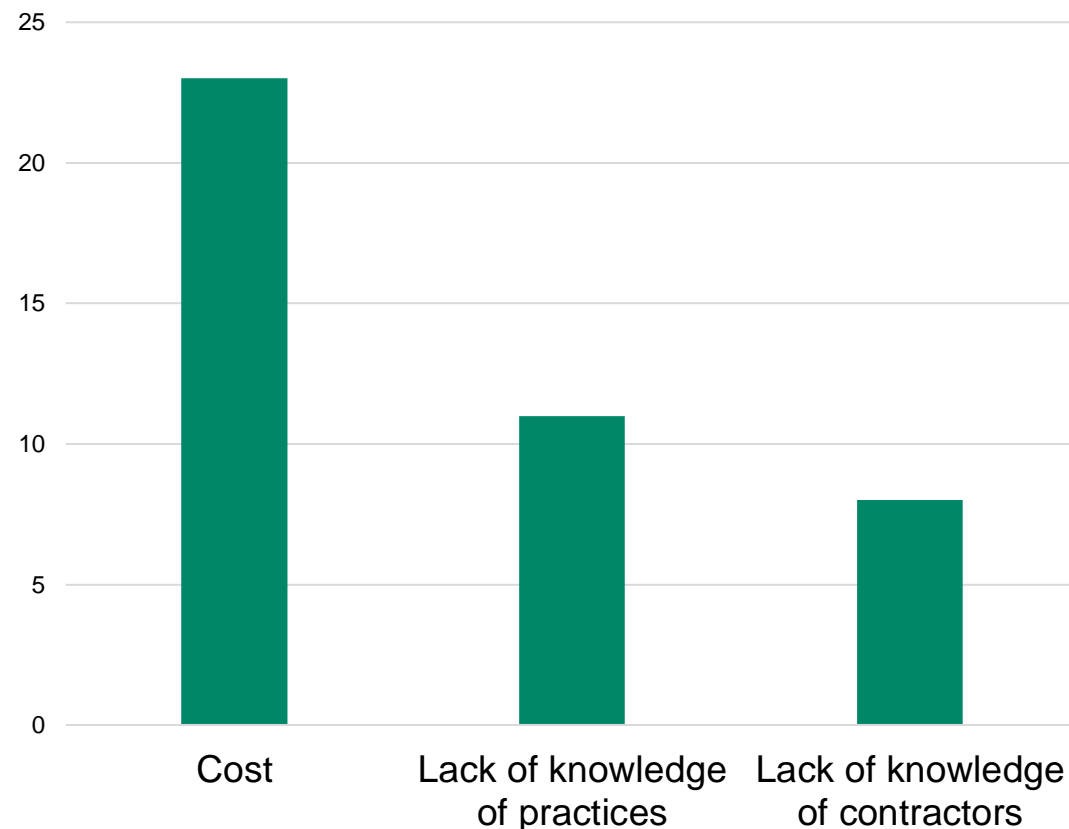
Objective		Maximum Credit Amount		Description
1	Slow it down	40%	Total max. 50%	Percent reduction of the 100-year storm post-development flow to pre-development conditions of the site
2	Clean it up	25%		Remove ammonia, sediment, and phosphorous
3	Soak it up	40%		Percent capture of first 28 mm of rainfall during a single rainfall event
4	Prevent it first	15%		Develop and implement a pollution prevention plan (e.g., salt management plan, pesticide/manure management, sweeping, spill response plan, public education etc.)

Survey Results on Proposed ICI/Multi-res Incentive Program

Do You Agree with Limiting ICI/Multi-res Credits?

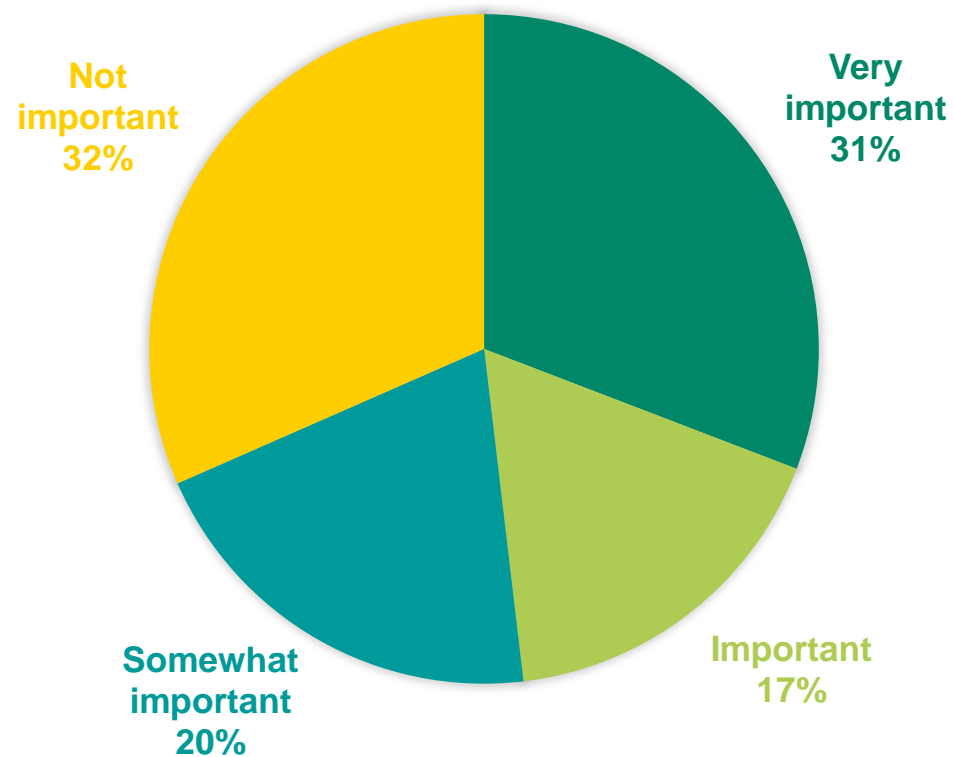


Barriers to Implementing ICI/Multi-res On-site Measures

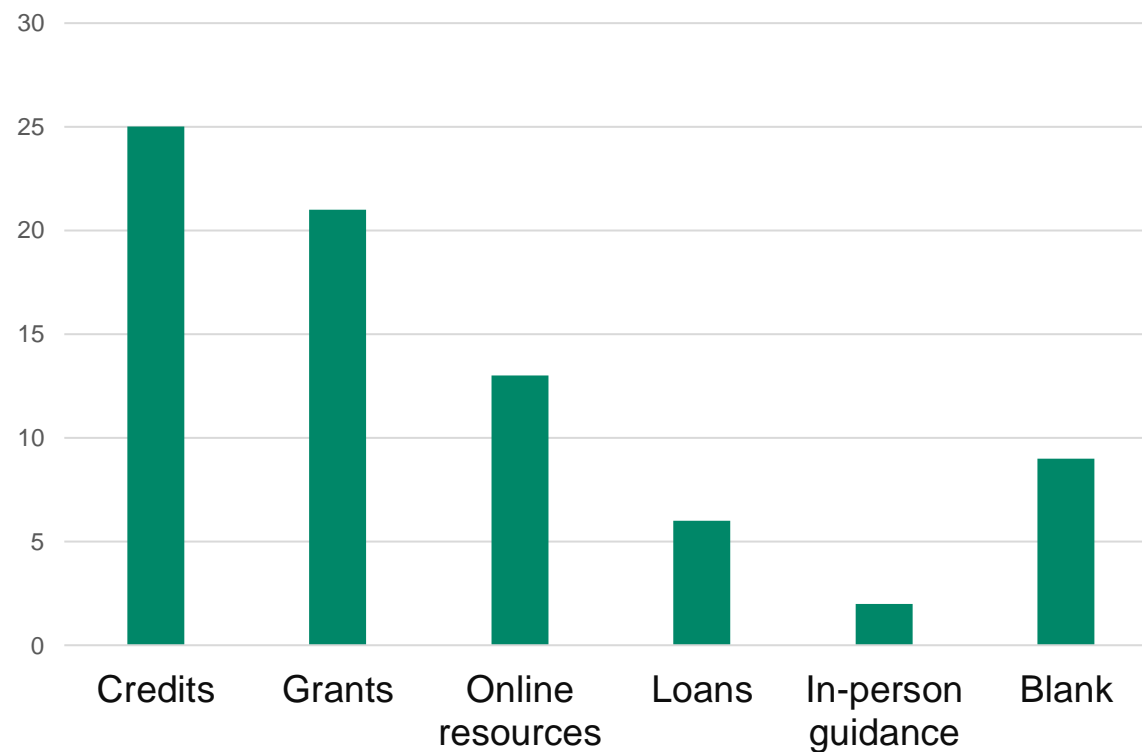


Agricultural Survey Results on Proposed Incentive Program

How important are incentive programs to encourage on-site measures to reduce the amount of stormwater runoff?



What kind of support could the City provide to encourage good stormwater management practices on agricultural properties?



New ICI, Agriculture, Large Multi-res Incentive Program Options

Made in Hamilton 3 credit stream approach based on feedback received and Council direction

Green Space Credit

- Considers percentage of property that is green space
- Automatic enrollment – no application needed
- Only available for properties with no direct stormwater connection and only contribute overland flow via green space

Hamilton Harbour Discharge Credit

- Property owners can apply for up to a 90% credit if they can demonstrate that the property's stormwater fully discharges to Lake Ontario which is provincial jurisdiction

Stormwater Management Infrastructure Credit

- Property owners will be able to apply for a credit of up to 50% if they reduce the quantity and/or improve the quality of stormwater that runs off their property

A property will not be eligible for more than one stream. Appeals process will be developed.

Green Space Credit

- No application involved, automatically applied
- Based on ratio of green vs. hard surfaces
- Only applies to non-residential impervious areas
- 1 billing unit per dwelling unit

14,300 properties outside the urban boundary

- 9,500 residential
- 1,300 undeveloped
- **1,000 ICI, agriculture**
- **2,500 mixed use (e.g., farm with a residence)**

Calculation

Fee = (# of residential dwellings * rate for 1 billing unit) +

$$\text{non-res rate} \times \left[\frac{\% \text{ imp of property}}{\% \text{ imp of avg SFD (60\%)}} \right] \times \left[\frac{\text{run-off coeff from green space (0.1)}}{\text{run-off from avg SFD (0.6)}} \right]$$

Varies by
property



Reduces
by 83%



Estimated Fee for Example Agricultural Properties that Discharge all Stormwater to Large Green Areas

	Example Agricultural Property						
	1	2	3	4	5	6	7
property size (acres)	104	48	135	49	145	6	158
% imperviousness	0.4%	2%	7%	8%	1.6%	65%	21%
total # billing units	6.2	14.2	129.9	56.2	34.1	56.3	455.3
Fee Type	Proposed annual rate						
Base Fee with no credit	\$1,054	\$2,584	\$22,082	\$9,554	\$5,798	\$9,570	\$77,402
Fee with Green space credit	\$171	\$182	\$915	\$381	\$196	\$2,009	\$4,455
% credit	84%	93%	96%	96%	97%	79%	94%

Based on **\$170** per unit

Minimum charge of 1 billing unit

Sample Agricultural Property 1

- 1 res billing units
- 5.2 non-res billing units
- 0.4% imperviousness
- \$171 prop fee with credit



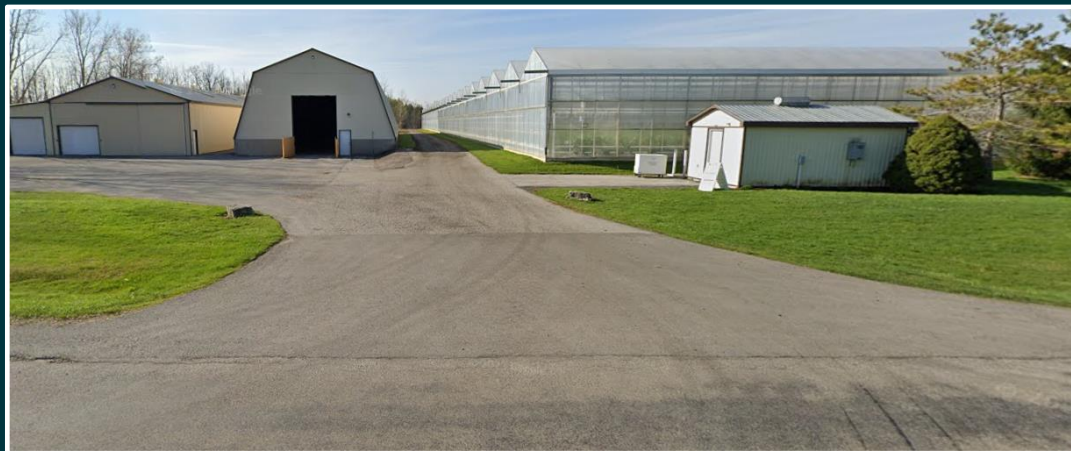
Sample Agricultural Property 4

- 1 res billing unit
- 33.1 non-res billing units
- 6.8% imperviousness
- \$381 prop fee with credit



Sample Agricultural Property 7

- 453 non-res billing units
- 21% imperviousness
- \$4,455 prop fee with credit



Estimated Fee for Other Properties that Discharge all Stormwater to Large Green Areas

	Ancaster Fairgrounds	White Brick Church & Cemetery	Bellstone Christian School
property size (acres)	98.6	1.5	8.9
% imperviousness	26%	6%	14%
total # billing units	358	1.3	17.8
Fee Type	Proposed Annual Rate		
Base Fee with no credit	\$60,873	\$218	\$3,027
Fee with Green space credit	\$4,415	\$170	\$170
	Wastewater restatement		
	-\$8,268	n/a	n/a
	Net change in SW funding		
	-\$3,853	\$170	\$170

Based on
\$170 per
unit

How other Ontario Municipalities Address Agricultural Properties

Municipality	Basis of Charge for Non-Residential	Exempt/ Subsidize Agricultural Properties?	Farm-specific Credits	Eligible for General Credits	Other	Comment
Vaughan	Land Use				Flat rate for all agricultural properties	Looking to change rate structure
London	Land Use	Charge only applies to urban areas				First stormwater rate > 15 years ago
Kitchener	Impervious Area			Y (quality only)	Treated as residential	
Guelph	Impervious Area			Y		
Ottawa	Land Use, Assessed Value		50% rate reduction for non-connected rural properties			Looking to change rate structure
Brampton	Impervious area			Y		Looking at implementing farm specific credit Legal team concerned about exemptions and bonusing under the Municipal Act
Waterloo	Impervious area			Y		
Brant County	Proposed fee	Yes				Rural properties mostly served through municipal drains, which they fund
Cobourg	Land Use/Area				Ag charged \$400 per ha	SFD charged \$900 per ha

Provincial Support

- April 2024 letter from the Ministry of Agriculture, Food and Rural Affairs asking for “**special consideration for agricultural properties**”
- Ontario Regulation 588/17: Asset Management Planning for Municipal Infrastructure. “*All Asset Management Plans must include information about the levels of service that the municipality proposes to provide, the activities required to meet those levels of service, and **a strategy to fund activities by 2024.***”
- November 2022, Office of the Auditor General of Ontario: “**Majority of municipalities do not have reliable sources of funding to finance stormwater infrastructure**”
- In 2021 signed the 9th Canada-Ontario Agreement on Great Lakes Water Quality and Ecosystem Health that “*focuses on understanding and reducing excessive nutrients, reducing or eliminating releases of harmful pollutants, improving wastewater and stormwater management and protecting the Great Lakes*”. “**Promote eligible investments, including investments in green infrastructure, that support the reduction of excess nutrients from non-point sources such as urban and rural stormwater (including stormwater from agricultural landscapes), as priority considerations under applicable infrastructure and other funding programs**”

Implementation & Staffing

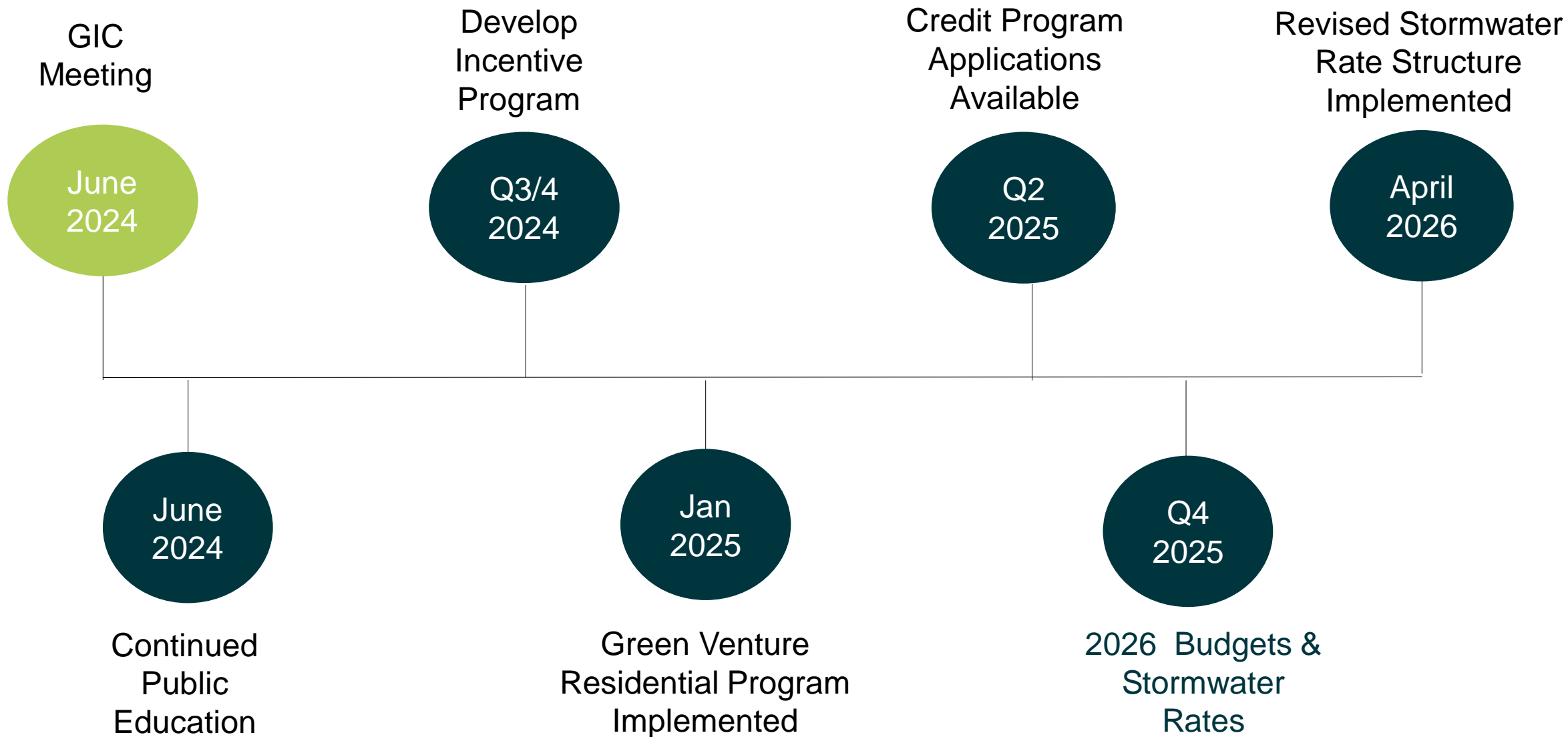
1 FTE

- Manage contracts/coordinate residential stormwater programs
- Develop policies, procedures and forms for financial incentives, appeals, new development and rate reviews
- Coordinate with new utility billing system implementation
- Coordinate public communication (web-page, inserts, queries etc.)
- Review credit applications and oversee green space credit application
- Confirm stormwater budget and billing rate
- Develop billing file
- Preparation of new stormwater only accounts and test billing
- Respond to queries and appeals

Recommended Financial Incentive Program

Financial Incentive Program	Fair & Equitable	Climate Resilient	Environmentally Sustainable	Affordable	Financially Sustainable	Justifiable	Simple to Understand & Manage
Approved Stormwater Funding Model with Revised Financial Incentive Program	✓	✓	✓	✓	✓	✓	✓
Justification	Rewards those that reduce their load on the system.	Encourages on-site measures that increase resiliency and provides sustainable funding for climate measures.	Encourages on-site measures and provides sustainable funding to protect natural water bodies.	Reduces costs for those with on-site measures. No application for green space credit.	Balances long-term funding needs with credits.	Based on user pay principles and legal considerations. Balances Hamilton specifics with industry best practices.	Balances simplicity with equity. Considered implementation & on-going administration costs.

Next Steps



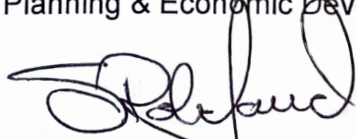


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Contact Email:
Nancy.hill@aecom.com



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
Planning Division

TO:	Mayor and Members General Issues Committee
COMMITTEE DATE:	June 5, 2024
SUBJECT/REPORT NO:	Affordable Housing Development Project Stream Evaluation Process (HSC23028(d)/FCS23055(b)/PED23099(d)) (City Wide)
WARD(S) AFFECTED:	City Wide
PREPARED BY:	Justin Lewis (905) 546-2424 Ext. 4026 Brian McMullen (905) 546-2424 Ext. 4549 Anita Fabac (905) 546-2424 Ext. 1258
SUBMITTED BY:	Grace Mater General Manager Healthy and Safe Communities Department
SIGNATURE:	
SUBMITTED BY:	Mike Zegarac General Manager Corporate Services Department
SIGNATURE:	
SUBMITTED BY:	Steve Robichaud Acting General Manager Planning & Economic Development Department
SIGNATURE:	

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**SUBJECT: Affordable Housing Development Project Stream Evaluation Process
(HSC23028(d)/FCS23055(b)/PED23099(d)) (City Wide) - Page 2 of 12**

RECOMMENDATION(S)

- (a) That the General Issues Committee approves the Affordable Housing Development Project Stream Program (Project Stream) as Appendix “A” to Report HSC23028(d)/FCS23055(b)/PED23099(d) which outlines the process for receiving, evaluating, and prioritizing applications to create additional units of affordable and supportive housing projects for any available City funding allocation
- (b) That the Director of the Housing Secretariat Division, be authorized to execute, and administer the Affordable Housing Development Project Stream (Project Stream) Program, including entering into any and all agreements and ancillary documents as required to deliver the Project Stream in a form satisfactory to the City Solicitor and content satisfactory to the Housing Sustainability and Investment Roadmap (HSIR) Executive Committee (comprised of the City Manager, the General Managers of Healthy and Safe Communities, Planning and Economic Development, and Corporate Services Departments);
- (c) That the Director of the Housing Secretariat Division under the oversight of the General Manager of the Finance and Corporate Services Department through the HSIR Executive Committee, receive delegated authority to enter into financial commitments of up to \$2.5 million per project, provided the municipal contributions are being funded solely from funds managed by the City allocated to the Affordable Housing Funding Program Reserve account number 112257, the Affordable Housing Property Reserve account number 112256, the Supportive Housing Funding Account, and any other funds managed by the City that is deemed necessary or to be used for affordable housing;
- (d) That the Director of the Housing Secretariat Division, under the oversight of the General Manager of the Finance and Corporate Services Department through the HSIR Executive Committee, be authorized to revise the Project Stream program, policy, and application process attached as Appendix “A” to Report HSC23028(d)/FCS23055(b)/PED23099(d) as necessary to ensure efficient delivery of the Project Stream;
- (e) That the General Manager of the Healthy & Safe Communities Department revise the Affordable Housing Fund Program Guidelines attached as Appendix “B” to Report HSC23028(d)/FCS23055(b)/PED23099(d) as approved at the Emergency and Community Services Committee to report HSC23003 and subsequently approved by Council on January 25, 2023.

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**SUBJECT: Affordable Housing Development Project Stream Evaluation Process
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EXECUTIVE SUMMARY

In April 2023, through Report HSC23038/FCS23055/PED23099, Council approved the Housing Sustainability and Investment Roadmap, which was developed as a “whole-of-Hamilton” approach to solving the housing crisis facing our community.

On November 15, 2023, through Report HSC23028(b)/FCS23055(a)/PED23099(b) the Housing Secretariat provided an update on the HSIR Year 1 Program of Work since the HSIR was approved in April 2023. Included in this report was a recommendation that staff be directed to develop an intake process for receiving, evaluating, and prioritizing applications to create additional units of affordable and supportive housing projects using select available City funding and to report back to the General Issues Committee with results from the intake process. The Housing Secretariat presented the Affordable Housing Development Project Stream (Project Stream) as their recommendation for an intake process. This recommendation was approved by Council on November 22, 2023.

In response to Council’s approval to proceed with the Project Stream, staff developed the Project Stream application form and posted it to the newly launched Housing Secretariat webpage on December 12, 2023. In addition to the application form, staff have developed a policy that includes an Evaluation Matrix, Workflow, draft Letters of Intent, and Municipal Contribution Agreements to form the overall Project Stream Program Guide which attached as Appendix “A” to Report HSC23028(d)/FCS23055(b)/PED23099(d).

Applications to the Project Stream are prioritized and reviewed on a first-come, first-served basis at the end of each quarter, ensuring a fair and timely evaluation of all submissions. The list of projects approved through the Project Stream will be broken out over the next five years (2024, 2025, 2026, 2027, 2028) and include new construction projects that will begin in the spring of each year. The Project Stream will include affordable housing projects that are supportive and allocated funding will be issued from the most applicable and appropriate funding sources.

Twenty-seven (27) submissions were received through the Q1 Project Stream intake from non-profit and charitable organizations for the potential to actualize, 1,620 affordable housing units for target populations in the City of Hamilton.

The Project Stream Evaluation Matrix will be used to determine the extent and source of municipal contribution allocated to each project and the date on which the project will start construction. Sources of funding will be determined based on alignment with respective funding program objectives and conditions. The delegated authority will be exercised on approval of projects under the Project Stream up to an amount equal to the program maximum of \$2.5 million per project, provided the municipal contributions are being funded solely from funds managed by the City allocated to the Project Stream

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with the Housing Secretariat Division. \$2.5 million represents the average per-project municipal contribution request of applications submitted to the Project Stream as of the first quarterly intake.

Staff are recommending that the General Issues Committee provide delegated authority to the Director of the Housing Secretariat Division, with ongoing oversight of the General Manager of the Finance and Corporate Services Department through the HSIR Executive Committee to support staff-led program administration, approvals, and program amendments on a go-forward basis of the Project Stream. The delegated authority will support expeditious approvals and program administration of new affordable housing development projects in the City of Hamilton. This will allow staff to meet the objectives set out in the Housing Sustainability and Investment Roadmap, the Housing and Homelessness Action Plan, and through the established Council Priorities. Furthermore, the Project Stream will help the City meet the objectives of the Housing Accelerator Fund allocation from the Canadian Mortgage and Housing Corporation, as per the approved Report PED23143(b)/HSC23017(b), with preference for affordable housing projects. The delegated authority request is in response to the challenges that affordable housing developers have identified as deterrents to expediting projects. This framework empowers the City to swiftly identify and prioritize initiatives that align with community needs and municipal objectives by enhancing efficiencies in project approval processes, enabling quicker access to funding, and accelerating the commencement of construction activities. This streamlined approach not only addresses the pressing need for new affordable housing options, but also strengthens the City's capacity to leverage additional funding from provincial, federal, and private sector partners. Moreover, by reducing approval timelines, the City can effectively respond to community feedback regarding the perceived delays in housing project approvals amid a housing crisis. This proactive measure demonstrates the City's commitment to addressing housing challenges promptly and transparently, fostering trust and collaboration within the community.

Alternatives for Consideration – See Page 11

FINANCIAL – STAFFING – LEGAL IMPLICATIONS

Financial: The following is a listing of funding sources and their respective objectives and conditions that will be used to support affordable housing development projects through the Project Stream:

Federal

Housing Accelerator Fund: On October 25, 2023, Council approved Report HSC23017(a)/FCS23062(a)/PED23143(a) which directed staff to execute the seven initiatives identified in the City's Housing Action Plan in support of the Canadian Mortgage and Housing Corporation's (CMHC)

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allocation of \$93.5 Million to the City through the Housing Accelerator Fund (HAF). The total allocation of \$93.5 Million will be issued to the City of Hamilton in four payments of \$23.5 Million to implement the Housing Action Plan. The HAF funding is intended to facilitate the incentivization of 2,675 net new market and affordable residential units above the City's five-year historical Building Permit average for housing units by December 2026.

As per the approved Report PED23143(b)/HSC23017(b), three new direct building HAF-supported incentive programs were developed to respond to the Housing Action Plan's initiatives one, two, and three respectively. The three incentive programs include Additional Dwelling Unit and Multi-Plex Housing Incentive Program, the Rapid Transit Multi-Residential Rental Housing Incentive Program, and the Housing Acceleration Incentive Program. While HAF is not specifically geared towards the development of affordable housing, some incremental benefit is provided to municipalities for any units that are affordable. The program also permits the use of surplus funding to fund new affordable housing projects. As per the approved Report HSC23017/FCS23062/PED23143, beyond what is needed to create and deliver the various policy and incentive programs, 45% of HAF surplus funding will be allocated to the Affordable Housing Funding Program Reserve.,

Municipal

Affordable Housing Reserve Fund

Through Report HSC23003 (Appendix "B"), the Affordable Housing Funding Program Reserve Fund (Account 112257) was established in January 2023 for any unspent funds from the Affordable Housing Fund Program (AHFP). The AHFP represents a \$4 million annual allocation available at the start of the City's financial year, as well as, up to 45% of the HAF Surplus funding allocation.

The AHFP was developed to reduce financial barriers that non-profit organizations and housing co-operatives face when developing affordable housing; improve their competitiveness when applying for Federal funding; increase financial viability and promote longer affordability periods of the projects.

The AHFP has no limitations on stacking with other municipal incentive programs, grants, loans, or funding from other levels of government for capital project development and operational expenses such as housing subsidies. Program funding is awarded to proponents who meet the eligibility criteria of the AHFP Program Guidelines and will be dispersed

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subject to the alignment of the City's housing objectives and at the discretion of the General Manager of the Healthy and Safe Communities Department. Eligible costs include overages and cost overruns of existing City-funded projects, development charges, site design and feasibility studies, facilitation of due diligence, capital costs, and potential acquisition, and any other costs deemed eligible by the City through the Affordable Housing Development Project Stream evaluation process.

The use of AHFP is limited to proponents that are registered non-profit organizations, charities, or housing co-operatives. Therefore, the AHFP cannot be used to fund projects by for-profit proponents. Projects funded through the AHFP can be new construction including a new building or addition to an existing building and a conversion of an existing non-rental building or portion thereof.

The use of funds from the AHFP Reserve Fund are limited to funding new and innovative projects and initiatives approved by Council that directly support the implementation of the City's Housing and Homelessness Action Plan. Under delegated authority, the General Manager of the Healthy and Safe Communities Department can recommend the use of the AHFP Reserve Funds to Council to fund expenses related to the development of affordable housing through the Project Stream.

Affordable Housing Property Disposition Reserve

In 2018, through Report PED17219, Council authorized staff to develop a disposition strategy of City-owned lands to build new affordable housing units. In response, staff were authorized to establish the Affordable Housing Property Reserve (Account 112256) from which all net proceeds from the sale of properties identified for affordable housing are to be deposited, for use exclusively for new affordable housing development.

As per the motion moved at the January 17, 2024, General Issues Committee meeting, Council authorized the City to enter into Grant or Loan Agreements with affordable housing providers for the purpose of developing new affordable housing using the Affordable Housing Property Reserve at the discretion of the General Manager of the Healthy and Safe Communities Department. Authorization was also given to the General Manager of the Healthy and Safe Communities Department to execute and administer the agreements and any ancillary documents, with terms and conditions satisfactory to the General Manager and in a form satisfactory to the City Solicitor. This authority will be exercised to allocate funding to eligible projects through the Project Stream via the delegated authority of the Director of the Housing Secretariat Division with oversight from the General

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SUBJECT: Affordable Housing Development Project Stream Evaluation Process (HSC23028(d)/FCS23055(b)/PED23099(d)) (City Wide) - Page 7 of 12

Manager of the Finance and Corporate Services Department through the HSIR Executive Committee. There currently isn't any funding available in this reserve, but as properties are divested, funds will be allocated through the Project Stream submissions.

Supportive Housing Account

Through report HSC23041, Addressing the Needs of Unsheltered Individuals and Those Relying on Hamilton's Emergency Shelter System, and subsequently to General Issues Committee Report, 23-024, Council directed staff to report back on the concept of an advance multi-year municipal commitment of \$31M (e.g. \$10.33M over year over 3 years) towards the creation of 200 supportive housing units in order to maximize opportunities for affordable housing providers to leverage provincial and federal funds for projects in development. The Supportive Housing account has been developed using funds from a COVID-19 reserve. The Supportive Housing account resides with the Housing Secretariat's 2024 operating budget and is reserved to fund supportive housing projects, that have been evaluated through the Project Stream, to assist in housing individuals from the By-Name Priority List which is implemented through the Housing Services Division.

Non-Profit Planning Application Fee Waivers

As per Recommendation (a) of Report (PED16098), as adopted by Council at its meeting held on May 25th, 2016, non-profit housing is eligible for fee waivers for the following Planning Application fees:

1. Official Plan Amendment – Fees Waived
2. Rezoning Application – Fees Waived
3. Site Plan Approval – Fees Waived (all fees required as per Conditions of Site Plan Approval remain in effect)
4. Plans of Subdivision – 25% Reduction
5. Plans of Condominium – 25% Reduction All other fees as per the fee schedule are to remain in effect.

Staffing: Additional staff time will be required for the management of the Housing Policy and Relations section of the Housing Secretariat Division. This manager would oversee the development of internal policies related to the Housing Secretariat Division as well as the execution of a government relations strategy. It is anticipated that the management of this program would require 1.0 of a Manger Full-Time Equivalent and to be recruited under the Housing Secretariat Division.

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Additional staff time will be required for the development of internal policies related to affordable housing incentives and for the development of the community engagement and public affairs strategy. It is anticipated that the executing and monitoring of these deliverables would require 2.0 of a Policy and Public Affairs Specialist Full-Time Equivalent and to be recruited under the Housing Secretariat Division.

Additional staff time will be required for the execution and monitoring of agreements. It is anticipated that executing and monitoring these agreements would require 1.0 of a Contracts Analyst Full-Time Equivalent and to be recruited under the Housing Secretariat Division.

Legal: Subject to the City Council approval of the recommendations in Report HSC23028(d)/FCS23055(b)/PED23099(d), the Legal Services Division will be involved in developing agreements/letters of intent, commitment, and terms and conditions and additional legal mechanisms required to implement the funding allocations.

HISTORICAL BACKGROUND

As per Report HSC23028(b)/FCS23055(a)/PED23099(b), staff were directed by Council to proceed with developing an intake process for receiving, evaluating and prioritizing applications to create additional units of affordable and supportive housing projects for any available City funding, including, but not limited to the proceeds from the sale of six surplus City-owned properties identified, as recommended in the Properties and Process for Disposition of Land for Affordable Housing Report (PED17219), any available surplus funds through the Housing Accelerator Fund, any funds available in the Affordable Housing Funding Program Reserve Fund, and based on the process and criteria outlined in Appendix "A", that was attached to Report HSC23028(b)/FCS23055(a)/PED23099(b), and to report back to the General Issues Committee with the results of the intake process.

The creation of the Project Stream was done in partnership between the Housing Secretariat Division and the Planning & Economic Development Department. The intent of the Project Stream is to organize new affordable housing construction projects on an annual basis to meet the objectives set out in the Housing Sustainability & Investment Roadmap, the Housing and Homelessness Action Plan, and through Council Priorities.

The Project Stream offers a proactive, consistent, and transparent process in the City's funding allocation decisions for affordable housing development. This process will satisfy requests from Council, requesting that the City establish a more streamlined intake process so that all potential affordable housing developers have an equal opportunity to pursue available funding.

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**SUBJECT: Affordable Housing Development Project Stream Evaluation Process
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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 (GRIDS) 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 by 2031, which is also known as the Housing Pledge.

The City has committed to developing a total of 900 affordable rental units per year through the following plans and programs that the Project Stream will help advance. 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 affordable units per year. The Housing Sustainability and Investment Roadmap endorsed by Council in April 2023 was developed to enable progress towards building 350 moderately affordable units per year. Thirdly, the Housing Accelerator Fund's annual allocation of \$23.5 million from the Canadian Mortgage and Housing Corporation is set to realize 200 affordable housing units per year.

The Project Stream is an innovative and efficient mechanism of the Council-approved Housing Sustainability and Investment Roadmap that will be leveraged to meet these ambitious targets on an annual basis for the creation of affordable housing.

Program	# of Units/Year 2024	# of Units/Year 2025	# of Units/Year 2026
10-Year Housing and Homelessness Action Plan	350	350	350
Housing Sustainability and Investment Roadmap	350	350	350
Housing Accelerator Fund	200	200	200
TOTAL	900	900	900

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**SUBJECT: Affordable Housing Development Project Stream Evaluation Process
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The implementation of affordable housing development projects by non-profit housing providers approved through the Project Stream, will require that the City continue to utilize existing City policies and regulations related to fee waivers for select Planning Application fees.

RELEVANT CONSULTATION

During the development of the Project Stream, staff consulted with the Hamilton is Home Coalition, which represents a group of affordable housing proponents in the community. Concerns were expressed around the City's current RFP process and suggestions were offered on how to reduce this administration burden on the proponent. These suggestions were incorporated into the development of the Project Stream process. As the report and program were being developed, the Housing Secretariat team consulted with staff from the Planning and Economic Development Department, the Healthy and Safe Communities Department, the Housing Services Division, the Financial Services Division, and the Corporate Communications Division. Comments and suggestions were incorporated into the report and the Project Stream program. The evaluation process and criteria, as seen in Appendix "A" to Report HSC23028(d)/FCS23055(b)/PED23099(d), were developed with guidance from the City's Procurement Specialists with the Financial Services Division and per the City's Procurement Policy By-Law 22-255. The Housing Secretariat team additionally engaged with the City's Auditor General to seek advice regarding the delegated authority request outlined in this report. Staff are making every effort to align the City's funding with other sources of funding for new construction. For example, the Hamilton Community Foundation has announced \$50 million over the next ten years to be invested in affordable housing in Hamilton. Staff will be collaborating with the Hamilton Community Foundation to determine how the City's contribution can be stacked with available funding through the Hamilton Community Foundation to support the viability of approved projects through the Project Stream. Staff also consulted with the Economic Development Department on the coordination and alignment of municipal funding incentives offered through the Invest in Hamilton webpage to ensure a coordinated approach to all municipal funding sources.

ANALYSIS AND RATIONALE FOR RECOMMENDATION

Construction and operation of new affordable and supportive housing requires active investments from municipal, provincial, and federal governments. Traditionally, municipal governments are one of the last funders to the table, covering the construction shortfall (or over-run), making grants (capital or operating) to a particular project, donating property, waiving fees, etc.

The Project Stream provides a transparent intake process for affordable and supportive housing projects enabling the City to identify prioritized projects that meet the City's

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SUBJECT: Affordable Housing Development Project Stream Evaluation Process (HSC23028(d)/FCS23055(b)/PED23099(d)) (City Wide) - Page 11 of 12

requirements. This allows for strategic planning and implementation of these projects throughout the term of Council. This streamlined process is expected to accelerate construction once funding becomes available and enhance the capacity for the non-profit organizations to leverage additional funding from other levels of government and funders.

The evaluation criteria for the Project Stream, as seen in Appendix “A” to Report HSC23028(d)/FCS23055(b)/PED23099(d), is predicated on the objectives set out in the Housing Sustainability & Investment Roadmap, the Housing and Homelessness Action Plan, and the Term of Council priorities.

REPORTING REQUIREMENTS

Staff will be required to provide an information report to the General Issues Committee at the June 19, 2024, meeting with results from the first quarterly intake of the Project Stream. This report will contain information on the affordable housing development proposals that were received through the Q1 intake and provide information on which proposals are approved for municipal contribution for the first intake.

Staff are required to provide an annual update to the General Issues Committee in October 2024 on the progress of the HSIR Year 2 Program of Work. This report will include an update on all projects received and approved through the Project Stream, outlining their contributions towards the City’s affordable housing objectives.

ALTERNATIVES FOR CONSIDERATION

An alternative to the delegated authority recommendations is that the delegated authority is not approved. This would lead to construction delays for affordable housing projects because staff would be required to report to and obtain approval from Council prior to allocating any funding.

Another alternative to the delegated authority recommendation would be to grant delegated authority for a lesser amount than the maximum of \$2.5 Million. Considering that the majority of the affordable housing project submissions received through the Project Stream were requested for \$2.5 Million or higher, this would lead to construction delays for affordable housing projects. Staff would then be obliged to report to and obtain approval from Council before allocating any funding exceeding the pre-approved amount of the General Manager’s signing authority, which is \$249 K.

For the City to respond nimbly and support the community in responding to the housing crisis, neither of the proposed alternatives are supported. Granting delegated authority for \$2.5 Million would enable the City to act promptly and facilitate the creation of housing as expeditiously as possible.

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: Affordable Housing Development Project Stream Evaluation Process
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APPENDICES AND SCHEDULES ATTACHED

Appendix "A" to Report HSC23028(d)/FCS23055(b)/PED23099(d) - Affordable Housing Development Project Stream Program

Appendix "B" to Report HSC23028(d)/FCS23055(b)/PED23099(d) - Affordable Housing Funding Program Guideline Revisions

Affordable Housing Development Project Stream Program

POLICY STATEMENT:

The City of Hamilton has developed an Affordable Housing Development Project Stream (Project Stream) to foster the construction and retention of local affordable housing. The Project Stream will guide the allocation of available funding, providing financial support to Non-Profit organizations that create and/or retain affordable housing in the City for low-to-moderate-income households. The Project Stream aligns with the Housing Sustainability & Investment Roadmap, the Housing and Homelessness Action Plan, and City Council's priority, Safe and Thriving Neighbourhoods, specifically its strategic goal of increasing the supply of affordable and supportive housing and reducing chronic homelessness in the City.

PURPOSE:

The Project Stream will provide support to eligible Non-Profit and charitable organizations through waivers of fees/permits, capital grants, and municipal land to advance affordable rental residential units to low-to-moderate-income households in the City of Hamilton. This policy provides a framework for the distribution of available program funds. This policy sets out eligibility criteria, evaluation and selection criteria, and processes. The policy supports transparency, and consistency in project application, assessment, and allocation decision-making.

DEFINITIONS:

Affordable Units: Are rental housing units whereby the rent of a unit, inclusive of all utilities, is set at or below 80 percent of Canada Mortgage and Housing Corporation's (CMHC) Average Market Rent, by bedroom type, in the regional minimum of 40 years.

Applicant: A Non-Profit and charitable organization applying for a grant under the Project Stream, subject to the Project Stream's requirements.

City: The City of Hamilton.

Contribution Agreement: An agreement signed between the City and the Applicant under this Program.

Council: The Council of the City of Hamilton.

Equity-Seeking Groups: A group as identified on ground(s) set out in Section 1 of the Human Rights Code, that identify barriers to equal access, opportunities and resources, in relation to housing affordability, due to economic disadvantage and/or discrimination. The City of Hamilton is currently completing an in-depth Housing Needs Assessment that will further identify unique equity-seeking groups but for this purpose, equity-seeking groups include, but are not limited to:

- Indigenous Peoples
- Racialized Communities
- People with Disabilities

Project Stream Evaluation Committee: A committee of City staff who are responsible for the review and evaluation of Project Stream applications, as appointed by the City’s Housing Sustainability & Investment Roadmap’s Steering Committee.

Non-Profit: An organization, where no part of its income is payable to, or otherwise available for, the personal benefit of a member or shareholder thereof. This includes all types of Non-Profit organizations and includes rental co-operatives that are incorporated with a Non-Profit status.

Project Stream: The Affordable Housing Development Project Stream of the City.

SLT: The Senior Leadership Team of the City of Hamilton.

SCOPE:

This policy applies to:

- All Non-Profit and Charitable Applicants to the Project Stream.
- Staff responsible for the delivery and administration of the Project Stream.
- The Project Stream Evaluation Committee.
- Council’s delegated authority in relation to the Project Stream.

POLICY COMMUNICATION:

At a minimum, this policy will be communicated by means of:

- Posting the policy on the City of Hamilton website.
- Posting the policy on the City of Hamilton intranet for staff accessibility.
- Providing a copy to all staff involved in the delivery and administration of the Project Stream, the Project Stream Evaluation Committee, and SLT.

- Including the website location for the policy in all Project Stream application information and communications.

It is the applicant's responsibility to be proactive in seeking out Project Stream application information and ensuring compliance with submission deadlines.

POLICY:

1.0 Project Stream Considerations

1.1 Capital grants under the Project Stream are intended to assist Non-Profit and Charitable Organizations in constructing new or retaining existing, affordable housing for low-and moderate-income households in the City of Hamilton. Project Stream grants are intended to help Non-Profit and Charitable Organizations offset some of the capital costs associated with construction or retaining affordable housing units in the local community.

2.0 Eligibility Criteria

2.1 Applicants are eligible to apply for funding under the Project Stream subject to meeting the following minimum requirements:

a. Applicants must:

- Be a Non-Profit Organization, Charitable Organization, or Housing Co-Operative;
- Demonstrate an understanding of residential housing development; operation of a rental housing unit(s) or ability to retain the services of an organization/consultants with this experience;
- Demonstrate financial viability or a path towards financial viability through their capital and operating proformas;
- Own or have an accepted offer to purchase the subject lands. Notwithstanding the foregoing, an exemption is made where the subject lands are secured under a long-term lease (40 years) for affordable housing purposes.

b. The Project must:

- Be located within the geographical boundary of the City of Hamilton (can be located anywhere in the City subject to the City's Official Plan and Zoning By-law policies);

- Be located on lands as described in 2.1.1 above;
- Be rental tenure (i.e., the entire building must operate as a rental);
- Have at least 30% of the residential units in the project be affordable rental housing meaning said units have rents, inclusive of all utilities, set at or less than 80% of CMHC’s Average Market Rent in the regional market area at the time of application submission, for a minimum of 40 years; and,
- Be one (1) of the following project types:
 - New construction (includes additions and extensions);
 - Acquisition and rehabilitation of existing rental affordable housing that is at risk of being lost; or
 - Conversion of non-residential buildings (in whole or in part) to rental affordable housing.

2.2 Projects that are not eligible include

- a. Projects by commercial enterprises (i.e. for-profit);
- b. Ownership housing;
- c. Secondary Suites;
- d. Long-term care facility;
- e. Purpose-built student housing;
- f. Shelters and crisis care facilities;
- g. Transitional or time-limited housing without the security of tenure; and,
- h. Repairs/renovations to existing buildings, unless part of an acquisition proposal or the works result in the creation of new affordable housing units.

3.0 Eligible Costs

3.1 Program funding will support proponents’ capital costs for affordable rental housing units as it relates to hard and soft capital build costs, municipal land contribution, rent supplements, waiving of planning application fees, and/or City of Hamilton financial partnership or contribution required for other sources of funding.

3.2 Development costs including soft and hard costs required to move an affordable housing project to “shovel-ready”. These costs may include but are not limited to consultation fees, studies, surveys, architectural designs, site plan approvals, demolition costs, environmental and archaeological study costs, building permit fees, and any associated fees to obtain an occupancy permit.

3.3 Funding can be used to support proponents' exploration of a potential property for the development of affordable housing. Approved funding can be used for the following:

- a. to acquire the proposed development property and the fees associated with the acquisition;
- b. financial support to complete due diligence and feasibility studies prior to the purchase of the property;
- c. Best use analysis;
- d. Building condition assessment;
- e. Preliminary environmental studies; and,
- f. Any other study reasonably associated with the due diligence for acquisition of property.

3.4 Capital costs incurred by a Non-Profit and Charitable Organization for the construction of the affordable housing units by a For-Profit entity that has been retained by the Non-Profit organization to construct the Affordable Units may only be considered an eligible cost if the affordable housing units are to be owned and operated solely by the Non-Profit and the For-Profit organization, or where there is an agreement between the Non-Profit and the For-Profit entity whereby the affordable housing units are secured by the Non-Profit organization through a long-term lease (40 years) and operated solely by the Non-Profit organization, to the satisfaction of the City.

4.0 Ineligible Costs:

4.1 For-profit construction of affordable housing units, except as specified in Section 3.4 herein.

4.2 Operating expenses are not eligible (including employee wages, debt payments, losses from a previous fiscal year, etc.).

5.0 General Project Stream Requirements

5.1 The Project Stream will be structured as a Call for Applications that will remain open year round but evaluated quarterly. Interested Non-Profit organizations submit their applications, and are evaluated and awarded available funding on a competitive basis, which is followed in accordance with this policy.

- 5.2 The City will provide quarterly deadlines outlined on the Housing Secretariat's webpage to inform the applicants of when each evaluation will be completed.
- 5.3 Project Stream information along with application information and documents will be posted on the Housing Secretariat's webpage at www.hamilton.ca/housingsecretariat.
- 5.4 The Director of the Housing Secretariat with oversight of the General Manager of the Finance and Corporate Services Department through the Housing Sustainability and Investment Roadmap's Executive Committee, may establish a minimum and/or maximum municipal contribution under the Project Stream on a per application/project basis.

6.0 Required Application Information

- 6.1 All applications under this Program must include the following items, noting that any incomplete, misleading, or false information may render the application/award invalid at the City's sole discretion:

Applicant Qualifications

- a) satisfactory proof that the Applicant is:

- a Non-Profit or Charitable Organization;

- b) a summary describing the Non-Profit organization, including:

- a copy of incorporation documents (if applicable);
- if a partnership, a copy of the partnership agreement or letter/memorandum of understanding and a list of partners;
- a solicitor's certification that there is no ongoing or pending litigation or liens against the Applicant or any related entity or any liens filed against the property;
- population it serves;
- its contact information (including contact information for partners if applicable);
- examples of similar projects it has been involved in, and any past project experience in developing and managing affordable rental housing projects;
- the names and experience of the project management team.

- d) full disclosure of any relationship with a For-Profit entity/organization, including documented confirmation (partnership agreement or memorandum of understanding);

- e) in the case of a relationship with a For-Profit entity/organization pursuant to Section 3.2 herein, copies of all relevant agreements between the Non-Profit organization and the For-Profit entity/organization constructing the affordable housing units, to the satisfaction of the City;

Project Concept and Design Details

- f) a summary describing the proposed project, including
- the address of the project and proximity to transit, services, and amenities;
 - the type of project, as per section 2.1.2;
 - the total number of affordable and market-rate housing units, the approximate size of said units, and the number of bedrooms in each unit;
 - project rents for the affordable housing units and any market-rate units;
 - affordability period of the affordable housing units;
 - how the project is consistent with urban design best practices and accessibility standards;
 - whether the project can be carried out under current land use regulations (including the Zoning By-law), and identification of any known variances and/or amendments;
 - project schedule;
 - who the affordable housing units are intended to serve and how the units meet community needs (e.g., unit type, household composition, housing options for equity-seeking groups, etc.);
 - how the project will be tenanted (e.g., use of Access to Housing waitlist, another waitlist) and any tenant supports; and,
 - property management details;
- g) preliminary building plans and/or site plans, if available.

Financial Viability

- h) evidence, subject to the satisfaction of the City's General Manager of Finance and Corporate Services, of financial competence and project viability including:
- three most recent audited financial statements; if not available additional information provided to substantiate or establish liquidity and debt management is required;
 - project proforma;
 - details of any equity to be contributed by the Applicant;
 - details of other sources of government funding, if applicable; and
 - the amount of funding requested.

Other

- j) any other information that may be required by the City, the GM, the City's Executive Committee, and/or the Project Stream Evaluation Committee.

7.0 Recommended Supplemental Application Information

7.1 The following supplemental information is recommended to help with project evaluation and prioritization:

- supporting information from a qualified professional that the proposed project interior exceeds accessibility requirements in the Building Code and that the exterior achieves the City’s Accessibility Standards;
- supporting information from a qualified professional that the project exceeds energy efficiency requirements in the Building Code; and
- any other supplemental information that, in the opinion of the Applicant, demonstrates how the proposed project meets sustainable design and affordable rental housing and community needs.

8.0 Evaluation Criteria

8.1 Applications will be evaluated using the criteria and weighting as outlined in Table 1. The evaluation criteria weighting may be modified from time to time by the City’s Housing Secretariat Division.

Table 1: Application Evaluation Criteria

Evaluation Criteria	Weighting
Alignment with City of Hamilton Priorities	20%
Project Criteria	35%
Funding Outline Criteria	35%
Project Implementation and Management	10%
Total	100%

The Housing Secretariat Division may on a case-by-case basis establish a more detailed scoring matrix as part of a call for applications. Applications are evaluated against the City’s price-per-point benchmark of 75% to determine the viability of each project. The viability of each project is determined through the evaluation of the Project Management Institute project phases and municipal contribution would be dependent on the current phase of each project. The Housing Secretariat is committed to supporting all proposals received through the Project Stream to ensure that all projects are viable for the community. The Housing Secretariat Division will collaborate across all City divisions to optimize resources, investment, and outcomes that align with the urgency of advancing affordable housing development projects.

8.2 Applications that exceed some or all of the following criteria will be considered stronger and scored higher than those that only meet the minimum eligibility requirements:

1. Alignment with City of Hamilton Priorities (weight 20%)

Projects that align with the Housing Sustainability & Investment Roadmap, the Housing and Homelessness Action Plan, and the City Council Priorities goals of achieving targets for the following:

- i. housing supply,
 - ii. affordability,
 - iii. supports equality and equity for all Hamiltonians.
- b. The proposed project addresses the needs and challenges of communities identified in the community, especially communities of inclusion (overrepresented population in encampments and shelter).
 - c. The proposed project aligns with the Safe & Thriving Neighbourhoods Council Priority by increasing the supply of affordable and supportive housing and reducing chronic homelessness, ensuring people can safely and efficiently move around by foot, bike, transit, or car, and by providing vibrant parks, recreation, and public spaces.
 - d. Projects that clearly identify one or more target populations that it will impact and provide a clear plan demonstrating how it will directly impact the target populations, including identifying the number of households that will be taken from a recognized waitlist for tenancies by name. These target populations include:
 - i. Indigenous,
 - ii. Family,
 - iii. Men,
 - iv. Women,
 - v. Seniors, and
 - vi. Youth.

2. Project Criteria (weight 35%):

- a. Projects that clearly align with the Official Plan of the City of Hamilton and adhere to all relevant By-laws.
 - i. Projects that clearly state what stage the application or request process is in and are working with the Planning Department.
 - ii. Projects that clearly demonstrate the project's readiness to advance through permit approvals.
 - iii. Projects that clearly demonstrate a comprehensive and effective effort to improve building accessibility measures as measured by the AODA compliance standards.

3. Funding Outline (weight 35%):

- a. Projects that clearly identify how much funding is required and identify a plan for viability and that have received funding from one or more of the below sources:
 - i. Capital and/or Operating funding or commitment of funding from other orders of Government.
 - ii. Through Municipal support in waived fees or obtained Municipal Grants.
 - iii. Obtained funding from other sources outside of all levels of Government such as donations, philanthropists, and social bonds.
- b. The proposed project provides a clear and comprehensive description of how it has strong potential to operate and achieve its goals beyond the Municipal funding contribution.

4. Project Implementation and Management (weight 10%):

- a. Applicants provide a clear and comprehensive explanation of their experience, ability and readiness to carry out and oversee the proposed project, and applicant includes a description of the resources, skills, expertise, and infrastructure in place to ensure efficient and effective project execution.
- b. The proposed project includes a detailed and clear description of the steps taken or plans made by the respondent to ensure the project's timely execution according to the proposed plan's document.

9.0 Application Evaluation and Selection:**Review for Application Eligibility**

9.1 In order for an application to be considered for funding, it must:

- Meet the Program eligibility criteria (Section 2.1); and
- Be complete and have all supporting documentation to comply with the application requirements.

9.2 Applications will be screened by the City's Housing Secretariat Division staff for basic eligibility as they are received. Applicants will be notified if their application is ineligible or incomplete.

9.3 Submission of an incomplete application may result in the application's deferral to a later round of evaluation.

Application Evaluation Criteria

9.4 Each application will be reviewed, evaluated, and scored on its merits by the Project Stream Evaluation Committee made up of the inter-department staff team across the City.

9.5 Applications will be evaluated based on the criteria outlined in Table 1, subject to Section 8.1.

9.6 Higher scores will be given to applications that exceed minimum eligibility requirements and those that meet some or all the preferred evaluation criteria.

9.7 As part of the evaluation process:

- Applicants may be contacted to verify and provide clarification on the application;
- Applicants may be contacted to provide additional supporting information; and/or
- Applicants may be required to attend an intake meeting with the Housing Secretariat Division to clarify any information contained in the application.

9.8 The Infrastructure, Planning and Development team in the Housing Secretariat will review each application on its merits. Then the Infrastructure, Planning and Development team will present each submission to the Project Stream Evaluation Committee. The Project Stream Evaluation Committee will evaluate each proposal in alignment with the Project Stream Evaluation Matrix. The Infrastructure, Planning and Development team will meet with the Project Stream Evaluation Committee to discuss their individual assessments of the application and to arrive at a consensus assessment.

9.9 The Housing Secretariat Division will recommend to Council's delegated authority a recommended allocation of available funding to applicants based on scoring pursuant to Section 9.8. this will be done through a recommendation report, acceptable to the Director of the Housing Secretariat Division with oversight from the General Manager of the Finance and Corporate Services Department through the Housing Sustainability and Investment Roadmap's Executive Committee.

Delegated Authority

9.10 Council delegates to the Director of the Housing Secretariat, with oversight of the General Manager of Finance and Corporate Services Department through the Housing Sustainability and Investment Roadmap Executive Committee, the authority to:

- (a) Approve grants under the Project Stream in accordance with this policy;
- (b) Determine the amount of such grants to be issued under this policy, and any conditions thereto, up to a maximum of \$2.5M per project;
- (c) Determine whether to award one or more grants, or no grants; and
- (d) Approve and execute Contribution Agreements on behalf of the City, including amendments to such agreements, where the form and content of said agreements is to the satisfaction of the General Manager of the Finance and Corporate Services Department through the Housing Sustainability and Investment Roadmap's Executive Committee.

9.11 The General Manager of the Finance and Corporate Services Department, with oversight of the Housing Sustainability and Investment Roadmap's Executive Committee, may further delegate any or all of the authorities granted by Council to the Director of the Housing Secretariat Division.

9.12 Final approval of all grants, and the amount thereof, is a decision of the Director of the Housing Secretariat Division, with oversight of the General Manager of the Finance and Corporate Services Department through the Housing Sustainability and Investment Roadmap's Executive Committee, or designate, at their sole discretion.

Decision

9.13 The successful Applicant(s) will be notified by a Letter of Intent of the decision on its application after the evaluation consensus is completed.

10. Conditions of Approval

10.1 The City will enter into a Contribution Agreement with the selected successful Applicant(s) based on the proposal obtained at the time of selection.

10.2 As a condition of approval, a successful applicant will be required to sign a Contribution Agreement with the City, satisfactory to the City's Solicitor and the Director of the Housing Secretariat Division, committing to the delivery and maintenance of affordable housing units, prior to:

- The commencement of any works to which grant will apply; and
- The City issuing any grant funding.

10.3 A successful Applicant will be required to agree in the Contribution Agreement to the following items:

- The grant amount to be received under the Project Stream and its timing;
- The work to be completed and the timeframe by which a building permit must be obtained, construction commenced, and the units completed/occupancy permit issued;
- Regular project progress updates as outlined in the Annual Reporting Guidelines for the Project Stream;
- The number of affordable units to be provided, rental rates, and duration of affordability;
- Non-compliance terms and processes, and default provisions

10.4 A successful Applicant will be required to provide a postponement in favour of the City from any mortgagee/charge or encumbrance of the property.

11. Payment Issuance:

11.1 Payments will be issued to the applicant in advances as set out in the contribution agreement.

a. Payment issuance to applicant would be in the following disbursement's structure:

- I. 50% - Issued at signing of contribution agreement.
- II. 30% - Issued at completion of structural framing.
- III. 20% - Issued at receipt of occupancy permit.

Affordable Housing Funding (AHFP) Program Guidelines

1. Background

The City of Hamilton continues to face a significant housing crisis and all municipalities across Canada are being creative in finding solutions to address this issue. While it is understood that there is no single solution to the housing affordability crisis, the Affordable Housing Funding Program (AHFP) is anticipated to reduce financial barriers by providing municipal contributions to Non-Profit organizations that are interested in developing affordable housing in the City of Hamilton. AHFP will be used to pay for overages and cost overruns of existing City funded projects (e.g. Rapid Housing Initiative); cover municipal development charges (DCs), where applicable, for affordable housing units (if required); pay for pre-development costs including site design and feasibility studies, and facilitate due diligence, capital costs and potentially acquisition; and any other costs deemed eligible through the Affordable Housing Development Project Stream (Project Stream). The AHFP targets only Non-Profit organizations.

2. Program Description

The AHFP has been developed to reduce financial barriers that Non-Profit organizations and housing co-operatives face when developing affordable housing; improve their competitiveness when applying for funding from the Canadian Mortgage and Housing Corporation; increasing the financial viability and promoting longer affordability period of the projects.

- The AHFP funding will be awarded to eligible Non-Profit and charitable housing organizations that submit to the Project Stream. Staff will evaluate submissions using the Affordable Housing Development Project Stream Evaluation Matrix, included in the Affordable Housing Development Project Stream Program (Appendix "A").

The funding will be provided to the successful applicant in the form of a municipal contribution and the conditions or criteria will be outlined in the municipal contribution agreements between the successful applicant and the City of Hamilton.

The municipal contribution agreements will, at minimum, stipulate that all affordable units funded by the City of Hamilton must remain affordable for a 40-year period or longer upon date of occupancy. Should the applicant wish to sell the property at any point during the 40-year period, right of first refusal must be granted to the City for the purchase of the property at fair market value. The applicant must demonstrate continued affordability through annual reporting to the City in the form of a standardized Rental Unit Monitoring Report as outlined in section 7.5. Should the applicant wish to increase rent above the affordability limit (80% AMR) at any point during the 40-year period, the applicant must set the rental fee at fair market rent (125% AMR). Other terms and conditions may apply to applicants as determined through the evaluation process.

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3. Mandated City financial responsibilities for RHI projects

Under the Rapid Housing Initiative (RHI), the City is mandated to cover overages and cost overruns of RHI funded projects. Should overages result from a project where the City is responsible for payment of such costs, the City may use this funding outside of an application or competitive process to cover these costs.

4. Program overview

4.1 Funding Amount and availability:

AHFP will have annual funding of \$4 M available at the start of the City’s financial year and will be distributed to selected projects. The disbursement of the available funding will be subject to the alignment of City’s housing objectives and at the sole discretion of the General Manager of the Healthy and Safe Communities Department. Should a situation arise where affordable housing developments fail to align with the City’s housing objectives, the funding for the year may be withheld and reallocated appropriately in the following year.

4.2 Additional funding and Stacking:

The AHFP has no limitations on stacking with other municipal incentive programs, grants, loans or funding from other levels of government for capital project development and operational expenses such as housing subsidies. Applicants are encouraged to seek other additional funding available either locally within the City or through upper levels of government including the following sources:

- i. Canadian Mortgage and Housing Corporation (CMHC) offers flexible funding and financing opportunities to assist in the development of affordable housing. There are a range of funding and financing tools, and it is recommended that applicants review these opportunities in addition to the City of Hamilton Affordable Housing Funding. More information can be found on the CMHC webpage - <https://www.cmhc-schl.gc.ca/en>
- ii. The Province of Ontario provides several different funding programs that assist in both new affordable housing development, retrofits, repairs and rent supplements. More information can be found on the Province’s webpage - <https://www.ontario.ca/page/affordable-housing-ontario>

- iii. Federation of Canadian Municipalities (FCM) offers funding for organizations to complete housing plan, studies, undertake pilot and capital projects. Details can be found on this website <https://fcm.ca/en/funding>
- iv. Community Housing Transformation Centre (CHTC) - backed by National Housing Strategy, CHTC offers grants to community housing providers, community-housing service providers and community organizations up to \$500,000 – more information can be found on this website - <https://centre.support/>
- v. City of Hamilton's Economic and Development Incentives – the City has opportunities for aiding with partial relief of development costs (within a Community Improvement Plan area – CIP) environmental remediation, cultural heritage, urban design and property tax grants to those looking to invest in Hamilton's future. City planning tools and links to incentives can be found on this website - [Hamilton, Ontario: Where Innovation Goes To Work - Invest in Hamilton](#)

In addition to other requirements, applicants will be required to confirm that they have applied for available funding opportunities both from the City and other upper levels of government including details of how much they are eligible to receive.

5. Priority Costs and Expenses

AHFP will consider applications in the following order of priority:

- 5.1 Overage and overruns:
Under this category, expenses may include additional costs on an affordable housing development currently under construction resulting from unpredicted cost increases related to such matters as construction materials. Cost increases that result from a change in scope of the project are not included.
- 5.2 Development Charges (DCs):
Applicants will be eligible for funding for development charges as they relate to the *Development Charge Act* or the *Education Act*, provided that these charges are not covered under any other program or legislation where the DCs are waived or paid. If a residential project that meets the City's definition of Affordable Housing is exempt under legislative changes, an application for DC relief for the residential units will be eligible and only the affordable units (within the development) would be considered. With the enactment of Bill 23, it is anticipated that only DC costs re-dating Bill 23 will be eligible.
- 5.3 Capital Costs:
This funding will support applicants' development proposals as it relates to capital build costs, top-ups and/or be City of Hamilton financial

partnership/contribution required for other sources of funding, including but not limited to the CMHC Co-Investment funding program.

5.4 Predevelopment Costs:

Predevelopment costs may include soft and hard costs required to move an affordable housing project to "shovel ready". Examples of pre-development costs may include but are not limited to, payment of professional and consultation fees, studies, surveys, architectural designs, site plan approvals, demolition costs, and environmental and archaeological study costs.

5.5 Acquisition, Due diligence & feasibility:

This funding will focus on supporting applicants' exploration of a potential site for the development of affordable housing. Approved funding can be used to acquire the proposed development property and the fees associated with the acquisition; financial support to complete due diligence and feasibility studies prior to the purchase of the property to ensure that the site will be a viable affordable housing project. The funds may also be used for best use analysis, building condition assessment, preliminary environmental studies, and any other study reasonably associated with the due diligence for acquisition of property.

6. Minimum Eligibility Requirements:

- i. Applicants must be a registered Non-Profit organization, charity or housing co-operative that will own and operate the development subject of the funding request. For profit organizations are ineligible for this funding and will not qualify;
- ii. Applicants must demonstrate an understanding of residential housing development; operation of a rental housing unit(s) or ability to retain the services of an organization/consultants with this experience;
- iii. Funding must be used towards the development of affordable housing in the City of Hamilton;
- iv. Units must be maintained as affordable for the minimum of 40 years, Affordable rents established at or below 80% AMR for applicable AHFP units for the entire affordability period;
- v. Financial viability - Applicants will demonstrate financial viability or a path towards financial viability through their capital and operating proformas;
- vi. Projects can be new constructions including new building or addition to an existing building and a conversion of an existing non-rental building or portion thereof into an affordable housing project;
- vii. Applicants must be seeking to build a minimum of 5 units with the project;
- viii. Entire project must be purpose rental built for the entire affordability period; and,
- ix. Development readiness - projects that can demonstrate that a building permit will be drawn in the year that they have applied will score higher in the evaluation of the funding request.

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7. Overview of Application and Award Process:

City of Hamilton’s AHFP will be offered to eligible affordable housing developers through the Project Stream. The application period will be open for a minimum of 30 calendar days. The program will target only Non-Profit affordable housing organizations interested in supporting the City’s housing objectives and priorities at the time. Submission or scoring of the project does not necessarily guarantee funding.

Each applicant will be scored against the Affordable Housing Development Project Stream Evaluation Matrix (included in Appendix “A”). Preference will be given to applicants that meet the following key criteria specific to the AHFP. Note that the City might add further details to align it with current priorities;

- (a) Type of funding support required (project overruns; Development Charges, pre-development, due diligence, feasibility studies, or acquisition);
- (b) Qualifications and experience of the development team;
- (c) Type of the organization (Charity, Non-Profit, Co-op, community housing organization)
- (d) Site status (encumbrances, zoning permissions, conditions and assessments);
- (e) Development schedule (how close to shovel readiness including status of all required planning and reasonable development timetable);
- (f) Financial viability and cost-effectiveness (amount of funding already secured and complete funding overview);
- (g) Development concepts (construction typology, details of unit size, design special features, energy efficiency details);
- (h) Target population/groups in the community;
- (i) Tenant selection (Access to Housing Waitlist, By-Name Priority List); and,
- (j) Affordability in terms of rents and affordability period.

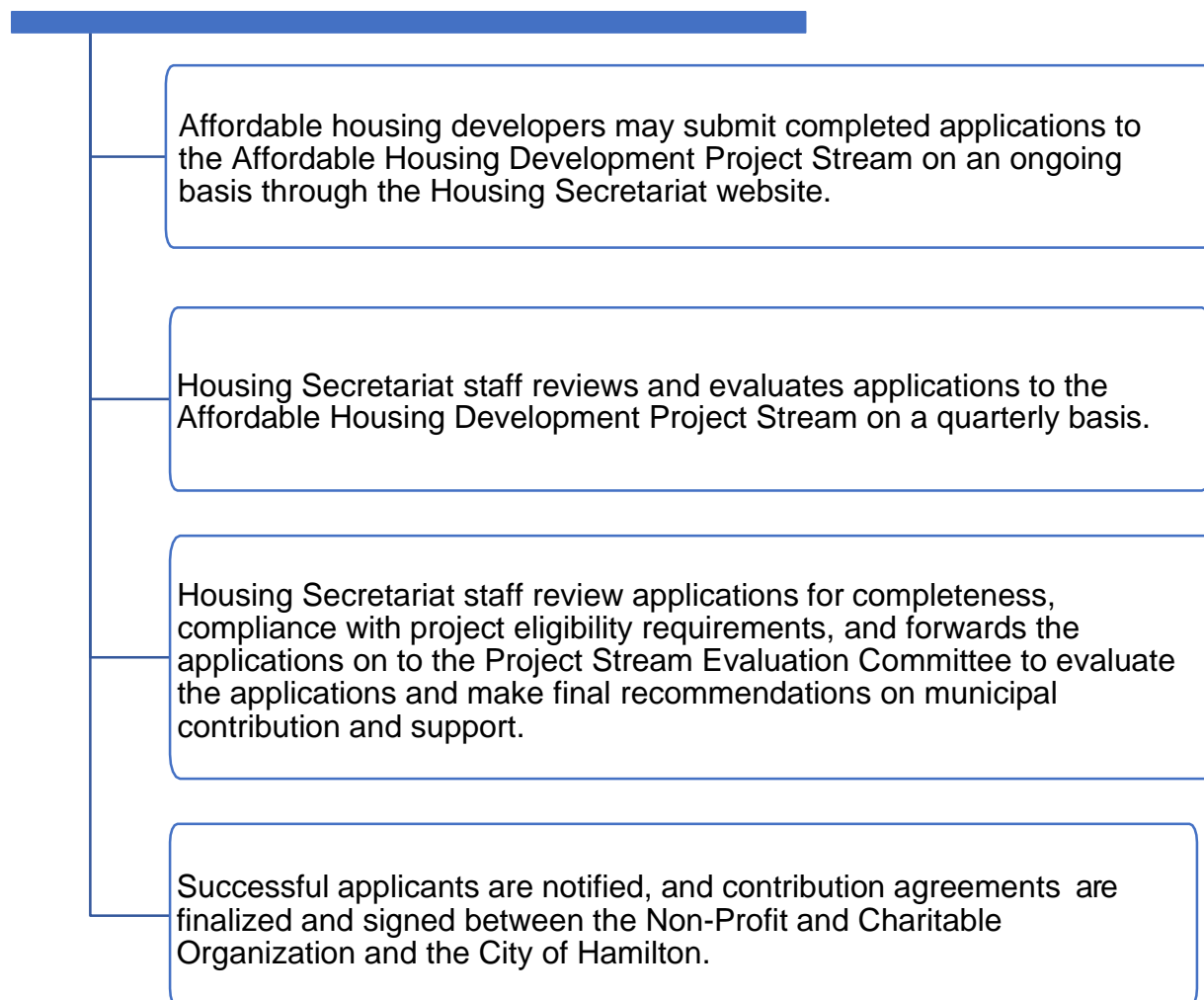
Further details of the above evaluation criteria will be provided in the application process.

The evaluation review will be completed within 30 business days following the closure of the application submission period date. The Housing Secretariat staff will rank the submitted project in accordance of the highest passing score in the Affordable Housing Development Project Stream Evaluation Matrix. A Conditional Letter of Commitment will be issued to the successful applicant, indicating the next steps and the timeline to achieve the next steps, prior to signing a municipal contribution agreement with City of Hamilton.

The annual release of the application is to ensure the most accurate information and documentation is communicated to the applicants and reflect the City’s Strategic Plan, Housing and Homelessness Action Plan goals, and the Housing Sustainability and Investment Roadmap goals and objectives. In addition, the annual process will capture new milestones that could have been achieved by the applicant over the previous year.

Appendix “B” to Report HSC23028(d)/FCS23055(b)/PED23099(d)
Page 6 of 9

7.2 Application process



After the deadline for the applications, City of Hamilton staff will review all submitted Applications to ensure completeness and that the Eligibility Requirements (Section 6 above) are met. The City may seek additional information as necessary but is not obligated to do so, in order to determine in its sole and absolute discretion if an application meets or complies with the minimum requirements.

All applications that meet the minimum eligibility requirements will be scored against the preferred Evaluation Criteria above. A Review Panel set up by City Staff will review all scored applications to make a final recommendation for successful projects. While the highest scoring application(s) are likely to be best positioned for approval, the Review Panel will also consider City of Hamilton’s housing objectives as established by Council priorities, available funding, and other relevant planning documents in making a final selection of successful projects.

Appendix “B” to Report HSC23028(d)/FCS23055(b)/PED23099(d)
Page 7 of 9

Following the approval of applications, applicants will be required to accept the funding as allocated and enter into a contribution agreement with the City of Hamilton that outlines the terms of the commitment. A municipal contribution agreement will include among others the following:

- The amount of City’s funding being provided;
- The number of affordable units to be provided, Affordable Unit rental rates and duration of affordability;
- Requirements for tenant income verification by the applicant at initial occupancy and unit turnover;
- Requirements for annual reporting by applicant;
- Requirements for applying rental rate increases; and;
- Other terms and conditions as required in the sole and unfettered discretion of the City.

7.3 Reapplication

Applicants who are not successful in the current year can reapply in subsequent years. Successful applicants in the current year will also be eligible to reapply the following year with different projects or with the same project but for a different funding use than that applied for the previous year. For example, a project may apply and be successful for pre-development funding and then the following year apply and be successful for capital funding.

7.4 No Successful Applicant

If there are no applicants or upon review of the submissions there are no eligible projects, funding will not be awarded. The City is not required to provide funding to any project which it deems unsatisfactory and reserves the right to reallocate the funding to the subsequent year.

7.5 AHFP Annual Reporting

The AHFP will require annual reporting for the duration of the affordability period to ensure compliance with the terms and conditions of the Program. A standardized AHFP Rental Unit Monitoring Report will be required. In cases where the City is already collecting an annual occupancy report under another funding source, every effort will be made to consolidate the reporting providing the AHFP requirements are fully met. The AHFP Rental Unit Monitoring Report will report on the previous calendar year’s actual monthly rent paid by tenants, target populations, and vacancy data. These forms will be provided by the Housing Secretariat Division by the third week of January for completion and will be due to the Housing Secretariat Division on the 15th of March or the nearest business day after.

8. Definition of Key Program Terms:

8.1 Affordable housing:

The term "Affordable housing" is used in this program to mean a broad term that encompasses all types of housing that persons or households with low or moderate incomes can access without spending an inordinate proportion of their income. Affordable housing may include ownership housing and affordable rental housing;

- (a) Affordability of rental housing can be defined based on a proportion of a person or household's income or based on a percentage of the average or median market rent, for a defined area. Often, the definition includes a threshold in the position of households on the income spectrum, the most universal with low- and moderate-income households being at or below the 60th income percentile for renters living in a defined area. There are slight differences in how documents define affordable housing but for the purposes of the AHFP, affordable rental housing will mean;

Housing that costs 30% or less of gross household income for households with a low to moderate income. Low to moderate income for renters is defined as income at or below the 60th income percentile for renters in the City of Hamilton, and for owners the 60th income percentile for all Hamiltonians; and/or;

- (i) Rents at or below 80% of average market rent (AMR) for the geographical area will be given priority in the application process for units applying AHFP;
- (ii) Rents above 80% but below 125% AMR may still qualify for the program

8.2 Overages

"Overages" means costs incurred on a project that are initially greater than the initial budget to which the project was approved, and where the City as the "Recipient" or "Service Manager" is contractually obligated to supplement the project budget.

8.3 Top ups

"Top ups" means additional funding needed to complete a construction project which has previously had Service Manager's commitment and requires additional funding to complete the project within the approved scope.

8.4 In-year expense

The term "in-year expense" means an unexpected construction expense incurred on an affordable housing project under construction in excess of the contingency but within the original scope of the project.

8.5 Shovel Ready

The term "shovel ready" means an affordable housing construction project that is considered to be at an advanced enough stage of development for physical construction to begin.

8.6 Acquisition

The term "acquisition" means the process of taking possession of all, or part of a tangible asset, property including land for the purpose of developing affordable housing or converting an existing project into an affordable housing project.

8.7 Fund stacking

For the purpose of the AFHP "fund stacking" means the approach of utilizing multiple City, provincial or federal programs or funding to offset a greater portion of project expenses.

9. Questions Related to this program can be directed to:

Via Email to:	housing.secretariat@hamilton.ca
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This document is available in alternate formats upon request.



Hamilton

AFFORDABLE HOUSING DEVELOPMENT PROJECT STREAM
HOUSING SECRETARIAT
(HSC23028(D) / FCS23055(B) / PED23099(D))

June 5, 2024

Agenda

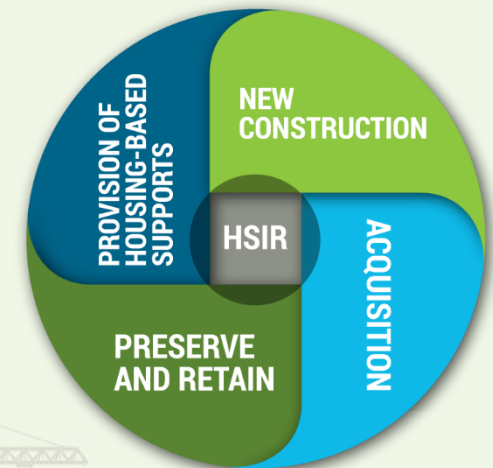
1. Background on the Housing Sustainability and Investment Roadmap
2. Affordable Housing Development Project Stream Program and Process
3. Recommendations
4. Next Steps



1. Context

Housing Sustainability and Investment Roadmap 2024

1. Develop capacity within the Housing Secretariat Division
2. Expand Governance Structure to include Indigenous Stakeholders
3. Acquisition and Finance Strategy
4. Government Relations Strategy
5. Communications and Engagement Plan
6. Implementation & Reporting for Housing Accelerator Fund (HAF) & the Affordable Housing Development Project Stream



1. Context

City of Hamilton Unit Targets

Program	# of Units/Year 2024	# of Units/Year 2025	# of Units/Year 2026
10-Year Housing and Homelessness Action Plan – Affordable Units (80% AMR)	350	350	350
Housing Sustainability and Investment Roadmap – Moderately Affordable (125% AMR)	350	350	350
Housing Accelerator Fund – Affordable Units (100% AMR)	200	200	200
TOTAL AFFORDABLE UNITS	900	900	900
Supportive Housing Multi-year Municipal Commitment (subsidized)		200	

2. Affordable Housing Development Project Stream Overview

The Project Stream is...

- ✓ Supporting non-profit and charitable housing providers
- ✓ Facilitating construction readiness
- ✓ Leveraging municipals tools to reduce barriers
- ✓ Demonstrating innovation, efficiency, and transparency
- ✓ Advocating to other orders of government
- ✓ Cultivating new partnerships and collaborations
- ✓ Holding the City accountable



2. Affordable Housing Development Project Stream

Preliminary Results

Q1 2024 intake

- ✓ **27** Projects submitted
- ✓ Potential to construct **1,620** affordable and supportive housing units
- ✓ Variety of unit types and target populations served
- ✓ Not saying “no”, saying “yes, and...”



2. Affordable Housing Development Project Stream Evaluation Process

- Predicated on HSIR, HHAP, & Term of Council priorities
 - Price Per Point benchmark methodology (75% - can exceed)
 - 10-point scale for weighted criteria
 - Alignment with City of Hamilton Priorities: 20%
 - Alignment with the Official Plan and relevant by-laws: 35%
 - Budget and sustainability plan: 35%
 - Project implementation and management: 10%



Recommendations



3. Recommendations

(a) Approve Program Document

- Process for receiving, evaluating, and prioritizing applications to create additional units of affordable and supportive housing projects
- Applies to all non-profit and charitable applicants, program coordinators, evaluation committee and Council's delegated authority
- Communicated through internet/intranet and directly to stakeholders



3. Recommendations

(b) Authorized to Execute and Administer Program

- Enhance Housing Policy and Relations section of Housing Secretariat to develop:
 - Internal policies for Division
 - Government Relations Strategy
 - Affordable housing incentives
 - Community engagement and public affairs strategy
- Executing and monitoring deliverables
- Executing and monitoring agreements (with involvement from Legal Services Division)



3. Recommendations

(c) Delegated Authority, Financial Commitments

Municipal				Federal (CMHC)
Affordable Housing Reserve Fund	Affordable Housing Property Disposition Reserve	Supportive Housing Account	Non-Profit Planning Application Fee Waivers	Housing Accelerator Fund
<ul style="list-style-type: none"> - Est. Jan 2023 to support completion of Rapid Housing Initiative and affordable housing projects - \$4M annual allocation + up to 45% of HAF surplus funding - Non-profits only, must support HHAP 	<ul style="list-style-type: none"> - Authorized to develop in 2018 - Net sale of properties used for affordable housing - Delegated authority to GM in 2024 	<ul style="list-style-type: none"> - Advanced multi-year commitment (\$10.33M /year x 3 years) - 200 supportive housing units - COVID-19 reserve - By-Name Priority List (Housing Services) 	<ul style="list-style-type: none"> - Adopted 2016, non-profit housing eligible for (Planning Application) fee waivers 	<ul style="list-style-type: none"> - HHCIP Housing Action Plan - \$93.5M - 2,675 net new units by 2026 - 3 direct building incentives - Permits surplus funding

3. Recommendations

(d) Program Revisions

- Affordable Housing Development Project Stream designed and developed within Housing Secretariat
- Ongoing documentation of challenges, barriers, and lessons learned
- Ongoing communication with GM of Finance
- Housing Secretariat must remain nimble and responsive to evolving nature of housing crisis



3. Recommendations

(e) Revise Funding Guidelines

- Affordable Housing Fund Program Guidelines dictate use of Affordable Housing Fund Program Reserve (\$4M/year + 45% HAF surplus)
- Proposed amendments will eliminate barriers to allocating funding to eligible projects:
 - Issuance of Municipal Contribution Agreements vs. forgivable loans.
 - Proposals are evaluated through the Project Stream and not a Request for Proposals process.
 - The term of affordability is specified as 40 years or longer at 80% AMR.



UPCOMING COMMITTEE & COUNCIL REPORTS

June 19: Information Report on approved projects for 2024.

Quarterly confidential information updates on approved projects to Council & Mayor.

October 2024 (annual report): Report on progress reaching Housing Sustainability and Investment Roadmap objectives.



Hamilton

THANK YOU



Hamilton

BUSINESS IMPROVEMENT AREA SUB-COMMITTEE REPORT 24-004

**10:30 a.m.
Tuesday, May 14, 2024**

**Hamilton City Hall
71 Main Street West**

Present: S. Braithwaite (Chair) – International Village BIA
T. MacKinnon – Westdale Village BIA and Stoney Creek BIA
K. Nydam – Dundas BIA
S. Pennie (Vice-Chair) – Waterdown BIA
H. Peter – Ancaster BIA
D. Sanchez – Concession Street BIA
N. Ubl – Barton Village BIA
E. Walsh – Downtown Hamilton BIA
S. Weiler – Ottawa Street BIA

**Absent with
Regrets:** Councillors E. Pauls, T. Hwang and M. Wilson – City Business
B. Schormann – Locke Street BIA

THE BUSINESS IMPROVEMENT AREA SUB-COMMITTEE PRESENTS REPORT 24-004 FOR INFORMATION:

(a) CHANGES TO THE AGENDA (Item 2)

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

The agenda for the April 9, 2024 Business Improvement Area Sub-Committee meeting was approved, as presented.

(b) DECLARATIONS OF INTEREST (Item 3)

There were no declarations of interest.

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

(i) April 9, 2024 (Item 4.1)

The April 9, 2024 Minutes of the Business Improvement Area Sub-Committee were approved, as presented.

(d) PRESENTATIONS (Item 8)

(i) Filming in Hamilton (Item 8.1)

Kimberley Adrovez, Manager, Creative Industries and Cultural Development, addressed Committee respecting Filming in Hamilton, with the aid of a presentation.

The presentation from Kimberley Adrovez, Manager, Creative Industries and Cultural Development, respecting Filming in Hamilton, was received.

(e) GENERAL INFORMATION/OTHER BUSINESS (Item 13)

(i) Updates from Business Development Office (Item 13.1)

Cristina Geissler, Business Development and Business Improvement Area (BIA) Officer, addressed the Committee respecting Updates from the Business Development Office.

The verbal update from Cristina Geissler, Business Development and Business Improvement Area (BIA) Officer, respecting Updates from the Business Development Office, was received.

(ii) Statements by Members (Item 13.2)

BIA Members used this opportunity to discuss matters of general interest.

The updates from Committee Members, were received.

(f) ADJOURNMENT (Item 15)

There being no further business, the Business Improvement Area Sub-Committee was adjourned at 11:37 a.m.

Respectfully submitted,

Susie Braithwaite
Chair,
Business Improvement Area Sub-
Committee

Tamara Bates
Legislative Coordinator
Office of the City Clerk



MAYOR'S TASK FORCE ON TRANSPARENCY, ACCESS AND ACCOUNTABILITY REPORT 24-004

10:00 a.m.
Wednesday, May 15, 2024
Room 264
Hamilton City Hall
71 Main Street West

Present: B. Custers, J. Santucci (Co-Chair), M. Stewart (Co-Chair), M. Verhovsek and T. Wingfield

Also Present: W. Baker, Community Engagement Advisor, Office of the Mayor
L. Kolar, Legislative Coordinator
M. Gauthier, Legislative Coordinator
C. Mutch, Manager, Community Initiatives
G. Tedesco, Senior Project Manager - Community Engagement

**THE MAYOR'S TASK FORCE ON TRANSPARENCY, ACCESS AND
ACCOUNTABILITY PRESENTS REPORT 24-004 AND RESPECTFULLY
RECOMMENDS:**

FOR INFORMATION:

Mark Stewart, Co-Chair, called the meeting to order. A land acknowledgement was read into the record.

(a) APPROVAL OF AGENDA (Item 1)

The Committee Clerk advised the Task Force of the following changes to the agenda.

4. COMMUNICATIONS

4.1 Transparency, Accountability & Access: Best Practices from Municipalities

Recommendation: Be received.

7. CONSENT ITEMS

7.1 Mayor's Task Force on Transparency, Access and Accountability Working Group Updates

- b. Task Force Work Plan Update
- c. Engagement with Interested Parties
- d. Delegations Work Plan

The agenda for the May 15, 2024 Mayor's Task Force on Transparency, Access and Accountability meeting was approved, as amended.

(b) DECLARATIONS OF INTEREST (Item 2)

M. Stewart declared a disqualifying interest with the Social Planning & Research Council of Hamilton (SPRC), as a marketing company that he owns provides marketing services to the SPRC.

(c) MINUTES OF THE PREVIOUS (Item 3)

(i) April 17, 2024 (Item 3.1)

The Minutes of April 17, 2024 meeting of the Mayor's Task Force on Transparency, Access and Accountability, were approved, as presented.

(d) COMMUNICATIONS (Item 5)

(i) Transparency, Accountability & Access: Best Practices from Municipalities (Added Item 5.1)

The Communications respecting Transparency, Accountability & Access: Best Practices from Municipalities, was received.

(e) CONSENT ITEMS (Item 7)

(i) Mayor's Task Force on Transparency, Access and Accountability Working Group Updates (Item 7.1)

The following Mayor's Task Force on Transparency, Access and Accountability Working Group Updates, were received:

(i) Engagement Input Output Roadmap (REVISED Title) (Item 7.1(a))

B. Custers addressed the Task Force with an overview of the Engagement Input Output Roadmap.

(ii) Task Force Work Plan Update (Added Item 7.1(b))

The Task Force Work Plan has been updated, due to the cancellation of the March 2024 meeting, due to the cyber-incident at the City of Hamilton.

(iii) Engagement with Interested Parties (Added Item 7.1(c))

Members of the Task Force discussed the Engagement of Interested Parties documentation.

(iv) Delegations Work Plan (Added Item 7.1(d))

Members of the Task Force discussed scheduling two meetings specifically to receive delegations. The dates for the meetings are July 9 and 10, 2024.

(e) ADJOURNMENT (Item 14)

There being no further business, the Mayor's Task Force on Transparency, Access and Accountability adjourned at 10:49 a.m.

Respectfully submitted,

Mark John Stewart, Co-Chair
Mayor's Task Force on Transparency,
Access and Accountability

Joanne Santucci, Co-Chair
Mayor's Task Force on Transparency,
Access and Accountability

Loren Kolar
Legislative Coordinator
Office of the City Clerk



INFORMATION REPORT

TO:	Mayor and Members General Issues Committee
COMMITTEE DATE:	June 5, 2024
SUBJECT/REPORT NO:	2023 Assessment Growth (FCS24014) (City Wide)
WARD(S) AFFECTED:	City Wide
PREPARED BY:	Gloria Rojas (905) 546-2424 Ext. 6247
SUBMITTED BY:	Kirk Weaver Acting Director, Financial Planning, Administration and Policy Corporate Services Department
SIGNATURE:	

COUNCIL DIRECTION

N/A

INFORMATION

Net Assessment Growth

Net assessment growth is the change in the assessment base due to the addition of new properties, deleted rolls and changes in the assessment of existing properties. Positive net assessment growth in 2023 has a positive impact on 2024 taxation by generating additional property tax revenue.

The final 2023 assessment growth used for 2024 taxation purposes is 1.8% which is equivalent to approximately \$19.0 M in new tax revenue as shown in Table 1.

TABLE 1
2023 ASSESSMENT GROWTH – Gross and Net Tax Impact

	(Gross/Net)	
Increases	\$ 20,448,100	1.9%
Decreases	\$ (1,380,400)	-0.1%
Total	\$ 19,068,300	1.8%

Anomalies due to rounding

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SUBJECT: 2023 Assessment Growth (FCS24014) (City Wide) – Page 2 of 7

Initial projections, used for 2024 Tax budgeting purposes, indicated an assessment growth of 1.9%. However, final adjustments by the Municipal Property Assessment Corporation (MPAC) in the commercial and industrial classes resulted in the 1.8% assessment growth presented in Report FCS24014. The difference between the initial estimate and the final result is approximately \$1.1 M in revenue. Staff will monitor the supplementary taxes received throughout the year and will report any discrepancies in the 2024 year-end variance report.

Table 2 provides an historical look at the City's recent assessment growth.

TABLE 2
NET ASSESSMENT GROWTH 2019 - 2023

	2019	2020	2021	2022	2023
Total	1.2%	1.2%	1.2%	1.6%	1.8%
Residential	1.1%	1.2%	0.7%	1.0%	1.0%
Non-Residential	0.1%	0.0%	0.4%	0.6%	0.8%

The 1.8% growth experienced in 2023 is the highest the City has recorded. As seen in Table 2, the residential property class continues to be the main driver of the increase. However, the non-residential property classes are experiencing continuous growth recording increases of 0.4% in 2021, 0.6% in 2022 and 0.8% in 2023. There were no significant appeals of assessment recorded in 2023 which is another contributing factor to the positive results in the non-residential classes.

It is important to note that the 1.8% growth is a net figure which considers both new construction / supplementary taxes (increase in assessment), as well as, tax write-offs / successful appeals. (decrease in assessment). An existing property's assessment can change for many reasons, some of which include: a change as a result of a Request for Reconsideration (RfR) or Assessment Review Board decision; a change to the actual property (i.e., new structure, addition, removal of old structure); or a change in classification (i.e., property class change). In addition, the Municipal Property Assessment Corporation (MPAC) conducts regular reviews of properties, both individually and at the sector level. This includes analysing changing market conditions and economic trends to determine any potential changes in valuation to ensure that assessments are up to date and are reflective of the property's current state.

Since each property class has its own specific tax ratio, some assessment changes have a larger impact on the net assessment growth than others. An assessment change on an industrial property (with a 2024 tax ratio of 3.0066) has a far greater impact on the net assessment growth than a similar assessment change on a residential property (with a tax ratio of 1.0000). As such, assessment reductions on a few properties (particularly in the industrial, large industrial and commercial property classes) can limit the total net assessment growth.

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SUBJECT: 2023 Assessment Growth (FCS24014) (City Wide) – Page 3 of 7**Assessment Growth by Property Class**

Table 3 breaks down the 2023 assessment growth into major property classes.

TABLE 3
2023 TOTAL ASSESSMENT GROWTH
BY CLASS

	Change in Unweighted Assessment	Change in Municipal Taxes	% Class Change	% of Total Change
Residential	\$ 991,583,300	\$ 10,624,400	1.4%	1.0%
Multi-Residential	\$ 49,890,300	\$ 564,200	0.7%	0.1%
Commercial	\$ 105,517,600	\$ 2,238,200	1.2%	0.2%
Industrial	\$ 159,086,700	\$ 5,491,500	11.3%	0.5%
Other	\$ 70,991,400	\$ 150,000	1.7%	0.0%
Total	\$ 1,377,069,300	\$ 19,068,300	1.8%	1.8%

Anomalies due to rounding

The change in unweighted assessment is the net change in the assessment base for each property class. The change in municipal taxes is the increase in the tax revenue for the City resulting from the change in unweighted assessment.

The percentage of class change column is the change in municipal taxes from the previous year for the class, while the percentage of total change column represents the contribution of each class to the total assessment growth increase.

The change in unweighted assessment recorded in 2023 of \$1.38 B is in line with the strong construction activity in the City. The value of building permits reached another record construction value of \$2.6 B as of December 2023. The value of building permits includes the construction value of Government / Institutional properties which are tax exempt and, therefore, will not result in additional revenue for the City.

Residential Property Class

The residential property class continues to be the main driver of the assessment growth in the City with an increase of 1.4% from last year, contributing 1.0% of the total assessment change, which represents additional tax revenue of \$10.6 M.

As in previous years, Ward 15 was the area with the largest year-over-year assessment growth at 4.5%. Most of the assessment growth is related to assessment adjustments to newly constructed single-family homes and a new large condominium development. Ward 2 had significant growth with a 4.1% year over year increase, which follows the

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SUBJECT: 2023 Assessment Growth (FCS24014) (City Wide) – Page 4 of 7

trend observed in the last year. The largest part of the new assessment comes from two new condominium developments (Platinum Condominium and KiWi Condos). Wards 9, 11 and 14 also continue to show significant residential growth (2.5% for Ward 9 and 2.2% for Wards 11 and 14).

Additional details of the residential property class assessment growth by ward can be found in Appendix “A” to Report FCS24014.

Multi-Residential and New Multi-Residential Property Classes

Assessment changes in the multi-residential property class (combined) resulted in a net increase of 0.7% which represents an additional \$564 K in municipal property taxes. This property class seems to be “in transition” as some changes are related to the development of affordable / non-profit units (East Kiwanis and Roxborough Park) which have seen the lands re-classified from Multi-Residential to New Multi-Residential. These results also include the future development of a rental building on Stone Church Road and West 5th Street, currently classified as Multi-Residential.

Staff continues to monitor properties that are converted from commercial or multi-residential to condominiums. This development process involves changes in classification from the original property class to vacant land and eventually to the final class and the full impact of the change in classification can take some time to complete. Conversions affect the tax revenue for the City since, for example, the property tax classification could change from multi-residential, which has a tax ratio of 2.0658 in 2023, to residential which has a tax ratio of 1.0000. In addition, although the newly converted condominiums are assessed at a higher value than the multi-residential units, the valuation is generally lower than comparable properties in the market.

The tax revenue from the multi-residential property class has also been affected negatively since 2017 when restrictions were imposed on the multi-residential property class preventing municipalities from increasing taxes beyond the 2016 level, effectively reducing the valuation and tax rate for the multi-residential property class. Therefore, any increases in the multi-residential property class are taxed at a lower rate than in previous years.

Commercial and Industrial Property Classes

During 2023, the commercial property class had a net increase of 1.2% which represents \$2.2 M in additional tax revenue to the City, contributing 0.2% to the overall assessment growth. The industrial property class had a net increase of 11.3% which represents \$5.5 M in additional tax revenue to the City, contributing 0.5% to the overall assessment growth. This is the largest assessment growth that the industrial property class has recorded.

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SUBJECT: 2023 Assessment Growth (FCS24014) (City Wide) – Page 5 of 7

The growth in these classes has been achieved in a diverse number of industries as can be seen in the following list of the most significant developments recorded in 2023:

- Expansion of the UPS facility
- Expansion of the U-Haul facility
- Hampton Suites Hotel
- Reassessment of Lafarge Canada
- Industrial mall in Stoney Creek - Norstar windows and doors and other tenants
- Several industrial malls across the City
- Venetian Meats
- Gateway Ice Centre
- Expansions in Ancaster Business Park
- Soundbox Productions
- The Laundry Rooms (boutique hotel)
- Nebo Shopping Centre
- Future development of seniors home / health care centre
- Expansion in Meadowlands Power Centre
- Extension of storage facilities on Victoria Avenue North
- New Industrial lands

There are a number of developments that are currently classified as commercial and show assessment increases due to the construction phase in which the project was during 2023. However, these projects will be reclassified as residential, new multi-residential or a mix of residential and commercial once they reach completion. Some of these developments are located on lands previously occupied by Brock University and by Glen Echo School which were previously property tax exempt.

In terms of decreases in assessment during 2023, there is a decrease of \$32 M in Ward 14. This is due to the conversion of lands previously classified as commercial to residential. This decrease is offset by the increase in the assessment previously noted in the residential class in Ward 14 and the net result of this change is positive. Even though the properties had a relatively low assessment when they were classified as commercial, they were taxed at a higher rate, as the commercial property class has a tax ratio of 1.98 versus the residential tax ratio of 1.0.

The newly built residential properties have a higher assessment, but they are taxed at a lower rate. The total assessment change of Ward 14 was \$54 M with an increase in tax revenue of \$262 K. Since this Ward did not record any changes in the other property classes, it is assumed that this result is largely due to this reclassification.

Overall, most of the assessment decreases are due to reclassifications or parcels that are split and get a lower valuation as vacant lands. Other decreases are the results of appeals based on income or use of the property. The most significant one is the Hamilton Health Science Satellite Health Facility on King Street East.

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SUBJECT: 2023 Assessment Growth (FCS24014) (City Wide) – Page 6 of 7

There are a number of appeals that are pending decision, including the property located at 110 Aeropark Boulevard (Amazon) which has an assessment of \$63 M which could impact assessment growth results in future years.

Details of the most notable appeals in the commercial and industrial classes settled within the last year will be brought forward to Council in the “Annual Assessment Appeals as of December 31, 2023” report, scheduled for the third quarter of 2024.

Other Classes

The other classes (farmland awaiting development, pipelines, landfills, farm and managed forest) had an increase of \$150 K in tax revenue. Changes in these classes were normally due to Request for Reconsideration (RfR) and reclassifications from farmland awaiting development to residential, multi-residential or commercial. Overall, the changes in the other classes are not substantial and do not have a significant impact on the City’s assessment growth.

Assessment Growth by Ward

Table 4 shows the assessment growth by ward.

TABLE 4
2023 TOTAL ASSESSMENT GROWTH
BY WARD

	Change in Unweighted Assessment	Change in Municipal Taxes	% Ward Change ¹	% of Total Change
Ward 1	\$ 40,593,200	\$ 667,100	1.0%	0.1%
Ward 2	\$ 100,868,000	\$ 1,275,000	1.9%	0.1%
Ward 3	\$ 55,673,700	\$ 778,000	1.4%	0.1%
Ward 4	\$ 47,793,300	\$ 721,000	1.1%	0.1%
Ward 5	\$ 27,654,600	\$ 489,900	0.6%	0.0%
Ward 6	\$ 59,824,000	\$ 1,766,600	2.7%	0.2%
Ward 7	\$ 18,057,900	\$ 270,200	0.3%	0.0%
Ward 8	\$ 86,486,200	\$ 1,042,100	1.6%	0.1%
Ward 9	\$ 123,988,600	\$ 1,378,600	2.3%	0.1%
Ward 10	\$ 105,022,500	\$ 2,388,300	2.6%	0.2%
Ward 11	\$ 190,218,600	\$ 2,487,200	4.4%	0.2%
Ward 12	\$ 113,905,800	\$ 1,107,700	1.0%	0.1%
Ward 13	\$ 42,085,300	\$ 694,300	1.0%	0.1%
Ward 14	\$ 54,019,600	\$ 261,700	0.5%	0.0%
Ward 15	\$ 310,878,000	\$ 3,740,600	4.9%	0.3%
Total	\$ 1,377,069,300	\$ 19,068,300	1.8%	1.8%

¹ % change in respective property class

Anomalies due to rounding

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SUBJECT: 2023 Assessment Growth (FCS24014) (City Wide) – Page 7 of 7

Additional assessment growth tables by tax class and ward are available in Appendix “A” to Report FCS24014.

APPENDICES AND SCHEDULES ATTACHED

Appendix “A” to Report FCS24014 – 2023 Assessment Growth by Ward and Class

2023 RESIDENTIAL ASSESSMENT GROWTH BY WARD

	Change in Unweighted Assessment	Change in Municipal Taxes	% Ward Change ¹	% of Total Change
Ward 1	\$ 26,821,900	\$ 314,800	0.7%	0.0%
Ward 2	\$ 93,972,700	\$ 1,102,700	4.1%	0.1%
Ward 3	\$ 26,369,600	\$ 309,500	0.9%	0.0%
Ward 4	\$ 22,396,100	\$ 262,800	0.7%	0.0%
Ward 5	\$ 13,675,800	\$ 158,900	0.4%	0.0%
Ward 6	\$ 12,601,200	\$ 147,900	0.3%	0.0%
Ward 7	\$ 13,088,300	\$ 153,600	0.3%	0.0%
Ward 8	\$ 85,113,900	\$ 998,800	2.1%	0.1%
Ward 9	\$ 109,432,600	\$ 1,115,900	2.2%	0.1%
Ward 10	\$ 55,421,300	\$ 566,700	0.9%	0.1%
Ward 11	\$ 104,360,100	\$ 1,027,100	2.5%	0.1%
Ward 12	\$ 83,043,100	\$ 850,000	0.9%	0.1%
Ward 13	\$ (4,863,200)	\$ (17,700)	0.0%	0.0%
Ward 14	\$ 86,129,900	\$ 1,008,900	2.2%	0.1%
Ward 15	\$ 264,020,000	\$ 2,624,500	4.5%	0.3%
Total	\$ 991,583,300	\$ 10,624,400	1.4%	1.4%

¹ % change in respective property class

Anomalies due to rounding

2023 MULTI-RESIDENTIAL ASSESSMENT GROWTH BY WARD

	Change in Unweighted Assessment	Change in Municipal Taxes	% Ward Change ¹	% of Total Change
Ward 1	\$ (4,035,000)	\$ (105,000)	-1.2%	-0.1%
Ward 2	\$ 4,332,500	\$ 112,700	0.5%	0.1%
Ward 3	\$ 16,550,800	\$ 185,100	2.9%	0.2%
Ward 4	\$ 10,570,700	\$ 111,700	2.6%	0.1%
Ward 5	\$ -	\$ (100)	0.0%	0.0%
Ward 6	\$ -	\$ -	0.0%	0.0%
Ward 7	\$ 326,000	\$ 8,500	0.1%	0.0%
Ward 8	\$ 4,091,300	\$ 106,500	3.4%	0.1%
Ward 9	\$ -	\$ -	0.0%	0.0%
Ward 10	\$ (1,315,000)	\$ (30,800)	-4.7%	0.0%
Ward 11	\$ 19,678,000	\$ 182,500	144.5%	0.2%
Ward 12	\$ -	\$ -	0.0%	0.0%
Ward 13	\$ -	\$ -	0.0%	0.0%
Ward 14	\$ -	\$ -	0.0%	0.0%
Ward 15	\$ (309,000)	\$ (6,900)	-0.7%	0.0%
Total	\$ 49,890,300	\$ 564,200	0.7%	0.7%

¹ % change in respective property class

Anomalies due to rounding

2023 COMMERCIAL ASSESSMENT GROWTH BY WARD

	Change in Unweighted Assessment	Change in Municipal Taxes	% Ward Change ¹	% of Total Change
Ward 1	\$ 15,116,300	\$ 351,200	3.8%	0.2%
Ward 2	\$ 2,562,900	\$ 59,600	0.3%	0.0%
Ward 3	\$ 13,181,700	\$ 306,300	2.7%	0.2%
Ward 4	\$ 14,682,200	\$ 341,200	2.4%	0.2%
Ward 5	\$ 13,423,800	\$ 310,900	1.6%	0.2%
Ward 6	\$ 20,284,500	\$ 471,300	3.9%	0.3%
Ward 7	\$ 4,411,500	\$ 102,500	0.6%	0.1%
Ward 8	\$ (2,718,500)	\$ (63,200)	-0.5%	0.0%
Ward 9	\$ 3,591,400	\$ 66,700	0.8%	0.0%
Ward 10	\$ (4,189,100)	\$ (86,000)	-0.5%	0.0%
Ward 11	\$ 35,343,100	\$ 686,300	8.6%	0.4%
Ward 12	\$ 14,118,000	\$ 289,700	1.7%	0.2%
Ward 13	\$ 1,125,600	\$ 21,700	0.3%	0.0%
Ward 14	\$ (32,110,400)	\$ (747,100)	-21.6%	-0.4%
Ward 15	\$ 6,694,600	\$ 127,100	1.5%	0.1%
Total	\$ 105,517,600	\$ 2,238,200	1.2%	1.2%

¹ % change in respective property class

Anomalies due to rounding

2023 INDUSTRIAL ASSESSMENT GROWTH BY WARD

	Change in Unweighted Assessment	Change in Municipal Taxes	% Ward Change ¹	% of Total Change
Ward 1	\$ 2,690,000	\$ 106,100	17.0%	0.2%
Ward 2	\$ -	\$ -	0.0%	0.0%
Ward 3	\$ (428,500)	\$ (22,900)	-0.5%	0.0%
Ward 4	\$ 144,300	\$ 5,300	0.0%	0.0%
Ward 5	\$ 555,000	\$ 20,200	0.7%	0.0%
Ward 6	\$ 27,067,200	\$ 1,147,600	50.8%	2.4%
Ward 7	\$ -	\$ -	0.0%	0.0%
Ward 8	\$ -	\$ -	0.0%	0.0%
Ward 9	\$ 5,822,500	\$ 185,000	61.0%	0.4%
Ward 10	\$ 53,604,100	\$ 1,936,000	18.3%	4.0%
Ward 11	\$ 18,037,000	\$ 564,300	10.9%	1.2%
Ward 12	\$ (2,013,700)	\$ (64,600)	-1.8%	-0.1%
Ward 13	\$ 21,730,800	\$ 650,300	44.0%	1.3%
Ward 14	\$ -	\$ -	0.0%	0.0%
Ward 15	\$ 31,878,000	\$ 964,200	19.4%	2.0%
Total	\$ 159,086,700	\$ 5,491,500	11.3%	11.3%

¹ % change in respective property class

Anomalies due to rounding



Hamilton

**ACCESSIBILITY COMMITTEE FOR PERSONS WITH
DISABILITIES
REPORT 24-004**

4:00 p.m.

Tuesday, May 14, 2024

Room 264, 2nd Floor Hamilton City Hall
71 Main Street West

Present: Councillor M. Tadeson, J. Kemp (Chair),
P. Kilburn (Vice-Chair), L. Dingman, A. Frisina,
C. Hernould, L. Janosi, L. Johanson, H. Kaur,
J. Maurice, M. McNeil, K. Nolan, T. Nolan and
M. Opoku-Forfieh

Absent with

Regrets: H. Bonenfant, B. Cullimore, S. Dunford,
T. Murphy and R. Westbrook

**THE ACCESSIBILITY COMMITTEE FOR PERSONS WITH
DISABILITIES PRESENTS REPORT 24-004 AND
RESPECTFULLY RECOMMENDS:**

- 1. Accessibility Committee for Persons with
Disabilities' Accessibility Award Logo Package
(Item 12.3)**

WHEREAS, the Accessibility Committee for Persons with Disabilities' Accessibility Award requires an appropriate logo to represent it on various media;

WHEREAS, the Accessibility Committee for Persons with Disabilities' Outreach Working Group has developed several versions of the logo attached hereto as Appendix "A";

WHEREAS, the secondary version is simplified and may be required sometime in the future for as yet unforeseen reasons; and

WHEREAS, having a variety of logo shapes and colour/grey tones would be beneficial as the Award develops.

THEREFORE, BE IT RESOLVED:

- (a) That the logos included in the Accessibility Committee for Persons with Disabilities' Accessibility Award logo package attached as Appendix "A" to Accessibility for Persons with Disabilities Report 24-004, be approved, as follows:
 - (i) The Complex Image logo set be approved as the primary logo; and
 - (ii) The Simplified Image logo set be approved as the secondary logo.

FOR INFORMATION:

(a) CHANGES TO THE AGENDA (Item 2)

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

4. APPROVAL OF MINUTES OF PREVIOUS MEETING

4.1 April 9, 2024

8. PRESENTATIONS

8.1 McMaster Students respecting “How can the City of Hamilton modify outdoor parks and spaces design standards to enhance accessibility for individuals with disabilities?”

(a) Interview Guide – FURTHER REVISED

9. CONSENT ITEMS

9.3 Outreach Working Group Update

9.3(a) Outreach Working Group Meeting Notes – April 3, 2024 – REVISED

9.3(c) Outreach Working Group Meeting Notes – April 30, 2024

12. MOTIONS

12.3 Accessibility Committee for Persons with Disabilities' Accessibility Award Logo Package

(a) Accessibility Award Program Logo, Alternate Text Descriptions

The Agenda for the May 14, 2024, meeting of the Accessibility Committee for Persons with Disabilities, was approved, as amended.

(b) DECLARATIONS OF INTEREST (Item 3)

There were no declarations of interest.

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

(i) April 9, 2024 (Item 4.1)

The April 9, 2024, minutes of the Accessibility Committee for Persons with Disabilities meeting, were approved, as presented.

(e) PRESENTATIONS (Item 8)

(i) McMaster Students respecting “How can the City of Hamilton modify outdoor parks and spaces design standards to enhance accessibility for individuals with disabilities?”

(Item 8.1)

Meaghan Lavigne and Natasha Kulig addressed Committee respecting “How can the City of Hamilton modify outdoor parks and spaces design standards to enhance accessibility for individuals with disabilities?”

The presentation Meaghan Lavigne and Natasha Kulig respecting “How can the City of Hamilton modify outdoor parks and spaces design standards to enhance accessibility for individuals with disabilities?”, was received.

(f) CONSENT ITEMS (Item 9)

J. Kemp relinquished the Chair to P. Kilburn in order to provide the Working Group updates.

(McNeil/Opoku-Forfieh)

(i) The following Consent Items, were received:

**(1) Built Environment Working Group Update
(Item 9.1)**

J. Kemp provided a verbal update respecting the Built Environment Working Group.

**(2) Housing Issues Working Group Update
(Item 9.2)**

(a) Housing Issues Working Group Meeting Notes – February 20, 2024 (Item 9.2(a))

(b) Housing Issues Working Group Meeting Notes – March 19, 2024 (Item 9.2(b))

(3) Outreach Working Group Update (Item 9.3)

(a) Outreach Working Group Meeting Notes – February 20, 2024 – (Item 9.3(a))

(b) Outreach Working Group Meeting Notes – March 20, 2024 (Item 9.3(b))

(4) Transportation Working Group Update (Item 9.4)

(a) Transportation Working Group Meeting Notes – February 27, 2024 (Item 9.4(a))

(5) Strategic Planning Working Group Update (no copy) (Item 9.5)

No update.

(6) Accessible Open Spaces and Parklands Working Group Update (Item 9.6)

No update.

J. Kemp assumed the Chair following the Outreach

Working Group Update (Item 9.3).

(g) MOTIONS (Item 12)

J. Kemp relinquished the Chair to P. Kilburn in order to introduce the following motions:

**(a) “Ability First” Annual Accessibility Fair –
September 26, 2024 (Item 12.1)**

WHEREAS, the Accessibility Committee for Persons with Disabilities holds an Annual Accessibility Fair – “Ability First” - that will be taking place on Thursday, September 26th on the Forecourt of City Hall from 11:00 a.m. until 3:00 p.m.;

WHEREAS, the Accessibility Awards will be presented during the “Ability First” Accessibility Fair highlighting Accessibility Trailblazers making a difference in our community;

WHEREAS, to ensure robust attendance and proper advertising, the Accessibility Committee for Persons with Disabilities’ Outreach Working Group needs to reach out to members of the public, community groups, local stakeholders and media agencies in order to invite, organize and promote the event; and

WHEREAS, the budget, attached as Appendix “B”, for the “Ability First” Accessibility Fair and Accessibility Awards, requires approval from the

Committee.

THEREFORE, BE IT RESOLVED:

- (a) That the Accessibility Committee for Persons with Disabilities' be granted permission to speak to local agencies and the media for the purposes of organizing, inviting and promoting the "Ability First" Annual Accessibility Fair taking place on Thursday, September 26, 2024 on the Forecourt of City Hall from 11:00 a.m. until 3:00 p.m.; and
 - (b) That the 2024 "Ability First" Accessibility Fair and Awards Budget, attached hereto as Appendix "B" to Accessibility for Persons with Disabilities Report 24-004, be approved.
- (b) Attendance at the Seniors Kick-off - Information and Wellness Fair (Item 12.2)**

WHEREAS, the Seniors Kick-off – Information and Wellness Fair is being held on June 10, 2024 at Michelangelo's Event and Conference Centre from 10:00 a.m. until 2:00 p.m.;

WHEREAS, Accessibility Committee for Persons with Disabilities' Outreach Working Group's main objective is to explore opportunities with other community agencies and organizations and attending this event falls in line with that goal;

WHEREAS, the Seniors Kick-off is a good opportunity to meet with the public and answer their questions and concerns; and

WHEREAS, the Outreach Working Group is organizing the Annual “Ability First” Accessibility Fair and attending events like the Seniors Kick-off is a good place to network with other groups.

THEREFORE BE IT RESOLVED:

- (a) That two members of the Accessibility Committee for Persons with Disabilities' Outreach Working Group attend the Seniors Kick-Off Information and Wellness Fair on June 10, 2024; and
- (b) That the registration fee be funded from Account 300303.
- (c) Delegation to the Planning Committee Respecting the E-Scooter Pilot Program (Item 12.4)**

WHEREAS, the Accessibility Committee for Persons with Disabilities has significant concerns regarding the E-Scooter Pilot Program and has prepared a report on our experiences, safety concerns and barriers created during the first year the program has been in operation; and

WHEREAS, the Accessibility Committee for Persons with Disabilities would like to delegate to Planning Committee when the report respecting the E-Scooter Pilot Program is presented in order to provide anecdotal evidence, context and be available to answer questions if any should arise.

THEREFORE, BE IT RESOLVED:

That Tim Nolan and James Kemp be approved to delegate on behalf of the Accessibility Committee for Persons with Disabilities to the Planning Committee when staff report on the E-Scooter Pilot Program.

J. Kemp assumed the Chair.

(h) GENERAL INFORMATION / OTHER BUSINESS (Item 14)

(i) Amendments to the Outstanding Business List (Item 14.1)

The following amendments to the Accessibility Committee for Persons with Disabilities' Outstanding Business List, were approved:

(1) Items Considered Complete and Needing to be Removed:

(i) Establishing an Annual Accessibility Event

- (ii) Invitation to Dr. Richardson to Discuss Board of Health Changes and the Needs of Persons with Disabilities in Hamilton

(i) ADJOURNMENT (Item 16)

There being no further business, the Accessibility Committee for Persons with Disabilities, adjourned at 5:33 p.m.

Respectfully submitted,

James Kemp, Chair
Accessibility Committee for
Persons with Disabilities

Carrie McIntosh
Legislative Coordinator
Office of the City Clerk

Complex Image



Logo

Light Mode:



Colour Image

Light Mode:



Grayscale Image

Simplified Image



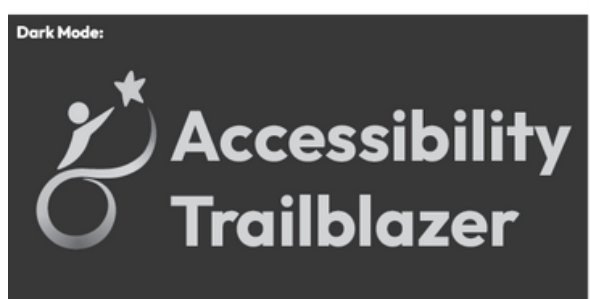
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**Appendix "B" to Item (g) (a) of Accessibility for
Persons with Disabilities Report 24-004**

**Accessibility Committee for Persons with Disabilities
"Ability First" Accessibility Fair
and Accessibility Award Budget**

Accessibility Awards \$9000 total

Advertising	\$5000
ASL	\$1000
Award costs	\$1000
Equipment	\$1000
Contingency Fund	\$1000

Accessibility Fair \$8000 Total

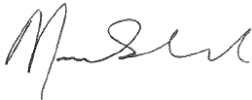
Equipment Rental	\$3500
Lunch	\$1000
Advertising	\$500
Activities Budget	\$1250
• Haptic Station	\$350
• Artist Award	\$500
• Unallocated	\$400

Parking Fees	\$170
Banner space	\$405
Website and Email	\$500
PPE Equipment Approx.	\$500
T-shirts	\$600
Contingency Fund	\$325

Any unspent money should be reallocated to contingency funding. Whatever is not spent will return to the ACPD Reserve Account.



INFORMATION REPORT

TO:	Mayor and Members General Issues Committee
COMMITTEE DATE:	June 5, 2024
SUBJECT/REPORT NO:	2023 Annual Report for Economic Development Division Financial Incentive and Assistance Programs (PED24082) (City Wide) - REVISED
WARD(S) AFFECTED:	City Wide
PREPARED BY:	Carlo Gorni (905) 546-2424 Ext. 2755 Phil Caldwell (905) 546-2424 Ext. 2359
SUBMITTED BY:	Norm Schleeahn Director, Economic Development Planning and Economic Development Department
SIGNATURE:	

COUNCIL DIRECTION

The Economic Development Division is responsible for the administration and annual reporting to City Council of activity and successes achieved in the preceding year respecting the following City Council approved Community Improvement Plans and associated financial incentive and assistance programs:

- The Revitalizing Hamilton's Commercial Districts Community Improvement Plan - intended to provide financial incentive programs that will support the revitalization of strategic urban commercial districts by minimizing financial barriers to, and stimulating new private sector investment in, the development of under-utilized properties and/or improve the appearance, functionality, marketability, usability and/or safety of existing buildings;

The Revitalizing Hamilton's Commercial Districts Community Improvement Plan and its programs are intended to apply to properties located within the strategic commercial districts and corridors consisting of the Ancaster, Barton Village, Binbrook, Concession Street, Downtown Hamilton, Dundas, Locke Street, Ottawa Street, Stoney Creek, Waterdown and Westdale Commercial Districts, the

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SUBJECT: 2023 Annual Report for Economic Development Division Financial Incentive and Assistance Programs (PED24082) (City Wide) - Page 2 of 11 - REVISED

Mount Hope/Airport Gateway and various other urban Strategic Commercial Corridors as collectively defined through the Revitalizing Hamilton's Commercial Districts Community Improvement Project Area By-law;

- The Environmental Remediation and Site Enhancement Community Improvement Plan - intended to provide financial assistance programs and other strategies that will help overcome the physical and financial barriers associated with the remediation and redevelopment of underutilized, derelict, or vacant contaminated properties, also known as brownfields;

The Environmental Remediation and Site Enhancement Community Improvement Plan and its programs are intended to apply to contaminated properties located within historically developed areas of the City as collectively defined through the Environmental Remediation and Site Enhancement Community Improvement Plan By-law; and,

- The Hamilton 'LEED'ing the Way (Leadership in Energy and Environmental Design) Community Improvement Plan – intended to provide an economic catalyst for the construction and or redevelopment of sustainable industrial, commercial, mixed-use, and multi-unit residential buildings certified under the Leadership in Energy and Environmental Design rating system by the Canadian Green Building Council;

The Leadership in Energy and Environmental Design Community Improvement Plan and its program is intended to apply to properties located within the urban area as defined through the Leadership in Energy and Environmental Design Community Improvement Plan By-law.

In addition to the above, Economic Development staff also administer financial assistance programs supporting the rehabilitation and adaptive reuse of heritage buildings designated under Part IV or V of the *Ontario Heritage Act* which are authorized under s.39(1) of the *Ontario Heritage Act* and City implementing By-law No. 07-346.

These Community Improvement Plans and programs collectively support key City Council and community goals and objectives respecting community development and improvement including:

- Increasing assessment and new property tax generation on underutilized, vacant, or derelict properties within existing urban areas and commercial districts/corridors;
- Reducing the need for greenfield or agricultural lands to accommodate future

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SUBJECT: 2023 Annual Report for Economic Development Division Financial Incentive and Assistance Programs (PED24082) (City Wide) - Page 3 of 11 - REVISED

growth by assisting/incentivizing development to occur within the existing urbanized areas;

- Promoting development that will efficiently utilize existing infrastructure and reducing related costs;
- Supporting the achievement of Provincial/City residential unit/jobs density targets;
- Maintaining and growing resident populations to support existing and new commercial businesses;
- Supporting population and employment concentrations that will better utilize existing transit and support new demand and investment in higher-order forms of transit;
- Enabling new economic development opportunities;
- Retaining, rehabilitating, and supporting the adaptive reuse of significant cultural heritage resources; and,
- Encouraging and supporting environmentally sustainable developments.

Since their inception, the above noted programs continue to leverage significant private sector investment that has to-date resulted in the creation of over 6,800 new residential units and over 2,600,000 square feet (241,548 square metres) of new industrial/commercial/institutional floor area supporting the intensification and revitalization of priority urban areas and sites including downtown, community downtowns, Business Improvement Areas, strategic commercial corridors and brownfields.

INFORMATION

In 2023, the number of program applications received for all programs administered by the Economic Development Division increased by 21% (80-98) compared to 2022 thereby reversing a trend that had seen a lower-than-average number of applications in both 2021 and 2022. While staff are encouraged by this increase, their assessment is tempered by the continuing market uncertainty brought by the recent increases in interest and mortgage rates, persistent inflationary pressures and subsequent fluctuations in construction costs and supply chain impacts and market demand which may have led property owners to cancel or defer planned property improvements and developments supported by City programs.

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SUBJECT: 2023 Annual Report for Economic Development Division Financial Incentive and Assistance Programs (PED24082) (City Wide) - Page 4 of 11 - REVISED

In total, 98 program applications were received and processed in 2023. Key highlights from these applications include:

- 40 applications for building façade improvements. This includes seven applications for graffiti removal (none of which were hate related);
- Four applications to the Revitalizing Hamilton Tax Increment Grant Program to support the creation of over 850 new residential units including approximately 350 rental units and approximately 1,800 square meters of new and renovated commercial floor area;
- Nine applications to investigate 2.73 hectares. (6.75 acres) of land for potential soil contamination; and,
- 11 applications for designated heritage building rehabilitation projects.

For further information on the various programs established under the Revitalizing Hamilton's Commercial Districts Community Improvement Plan and those which pertain to buildings designated under either Part IV or V of the *Ontario Heritage Act*, please see Appendix "A" to Report PED24082 - Detailed Application and Financial Statistics (Revitalizing Hamilton Commercial District Community Improvement Plan and Heritage Programs).

For area specific development statistics for downtown Hamilton and the community downtowns of Ancaster, Binbrook, Dundas, Stoney Creek, Waterdown and the Mount Hope/Airport Gateway, see Appendix "B" to Report PED24082 –2023 Downtown Hamilton Development Activity and Appendix "C" to Report PED24082 – 2023 Community Downtown Development Activity, respectively.

For mapping showing applications under the Downtown and Barton/Kenilworth Housing Opportunities Program and the Revitalizing Hamilton Tax Increment Grant Program, please see Appendix "D" to Report PED24082 and Appendix "E" to Report PED24082, respectively.

For further information on the Environmental Remediation and Site Enhancement and Leadership in Energy and Environmental Design Programs, please see Appendix "F" to Report PED24082 – Detailed Application and Financial Statistics (Environmental Remediation and Site Enhancement and Leadership in Energy and Environmental Design Programs).

SUBJECT: 2023 Annual Report for Economic Development Division Financial Incentive and Assistance Programs (PED24082) (City Wide) - Page 5 of 11 - REVISED

Updates to the Commercial District Revitalization Grant Program Respecting Graffiti and Vandalism Supports for Commercial Properties and Businesses:

In September 2023, Council approved changes to the Commercial District Revitalization Grant Program (Report PED23140).

The result was a series of temporary and permanent Program amendments which would provide additional support for grants and a revised and expedited application and staff review processes for program applications solely respecting building improvements arising from vandalism or graffiti removal on private commercial properties. The adopted amendments which pertain to instances of vandalism were as follows:

- Allowing for a single contractor quote for building improvements instead of the typical requirement for two quotes;
- The elimination of the Program fee;
- Providing discretion to the Manager of Commercial Districts and Small Business, Economic Development Division, to waive requirements for applicants to submit claims through insurance or submit a copy of a police report in extenuating circumstances; and,
- Increasing the portion of eligible costs which may be considered under the Program from 50% to 100%.

The adopted amendments which pertain to instances of graffiti were as follows:

- A maximum of one grant equalling \$200 would be permitted per instance of graffiti removal occurring on any façade of a commercial or mixed-use commercial building to a total maximum of \$1,000 (five instances of graffiti) per eligible property in a calendar year;
- Applications may be submitted by the property owner or commercial tenant with graffiti removal undertaken by a contractor or by the property/business owner themselves;
- A grant provided solely with respect to graffiti removal shall not be counted towards the maximum available grant amount otherwise available to the subject property to support building improvements under the Program; and,

Applications solely in respect to graffiti removal shall not be subject to an application fee. The above amendments were approved by Council on a temporary basis for a

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period of approximately 18-months through to March 31, 2025. The approved Program terms allow for a potential extension of these amendments at the discretion of City Council after one year.

Updates to the Commercial Vacancy Assistance Program:

The Commercial Vacancy Assistance Program was first introduced in October 2021 on a two-year pilot basis as part of the 2021 Revitalizing Hamilton's Commercial Districts Community Improvement Plan comprehensive review. The Program was intended to provide cost-sharing grants of up to \$10,000 to businesses for interior improvements when establishing a permanent or 'pop-up' business in a currently vacant at or below grade commercial space within Downtown and other strategic commercial districts and corridors in the City. The Program was a direct response to staff concerns about a potential rise in commercial storefront vacancies resulting in the aftermath of the COVID-19 pandemic. The program was set to expire on October 22, 2023.

On October 25, 2023, Council adopted the recommendations contained in Report PED23081(a). Among those recommendations was one to make the Commercial Vacancy Assistance Program permanently available. At the same time, Council also adopted amendments to the relevant program terms such that the eligible uses be expanded to include personal service business, microbreweries and commercial entertainment and recreation uses.

Economic Benefits and Development Activity Supported through Tax Increment-Based Grant Programs to End of 2023:

Tax increment grants are a popular tool among municipalities in Canada and the United States as they are self-funded directly from the uplift in municipal taxes generated as a result of a property being redeveloped. As a result, tax increment grant programs do not require an upfront budgeting/funding as grants are only payable once a development is complete and cease after a pre-determined number of annual payments in accordance with the applicable programs terms.

To the City, tax increment grant programs represent a delay in the realization of new tax revenue from a development; revenue that may not have otherwise materialized if not for the tax grant being provided as a means of incentivizing the development to occur or to provide financial assistance to help overcome financial impediments that would have otherwise prevented the development from occurring in the first place. After tax grant payments cease, the City realizes the full increase in new taxes generated by the development for the remainder of the development's life. This increased revenue becomes part of the City's general tax revenue and supports tax-supported City services on a go-forward basis.

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The City currently operates four tax increment-based grant programs: the Revitalizing Hamilton Tax Increment Grant Program, the Barton/Kenilworth Tax Increment Grant Program, the Environmental Remediation and Site Enhancement Redevelopment Grant Program and the Leadership in Energy and Environmental Design Grant Program.

Below are key highlights of economic and development successes achieved since each program's inception until the end of 2023:

- For the Revitalizing Hamilton Tax Increment Grant Program and Barton Kenilworth Tax Increment Grant Programs which incentivize and promote/direct new development to key commercial districts and corridors to support revitalization through increased resident populations to support existing and new commercial businesses and mitigate impacts from the reduced office employees working in the core as well as to generate new municipal property tax revenue through increased property assessments:
 - For every dollar rebated under these two programs, approximately \$23 in private sector investment has been leveraged;
 - Over 3,700 new residential units (of which over 1,800 are rental) and approximately 235,000 square feet (21,832 square metres) of new commercial floor area will have been created through intensification and infill of commercial areas; and,
- For the Environmental Remediation and Site Enhancement Redevelopment Grant Program which provides financial assistance to overcome costs required to remediate environmental contamination on brownfield sites which would otherwise impede the reuse/redevelopment of under-utilized or vacant properties in the urban area and leave historical environmental issues unaddressed in the community:
 - For every dollar rebated under the Environmental Remediation and Site Enhancement Redevelopment Grant program, approximately \$18 in private sector investment has been leveraged;
 - Over 206 acres (83 hectares) of land will have been cleaned of environmental contamination;
 - Built and under construction projects will result in the creation of over 3,500 new residential units and over 1,900,000 square feet (176,516 square metres) of Industrial/ Commercial/Institutional floor area on brownfield sites; and,
 - Since 2001, built and under construction projects will result in an estimated \$1,000,000,000 in new property assessment and generate over

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\$11,000,000/annually in new municipal property tax revenue.

- For the Leadership in Energy and Environmental Design Grant Program which provides financial assistance to mitigate increased construction costs required to achieve Leadership in Energy and Environmental Design certification in more environmentally sustainable developments:
 - Over 530,000 square feet (49,239 square metres) of new industrial floor area certified for environmental sustainability has been built.

Current and On-Going Direction for City Tax Increment Grant Programs

Ensuring Programs Respond to Evolving Market Conditions:

Tax increment grant programs utilized by the City are primarily focused either on incentivizing/directing development to strategic geographic areas of the City (Revitalizing Hamilton Tax Increment Grant Program/Barton Kenilworth Tax Increment Grant Program) or to provide financial assistance to overcome systemic impediments/costs to development (Environmental Remediation and Site Enhancement Redevelopment Grant Program/Leadership in Energy and Environmental Design).

While the need for programs that address systemic financial impediments to development largely remain static in terms of need over time, those programs which are primarily intended to incentivize development within geographic areas (Revitalizing Hamilton Tax Increment Grant Program/Barton Kenilworth Tax Increment Grant Program) have a greater potential to be scaled up/down in response to evolving market conditions in those areas of focus.

With each comprehensive review, staff continually seek opportunities to modify the duration/value/availability of geographically focused incentives where deemed appropriate in response to evolving market conditions. Specifically, in response to increased development activity in strategic commercial districts which are the focus of the Revitalizing Hamilton Tax Increment Grant Program, this program has been periodically reduced from its original nine annual grant payments to five annual grant payments with the most recent reduction being in 2021 both in terms of grant duration and value with grant payments reducing from five years to four years and the value of each years' grant payment dropping at an increased rate of 25% versus the original 20%.

This is in contrast to the Barton Kenilworth Tax Increment Grant Program which has remained static in grant duration and value since the program's inception in 2014, as a result of continually depressed market demand along the Barton Street and Kenilworth

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Avenue North commercial corridors.

2021 Council Direction Respecting Future Program Availability in Downtown Hamilton:

As part of staff's comprehensive review of the Revitalizing Hamilton Commercial District Community Improvement Plan, Council approved the following direction at the June 23, 2021, Council meeting in relation to a Motion respecting a Hamilton Light Rail Transit Project Memorandum of Understanding:

"(d) That the Hamilton Tax Increment Grant Program [now Revitalizing Hamilton Tax Increment Grant Program] be eliminated in downtown Hamilton through the next incentive program review, which is estimated to result in additional estimated savings of \$0.917 million [\$917,000] annually for the City."

In response, staff amended the Revitalizing Hamilton's Commercial District Community Improvement Plan and the associated implementing draft by-law to include the following statement:

"In accordance with Council direction at its June 23, 2021 meeting, as part of the next scheduled review of the RHCD CIP (Revitalizing Hamilton's Commercial Districts Community Improvement Project Area), anticipated to commence in 2025, staff will present for a future Council's consideration a recommendation that the [Revitalizing Hamilton Tax Increment Grant Program and Downtown and Barton/Kenilworth Housing Opportunities Program] cease to be made available within the Downtown Hamilton Community Improvement Project Area taking into consideration progress/timing of the Hamilton Light Rail Transit (LRT) Project."

Detailed recommendations respecting the availability of the above referenced programs will be brought forward for Council consideration at the next comprehensive review of the Revitalizing Hamilton's Commercial Districts Community Improvement Project Area and programs tentatively scheduled to begin in late 2025.

Aligning Financial Incentive and Assistance Programs to Community and Council Priorities:

Staff have sought to update the direction of City financial incentive and assistance programs in recent years to, where possible, leverage such programs to further encourage and support developments that address additional community and City Council priorities, such as affordable housing and climate change, while reducing the availability or value of incentives for developments that do not address additional priorities. To-date these efforts have included the following:

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- In 2021 staff completed the comprehensive review of the Revitalizing Hamilton's Commercial Districts Community Improvement Plan intended to support revitalization and investment in strategic commercial districts, such as downtown Hamilton. Changes recommended by staff were approved by City Council via Report PED21035(a) and came into effect in October 2021. Key program changes introduced included:
 - Updates to the Revitalizing Hamilton Tax Increment Grant Program to provide increased grants for redevelopment projects achieving specific environmental certifications, district energy readiness or which incorporate affordable housing; and,
 - Enhancements to the Commercial District Revitalization Grant Program to expand building improvements eligible under the program to include those which support environmental sustainability including: solar panels/micro-turbine installation; exterior green walls; depaving of hard, impervious surfaces on private property and the installation of electric vehicle charging stations for customers/employees on private property.

- In 2023 staff completed a comprehensive review of the Environmental Remediation and Site Enhancement Community Improvement Plan intended to identify program changes which would continue to support the remediation and redevelopment of brownfields in the City while also ensuring programs are responsive to emerging market conditions and supportive of additional community and City Council priorities. Changes recommended by staff were approved by City Council via Report PED23076(a) and came into effect in July 2023. Key program changes introduced included:
 - The creation of an Environmental Remediation and Site Enhancement Affordable Housing Grant Program to provide grants of up to \$200,000 to off-set remediation costs on sites being developed for not-for-profit housing;
 - Increasing the maximum grant amount provided for environmental studies on sites being investigated for potential not-for-profit housing developments;
 - Incentivizing remediation practices and methods which reduce or eliminate the need for disposal of contaminated soil at landfills; and,
 - Providing increased remediation grants for brownfield projects that achieve additional community/City Council priorities respecting housing affordability and/or environmental sustainability and climate change goals.

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Staff continue to seek opportunities to further align and enhance additional programs. In 2024, staff began a comprehensive review of the Leadership in Energy and Environmental Design Community Improvement Plan and associated Leadership in Energy and Environmental Design Grant Program. This tax increment grant-based program currently provides financial incentives to support the certification of developments in the City's urban area under the Leadership in Energy and Environmental Design green building rating system. Staff's review will assess the performance of the existing program and identify potential opportunities for program changes to further support and incentivize 'green' development and redevelopment in support of community and City Council priorities respecting environmental sustainability and climate change.

Staff are tentatively planning to bring recommendations forward for City Council consideration in late 2024.

APPENDICES AND SCHEDULES ATTACHED

Appendix "A" to Report PED24082 – Detailed Application and Financial Statistics (Revitalizing Hamilton's Commercial District Community Improvement Plan and Heritage Programs)

Appendix "B" to Report PED24082 – 2023 Downtown Hamilton Development Activity

Appendix "C" to Report PED24082 – 2023 Community Downtown Development Activity

Appendix "D" to Report PED24082 – Downtown and Barton/Kenilworth Housing Opportunities Program Developments Map

Appendix "E" to Report PED24082 – Revitalizing Hamilton Tax Increment Grant Program Map (2002-2023)

Appendix "F" to Report PED24082 – Detailed Application and Financial Statistics (Environmental Remediation and Site Enhancement and Leadership in Energy and Environmental Design Programs)

DETAILED APPLICATION AND FINANCIAL STATISTICS (REVITALIZING HAMILTON'S COMMERCIAL DISTRICT COMMUNITY IMPROVEMENT PLAN AND HERITAGE PROGRAMS)

Financial Incentive Programs Administered by Commercial District and Small Business Section

The Commercial Districts and Small Business Section administers various financial incentives. The chart below identifies the number of applications received from 2012-2023:

Financial Incentive Program	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Commercial District Revitalization Grant	55	84	116	59	75	74	86	48	44	36	30	40
Commercial District Housing Opportunities Program (pre-application)	21	17	22	18	21	17	21	23	5	5	4	5
Commercial District Housing Opportunities Program (final application)	3	2	6	3	5	5	7	3	5	1	2	1
Downtown & Barton/Kenilworth Housing Opportunities Program	4	2	1	3	0	2	1	1	0	1	2	1
Revitalizing Hamilton Tax Increment Grant Program	8	8	10	9	4	4	10	11	4	5	5	4
Barton/Kenilworth Tax Increment Grant Program					3	4	4	6	2	1	3	1
Barton/Kenilworth Revitalization Grant Program					4	13	9	13	5	4	5	10
Barton/Kenilworth Planning and Building Fee Rebates					1	4	3	1	1	1	3	1

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Financial Incentive Program	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Start-Up and Office Tenant Attraction Program	1	1	2	5	1	5	3	0	1	1	0	3
Hamilton Community Heritage Fund Loan Program		2	1	1	1	1	2	0	0	0	0	1
Hamilton Heritage Conservation Grant Program			18	7	9	9	7	7	5	3	5	6
Hamilton Heritage Property Improvement Grant	2	8	4	8	2	13	9	3	12	5	4	4
Environmental Remediation and Site Enhancement Study Grant	14	15	17	12	21	23	18	26	23	12	10	9
Environmental Remediation and Site Enhancement Redevelopment Grant	4	3	4	7	2	4	8	7	8	5	3	6
Environmental Remediation and Site Enhancement Affordable Housing Grant Program												2
Environmental Remediation and Site Enhancement Commercial District Remediation Loan Program	2	0	1	0	0	0	0	0	0	0	2	0
Leadership in Energy and Environmental Design Grant Program			0	0	0	1	0	0	0	0	1	0
Commercial Vacancy Assistance Program (came into effect October 22, 2021)											2	4
TOTALS	119	150	217	132	149	178	188	149	120	80	81	98

In addition to increasing the assessment and resulting property taxes of the specific property that directly receives funding, the redeveloped properties also help increase the value and desirability of

surrounding properties that are no longer next to a vacant, derelict, or contaminated property. Surrounding properties might also benefit from new residents, employees, and customers in nearby redevelopment properties.

Although the Commercial District Revitalization Grant Program, the Gore Building Improvement Grant Program and the Hamilton Heritage Conservation Grant Program are 50/50 matching grants, the true value of the work leveraged by the City Grant is more than 50%. Funds under the Programs are advanced only when the work has been completed. The charts below provide an overview of the grants.

Where established in a Program Description, policies established by Council which address tenant displacement were followed. In 2023, there were three applications to a program where tenants were residing at that location. No tenant displacement was identified as resulting from the proposed work prior to the applications being approved.

Commercial District Revitalization Grant

With the approval of Report PED21035(a) following the Five-Year Review of the Revitalizing Hamilton's Commercial Districts Community Improvement Plan in 2021 (hereafter referred to as "the Plan"), the Business Improvement Area Commercial Property Improvement Grant Program and the Commercial Property Improvement Program were merged into a single program called the Commercial District Revitalization Grant Program. No changes were made to the dollar value of the maximum grant for properties that are within a Business Improvement Area or the maximum grant for eligible properties that are not within a Business Improvement Area. With the approval of Report PED21035(a), the program was amended to further support environmental sustainability by adding de-paving of hard surfaces, tree plantings, rain gardens, green walls, installation of exterior electric charging stations, solar panels, etc. to the list of eligible expenses. To support a post-COVID-19 economic recovery, amendments were also made to increase the flexibility regarding the eligibility of new permanent outdoor patios and decks.

The "Total Commercial District Revitalization Grant Program" in the chart below is the summation of the data pertaining to the projects that were associated with the former (Business Improvement Area Commercial Property Improvement Grant Program and the projects associated with the former (Commercial Property Improvement Grant Program.

The Commercial District Revitalization Grant Program is intended to provide grants that will support long-lasting and predominantly exterior physical improvements to the appearance, accessibility, and environmental sustainability of commercial or mixed-use commercial properties located within strategic commercial districts, including Business Improvement Areas, whose visibility and long-term success contributes to Hamilton's image for both residents and visitors. Activities supported by this program include:

- Exterior building façade improvements;
- Exterior/interior improvements that achieve Accessibility for Ontarians with Disabilities Act standards;
- Exterior building/property improvements which improve appearance or functionality including those that enhance environmental sustainability of the building/property; and,

- Limited interior mechanical/ventilation improvements for restaurant uses.

This Program is not intended to provide support for temporary or non-permanently affixed improvements.

Commercial District Revitalization Grant Program 2002 - December 31, 2023				
Time Period	Number of Projects Paid	Construction Value	Grant Paid	Grant as a percentage of Construction
2023	19	\$659,200.96	\$206,478.11	31%
2002-2023	692	\$19,873,859.73	\$7,259,152.87	37%
Within Business Improvement Areas				
2023	13	\$559,955.47	\$160,897.84	29%
2002-2023	556	\$16,320,067.24	\$6,029,413.49	37%
Within eligible Community Improvement Project Areas Outside of Business Improvement Areas				
2023	6	\$99,245.49	\$45,580.27	46%
2012-2023	136	\$3,553,792.49	\$1,229,739.38	35%



304 Ottawa Street North, Hamilton (Source: CDSB Staff)



776 Concession Street, Hamilton (Source: CDSB Staff)

Commercial District Housing Opportunities Program

The Commercial District Housing Opportunities Program (the Program) is intended to provide financial assistance in the form of a low-interest Loan and Grant to promote the improvement or development of dwelling units that will create new/improved housing opportunities and support robust local commercial district populations that add vibrancy and support demand for local commercial businesses/services. Activities supported by this program include:

- Converting existing non-residential spaces into dwelling units, where permitted in accordance with the applicable City zoning by-law;
- Undertaking renovations to existing dwelling units;
- Creation of new dwelling units, including accessory Dwelling Units, via building additions or new detached accessory buildings, including laneway housing; and/or,
- Creation of new dwelling units through development of vacant land, surface parking lots or redevelopment of existing building.

This Program will apply within the Ancaster, Barton Village, Binbrook, Concession Street, Downtown Hamilton, Dundas, Locke Street, Ottawa Street, Stoney Creek, Waterdown and Westdale Commercial District Community Improvement Project Areas, the Strategic Commercial Corridor Community Improvement Project Areas and those properties within the municipal boundary designated under Part IV or Part V of the *Ontario Heritage Act* as collectively defined through the Revitalizing Hamilton's Commercial Districts Community Improvement Project Area By-law.

The loan is calculated on the basis of \$20K per dwelling unit, to a maximum of \$600K per property. The Grant provides up to a \$5K grant per property for professional fees and some City of Hamilton fees paid.

With the approval of Report PED21035(a) following the Five-Year Review of the Plan in 2021, the eligibility for loans was expanded to include the creation of new residential accessory units outside the principal building such as laneway housing (where permitted).

Commercial District Housing Opportunity Program Inception 2007 - December 31, 2023				
Time Period	Number of Projects Approved	Loan Amount Advanced	Loans Repaid	Grant Paid Out
2023	0	\$0	\$7,200	\$0
2007-2023	12	\$1,058,250	\$1,004,250	\$47,931

GORE Building Improvement Grant Program

The GORE Building Improvement Grant Program (the Program) offered a matching grant for building improvements to a maximum of \$50K per application for properties fronting on King Street between James Street and Catharine Street. It was offered for a three-year period with applications being accepted until December 31, 2014.

The Program ceased at the end of 2014 save for properties which had been granted an extension to utilize the program by City Council past this date. Currently, the only properties subject to this extension are those municipally known as 18-28 King Street East, Hamilton.

Gore Building Improvement Grant Program 2012 – December 31, 2023				
Time Period	Number of Projects Paid	Construction Value	Grant Paid	Grant as a percentage of Construction
2023	0	0	0	0
2012-2023	19	\$2,438,229	\$804,511	33%

Hamilton Heritage Conservation Grant Program

The Hamilton Heritage Conservation Grant Program is offered to owners/authorized tenants of properties designated under Parts IV or V of the *Ontario Heritage Act* that are not eligible for the

Hamilton Heritage Property Grant Program. The maximum matching grant is \$5K for the conservation/preservation of heritage features.

Hamilton Heritage Conservation Grant Program Since Inception 2014 – December 31, 2023					
Time Period	Number of Projects Approved	Value of Total Approved Grants	Grants Paid	Construction Value of Projects	Grant as a Percentage of Construction Cost
2023	3	\$13,842	\$5,000	\$78,967	18%
2012-2023	64	\$280,258	\$230,881	\$1,083,586	26%



15 Park Street East, Dundas (Source: Applicant)



21 Stone Church Road West, Hamilton (Source: Google Street View)

Hamilton Heritage Property Grant Program

The Hamilton Heritage Property Grant Program is offered to owners/authorized tenants of properties designated under Parts IV or V of the *Ontario Heritage Act* and located within Downtown Hamilton, a Community Downtown, an active Business Improvement Area, or, located within the lower City

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between Highway 403 and the Red Hill Valley Parkway and used for commercial, institutional, or multi-residential purposes. The Program offers grants to a maximum of \$150K (50% for the first \$40 K of work and 25% of costs over and above the \$40 K) for conservation or structural/stability work plus an additional \$20 K grant for heritage assessments/reports.

Hamilton Heritage Property Grant Program Since Inception 2008 – December		
	2023	2008-2023
Number of Grant Commitments	1	67
Total Grant Commitments	\$41,781.48	\$3,218,498.81
Total Conditional Grant Commitments (for 18-28 King Street East)	\$0	\$850,000
Grants Advanced	\$ 125,447.37	\$2,683,005.33
Grants Approved to be Advanced (not including 18-28 King Street East)	\$ 41,781.48	\$660,940.85
Conservation Value of Projects (not including 18-28 King Street East)	\$ 127,125.93	\$16,819,855.88
Grants as a Percentage of Construction (not including 18-28 King Street East)		19.14%

Start-Up Office Tenant Attraction Program

The Start-up and Office Tenant Attraction Program (the Program) is intended to provide low-interest Loans or Forgivable Loans that will facilitate the undertaking of eligible leasehold improvements to office space by property owners or authorized tenants in order to support the creation of new office space and improve the marketability and attractiveness of existing office space. This Program will serve as a tool to reduce office vacancy rates in Downtown Hamilton and other eligible commercial areas and serve as a means of attracting new and expanding office uses and businesses to Hamilton. In addition to supporting general office tenancy, this Program will also serve as a means of attracting both start-up/business incubators and individual start-up businesses who are emerging from regional, national and international start-up/business incubators seeking to establish their first permanent office location.

This Program will apply within the Ancaster, Barton Village, Binbrook, Concession Street, Downtown Hamilton, Dundas, Locke Street, Ottawa Street, Stoney Creek, Waterdown and Westdale Commercial District Community Improvement Project Areas, the Mount Hope/Airport Gateway Community Improvement Project Area and the Barton Street and Kenilworth Avenue North Strategic Commercial Corridor Community Improvement Project Areas as collectively defined through the Revitalizing Hamilton’s Commercial Districts Community Improvement Project Area By-law.

Start-Up and Office Tenant Attraction Program	
2023	
Applications received in 2023	3
Applications approved in 2023	0
Loan repayments in 2023	\$101,317
Start-Up and Office Tenant Attraction Program	
Since Inception 2010-December 31, 2023	
Number of Loans Advanced	10

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Total Value of Loans Advanced	\$1,489,982
Square Feet of New/Expanded Office Space	99,329
Loan Amount Paid Back or Forgiven	\$1,325,909
Loan amount forgiven	\$488,505
Loans to be Advanced	\$0
Construction Value of Approved Projects	\$7,778,244

Hamilton Community Heritage Loan Fund

The Hamilton Community Heritage Loan Fund offers a zero percent interest loan to a maximum of \$50K for work, that conserves or restores the heritage attributes of a property designated under Part IV or Part V of the *Ontario Heritage Act* within the City of Hamilton.

Hamilton Community Heritage Fund Loan Program 2023	
Applications received in 2023	1
Applications approved in 2023	
Additional loan commitment in 2023	
Loan Re-payments in 2023	\$17,955
Interest paid in 2023	\$5,791
Hamilton Community Heritage Fund Loan Program 2009- Year- end 2023	
Number of Loans Advanced	18
Total Loans Advanced	\$594,075
Loans Paid Back	\$514,870
Loans Outstanding	\$79,205
Loans to be Advanced	\$
Interest Paid	\$60,902

Barton/Kenilworth Revitalization Grant Program

The Barton/Kenilworth Revitalization Grant Program is intended to support the development of properties as well as the maintenance, functionality, viability, accessibility, and aesthetics of existing commercial, mixed-use commercial, multi-residential or institutional use buildings within the Barton Street East and Kenilworth Avenue North commercial corridors which were the subject of the Barton and Kenilworth Commercial Corridors Study. This Program is not intended to provide support for temporary or non-permanently affixed improvements.

This Program will apply within the Barton Village Commercial District Community Improvement Project Area, the Barton Street and Kenilworth Avenue North Strategic Commercial Corridor Community Improvement Project Area and properties within the Downtown Hamilton Commercial District Community Improvement Project Area which front on Barton Street East between James Street North and Victoria Avenue North as collectively defined through the Revitalizing Hamilton's Commercial Districts Community Improvement Project Area By-law.

The Program offers a matching grant to a maximum of \$50 K per deeded property towards the redevelopment of property.

Barton/Kenilworth Revitalization Grant Program		
June 2016 – December 31, 2023		
	2023	2016-2023
Number of Grant Commitments (Approved to be Advanced) and Grants Paid	4	33
Total Actual Payments and Grant Commitments	\$132,212.74	\$1,207,559.70
Grant Paid	\$95,490.56	\$1,062,142.17
Grants Approved to be Advanced	\$36,772.18	\$145,417.53
Construction Value of Projects Committed and Paid Out	\$284,671.11	\$3,032,885.91
Grants as a Percentage of Construction for Projects Committed and Paid Out	46%	40%



525 Barton Street East, Hamilton (Source: CDSB Staff)



668 Barton Street East, Hamilton (Source: CDSB Staff)

Barton/Kenilworth Tax Increment Grant Program

The Barton/Kenilworth Tax Increment Grant Program (the Program) is intended to provide a Grant to incentivize property owners located along the Barton Street East and Kenilworth Avenue North commercial corridors to develop, and redevelop or otherwise improve properties and/or buildings (including designated heritage buildings) in a manner that will support the broader revitalization of these districts as well as generate new municipal property tax revenue through increased property assessments.

As a tax increment-based program, Grants are provided relative to the actual increase in municipal property taxes that are generated as a result of an improvement or development undertaken on a property.

Grants are provided over a maximum term of nine annual payments and subject to City Council approval. The grant is at 100% of the Municipal realty tax increase during the first five years, 80% in year six, 60% in year seven, 40% in year eight and 20% in year nine.

Barton/Kenilworth Tax Increment Grant Program Inception 2016 December 31, 2023		
	2023	2016-2023
Number of Approved Grants*	0	6
Total Estimated Value of Approved Grants	0	\$1,197,032
Total Construction Value of Approved Grants	\$0	\$11,470,000
Ratio of Total Approved Grants to Total Construction Value	0	1:10

*Number of Approved Grants does not include two applications where the approval had expired and one which was cancelled.

Barton/Kenilworth Planning and Building Fees Rebate Program

The Barton/Kenilworth Planning and Building Fees Rebate Program (the Program) is intended to provide grants that will serve as a rebate of specific Planning and Building application fees for approved development-related applications which will support the redevelopment of under-utilized properties as well as further facilitate the undertaking of works that will improve the maintenance, functionality, viability, accessibility and aesthetics of existing commercial, mixed use commercial, multi-residential or institutional use buildings within the Barton Street East and Kenilworth Avenue North commercial corridors which were the subject of the Barton and Kenilworth Commercial Corridors Study.

This Program will apply within the Barton Village Commercial District Community Improvement Project Area, the Barton Street East and Kenilworth Avenue North Strategic Commercial Corridor Community Improvement Project Areas and properties within the Downtown Hamilton Commercial District Community Improvement Project Areas which front on Barton Street East between James Street North and Victoria Avenue North as collectively defined through the Revitalizing Hamilton’s Commercial Districts Community Improvement Project Area By-law.

Barton/Kenilworth Planning and Building Fees Rebate Program 2016 December 31, 2023				
Time Period	Number of Projects Paid	Cost of the Fees Incurred	Grant Paid	Grant as a percentage of Fees Paid
2023	1	\$3,579.00	\$3,579.00	100%
2016-2023	7	\$26,151.00	\$26,151.00	100%

Commercial Vacancy Assistance Program

With the approval of Report PED21035(a) following the Five-Year Review of the Plan in 2021, this program was created to help mitigate the potential for street-facing commercial vacancies arising from the pandemic. It came into effect on October 22, 2021.

This Program provides a grant to new permanent or 'pop-up' commercial tenants of a presently vacant at, or below grade, commercial space so as to make permanent interior improvements for the purposes of improving the attractiveness and usability of the space for the intended commercial use.

To be eligible, the intended commercial use must be accessible to the public/customers and may include, but not be limited to, retail uses, artists' studios/galleries containing a retail component, personal services businesses, microbreweries, commercial entertainment uses, commercial recreation uses and/or dine-in or take-out restaurants.

This Program applies to commercial uses within the Ancaster, Barton Village, Binbrook, Concession Street, Downtown Hamilton, Dundas, Locke Street, Ottawa Street, Stoney Creek, Waterdown and Westdale Commercial District Community Improvement Project Areas, the Mount Hope/Airport Gateway Community Improvement Project Area and the Strategic Commercial Corridor Community Improvement Project Areas as collectively defined through the Revitalizing Hamilton's Commercial Districts Community Improvement Project Area By-law.

This program provides grants of \$5K for leases between three to six months and \$10K for leases of six months or longer.

Commercial Vacancy Assistance Grant Program September 2021 – December 31, 2023		
	2023	2021-2023
Number of Grants Approved (Approved to be Advanced)	2	3
Value of Grants Approved	\$20,000	\$30,000
Grant Paid	0	0
Grants Approved to be Advanced and Not Paid	\$20,000	\$30,000
Construction Value of Projects Approved	\$142,380	\$197,444.90
Approved Grants as a Percentage of Construction for Projects Approved	14.05%	15.19%



657 Barton Street East, Hamilton (Source: Google Street View)

Downtown and Barton/Kenilworth Housing Opportunities Program

The Downtown and Barton/Kenilworth Housing Opportunities Program (the Program) is intended to provide financial assistance in the form of a low-interest Loan to promote the development of multiple dwelling units that will create new housing opportunities and support robust local commercial district populations that add vibrancy and support demand for local commercial businesses/services. Activities supported by this program include:

- The creation of at least 10 new dwelling units through the development of a multiple dwelling on vacant land, surface parking areas or the redevelopment of existing buildings;
- A building addition containing at least 10 new dwelling units; and/or,
- The conversion of existing non-residential space into housing consisting of at least 10 new dwelling units.

This Program will apply within the Barton Village and Downtown Hamilton Commercial District Community Improvement Project Areas, the Barton Street East Strategic Commercial Corridor Community Improvement Project Area (east of the Barton Village Commercial District Community Improvement Project Area) and the Kenilworth Avenue North Strategic Commercial Corridor Community Improvement Project Area as collectively defined through the Revitalizing Hamilton's Commercial Districts Community Improvement Project Area By-law.

The city has loaned, as of December 31, 2023, approximately \$44M under the Downtown and Barton /Kenilworth Housing Opportunities program supporting the creation/renovation of 1,484 dwelling units at an interest cost to the city of approximately \$4.4M (\$2,941/dwelling unit). The public cost of the Program has levered approximately \$259M of private construction value at a ratio of 1:47. As of December 31, 2023, there were 20 loans that had been repaid in full and one loan had been written-off.

Appendix "D" to Report PED24082 identifies the location of the 21 projects within the Downtown Hamilton Commercial District Community Improvement Project Area that have received funding under the Program.

Downtown & Barton/Kenilworth Housing Opportunities Program	
2023	
Applications approved in 2023	0
Additional loan commitment in 2023	0
Payments in 2023	0
Interest paid in 2023	0

Downtown & Barton/Kenilworth Housing Opportunities Program	
Inception to 2023	
Units Built/Under Construction	1,484
Number of Projects	21
Construction Value	\$259,006,811
Loans Advanced	\$43,996,189
Loans Paid Back	\$42,894,982
Written-off (One Loan)	\$1,101,207
Loans Outstanding	\$0
Interest Paid	\$4,365,156
Ratio of Interest Paid to Construction Value	1:59
Cost (Interest Plus Default)	\$5,466,363
Ratio of Cost to Construction Value	1:47

As of December 31, 2023, no loans were outstanding. Therefore, there is \$35M in future loan commitments that can be approved by City Council and advanced.

Revitalizing Hamilton Tax Increment Grant Program

The Revitalizing Hamilton Tax Increment Grant Program (the Program) is intended to provide a Grant to incentivize property owners within strategic commercial districts to develop, redevelop or otherwise improve properties and/or buildings (including designated heritage buildings) in a manner that will support the broader revitalization of the commercial district as well as generate new municipal property tax revenue through increased property assessments.

As a tax increment-based program, grants are provided relative to the actual increase in municipal property taxes that are generated as a result of an improvement/development undertaken on a property. Grants are provided over a maximum term of four annual payments and subject to City Council approval.

Grants under the Program may be provided through one of two streams depending on how the project addresses specific City priorities. Projects will be identified as either a Revitalization Project or an Enhanced Revitalization Project. Revitalization Projects are defined as the undertaking of improvements/developments that will generate an increase in municipal taxes while Enhanced Revitalization Projects are defined as the undertaking of improvements/developments that will generate an increase in municipal taxes and which meet one or more of the following requirements in support of City objectives:

- The improvement/development will receive certification for the achievement of environmental sustainability standards from an eligible organization/program and/or will be connected to (or be designed to allow for future connection to) a district energy system. Eligible environmental sustainability certifications as well as building standards required to be provided for future district energy connections shall be in accordance with Section B, paragraph seven and eight; and/or,
- The improvement/development has been approved for financial assistance under a Canada Mortgage and Housing Corporation, federal, provincial or city program for the purposes of creating residential rental housing that address housing affordability within the city.

The maximum Grant amount prescribed for Revitalization Projects and Enhanced Revitalization Projects are identified in the following table:

Year of Grant	Maximum annual Grant amount as a percentage of actual municipal tax increment generated from an improvement or development	
	Revitalization Projects	Enhanced Revitalization Projects
1	100%	100%
2	75%	100%
3	50%	100%
4	25%	100%

In 2023, \$2,463,105 was due to be issued to 15 reassessed projects through the Revitalizing Hamilton Tax Increment Grant Program (formerly known as the Hamilton Tax Increment Grant Program). Since grants were first issued in 2004, \$16M has been granted through the Program to 55 reassessed projects that had a combined construction value of \$454,987,495 which accounts for a 1:24 ratio of public grant leveraging private investment.

2023 Year End Status of Reassessed Projects

Grants Due in 2023 (to 15 Projects)	\$2,463,105
Grants Issued 2004-2023 (to 55 Projects)	\$16,400,757
Estimated Total Grants (for all 55 prior and future payments)	\$19,360,000
Construction Value	\$454,987,495
Ratio of Total Grants to Construction Value	1:24

The Map, attached as Appendix “E” to Report PED24082, identifies the location of 46 properties within the Downtown Hamilton Community Improvement Project Area that have received or are currently

eligible to receive grants under the Revitalizing Hamilton Tax Increment Grant. Note that the map does not include seven projects; one located in Ancaster, one in Westdale Village, two in Stoney Creek, and three in Waterdown that have received grants.



179-189 Catharine Street North, Hamilton-Post-Construction Rendering
 (Source: Applicant)



235 Main Street West, Hamilton -Post Construction Rendering
 (Source: www.apexhamilton.com)

Increase in Municipal Taxes

The following chart lists projects in the Downtown Hamilton Commercial District Community Improvement Project Area and in the Ancaster, Mount Hope/Airport Gateway, Westdale Village, Stoney Creek, Waterdown, and Barton/Kenilworth Avenue North Strategic Commercial Corridor Community Improvement Project Areas that have been approved for loans/grants under the Downtown & Barton/Kenilworth Housing Opportunities Program and/or the Revitalizing Hamilton Tax

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Increment Grant Program and/or the Barton/Kenilworth Tax Increment Grant Program and compares their pre-development municipal taxes to their post-development municipal taxes. The increase in total municipal taxes (inclusive of growth, reassessment, and budget) equates to approximately \$14.3M. This increase will be realized annually. Note that the figures with an asterisk (*) are estimates of the increase in Municipal taxes as the projects have been completed but not reassessed by the Municipal Property Assessment Corporation, are under construction, or construction has not commenced to date.

With the approval of Report PED21035(a) following the Five-Year Review of the Community Improvement Plan and By-laws in 2021, amendments were made to the Revitalizing Hamilton Tax Increment Grant Program to better incentivize developers to incorporate housing affordability and environmental sustainability measures into their projects by classifying projects as either a “Revitalization Project” or an “Enhanced Revitalization Project” and varying the level of the grant available in accordance with that classification.

Revitalization Projects are those that will undertake improvements/developments that will generate an increase in municipal taxes. Enhanced Revitalization Projects will not only undertake improvements/developments that will generate an increase in municipal taxes, but also will incorporate housing affordability and/or environmental sustainability measures (enhancements), and therefore would receive a larger grant relative to those developments that will not be incorporating such measures.

Property Address	Base Year	Difference between base year taxes and post development taxes	Downtown and Barton/Kenilworth Housing Opportunities Program Only	Revitalizing Hamilton Tax Increment Grant Program	Barton/Kenilworth Tax Increment Grant
135 James Street South	2003	\$424,400	✓		
11 Rebecca Street	2004	\$66,800	✓	✓	
155 James Street South	2003	\$100,100	✓		
118 Market Street	2003	\$188,000	✓	✓	
91 Wellington Street North	2003	\$15,800	✓		
4, 8, 12 Forest Avenue	2005	\$35,100	✓	✓	
47 Caroline Street North	2007	\$164,900	✓	✓	
80 King William Street	2003	\$108,800	✓		
Property Address	Base Year	Difference between base year taxes and post	Downtown and Barton/Kenilworth Housing Opportunities Program Only	Revitalizing Hamilton Tax Increment	Barton/Kenilworth Tax Increment Grant

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		development taxes		Grant Program	
267/271 King Street East	2007	\$7,900	✓		
260-280 King Street East	2005	\$105,400	✓	✓	
170-176 Jackson Street West	2007	\$7,400	✓	✓	
289 Hunter Street East	2007	\$1,600	✓		
68 George Street	2010	\$238,400	✓	✓	
275 King Street West	2011	\$101,100	✓	✓	
40 Bay Street South	2012	\$323,400	✓	✓	
150 Main Street West	2013	\$497,100	✓	✓	
137-149 Main Street West	2013	\$118,100	✓	✓	
33 Main Street East	2002	\$18,400		✓	
135 Hunter Street	2002	\$67,300		✓	
100-110 James Street South	2004	\$24,000		✓	
1 Main Street West	2004	\$67,900		✓	
66 Bay Street South	2004	\$223,200		✓	
1 Hunter Street East	2006	\$63,300		✓	
210 Main Street East	2007	\$57,400		✓	
87-89 King Street East	2006	\$15,600		✓	
232 Cannon Street East	2009	\$47,700		✓	
52 Cannon Street West	2008	\$24,100		✓	
193-197 James Street North	2009	\$9,800		✓	
130-134 Wellington Street North	2011	\$9,700		✓	
Property Address	Base Year	Difference between base year taxes and post	Downtown and Barton/Kenilworth Housing Opportunities Program Only	Revitalizing Hamilton Tax Increment Grant Program	Barton/Kenilworth Tax Increment Grant

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		development taxes			
162 Ferguson Avenue North	2012	\$16,300		✓	
121-123 James Street North	2012	\$91,100		✓	
69 Hughson Street North	2013	\$19,400		✓	
50 Murray Street	2012	\$105,700		✓	
147-159 Walnut Street South	2013	\$18,800		✓	
180-188 Wilson Street	2014	\$17,700		✓	
179-191 James Street North	2017	\$333,700	✓	✓	
125 Wellington Street North	2014	\$59,200		*✓	
140 Main Street West	2014	\$317,700		*✓	
290 Barton Street West	2015	\$115,300		✓	
112 King Street East	2015	\$512,100		✓	
245 James Street North	2015	\$7,300		✓	
193 King Street East	2015	\$17,800		✓	
31-39 King William Street	2015	\$72,200		✓	
220 Cannon Street East	2015	\$186,500	✓	✓	
127 Market Street	2016	\$4,200		✓	
232 Cannon Street East	2016	\$8,200		✓	
20-22 George Street	2017	\$853,400		✓	
73 King Street East	2017	\$2,000		✓	
27 Bold Street	2018	\$40,900		✓	
121-125 King Street East	2019	\$91,800		*✓	
Property Address	Base Year	Difference between base year taxes and post development taxes	Downtown and Barton/Kenilworth Housing Opportunities Program Only	Revitalizing Hamilton Tax Increment Grant Program	Barton/Kenilworth Tax Increment Grant

Appendix "A" to Report PED24082

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15 Queen Street South	2019	\$802,300		✓	
144 Wellington Street North	2018	\$11,500		*✓	
1 Jarvis Street	2020	\$1,192,500		*✓	
29 Severn Street	2020	\$18,600		*✓	
81 King Street East	2017	\$15,400		✓	
154 Main Street East	2019	\$557,900		✓	
155-165 Wellington Street North	2019	\$7,800		✓	
233-237 King Street East	2019	\$17,100		*✓	
540 King Street East	2019	\$56,600		*✓	
118 King Street East (Phase 2)	2015	\$332,600		✓	
189 King Street East	2014	\$5,500		✓	
191 King Street East	2014	\$4,500		✓	
60 King William, 43-51 King East	2019	\$1,524,200		*✓	
16 West Avenue South	2021	\$38,500		✓	
9-11 Robert Street	2021	\$62,300		*✓	
129 Wellington Street North	2021	\$44,300		*✓	
41 Wilson Street, Hamilton	2022	\$2,393,700		*✓	
179-181 Catharine Street North	2023	\$103,200		*✓	
235 Main Street West	2023	\$847,000		*✓	
Property Address	Base Year	Difference between base year taxes and post development taxes	Downtown and Barton/Kenilworth Housing Opportunities Program Only	Revitalizing Hamilton Tax Increment Grant Program	Barton/Kenilworth Tax Increment Grant

Ancaster Commercial District Community Improvement Project Area					
407 Wilson Street East	2013	\$6,800		✓	
Mount Hope/Airport Gateway Community Improvement Project Area					
8533 Airport Road West	2020	\$16,600		*✓	
Westdale Commercial District Community Improvement Project Area					
1005 King Street West	2016	\$11,300		✓	
Stoney Creek Commercial District Community Improvement Project Area					
22 Jones Street	2014	\$6,700		✓	
40 King Street East	2020	\$9,300		*✓	
7 King Street East	2014	\$5,900		✓	
Property Address	Base Year	Difference between base year taxes and post development taxes	Downtown and Barton/Kenilworth Housing Opportunities Program Only	Revitalizing Hamilton Tax Increment Grant Program	Barton/Kenilworth Tax Increment Grant
Waterdown Commercial District					

Community Improvement Project Area					
244 Dundas Street East	2018	\$2,300		✓	
493 Dundas Street East	2018	\$26,400		✓	
34 Main Street North	2020	\$3,400		✓	
Dundas Commercial District Community Improvement Project Area					
33 King Street West	2017	\$7,100		*✓	
Barton/Kenilworth Tax Increment Grant Program					
657-659 Barton Street East	2017	\$6,600			✓
431-435 Barton Street East	2017	\$3,000			✓
286 Sanford Avenue North	2018	\$167,200			✓
301-303 Barton Street East	2018	\$2,400			✓
486 Barton Street East	2019	\$3,700			✓
110 Barton Street East	2020	\$500			✓
Total		\$14,338,700			

SUMMARY OF TAX PROGRAMS

Property Reassessment Status	Difference between base year taxes and post development taxes			
	Downtown & Barton / Kenilworth Housing Opportunities Program Only	Revitalizing Hamilton Tax Increment Grant Program	Barton / Kenilworth Tax Increment Grant Program	Total
Reassessed	\$658,600	\$6,731,100	\$183,400	\$7,573,100

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Not Yet Reassessed		\$6,765,600		\$6,765,600
Total	\$658,600	\$13,496,700	\$183,400	\$14,338,700

2023 Downtown Hamilton Development Activity

Development in the Downtown Hamilton Urban Growth Centre continued in 2023, with a total of 141 building permits being issued, representing \$596M in building permit construction value.¹ The Downtown Hamilton Urban Growth Centre area includes properties within and abutting the block bounded by Hunter Street, Queen Street, Cannon Street and Victoria Avenue, and also includes properties abutting James Street North to the West Harbour GO Train Station and southerly to Charlton Avenue (St. Joseph's Hospital). The construction values from 2002 to 2023 are illustrated in Figure 1.

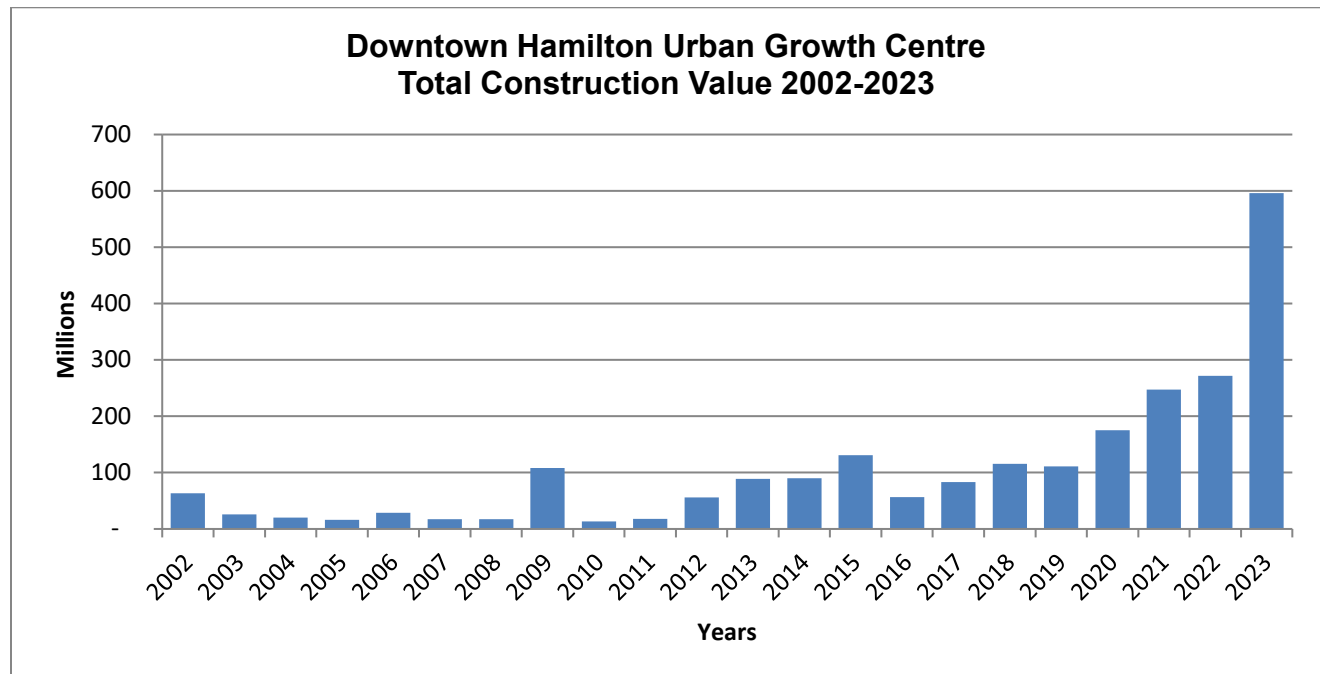


Figure 1

Those developments and improvements valued at \$500K or greater, and listed below, account for approximately 97.79% of the total building permit construction value in the Revitalizing Hamilton's Commercial Districts Community Improvement Project Area. Developments in the Revitalizing Hamilton's Commercial Districts Community Improvement Project Area, which includes the Downtown Hamilton Urban Growth Centre, are outlined below and total approximately \$615.6M in construction value, totaling 249 building permits. Examples of projects which contributed to the building permit construction value reported for 2023 include the following residential and non-residential development:

¹Permits issued for demolition, signs and events are excluded from the reported totals for Downtown Hamilton and the Community Downtowns.

- 41 Wilson Street - To construct a 92,351m² sprinklered 31 storey residential building consisting of three residential towers over a common eight storey podium, ground/mezzanine level retail, outdoor pool, and amenity areas on the eighth storey;
- 41 Wilson Street - To install a sprinkler system and a standpipe system to serve the entire building;
- 41 Wilson Street – Conditional Permit for foundation permit only:
To construct below grade structure up to and including ground floor slab for future three 30-storey residential buildings under permit No. 22-133123;
- 75 James Street South - To construct the superstructure of a sprinklered 34-storey, 43,107m² apartment building with 616 suites, and four-level of underground parking with fitness and multi-purpose rooms on 16th and 17th floors;
- 75 James Street South - To construct STRUCTURAL FRAMING ONLY for a future 34-storey 43,107m² apartment building. Work does not include for facade, or interior partitioning;
- 165 James Street South - To construct a superstructure of two sprinklered nine-storey residential towers with commercial space on ground floor (Building 2 & 3) and ninth floor of Building 3 (Hughson) plus two levels of underground parking below grade;
- 106 Bay Street North - To construct a sprinklered, six-storey, 4,911 m² residential building;
- 163 Jackson Street West – Application for foundation Permit only:
To construct five-levels below grade parking garage (13,002m² area) for the future 2 x 32-storey residential towers;
- 11 Robert Street - To construct the superstructure of a sprinklered six-storey, 2,482.90m² mixed use building with ground floor to be commercial and upper five-storeys residential occupied by 28 dwelling units (with basement);
- 192 Hughson Street South - To construct a sixth storey addition to the existing five storey apartment building to add 15 units;
- 181 John Street North - To construct a sixth storey addition to the existing five storey apartment building to add 15 units;
- 1 King Street West - Alterations to the 18-storey commercial building to renovate banking hall and back office for existing bank, Canadian Imperial Bank of Commerce -"CIBC";

- 155 Queen Street North - Alterations to the existing building to renovate the ground floor and to construct second floor office space;
- 350 King Street East - Alterations to replace the sanitary plumbing systems of the building;
- 44 Queen Street North – Permit revised to include Phase 3 in scope of work. To repair the parking garage of the apartment building (Phases 1 & 2);
- 100 King Street West - Alterations to the existing building for structural repairs of metal panels and of framing of the mechanical penthouse;
- 100 King Street West - Alteration to unit 1900 of the existing building to create an office space;
- 100 King Street West - Alteration to unit 1900 of the existing building to create an office space;
- 100 Main Street East - To renovate two existing Office spaces/suites in an existing commercial/residential building. The suites are located in the two-storey commercial podium base with a 41-storey residential tower above. No changes to the exterior base building;
- 24 Main Street West - Alterations to the existing church to renovate. Work includes new washrooms, barrier free lift, meeting room, accessibility ramp, and associated mechanical and electrical systems;
- 24 Main Street West - Alterations to the existing church to renovate. Work includes new washrooms, barrier free lift, meeting room, accessibility ramp, and associated mechanical and electrical systems;
- 160 King Street East - To construct a sprinklered 86.3m addition (with open mezzanine) and install exit stairs for church auditoria use;
- 181 Main Street West - Alteration to the existing roofing system;
- 181 Main Street West - Alterations to the existing residential building to replace rooftop exhaust fans and make-up air units with heat recovery ventilators;
- 121 Hunter Street West - Alterations to the existing apartment building for concrete repairs to all 208 balconies, localized repairs to the exterior wall, and to replace balcony guards;
- 20 George Street - Alterations to the shell building for the interior fit-out of a supermarket, "Samir Supermarket";

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- 307 King Street East - Alteration to second and third floor of an existing three-story office building to create 10 dwelling units;
- 71 Main Street West - Alterations to the existing parking structure and is to include the following concrete parking structure and existing heating, ventilation, and air conditioning unit replacement;
- 181 John Street North - Structural alterations to existing apartment building to strengthen footings and shear walls to accommodate one-storey addition over existing five-storey building. Separate permit for sixth storey addition is under permit No. 22-150135;
- 253 King William Street - To install 25-Kilowatt rooftop solar panel system on the roof of the existing building;
- 165 Barton Street East - Alterations to the Maintenance and storage area on the ground floor into a pharmacy room on the main floor of Hamilton Wentworth Detention Center;
- 43 West Avenue South - To construct a two-storey, 132.57m² addition with basement, and to convert the single-family dwelling to a five-unit multiple dwelling building;
- 62 King Street East - Alterations to partial basement and the first floor to create a restaurant; "Piano Piano"; and,
- 75 MacNab Street South - Interior alterations to the ground floor of the existing building to establish program space including 25 drop-in beds.

Building permits were issued for the construction of 1725 new residential units in 2023 in the Revitalizing Hamilton's Community Improvement Project Area (1675 within the Hamilton Urban Growth Centre), including:

- 931 units at 41 Wilson Street;
- 616 units at 75 James Street South;
- 55 units at 106 Bay Street North;
- 24 units at 253 King William Street;
- 28 units at 11 Robert Street; and,
- 108 units at 415 Main Street West (Westgate on Main Condominiums).

From 2002 – 2023, building permits have been issued for a total of 7,267 dwelling

units in the Urban Growth Centre, providing an average growth of 346 units per year. Building permits were issued for 6128 (84.33%) of these residential units between 2013 and 2023.

Residential vs. Non-Residential Construction

In 2023, residential development values surpassed non-residential development in Downtown Hamilton:

Urban Growth Centre Non-residential: 71 permits = \$19,626,88 construction value;

Urban Growth Centre residential: 68 permits = \$576,428,494 construction value;

Urban Growth Centre miscellaneous: 2 permits=\$5,989 construction value;

Downtown Community Improvement Project Area Non-residential: 99 permits = \$25,279,880 construction value;

Downtown Community Improvement Project Area residential: 137 permits = \$590,337,589 construction value, and,

Downtown Community Improvement Project miscellaneous: 12 permits = \$26,08.

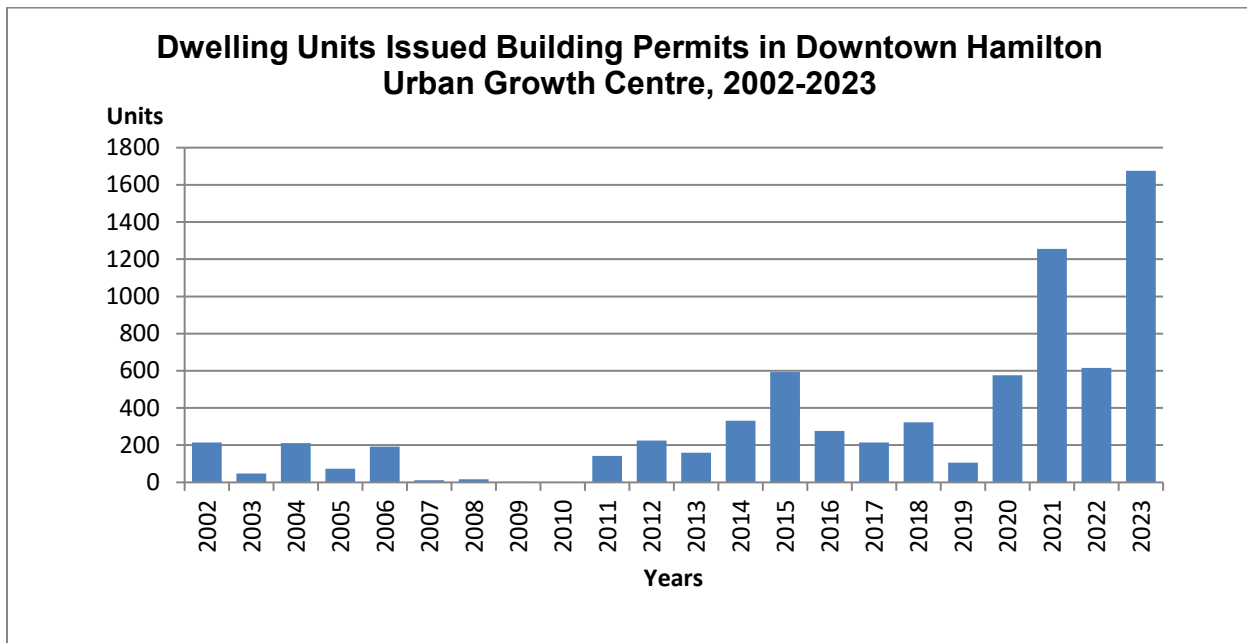


Figure 2

Notes:

- Dwelling units as per the year a building permit was issued;
- 2004 includes 108 units in the former Staybridge Suites Hotel, which converted to a retirement residence in 2010;
- 2011 includes 127 units in the new Staybridge Suites Hotel;
- 2012 includes 182 units in the new Hilton Homewood Suites Hotel; and,
- Dwelling units at 14 Mary Street are not included since the project did not proceed even though a building permit was issued in 2001 (62 units) and 2009 (59 units).

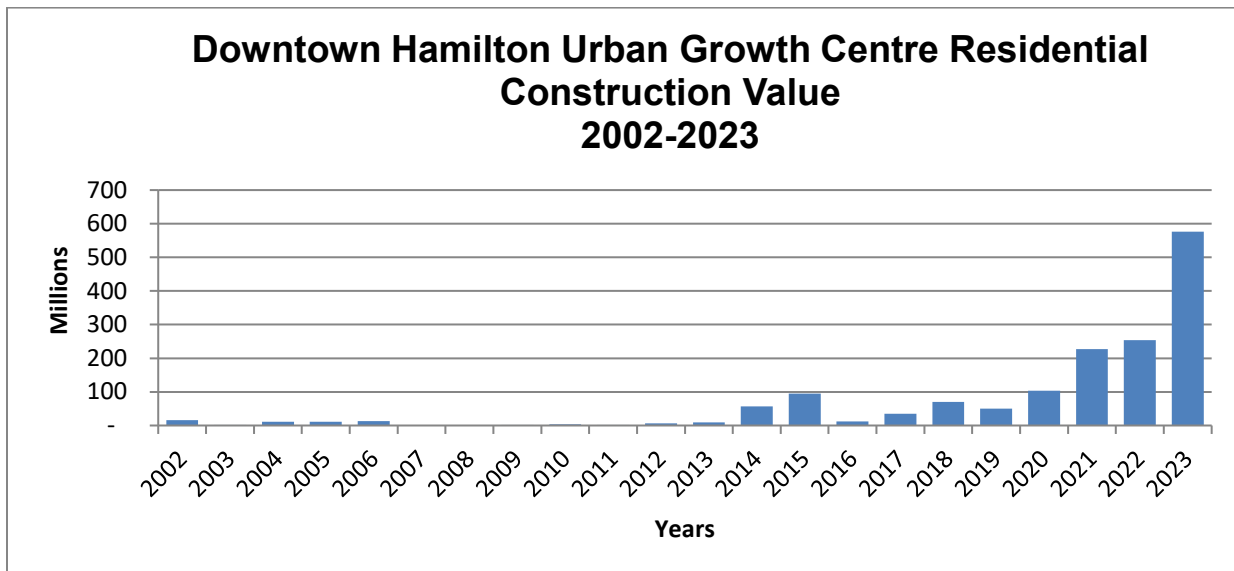


Figure 3

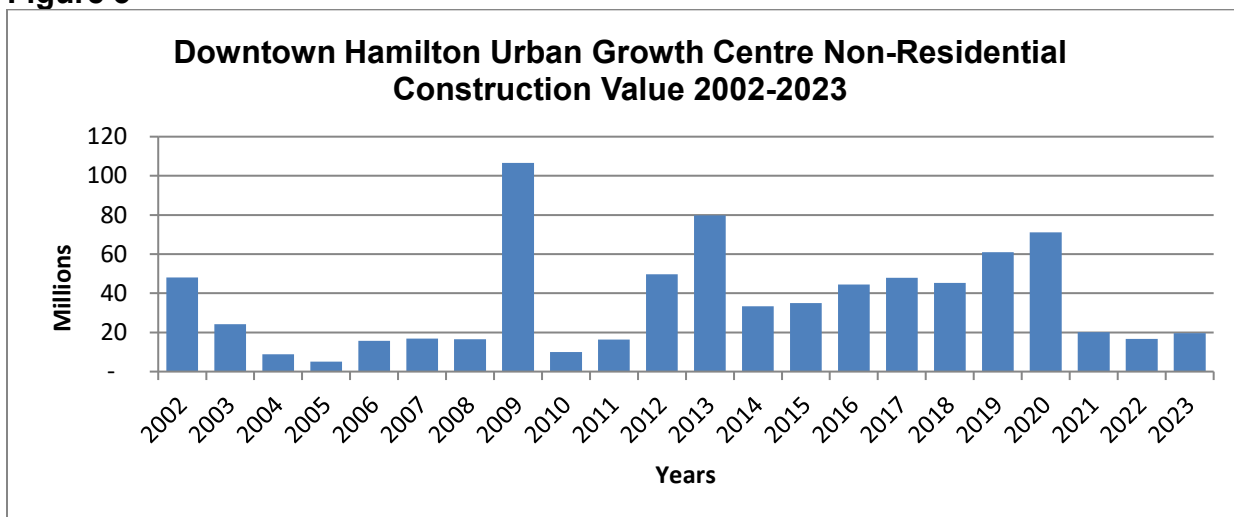


Figure 4

2023 Community Downtown Development Activity

Community Downtowns, including Ancaster, Binbrook, Dundas, Stoney Creek, Waterdown and Mount Hope, collectively, had a total of 66 building permits issued in 2023 within their respective community improvement project areas, representing a building permit construction value of approximately \$7.96M. Growth in these communities was comprised of 46.62% residential and 53.38% non-residential. Ancaster had the largest growth out of all the Community Downtowns in 2023 totalling approximately 37.28% of the total construction values (see Figure 2).

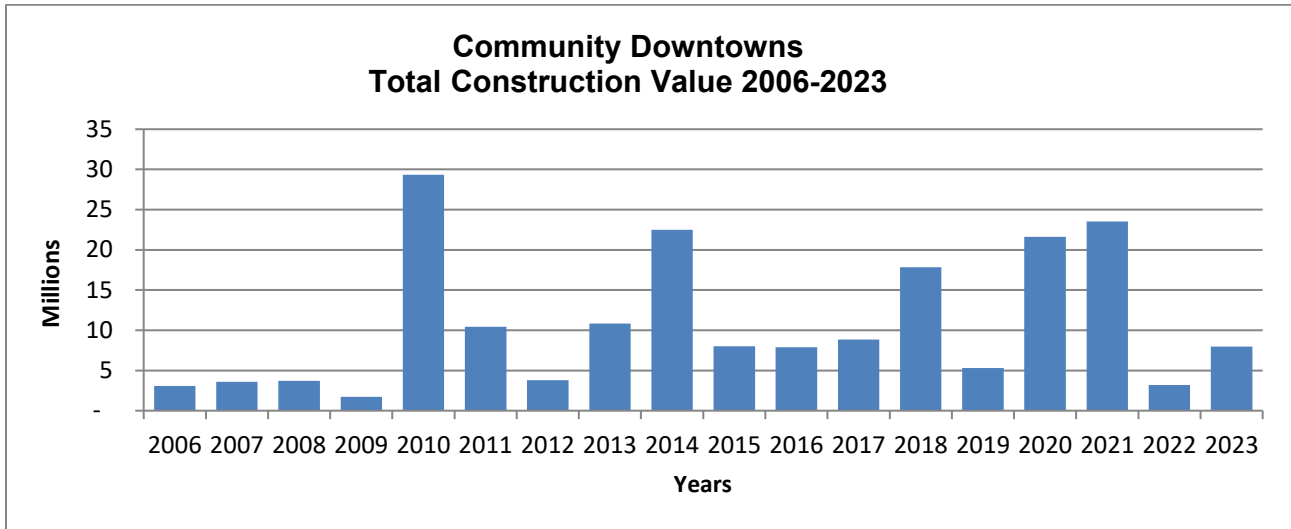


Figure 1

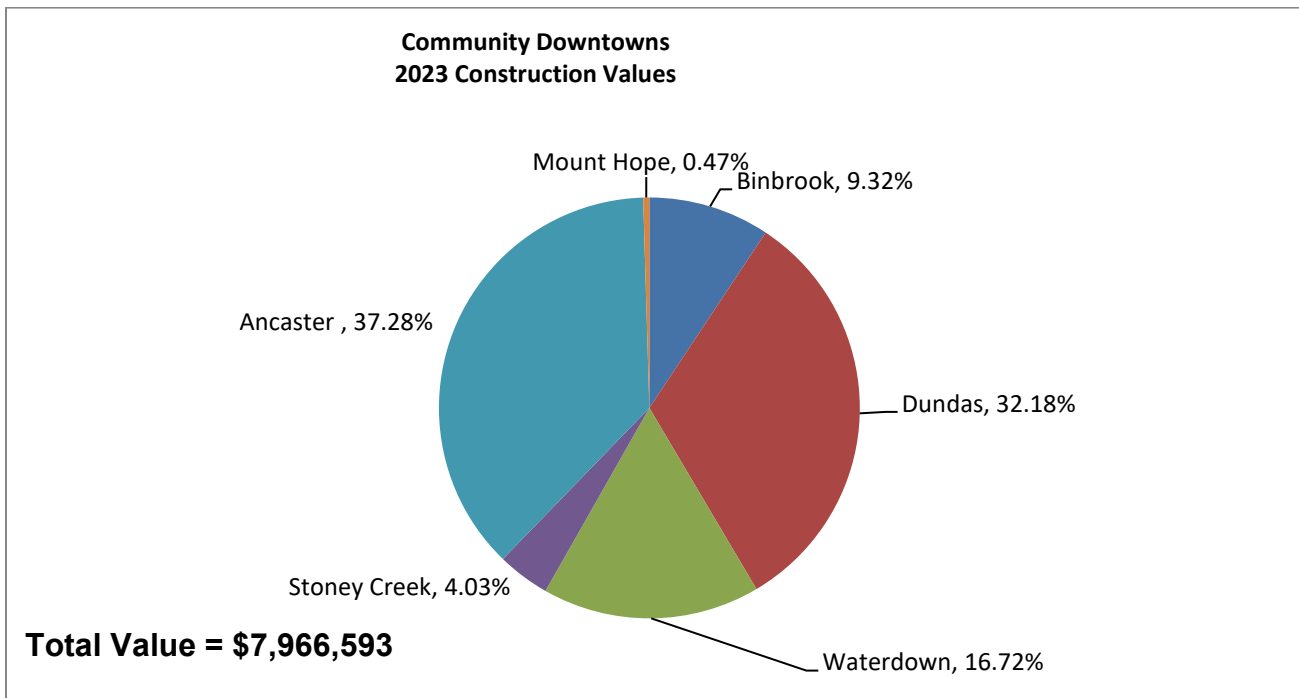


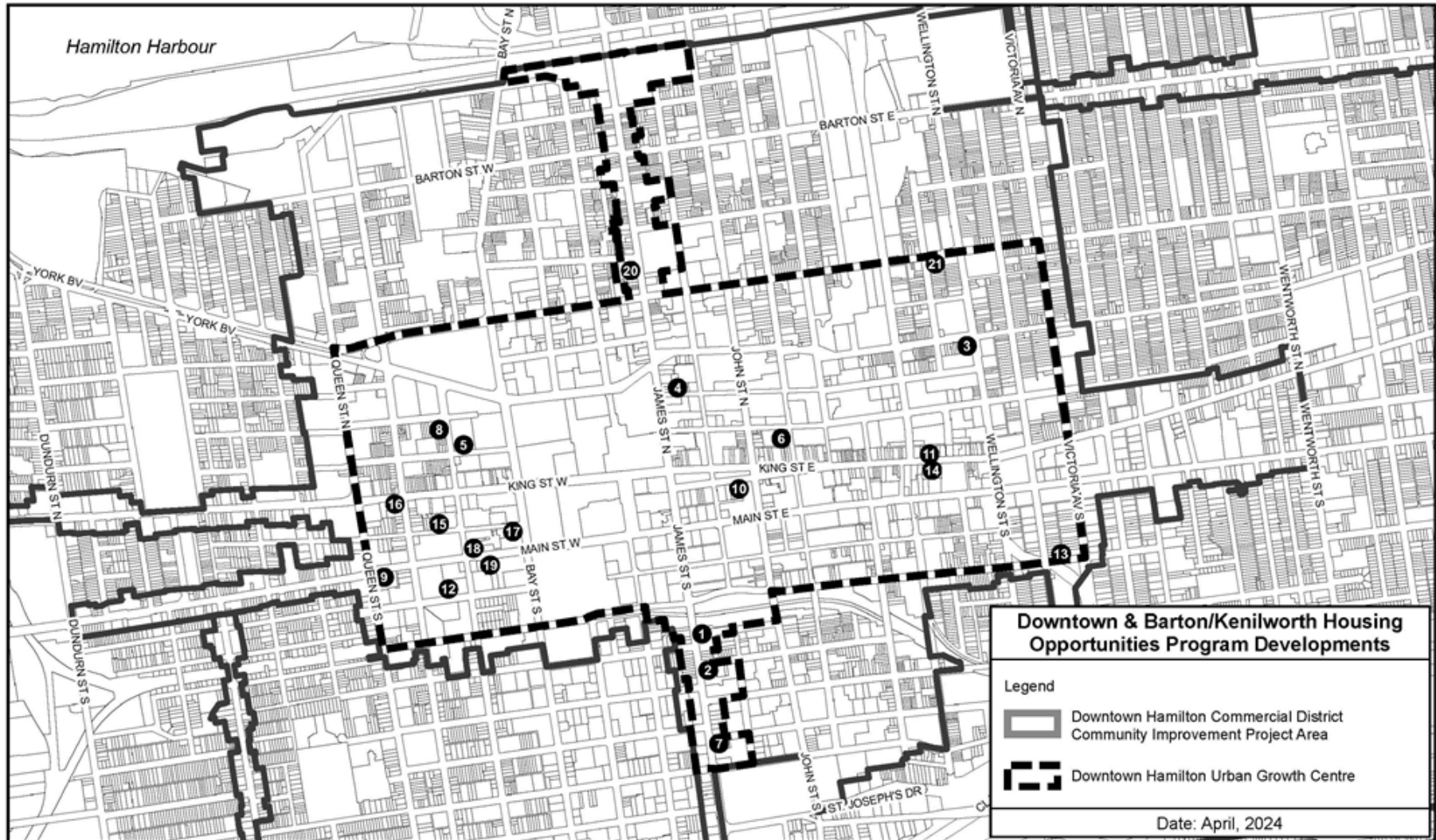
Figure 2

Note: Permits issued for demolition, signs and events are excluded from the reported totals for Downtown Hamilton and the Community Downtowns.

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What follows are some examples of investments made in 2023 in the Community Downtowns (\$ construction value):

- \$250K for alterations to the existing Tim Hortons restaurant including remodel of service area and related plumbing and electrical alterations in Binbrook;
- \$1.3M for interior and exterior alterations to renovate the existing one-storey bank in Dundas;
- \$82K to structurally repair balconies on east, west and south elevations of apartment building including repair of deteriorated concrete, coating, and sealant replacement in Stoney Creek;
- \$500K for alterations to the existing one-storey sprinklered commercial building to create a dental surgery clinic in Waterdown;
- 2.8M to construct a two-storey, 1189.16m, eight-unit townhouse block in Ancaster; and,
- 30K to construct a 39.8m detached garage in the rear yard of the single-family dwelling in Mount Hope.



Downtown & Barton/Kenilworth Housing Opportunities Program Developments

Legend

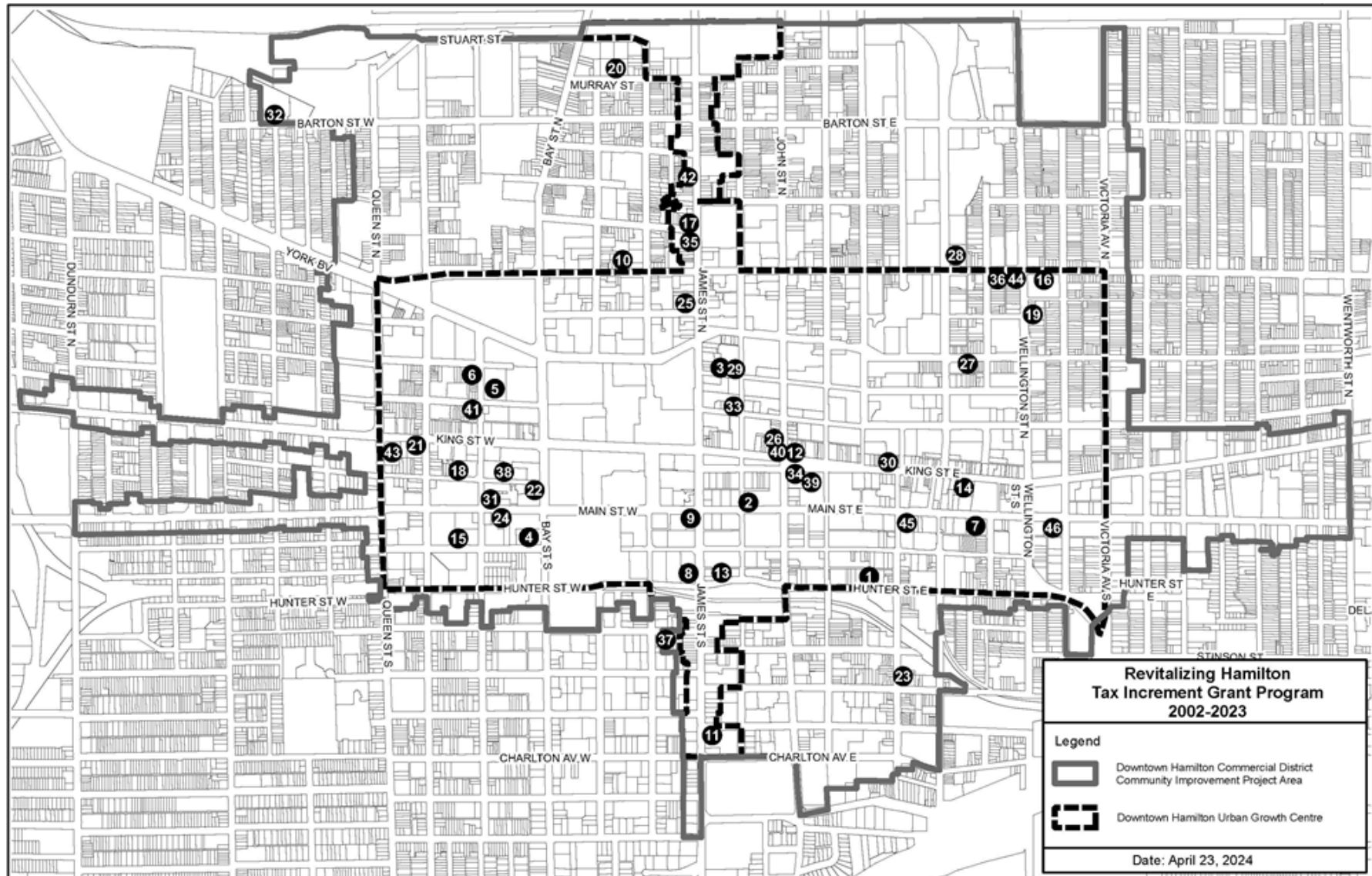
- Downtown Hamilton Commercial District
- Community Improvement Project Area
- Downtown Hamilton Urban Growth Centre

Date: April, 2024

1	135 James St S	7	4 Forest Av	13	289 Hunter St E	19	137 - 149 Main St W
2	155 James St S	8	47 Caroline St	14	260 King St E	20	179 - 191 James St N
3	91 Wellington St N	9	215 - 231 Main St W	15	68 George St	21	220 Cannon St E
4	11 Rebecca St	10	66 -68 King St E	16	275 King St W		
5	118 Market St	11	269 - 271 King St E	17	40 Bay St S		
6	80 King William St	12	170 - 176 Jackson St W	18	150 Main St W		



Appendix "E" to Report PED24082



**Revitalizing Hamilton
Tax Increment Grant Program
2002-2023**

Legend

- Downtown Hamilton Commercial District Community Improvement Project Area
- Downtown Hamilton Urban Growth Centre

Date: April 23, 2024

1	135 Hunter St E	11	207-211 James St S / 4-14 Forest Av	21	275 King St W	31	150 Main St W	41	127 Market St
2	33 Main St E	12	89 King St E	22	40 Bay St S	32	290 Barton St W	42	245 James St N
3	11 Rebecca St	13	1 Hunter St E	23	145-157 Walnut St S	33	31-39 King William St	43	15 Queen St S
4	66 Bay St S	14	260-280 King St E	24	137-149 Main St W	34	112 King St E	44	155/161 Wellington St N
5	118 Market St	15	170-176 Jackson St W	25	121-123 James St N	35	179-191 James St N	45	154 Main St E
6	47 Caroline St N	16	232 Cannon St E	26	73 King St E	36	220 Cannon St E	46	16 West Av S
7	210 Main St E	17	193-197 James St N	27	180-188 Wilson St	37	27 Bold St		
8	100-110 James St S	18	68 George St	28	181 Cannon St E (162 Ferguson Av N)	38	20-22 George St		
9	1 Main St W	19	130 - 134 Wellington St N	29	69 Hughson St N	39	118 King St E		
10	52 Cannon St W	20	50 Murray St W	30	193 King St E	40	81 King St E		



Not To Scale



Hamilton

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Program	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Environmental Remediation and Site Enhancement Tax Assistance	0	0	0	0	0	0	0	0	0	0
Environmental Remediation and Site Enhancement Affordable Housing Grant	n/a									2

ENVIRONMENTAL REMEDIATION AND SITE ENHANCEMENT STUDY GRANT PROGRAM

The Environmental Remediation and Site Enhancement Study Grant Program was created in 2001 to support the undertaking of environmental studies on known or suspected brownfield sites to confirm and describe potential on-site contamination or develop a plan to remove, treat, or otherwise manage the contamination in support of site redevelopment/reuse.

The Environmental Remediation and Site Enhancement Study Grant Program is available to eligible properties located within the City’s Historically Developed Area.

The Environmental Remediation and Site Enhancement Study Grant Program provides a matching grant of 50% of the cost of an eligible environmental study up to a maximum of \$20,000 per site. A maximum of two applications per site may be submitted with the combined value of both Grants not to exceed \$35,000.

Environmental Remediation and Site Enhancement Study Grant Program Year-End Status

In 2023, staff received a total of nine applications to the program, eight of which were approved and one subject to ongoing due diligence by staff. The combined actual and estimated value of financial assistance for which applications were approved in 2023 is \$104,280.20. Approved applications will result in an additional 2.73 hectares of land and associated buildings being studied through environmental studies including Phase 2 Environmental Site Assessments, Designated Substances and Hazardous Materials Surveys and/or Risk Assessments.

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Environmental Remediation and Site Enhancement Study Grant Program Summary

	2023	2001-2023
Number of applications received	9	279
Number of applications approved*	8	249
Total actual and estimated grant value of approved* applications	\$104,280.20	\$2,654,188.83
Average grant per approved* application	\$13,035.03	\$10,970.69
Total land area studied through approved* applications	2.73 hectares (6.75 acres)	235.90 hectares (582.93 acres)

**Approved applications include applications which have been approved but not yet paid as well as those approved and since completed/paid.*

Environmental Remediation and Site Enhancement Redevelopment Grant Program

The Environmental Remediation and Site Enhancement Redevelopment Grant Program was created in 2001 to provide tax increment-based grants towards costs required to remediate historical environmental contamination on brownfield sites in support of their redevelopment/reuse. By providing grants to mitigate these financial impediments, the program enables brownfield sites to be viable candidates for redevelopment relative to non-contaminated sites, supports the intensification/infill of existing vacant and underutilized sites, reduces the need for greenfield lands to accommodate future population and employment growth, and generates new municipal property tax revenue through increased property assessments.

The Environmental Remediation and Site Enhancement Redevelopment Grant Program is available to eligible properties located within the City’s Historically Developed Area.

Grants are provided annually equal to 80% of the increase in the municipal portion of property taxes for up to 10 years or until the eligible remediation costs are recovered, whichever comes first. Projects which address additional community priorities respecting housing affordability and environmental sustainability, in accordance with the Council approved Program terms, may be considered an enhanced project and be eligible to receive additional financial assistance with grants being provided equal to 100% of the increase in municipal property taxes and provided for a potentially longer period of up to 13 years.

Grant payments commence after remediation and redevelopment are completed, the project has been reassessed by the Municipal Property Assessment Corporation and after one full calendar year of municipal taxes have been paid at the newly assessed rate.

To help mitigate the impacts on project feasibility and cash flow, Environmental Remediation and Site Enhancement Redevelopment Grant approved applicants may also

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have the option to defer the payment of Development Charges at 0% interest under an Environmental Remediation and Site Enhancement specific Development Charge deferral until such time as Environmental Remediation and Site Enhancement Redevelopment Grant payments commence at which time payments are directed to fulfilling the applicants outstanding Development Charges obligation on their behalf, instead of being received directly by the applicant.

Environmental Remediation and Site Enhancement Redevelopment Grant Program Year End Status

In 2023, staff received a total of six applications to the Environmental Remediation and Site Enhancement Redevelopment Grant Program of which one (13-25 King Street East, Stoney Creek (PED23228) was brought forward for Council consideration and approved.

Note: Projects must have received, at minimum, conditional Site Plan approval before a recommendation report will be brought for Council consideration. As such, applications received in a given year may have been submitted in advance of this approval having been obtained.

Environmental Remediation and Site Enhancement Redevelopment Grant Program Summary

Applications received in 2023	6
Applications approved by Council in 2023	1
Total maximum potential grants approved in 2023	\$ 3,912,000
Total applications approved by Council (2001-2023)	60*

** Includes one application cancelled after approval and eight applications with lapsed approvals*

In 2023, there were a total of 13 projects which had met the threshold required for initial or continued annual grant payments totaling \$1,794,444.90. Of this, \$828,377.78 was paid directly to applicants while \$966,067.12 was paid on behalf of applicants towards outstanding Environmental Remediation and Site Enhancement Development Charge deferrals.

In accordance with the Council approved program structure and terms, \$378,512.20 (representing 20% of the municipal tax uplift for projects receiving annual grant payments in 2023) was directed to the City's Brownfield Pilot Project Account. This account is the source of funding for the Environmental Remediation and Site Enhancement Municipal Acquisition and Partnership Program and Environmental Remediation and Site Enhancement Affordable Housing Grant Program. The Environmental Remediation and Site Enhancement Municipal Acquisition and Partnership Program enables the City to acquire strategic brownfield sites, remediate and redevelop property it already owns, or participate in public/private partnerships to redevelop brownfield properties. The Environmental Remediation and Site Enhancement Affordable Housing Grant Program provides grants to non-profit housing providers to assist with remediation costs on sites being developed for affordable housing.

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**Environmental Remediation and Site Enhancement Redevelopment Grant Program
Payments for 2023**

Address (File Number)	2023 Grant Payment (80% of Tax Increment)	Recipient	Cumulative Grant Paid To-date (Maximum Approved Grant)	Directed to Brownfield Pilot Project Account (20% of Tax Increment)	Year of Grant Payment
420 Glover Road, Stoney Creek (ERG-11-02)	\$30,162.90	Applicant	\$901,964.80 (\$901,964.80)	\$6,032.58	10 of 10
186 Ferguson Ave North,190-200 Barton Street East (ERG-09-01)	\$11,614.00	Applicant	\$92,912.00 (\$1,908,381.04)	\$2,903.50	8 of 10
1589-1599 Upper James Street (ERG-14-02)	\$146,323.11	Applicant/ DC Deferral	\$799,848.81 (\$1,372,725.00)	\$36,580.78	7 of 10
20 Rebecca Street (ERG-15-04)	\$207,973.34	Applicant	\$1,039,866.72 (\$2,029,752.00)	\$51,993.34	5 of 10
120-144 King Street East, Stoney Creek (ERG-10-01)	\$118,972.38	DC Deferral	\$475,889.50 (\$913,028.60)	\$29,743.09	4 of 10
112 King Street West, Dundas (ERG-15-01)	\$16,841.17	Applicant	\$50,523.50 (\$203,000.00)	\$4,210.29	3 of 10
99-103 Locke Street South (ERG-15-02)	\$342,964.94	DC Deferral	\$1,028,894.81 (\$1,375,017.87)	\$85,741.23	3 of 10
7-11 Brock Street (ERG-15-06)	\$7,382.40	Applicant	\$22,147.20 (\$146,500.00)	\$1,845.60	3 of 10
118 Hatt Street, Dundas (ERG-16-01)	\$15,093.31	Applicant/ DC Deferral	\$45,279.92 (\$262,678.56)	\$3,773.33	3 of 10
1165-1167 Cannon Street East (ERG-17-01)	\$2,942.79	Applicant	\$8,828.36 (\$38,063.10)	\$735.70	3 of 10
107 MacNab Street North (ERG-18-02)	\$181,104.20	Applicant/ DC Deferral	\$543,312.58 (\$736,235.47)	\$45,276.05	3 of 10
455-479 Charlton Avenue East (ERG-15-03)	\$438,706.85	DC Deferral	\$877,413.71 (\$3,441,154.00)	\$109,676.71	2 of 10
575 Woodward Avenue (ERG-19-03)	\$274,363.51	Applicant	\$274,363.51 (\$362,545.00)	\$68,590.88	1 of 10

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ENVIRONMENTAL REMEDIATION AND SITE ENHANCEMENT COMMERCIAL DISTRICTS REMEDIATION LOAN PROGRAM

The Environmental Remediation and Site Enhancement Commercial Districts Remediation Loan Program was created in 2010 to provide low-interest loans, intended to overcome barriers owners may face in obtaining traditional financing for costs required to remediate historical environmental contamination on brownfield sites to support their redevelopment/reuse.

The program is available within Sub-Area 2 – Strategic Commercial Districts and Corridors of the Historically Developed Area generally consisting of the Ancaster, Barton Village, Binbrook, Concession Street, Downtown Hamilton, Dundas, Locke Street, Ottawa Street, Stoney Creek, Waterdown and Westdale commercial districts, the Mount Hope/Airport Gateway, the Barton Street and Kenilworth Avenue North commercial corridors, and other strategic commercial corridors located throughout the city.

The program provides financial assistance through a low interest loan equal to 80% of the eligible remediation costs to a maximum of \$400,000 per site. Loans are provided as a ‘bridge’ until such time as the applicant receives their Environmental Remediation and Site Enhancement Redevelopment Grant or Revitalizing Hamilton Tax Increment Grant payments with such payments applied directly to any outstanding loan balance.

Environmental Remediation and Site Enhancement Commercial Districts Remediation Loan Program Year End Status

In 2023, staff did not receive any applications to the Environmental Remediation and Site Enhancement Commercial Districts Remediation Loan Program. From 2010 until the end of 2023, remediation loans totaling \$733,520.00 have been issued with a remaining balance of \$14,432.46 outstanding.

Environmental Remediation and Site Enhancement Commercial Districts Remediation Loan Program Summary

Applications received (2023)	0
Total applications approved by Council/General Manager (2010-2023)	3
Value of Council approved loan commitments (2010-2023)	\$ 1,133,520.00
Approved loan commitments not acted upon and since expired (2010-2023)	\$ 400,000.00
Total value of loans issued (2010-2023)	\$ 733,520.00
Total value of outstanding loans (2010-2023)	\$ 14,432.46

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Outstanding Loans as of Year End 2023

Address	Approved Loan Amount	Loan Amount Issued	Loan Status	Outstanding Balance
275 James Street North	\$333,520.00	\$333,520.00	Year 9 of repayment	\$14,432.46

ENVIRONMENTAL REMEDIATION AND SITE ENHANCEMENT TAX ASSISTANCE PROGRAM

The Environmental Remediation and Site Enhancement Tax Assistance Program was created in 2001 to reduce the tax increase resulting from the remediation and redevelopment of a brownfield site in order to mitigate costs required to remediate historical environmental contamination on brownfield sites and to support their redevelopment/reuse. Applications to this program are conditional on the Applicant also receiving approval from the Minister of Finance for an application under the Province of Ontario’s Brownfield Financial Tax Incentive Program respecting the cancellation of the education portion of property taxes.

Under the program, 80% of the increase in the municipal portion of property taxes that results from remediation and redevelopment of a site is cancelled annually until the expiration of the earlier of the following:

- Six years for business development (commercial and industrial) or 10 years for residential development (including mixed-use residential); or,
- The cancelled property taxes equal the maximum program eligible remediation costs.

Environmental Remediation and Site Enhancement Tax Assistance Program Year End Status

In 2023, staff did not receive any applications to the program and no tax cancellations provided.

ENVIRONMENTAL REMEDIATION AND SITE ENHANCEMENT AFFORDABLE HOUSING GRANT PROGRAM

The Environmental Remediation and Site Enhancement Affordable Housing Grant Program was created in 2023 to provide grants towards costs required to remediate historical environmental contamination on brownfield sites in support of their redevelopment/reuse for affordable housing by not-for-profit housing providers not otherwise able to participate in the Environmental Remediation and Site Enhancement Redevelopment Grant Program.

The program is available to eligible properties located within the City’s Historically Developed Area.

The maximum grant provided under this program is equal to 100% of actual program eligible remediation costs incurred to a maximum of \$200,000.

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Page 8 of 8**

**Environmental Remediation and Site Enhancement Affordable Housing Grant
Program Year End Status**

In 2023, staff received two applications to the program both of which were approved by the General Manager of Planning and Economic Development for the program maximum of \$200,000 each, for a total grant commitment of \$400,000.

**Environmental Remediation and Site Enhancement Affordable Housing Grant
Program Summary**

Applications received in 2023	2
Applications approved by General Manager in 2023	2*
Total maximum potential grants approved in 2023	\$ 400,000.00

* Includes one conditional approval

HAMILTON ‘LEED’ING THE WAY COMMUNITY IMPROVEMENT PLAN

Leadership in Energy and Environmental Design (LEED) Grant Program

The purpose of the Leadership in Energy and Environmental Design Grant Program is to provide an economic catalyst for the construction and redevelopment of sustainable industrial, commercial, mixed-use, and multi-unit residential buildings certified under the Leadership in Energy and Environmental Design rating system by the Canadian Green Building Council.

Grants are provided annually at a rate of 75% of the increase in the municipal portion of property taxes for up to five years or until the maximum eligible reimbursable costs are achieved, whichever comes first. Reimbursable costs under the Leadership in Energy and Environmental Design Grant Program include a percentage of incremental building construction costs required to achieve Leadership in Energy and Environmental Design certification with the maximum percentage being determined by the Leadership in Energy and Environmental Design certification level achieved as well as 50% of eligible soft costs such as energy modelling, consultant costs and certification fees. Grant payments commence after remediation and redevelopment are completed, the property has been reassessed by the Municipal Property Assessment Corporation and one full calendar year of municipal taxes have been paid at the newly assessed rate.

**Historic 10 Year Summary of Leadership in Energy and Environmental Design
Program Applications Received (2014-2023)**

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Leadership in Energy and Environmental Design Grant Program	0	0	0	1	0	0	0	0	1	0

In 2023, staff did not receive any applications to the program and there were no annual program grant payments issued.



**LIGHT RAIL TRANSIT SUB-COMMITTEE
REPORT 24-002**

9:30 a.m.

Thursday, May 23, 2024

Council Chambers

Hamilton City Hall

71 Main Street West

Present: Councillors N. Nann (Chair), C. Kroetsch (Vice-Chair), C. Cassar, J.P. Danko, T. Hwang and M. Wilson

**Absent with
Regrets:** Mayor A. Horwath and Councillor M. Francis – City Business

**THE LIGHT RAIL TRANSIT SUB-COMMITTEE PRESENTS REPORT 24-002 AND
RESPECTFULLY RECOMMENDS:**

1. **Applying a Climate Justice Lens to Light Rail Transit (PED24087) (City Wide) (Item 8.1)**
 - (i)
 - (a) That the City continue to apply a climate justice lens to the Hamilton Light Rail Transit Project and associated works to ensure that any relevant mitigation and adaptation actions as set out in Hamilton's Climate Action Strategy are implemented in a manner that considers climate justice; and
 - (b) That the Light Rail Transit Sub-Committee recruit additional non-voting community advisors to the Light Rail Transit Sub-Committee table to ensure that the Sub-Committee's composition reflects the community from a climate justice point of view.
 - (ii) That staff report back the process to enable recruitment of additional non-voting community advisors to the Light Rail Transit Sub-Committee table to ensure that the Sub-Committee's composition reflects the community from a climate justice point of view.

2. Hamilton Light Rail Transit Partial Property Acquisition Update (PED24083) (City Wide) (Item 9.1)

That Report PED24083, respecting Hamilton Light Rail Transit Partial Property Acquisition Update, be received.

3. Hamilton Light Rail Transit Early Works Update (PED24084) (City Wide) (Item 9.2)

That Report PED24084, respecting Hamilton Light Rail Transit Early Works Update, be received.

4. Small Business Supports During Light Rail Transit Major Construction (Item 12.1)

WHEREAS, enabling works have begun for the multi-year major construction for the Light Rail Transit (LRT) project and the City of Hamilton is planning ahead for the major construction works funded by both the Provincial and the Federal Governments;

WHEREAS, small businesses in Hamilton make up the majority of employment and contribute to the economic development and vitality of the city;

WHEREAS, of the 16,348 businesses with employees in Hamilton, approximately 56% employ fewer than four people and 75% employ nine or fewer people, meaning that small and micro businesses make up the majority of the city's businesses which contribute to the economic development and vitality of the city (source: InvestInHamilton, 2024, and Canadian Business Counts, June 2021);

WHEREAS, small businesses that are situated along and adjacent to the LRT corridor will be impacted by construction of the project;

WHEREAS, the City of Hamilton seeks to reduce disruption to small businesses along the 14-kilometre LRT corridor;

WHEREAS, other municipalities in Canada that undertook major transit corridor construction like Toronto, Montreal, and Kitchener-Waterloo implemented small business supports including grants and incentives for the impacted businesses; and

WHEREAS, the City of Toronto in partnership with the Federal Economic Development Agency for Southern Ontario (FEDDEV Ontario) implemented the

Transit Expansion Construction Mitigation Grant Program to support businesses and business associations impacted by major transit construction works.

THEREFORE, BE IT RESOLVED:

- (a) That staff be directed to research and explore potential small business grant and support programs available to the City of Hamilton, small businesses, or Business Improvement Areas during the Light Rail Transit (LRT) major construction to support impacted businesses along and adjacent to the LRT;
- (b) That staff be directed to complete a jurisdictional scan of grants and best practices to support small businesses once every year until the substantial completion of the Hamilton LRT project and that the results of this scan be presented to Light Rail Transit Sub-Committee; and
- (c) That staff be directed to collaborate with Metrolinx, FEDDEV Ontario, and other funding agencies to enable the implementation and marketing of these small business supports ahead of LRT major construction.

FOR INFORMATION:

(a) APPROVAL OF AGENDA (Item 2)

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

6. DELEGATION REQUESTS

- 6.1 James Kemp respecting Keeping the City Accessible During the Construction Process (Virtually) (For today's meeting)

8. STAFF PRESENTATIONS

- 8.1 Applying a Climate Justice Lens to Light Rail Transit (PED24087) (City Wide)

The agenda for the May 23, 2024, Light Rail Transit Sub-Committee meeting 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) January 29, 2024 (Item 4.1)**

The Minutes of the January 29, 2024, meeting of the Light Rail Transit Sub-Committee were approved, as presented.

(d) COMMUNICATIONS (Item 5)**(i) Correspondence from Rose Janson respecting Our Transit System should remain PUBLIC! (Item 5.1)**

The Correspondence from Rose Janson respecting Our Transit System should remain PUBLIC!, was received.

(e) DELEGATION REQUESTS (Item 6)**(i) James Kemp respecting Keeping the City Accessible During the Construction Process (Virtually) (For today's meeting) (Added Item 6.1)**

The Delegation Request from James Kemp respecting Keeping the City Accessible During the Construction Process, was approved for today's meeting.

(f) DELEGATIONS (Item 7)**(i) James Kemp respecting Keeping the City Accessible During the Construction Process (Added Item 7.1)**

James Kemp addressed Committee respecting Keeping the City Accessible During the Construction Process.

The Delegation from James Kemp respecting Keeping the City Accessible During the Construction Process, was received.

(g) STAFF PRESENTATIONS (Item 8)**(i) Applying a Climate Justice Lens to Light Rail Transit (PED24087) (City Wide) (Item 8.1)**

**Light Rail Transit Sub-Committee
Report 24-002**

**May 23, 2024
Page 5 of 6**

Lynda Lukasik, Director of the Office of Climate Change Initiatives, and Beatrice Ekoko, Project Manager, Climate Change Initiatives, addressed Committee respecting Applying a Climate Justice Lens to Light Rail Transit (PED24087), with the aid of a PowerPoint presentation.

(Kroetsch/Cassar)

That the presentation from Lynda Lukasik, Director- Office of Climate Change Initiatives, and Beatrice Ekoko, Project Manager, Climate Change Initiatives, respecting Applying a Climate Justice Lens to Light Rail Transit (PED24087), be received.

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

Not Present - Mayor Andrea Horwath
 Yes - Ward 1 Councillor Maureen Wilson
 Yes - Ward 2 Councillor Cameron Kroetsch
 Yes - Ward 3 Councillor Nrinder Nann
 Yes - Ward 4 Councillor Tammy Hwang
 Not Present - Ward 5 Councillor Matt Francis
 Yes - Ward 8 Councillor John Paul Danko
 Yes - Ward 12 Councillor Craig Cassar

For further disposition of this matter, refer to Item 1.

(h) MOTIONS (Item 12)

The following Item was WITHDRAWN:

(i) Applying a Climate Justice Lens to the Light Rail Transit Recommendations (Item 12.2)

That staff be directed to review the presentation respecting Applying a Climate Justice Lens to the Light Rail Transit and report back to the Light Rail Transit Sub-Committee respecting what recommendations the City is acting on and if there are additional recommendations for the Light Rail Transit Sub-Committee to consider.

(i) ADJOURNMENT (Item 16)

There being no further business, the Light Rail Transit Sub-Committee adjourned at 11:25 a.m.

**Light Rail Transit Sub-Committee
Report 24-002**

**May 23, 2024
Page 6 of 6**


Respectfully submitted,

Councillor N. Nann, Chair,
Light Rail Transit Sub-Committee

Carrie McIntosh
Legislative Coordinator
Office of the City Clerk



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

TO:	Mayor and Members General Issues Committee
COMMITTEE DATE:	June 5, 2024
SUBJECT/REPORT NO:	Hamilton Police Services and Hamilton Public Library Surpluses and Deficits (FCS24023) (City Wide) (Outstanding Business List Item)
WARD(S) AFFECTED:	City Wide
PREPARED BY:	Kayla Petrovsky Fleming (905) 546-2424 Ext. 1310 Duncan Robertson (905) 546-2424 Ext. 4744
SUBMITTED BY:	Kirk Weaver Acting Director, Financial Planning, Administration and Policy Corporate Services Department
SIGNATURE:	

Discussion of matters contained in Confidential Appendix “B” to the Report FCS24023 in closed session is subject to the following requirement(s) of the City of Hamilton’s Procedural By-Law and the *Ontario Municipal Act, 2011*:

- **Advice that is subject to solicitor-client privilege, including communications necessary for that purpose.**

RECOMMENDATION(S)

- (a) That City of Hamilton staff work with the Hamilton Police Service and Hamilton Public Library on a process to enhance the information provided on budgetary performance and disposition of year-end surplus amounts in the year-end budget variance report; and
- (b) That the Hamilton Public Library be requested to develop a policy with respect to the treatment of surplus and deficit in consultation with City staff.

SUBJECT: Hamilton Police Services and Hamilton Public Library Surpluses and Deficits (FCS24023) (City Wide) – Page 2 of 9

EXECUTIVE SUMMARY

On October 5, 2023, the Audit, Finance and Administration Committee (AF&A) directed staff to report back to the General Issues Committee with recommendations and legal advice regarding the current practices surrounding Hamilton Police Service (HPS) and Hamilton Public Library (HPL) year-end surpluses and deficits. The legal advice is contained in confidential Appendix “B” to Report FCS24023.

The HPS has had an “Operating Budget Surplus (Deficit) Retention Policy”, attached as Appendix “A” to Report FCS24023, in place since 2015 which has been adhered to since that time. This Policy was prepared in collaboration with the City’s Corporate Services Department, Financial Planning, Administration and Policy Division and received by the General Issues Committee on July 6, 2015. Though the HPL does not have a formal policy in place, the HPL commits to working with library staff to develop a Library Reserves Policy that encompasses operating surpluses and deficits and will share the proposal with City Council.

Staff provides Council with three variance reports for the Tax and Rate Supported Operating Budgets during the fiscal year. The last year-end submission proposes disposition of the year-end operating budget surplus (if a surplus exists). Currently, any surplus relating to either the HPS or the HPL are included in the year-end report and recommended to be transferred to each agency’s respective reserves. In contrast, any deficit is recommended to be transferred from each agency’s respective reserves.

Through the year-end budget variance report, City Council has authority and directs the disposition of all surplus funds inclusive of the amounts for the HPS and the HPL. Usually around the time, the HPS and HPL Boards approve an allocation plan that further directs these funds towards specific reserves or initiatives.

The current practice of transferring HPS and HPL year-end surpluses allows the respective Boards to manage these funds in accordance with their mandate should they be required. Without access to these discretionary funds, future funding requests would be brought forward to Council, often outside of the annual budget process.

It is recommended that the current practice be maintained, providing autonomy to the HPS and HPL Boards to best direct the funds where they are most required to achieve their mandate. Additionally, it is recommended that City staff work with the HPS and HPL to provide enhanced reporting around budgetary performance and the use of surplus funds in the City’s year-end variance report to increase transparency. Additional details, including current practices and responses from both the HPS and HPL, are presented in the Analysis and Rationale for Recommendation(s) section beginning on page 4 of Report FCS24023.

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: Hamilton Police Services and Hamilton Public Library Surpluses and Deficits (FCS24023) (City Wide) – Page 3 of 9

Alternatives for Consideration – See Page 9

FINANCIAL – STAFFING – LEGAL IMPLICATIONS

Financial: Adoption of the recommendations in Report FCS24023 would continue with existing practices of surplus disposition for the HPS and HPL.

Staffing: N/A

Legal: Confidential Appendix “B” to Report FCS24023 is provided as information.

HISTORICAL BACKGROUND

On July 6, 2015, the General Issues Committee received the current HPS “Operating Budget Surplus (Deficit) Retention Policy” (PSB 15-059). A formal police reserve policy did not exist before this date.

A formal HPL reserve policy does not currently exist, though it has been a past practice to retain any operating budget surplus in HPL reserves held by the City of Hamilton and that any deficit is also funded from HPL reserves.

On October 11, 2023, City Council approved the following:

- (a) That Item 6 of Audit, Finance and Administration Committee Report 23-015 respecting Hamilton Police Services and Hamilton Public Library Surpluses and Deficits be referred to the Hamilton Police Services Board and Hamilton Public Library Board of Directors for comment; and
- (b) That staff be directed to report back to the General Issues Committee with recommendations, including legal advice with regards to, how the *Police Services Act* and *Public Libraries Act* applies to the recommendations.

The recommendations from Item 6 of Audit, Finance and Administration Committee Report 23-015 are provided below:

- (a) That City staff coordinate with Hamilton Police Services to prepare an amendment to the year-end closing process whereby Council would receive and approve any Hamilton Police Services Board recommendations related to transfer funds to and from reserves relating to year-end surpluses and deficits; and

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SUBJECT: Hamilton Police Services and Hamilton Public Library Surpluses and Deficits (FCS24023) (City Wide) – Page 4 of 9

- (b) That City staff coordinate with Hamilton Public Library to prepare an amendment to the year-end closing process whereby Council would receive and approve any Hamilton Public Library Board of Directors recommendations related to transfer funds to and from reserves relating to year-end surpluses and deficits.

POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS

In addition to receiving commentary from the Directors of the Hamilton Police Services Board and Hamilton Public Library Board, *The Community Safety and Policing Act*, *Public Library Act* and *Municipal Act* were examined and reviewed. Annual budgets, finances and reserve funds of municipalities and all its Boards are governed under the *Municipal Act*.

The *Municipal Act* states that local Boards submit annual budgets (s.290(6)) in detail and form required by the municipality. Budgets may provide for reserve funds that the municipality deems necessary (s.290(4)(g)), include estimated revenues to be paid into the reserves (s.290(2)(2.)) and estimated expenses to be paid out of reserves (s.290(2)(4.)). Confidential Appendix “B” to Report FCS24023 speaks to Council’s authority over the Hamilton Police Service and Hamilton Public Library reserves.

RELEVANT CONSULTATION

Staff with the HPS and the HPL provided information included in the Analysis and Rationale for Recommendation(s) section of Report FCS24023.

Staff also consulted with the Legal and Risk Management Services Division, Corporate Services Department.

ANALYSIS AND RATIONALE FOR RECOMMENDATION(S)

Current Practice

The City of Hamilton (“the City”) is legislatively required to approve the HPS and HPL Board of Directors’ budgets. The City, HPS and HPL publicly report on the status of their operating budgets to City Council and / or their respective Boards three times per year. Two of these budget variance reports are in-year updates with projections on surpluses and deficits to the end of the fiscal year. A final year-end report on budget surpluses and deficits is also presented to City Council and / or the respective Board, which provides the recommendations to transfer surpluses to reserves or to draw on reserves to cover deficits.

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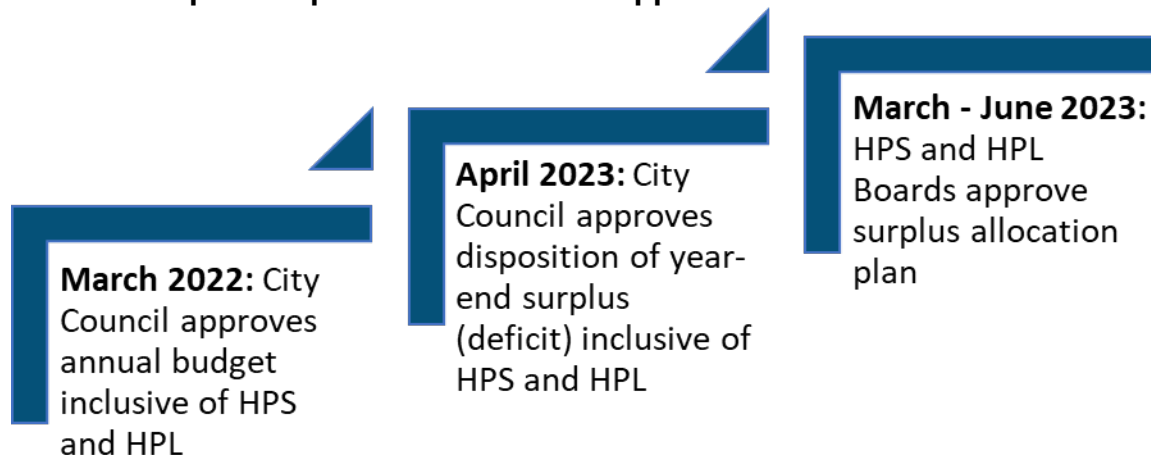
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SUBJECT: Hamilton Police Services and Hamilton Public Library Surpluses and Deficits (FCS24023) (City Wide) – Page 5 of 9

City Council first approves the disposition of any year-end surpluses and deficits for HPS and HPL through the City's year-end budget variance report. As current practice, staff will recommend through the year-end budget variance report that both HPS and HPL operating surpluses are transferred to their general reserves for future use by the Boards. The HPS Board has had a policy in place since 2015 with respect to how police reserves related to operating budget surpluses and deficits are managed. This policy was prepared in collaboration with the City's Corporate Services Department, Financial Planning, Administration and Policy Division. The full details are available in Appendix "A" to Report FCS24023. In lieu of its own policy, the HPL surplus or deficit is subject to the City's General Reserve Policy originally established in 2001 upon amalgamation.

The procedure of allowing the HPS and HPL to retain surpluses effectively provides the boards with the autonomy over the allocation of its surplus funds and reduces future operating and capital budget requests from the City. Figure 1 outlines the current approval process (and timing for 2022 budget as an example) for HPS and HPL surpluses and deficits from initial budget approval to the end allocation of surplus funds.

FIGURE 1
Process Map of Surpluses and Deficits Approvals



In some cases, timing on the allocation of surplus funds by the HPS and HPL Boards may not be in alignment with the timing of City Council's approval of the surplus disposition based on timing of City Council and Board meetings. In 2023, the HPS Board approved its allocation plan in June (attached as Appendix "C" to Report FCS24023) after City Council had approved the transfer of its surplus to its stabilization reserve in the year-end budget variance report in April. However, the HPL had approved its allocation plan in March prior to Council approval of the year-end budget variance report (attached as Appendix "D" to Report FCS24023).

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SUBJECT: Hamilton Police Services and Hamilton Public Library Surpluses and Deficits (FCS24023) (City Wide) – Page 6 of 9

It is recommended that City staff work with the HPS and HPL to incorporate the information presented to their boards into the City's year-end budget variance report and to better align the timing of communication of information on year-end surpluses and use thereof.

City Shared Services

The HPS and HPL are separate local boards responsible for public services within the City of Hamilton.

However, there are several services that are provided by the City and charged back to each respective Board as a result of either cost savings or efficiencies that can exist by sharing certain resources. The following is a list of some of the main services provided by the City that are utilized by the HPS or HPL:

- Communications
- Human Resources
- Facilities Administration
- Legal and Risk Management
- Information Technology
- Financial Services (Payroll, Accounting, Accounts Payable, Accounts Receivable, Procurement, Investments)
- General Office Expenses (including Postage / Courier Fees)

Annual Financial Report

The consolidated financial statements reflect the assets, liabilities, revenues, expenses, changes in accumulated surplus, changes in net financial assets of the reporting entity (City of Hamilton), which include the activities of both the HPS and the HPL.

Communication from Hamilton Police Services Board

At its meeting of October 26, 2023, the HPS Board approved the following comments, with respect to the matter of HPS surpluses and deficits:

- The *Police Services Act* (PSA) sets out how budget matters related to policing in Ontario are managed.
- Section 4 of the PSA provides that municipalities have the obligation to ensure adequate and effective policing and to approve the allocation of funds necessary for the provisions of policing as required by the PSA.
- Section 39(4) of the PSA states that Council does not have the authority to approve or disapprove of specific items when the Board submits its draft budget for Council's approval.

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SUBJECT: Hamilton Police Services and Hamilton Public Library Surpluses and Deficits (FCS24023) (City Wide) – Page 7 of 9

- The Hamilton Police Services Board has had a policy in place since 2015 with respect to how police reserves related to operating budget surpluses and deficits are managed. This policy was prepared in collaboration with the City's Financial Planning, Administration and Policy Division.

Overall, the HPS believes that Council's motion to amend the year-end closing process is in contravention of the PSA, as a municipality does not have the general powers of financial management of a Police Services Board.

A full copy of the communication is included on the June 5, 2024, General Issues Committee Agenda as correspondence.

Communication from Hamilton Library Board

At its meeting of November 15, 2023, the HPL provided the following comments with respect to the matter of HPL surpluses and deficits that have been summarized below:

- The Library Board respectfully requests City Council consider maintaining the current arrangements regarding year-end transfers and not implement the changes in authority to the Library Board as proposed by the AF&A motion.
- The Library Board supports efforts to improve awareness of how their funds are used and a formalization of processes to ensure there is a formal and well understood policy to govern this process going forward.
- While the proposed change does not now directly impact the Library Board's authority over collections or programs, we see elsewhere in Canada, attempts to undermine the authority of the Library Board to serve all residents. This change would create a mechanism that future Councils might decide to utilize to limit the Library Board's autonomy.
- While the Library Board is supportive of the current practice, the Board also sees benefit in formalizing and clarifying some aspects. To this end, the Library Board commits to working with Library staff to develop a Library Reserves Policy that encompasses operating surpluses and deficits and will share the Policy proposal with City Council. The establishment of an official Library Tax Stabilization Reserve, with a targeted balance, where surpluses would first be transferred to and deficits first drawn from, would be one desired outcome.

A full copy of the communication is included on the June 5, 2024, General Issues Committee Agenda as correspondence.

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SUBJECT: Hamilton Police Services and Hamilton Public Library Surpluses and Deficits (FCS24023) (City Wide) – Page 8 of 9

Research and Best Practices

Staff consulted with other single-tier and upper-tier municipalities to compare the current policies in place for their respective police services and public library boards (where applicable). The responses received are included below:

Municipality	Current Practice
City of London	<p>Police Service has a dedicated reserve fund and its year-end surpluses are contributed to this fund. Conversely, its year-end deficits are expected to be drawn from that fund as well. The City implemented a target balance range on the Police reserve fund of 5%-10% of the Police operating budget. If the reserve fund reaches that 10% upper limit, that would trigger a conversation between the City and the Police Service regarding the allocation of the surplus (it may be returned to the City at that point). This is intended to avoid surpluses accumulating indefinitely.</p> <p>The Library Board has its own internal stabilization reserve (not managed by the City) which they may contribute to from time-to-time. However, the general expectation is that any year-end surpluses are returned to the City.</p>
Halton Region	Board surpluses, if any, will be transferred to a reserve in accordance with recommendations from the respective Boards.
Norfolk County	No formal policies. Historically, Police Services forms part of the overall corporate surplus / deficit and the Library operations are closed to its specific reserve.
Region of Peel	Police Service has a dedicated reserve fund and its year-end surpluses are transferred to this fund; conversely, its year-end deficits are expected to be drawn from that fund as well.
Region of Waterloo	Police Services Board and Library Board retain its own operating surpluses and allocate them to its respective reserves.
York Region	Reserve and Reserve Fund Policy outlines the allocation of the annual operating surplus to various reserves and reserve funds. Year-end operating surpluses from York Regional Police are included in the overall Regional surplus and distributed in accordance with this policy. Currently, York Regional Police does not have a policy that directs its surplus funds into one of its own reserves.

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Of the six responses received, four of the municipalities allow their respective Police Services and Library Boards to retain their surpluses while also expecting a draw from those reserves should a deficit occur. Some municipalities have formal policies, while others do not.

Summary of Analysis

In the current process, City Council approves the disposition of HPS and HPL surpluses to their reserves through the year-end budget variance report. Each board then has the autonomy to further distribute the funds to other priorities to meet their mandates. If the surpluses were directed to other purposes, this could result in future tax levy or one-time funding requests to Council by both Boards. In the past, communication on HPS and HPL budget performance and disposition of surplus funds has not always been clear as a result of timing in the year-end reporting process and City Council / Board meeting schedules. Therefore, it is recommended that City staff work with the HPS and HPL to enhance the information provided on budgetary performance and disposition of year-end surplus amounts in the City's year-end budget variance report.

ALTERNATIVES FOR CONSIDERATION

Council has authority for the establishment and use of reserves as per Section 290 of the *Municipal Act, 2001*. As an alternative, Council could direct HPS and HPL year-end surpluses towards City managed reserves.

APPENDICES AND SCHEDULES ATTACHED

Appendix "A" to Report FCS24023 – Current Hamilton Police Services Operating Budget Surplus (Deficit) Retention Policy

Appendix "B" to Report FCS24023 – Confidential

Appendix "C" to Report FCS24023 – HPS 2022 Year-End Surplus Allocation Plan

Appendix "D" to Report FCS24023 – HPL 2022 Year-End Surplus Allocation Plan

KP/DR/dt

HAMILTON POLICE SERVICE

POLICE RESERVES

OPERATING BUDGET SURPLUS (DEFICIT) RETENTION POLICY

Policy Statement

The creation of a formal operating budget surplus (deficit) retention policy to Police Reserves and a policy on the creation, use, and management of reserves, within the framework of a formalized Police reserve policy, is a best practice initiative recommended by Ontario Association of Chiefs of Police (OACP), and followed by all Police Services and Municipalities throughout the Province of Ontario.

Reserves are used to accumulate funds over time to replace capital assets and provide a measure of financial flexibility to budget shortfalls or unexpected or unanticipated events. A balanced approach to the planning and use of the reserves is considered good financial management, it permits Police funds to be spent sensibly in future Police operations, and ensures Police service levels are maintained and not immediately impacted by any potential unexpected events.

Purpose

To establish guidelines and criteria for proper administration of Hamilton Police Service's accumulated operating budget surpluses and/or deficits retained by the Hamilton Police Service in Police designated reserves.

Policy

1. That any future surpluses arising from the Hamilton Police Service operating budget be initially transferred to the Hamilton Police Service Tax Stabilization reserve, held by the City of Hamilton.
2. That any future deficits from the Hamilton Police Service operating budget be funded firstly from the Hamilton Police Service Tax Stabilization reserve.
3. That the use or transfers of funds from the Police Tax Stabilization reserve be approved by the Hamilton Police Service Board.

Authority

The City of Hamilton has authority for the establishment and use of reserves as per section 290 of the *Municipal Act*.

Appendix A

General Guidelines

1. All expenditures from any Police Reserve shall require Hamilton Police Service Board approval, either through a separate Board report, motion, or through the annual budget process.
2. All transactions for expenditure and revenues related to reserves are to be processed through the Police current operating fund or the Police capital fund and then transferred to or from the Police reserves.
3. Actual investment earnings from the City of Hamilton's investment management program are to be allocated to the Police reserves based on month end balances for a 12 month (Dec-Nov) period.

Guidelines for Borrowing from Reserves

1. Borrowings from a reserve are to be allowed only if the analysis of the reserve funds indicates excess funds are available and the use of the funds will not impact the reserves current operations.
2. All internal reserve borrowings are to be repaid with principal and interest.
3. The internal borrowings interest rate shall be the rate equivalent to the City of Hamilton's external borrowing rate at the time of the borrowing.

Governing Legislation

Reserves are governed by the *Ontario Municipal Act*.

Policy History

A formal Police reserve policy has not existed in the past. However, it has been a past practice any Police operating budget surplus (deficit) has been retained in Police reserves held by the City of Hamilton. Any and all transfers to / from the Police reserves have been approved by the Hamilton Police Service Board through a Board report, motion, or through the annual budget process.

Appendix B

HAMILTON POLICE SERVICE

OPERATING BUDGET SURPLUS (DEFICIT) RETENTION POLICY

POLICE TAX STABILIZATION

Policy Statement

This policy sets the guidelines for the sources, uses, and appropriate target levels for the balance in the Police Tax Stabilization Reserve.

Purpose

To offset Police Service cost increases due to fluctuations in the economy and/or to offset yearly budget increases and/or deficits.

Policy

1. That any future surpluses arising from the Hamilton Police Service operating budget be initially transferred to the Hamilton Police Service Tax Stabilization Reserve held by the City of Hamilton.
2. That transfers from the Tax Stabilization Reserve to any other Hamilton Police Service Reserve (i.e. Capital Reserve) and/or to fund planned capital expenditures, and/or to offset annual budget increases, be approved through recommendation and resolution by the Hamilton Police Service Board.
3. That any deficits from the Hamilton Police Service operating be funded firstly from the Hamilton Police Service Tax Stabilization reserves.
4. That the use of funds from the Tax Stabilization Reserve be approved by the Hamilton Police Service Board.

Authority

1. All uses of funds in the Tax Stabilization Reserve must be approved by the Hamilton Police Service Board either by a budget submission, by a separate Board report, or by motion of the Hamilton Police Service Board.
2. The City of Hamilton has authority for the establishment and use of Reserves per section 290 of the *Municipal Act*.

Appendix B

Source of Funds

The Police Tax Stabilization Reserve was initially funded through Omers' contribution holiday for the period August 1999 to December 2003 and/or via annual Operating Fund surplus through approved Board resolution. Moving forward, the source of funds are to be transferred to this reserve include;

1. Initial year end operating budget surplus.
2. Investment income earned on the Reserve's balance as per City policy and procedures.
3. Any approved transfers from other reserves.
3. Remaining balances in Police reserves approved for closure.
4. If applicable, repayment of principal plus interest for any internal borrowings from the reserve as per City policy and procedures.

Use of Funds

The use of funds from the Tax Stabilization Reserve is permitted upon approval of the Hamilton Police Service Board. Uses may include;

1. Extraordinary and unforeseen operating expenditures.
2. Operating revenue shortfalls.
3. To offset annual budget increases.
4. Operating program phase-ins, pilot projects, and one-time expenditures.
5. Operational reviews and departmental reorganizations.
6. Borrowing to fund operating budget programs or special requests.
7. To transfer funds, through Hamilton Police Service Board recommendation and resolution, to another Police Reserve for funding future Police capital projects.

Appendix B

Target Levels

The balance in the Police Tax Stabilization Reserve has a target level %, target level \$, and ceiling as follows;

Target Level %: 5% of the previous year's tax levy for Hamilton Police Service.

Target Level \$: \$7 million (based on 5% of the 2014 Police levy to nearest million)

Target Ceiling: To be equivalent to the Target level dollars amount.

Governing Legislation


There is no legislation governing the use of the Police Tax Stabilization Reserve.

Limitations

Changes in the use of the Police Tax Stabilization Reserve are to be approved through a Hamilton Police Service Board resolution and forwarded to City Council for approval as changes in Reserve and Reserve funds are ultimately at the discretion of Hamilton City Council.

HAMILTON POLICE SERVICE

RECOMMENDATION REPORT

TO:	Chair and Members Hamilton Police Services Board
BOARD MEETING DATE:	June 22, 2023
SUBJECT:	2022 Year-End Surplus Allocation Plan
REPORT NUMBER:	23-055
SUBMITTED BY:	Frank Bergen, Chief of Police
SIGNATURE:	

RECOMMENDATION

That the Hamilton Police Service Board (Board) approve the allocation plan for the 2022 year-end surplus of \$1,020,546.

EXECUTIVE SUMMARY

The City of Hamilton (City) allocated the 2022 Hamilton Police Service (HPS) year-end surplus to the Police Tax Stabilization Reserve.

The following represents a summary of the HPS allocation recommendation:

- Faro 3D Data Capture Laser Scanner – \$60,000
- Alcohol Screening Devices (ASDs) – \$63,500
- Intoxilyzer 9000 Infrared Breath Tester – \$12,500
- Ballistic Shields – \$12,000
- Digital Storage – Investigative Service Division (ISD) – \$125,000
- Biological Laboratory Freezers and Fridges – Forensic Services – \$45,000
- Virtual Meeting Rooms – \$50,000
- First Response Mental Health – PeerConnect App – \$40,000
- Transfer to the Police Capital Reserve – \$175,000
- Maintain in the Police Tax Stabilization Reserve – \$437,546

FINANCIAL – STAFFING – LEGAL IMPLICATIONS

Financial: See the details below

Staffing: Not applicable

Legal Implications: Not applicable

INFORMATION

The purpose of this report is to provide the Board with information regarding the Service's proposal for allocating the 2022 year-end surplus and to obtain approval for the allocation as detailed below.

In accordance with the HPS "Operating Budget Surplus/Deficit Policy", the City's Corporate Finance Department closed the HPS year-end surplus of \$1,020,546 to the Police Tax Stabilization Reserve; a standard operating procedure at year-end.

To help HPS continue to meet its operational needs, the Service has identified the following items as proposals for allocation from the year-end surplus. This allocation plan will streamline the budget process for the Board in being able to fund expenses with their own reserves rather than requesting funds from City's reserves and/or tax levy.

1) Faro 3D Data Capture Laser Scanner – \$60,000

2023-2026 Strategic Plan: Core Assets

When a crime or crash scene is investigated, it means mobilizing investigators and equipment which demand a significant amount of the Service's most valuable and scarce resource – time.

The Faro 3D Laser Scanner captures images and accurate measurements of complex environments, provides exceptional image capturing efficiency and data quality to meet the needs of public safety professionals – all at faster scan speeds. With the Faro 3D Laser Scanner, the Service will be able to reduce the number of officers and time required to thoroughly document crash and crime scenes. This system will replace the analog survey equipment currently being deployed.

The laser scanner will be used by the Accident Reconstruction Unit to accurately document fatal motor vehicle collisions. In high-traffic, high-volume locations, under what can be punishing operating conditions, collecting and cataloging the scene quickly and efficiently is critical to member and community safety, evidence loss prevention and mitigation of the economic losses due to closed roadways.

The technology not only enhances the ability to capture more critical field evidence quickly, but it also provides powerful for courtroom presentation content, helping the judge, jury and prosecutor fully understand a scene's evidence and context.

2) Alcohol Screening Devices (ASDs) – \$63,500

2023-2026 Strategic Plan: Core Assets

ASDs are road side screening devices used by the Service to measure the level of alcohol in the blood of individuals operating motor vehicles. They are a valuable tool used by officers at RIDE lanes or during traffic stops to ensure drivers are not under the influence of alcohol in excess of legal limits. Impaired driving continues to be one of the leading causes of road deaths in Canada.

A recent ruling in *R. v. Breault*, a decision of the Supreme Court of Canada, released on April 13, 2023, impacts the number of ASDs required by HPS to comply with the law and reduce the Charter impact on the public. In the decision, the Supreme Court of Canada agreed with the Quebec Court of Appeal, which found that, in order for a demand to be valid, the peace officer must be in a position to demand that the driver provide a breath sample “forthwith”, meaning that the officer must have immediate access to an ASD.

The Supreme Court accepted that the word “forthwith” may, in unusual circumstances, be given a more flexible interpretation than its ordinary meaning strictly suggests. The absence of an ASD at the scene and time the demand is being made did not qualify as an “unusual circumstance”. The Supreme Court of Canada was clear that *“unusual circumstances cannot arise from budgetary considerations or considerations of practical efficiency. A flexible interpretation of the immediacy requirement cannot be justified by the magnitude of the public funding required to supply police forces with ASDs or by the time needed to train officers to use them”*.

In order to meet this new legislative standard and provide an ASD to each officer responsible for road safety, the HPS would need a total of 75 ASDs. While the current 2023 budget reflects approved funding to replace 25 ASD units, this would not increase our capacity to meet the new Supreme Court requirements. It only replaces current inventory nearing end of useful life. To meet the standard, HPS requires funding for an additional 50 ASD units plus 4 calibration units.

3) Intoxilyzer 9000 Infrared Breath Tester – \$12,500

2023-2026 Strategic Plan: Core Assets

The Intoxilyzer is a device used to calculate the concentration of alcohol in the blood using a breath sample. The results of these tests are crucial evidence used in impaired driving cases. The current Intoxilyzer device is nearing end of life. Other Police Services across the Province are moving to the new Intoxilyzer 9000 series. The Intoxilyzer 9000 has unparalleled performance in accuracy, precision and ‘interferent’ detection by using

pulsed infrared technology, eliminating chopper motors or mechanical filters in the analytical system.

The Service needs a total of 4 units. The initial plan was to diffuse the purchase over a few years. The HPS purchased two initial units in 2022 year, with one budgeted for purchase in the current 2023 year and the other in the 2024 budget year. To reduce the impact on the 2024 budget and provide officers with updated technology today to perform their duties, it is proposed that a portion of the surplus be allocated towards the purchase of the last Intoxilyzer 9000 unit in the current 2023 year.

4) Ballistic Shields – \$12,000

2023-2026 Strategic Plan: Core Assets

Incidents involving police interaction with persons in crisis and individuals armed with a dangerous weapon are often dynamic and fluid. These types of interactions can take place anywhere, from inside a house to a busy intersection filled with people and vehicles in the middle of the day. Frontline patrol officers and supervisors are expected to manage the crisis, all while ensuring and maintaining public and officer safety.

This raises a need for more readily available and less lethal technology in order to effectively manage any threat level. An Independent Review for the Toronto Police Service (TPS) was conducted by the retired Justice Frank Iacobucci, where he recommended that *“the TPS conduct a review of alternative equipment options and tactical approaches to assist in further reducing the number of deaths arising from police encounters with people in crisis.”* Similarly, the Office of the Ontario Ombudsman, conducted a review of the direction provided by the Ministry of Community Safety and Correctional Services to Ontario’s police services for de-escalation of conflict situations. One of the highlighted recommendations of that report is *the need for frontline police officers to have better tools to deal with people in crisis, to better determine when to use force and when to de-escalate; to preserve lives.*

One of the effective tools that would aid in bringing dangerous situations to a conclusion without injury or loss of life are ballistic shields. Ballistic shields provide mobile defensive cover and extra protection for frontline police officers, allowing them to employ other de-escalation techniques from a safer position to resolve incidents safely.

A total of 6 ballistic shields are requested, 2 for each patrol division, in order to remain current and provide our members with the required equipment to effectively perform their duties.

5) Digital Storage – Investigative Service Division (ISD) – \$125,000

2023-2026 Strategic Plan: Core Assets

The data storage servers are critical core assets for the HPS Tech Crime Unit (TCU). The TCU examines, analyzes and extracts evidence from all devices for the entire

Service. To keep the capacity and capabilities current, the technological system and infrastructure are continuously assessed for compliance with industry standards.

The current servers maintained on premises are either old, approaching maximum storage capacities or both. One server is considered to be “legacy equipment” that is no longer supported by the vendor nor repairable in the event of a failure. Replacement of the legacy equipment and an increase to the total storage capacity is necessary.

Therefore, the HPS proposes a hybrid on-site/cloud based solution to solve the data evidence storage challenges and lower the risk of lost evidence data. This hybrid approach will allow the Service to efficiently adapt to future technological change to meet evolving operational needs.

TCU was able to secure 2022 pricing for a new on-site server, payable in two annual installments of approximately \$165,000 each. If the purchase is delayed, this negotiated quote is expected to rise between 7-10% annually. Purchase of this server will increase TCU’s data storage capacity by 145% and solve the near-term capacity challenge.

Due to previously approved 2023 budgeted amounts available to TCU, only a \$125,000 allocation from the 2022 surplus is requested to fund the first annual payment. The second installment will be included in 2024 HPS budget proposal.

6) Biological Laboratory Freezers and Fridges – Forensic Services – \$45,000

2023-2026 Strategic Plan: Core Assets

Biological laboratory freezers and fridges house all major case biological exhibits seized for permanent retention. The current inventory is nearing end of useful life and does not address storage capacity issues. Thus, creating an immediate need to purchase two laboratory freezers and two fridges to ensure long-term evidence preservation and lower the risk of evidence data loss. The purchase of these units will cost approximately \$45,000.

7) Virtual Meeting Rooms – \$50,000

2023-2026 Strategic Plan: Core Assets

The pandemic has highlighted the efficacy to provide options for meetings, including the ability to deliver simultaneous messaging across the organization.

To help meet this objective, the divisional parade rooms, including the boardroom, need to be outfitted with virtual equipment to facilitate Microsoft Teams meetings. This will cost approximately \$50,000, for a total cost of \$100,000 over the course of two years. Funding for the second year will be requested in the forthcoming HPS budget.

By implementing the technology, it will improve service delivery, create internal and external efficiencies, and enhance organizational effectiveness.

8) First Response Mental Health – PeerConnect App – \$40,000

2023-2026 Strategic Plan: Culture & Capacity

One of the key priorities, as part of the Board's Strategic Plan, is to ensure employee well-being and continuously implement employee wellness initiatives that focus on prevention, early intervention and a supportive return to work process. The PeerConnect app will enable members to build relationships with other members and encourage support interactions.

The app is a wellness tool that will provide officers on the front-line with a secure place to request contact from the Member Support Team. PeerConnect is the result of years of co-development and research with front-line first responders, health professionals, professional in high-stress occupations, and researchers in the fields of psychology and social work. This app provides front-line officers access to health and wellness, tools, articles, self-assessments and mental health resources, 24/7. PeerConnect provides proactive support and ensures all first responders have regular peer support check-ins after traumatic calls, allowing for early discussion before issues compound. It is completely private and anonymous. This tool was recommended by Dr. Laidlaw who provides clinical oversight to our members. The estimated annual cost is approximately \$40,000. Future payments will be requested in the forthcoming HPS budget years.

9) Transfer to the Police Capital Reserve - \$175,000

The Police Capital Reserve was established to provide a source of funding for any major future capital expenditures, including major repairs and building improvements. All HPS reserves are managed and analyzed continuously to ensure any future annual obligations are met. Contributions to these reserves are only made through annual year-end surplus funds of the Service.

Through PSB 22-023, the Board approved the transfer of \$175,000 from the Police Capital reserve to help fund the fiscal 2021 deficit of \$(2,015,449). A detailed review of this reserve indicates that the reserve balance is below its optimal level and would not be able to adequately address any significant unanticipated capital needs. Thus, it is recommended that the \$175,000 transferred out to fund the 2021 deficit be returned to this reserve, restoring it to its previous level and improving its ability to assist in meeting future unforeseen capital obligations.

10) Maintain the balance in the Police Tax Stabilization Reserve – \$437,546

Should the Board approve the recommended allocation plan, 1 through 9 inclusive, the HPS recommends the remaining surplus balance of \$437,546 be maintained in the Police Tax Stabilization Reserve.

The Tax Stabilization Reserve was established to prevent significant fluctuations in the operating budget tax levy and, therefore, acts as a source of funding to offset

extraordinary and unforeseen expenditures, to fund one-time expenditures, to offset revenue shortfalls, and to provide for various contingent and potential future liabilities.

The Board, through PSB 22-109, approved the transfer of \$576,867 from this reserve to help offset some of the 2023 budgetary pressures. In 2021, a similar transfer of \$472,972 was approved by the Board, through PSB 22-023, to help fund the fiscal 2021 deficit. That year, the HPS depleted its own reserves to fund the fiscal 2021 deficit, decreasing HPS reserve balances. Therefore, it is recommended that the remaining balance be maintained in this reserve to effectively manage future liabilities, alleviate and repress financial pressures, and assure the long-term financial sustainability of the Service.

This recommended proposal takes a balanced and fiscally responsible approach between addressing current and future needs, and ensuring sustainability of the HPS reserves for future budgetary pressures. The year-end operating surplus represents funding that cannot be relied upon to recur on an ongoing basis. Actual financial results vary from year-to-year based on various external and internal factors.

ALTERNATIVES FOR CONSIDERATION – Not applicable.

APPENDICES AND SCHEDULES ATTACHED

Appendix A – Summary of Proposed Surplus Allocation Plan

Appendix B – HPS Summary of Reserve Balances as at December 31, 2022

FB/S.Dzaferi

cc: Frank Bergen, Chief of Police
Ryan Diodati, Deputy Chief – Operations
Paul Hamilton Deputy Chief – Support
Sanela Dzaferi, Director of Finance

Appendix A – Summary of Proposed Surplus Allocation Plan

2022 Year-End Surplus		\$1,020,546
Allocation:		
Faro 3D Data Capture Laser Scanner	\$60,000	
Alcohol Screening Devices (ASDs)	63,500	
Intoxilyzer 9000 Infrared Breath Tester	12,500	
Ballistic Shields	12,000	
Digital Storage – Investigative Service Division (ISD)	125,000	
Biological Lab Freezers and Fridges – Forensic Services	45,000	
Virtual Meeting Rooms	50,000	
First Response Mental Health – PeerConnect App	<u>40,000</u>	<u>408,000</u>
Remaining Unallocated Balance		<u>\$612,546</u>

Distribution of Unallocated Balance:		
Police Capital Reserve	\$175,000	
Police Tax Stabilization Reserve	<u>437,546</u>	<u>\$612,546</u>

Hamilton Police Service Summary of Reserve Balances 2022 Reserve Activity

Appendix B

Reserve Number	Reserve Name	Balance January 1/22	Transfers To(+)	Interest Earned(+)	Transfers From (-)	Balance December 31/22
104055	Tax Stabilization - Police	1,514,515	1,425,801 (1)	42,091	(10,775) (2)	2,971,632
110020	Police Vehicle Replacement	2,145,507	2,651,628 (3)	91,375	(255,661) (4)	4,632,848
110065	Police Capital Expenses	1,636,709		38,747		1,675,456
112029	Vacation Liability Reserve	640,917		15,177		656,094
112030	Sick Leave Police	7,104,445		168,233		7,272,678
112225	Rewards - Police Board	193,161	4,000 (5)	4,582		201,743
22218-000100	OMERS Type III (see note below)	626,085		14,826		640,911
TOTAL RESERVES		\$ 13,861,340	\$ 4,081,429	\$ 375,031	\$ (266,436)	\$ 18,051,363

Note - OMERS Type III account represents the unused portion plus accumulated interest of the OMERS Type III surplus that was divided with the Hamilton Police Association, Senior Officers Association, the Chief and Deputies in 1997. These funds must be used in accordance with the agreement signed by the parties stated above. The monies must be used for specific improvements for the service and/or front-line staff.

NOTES

- (1) Represents a transfer of 2022 year-end surplus and a cost recovery for Cannabis Enforcement from the City's 2021 fiscal year-end surplus as approved through FCS21070(b).
- (2) Transfer funds from tax stabilization reserve to fund Board approved items as per the 2020 year-end allocation surplus Board report PSB 21-063.
- (3) Transfer as per Board approved 2022 Police Capital Budget for Police vehicle purchases and upfitting (PSB 21-108, \$2.38M), Command Van \$0.19M and recovery from City's Risk Management for the replacement of Police Vehicles (\$0.08M).
- (4) Funds transferred to Police Vehicle Capital Projects for Police vehicle purchases and upfitting received in 2022.
- (5) Transfer reward for D.Anderson as approved per PSB 22-094.



DATE: March 22, 2023
TO: Chair and Members of the Board
FROM: Tony Del Monaco, Director, Finance and Facilities
SUBJECT: Initial Report on Last Year Financials (Pre-Audit) - TD

RECOMMENDATION:

That the 2022 operating budget surplus of \$2,140,741 be transferred to the Library Major Capital Projects Reserve (#106008) in the amount of \$1,000,000 and to the Library General Development Reserve (#106007) in the amount of \$1,140,741.

FINANCIAL/STAFFING/LEGAL IMPLICATIONS:

The Hamilton Public Library experienced an operating budget surplus of \$2,140,741 in the 2022 fiscal year.

Including the budgeted municipal contribution of \$32,875,994, total revenues in 2022 were \$34,829,978 and 2022 total expenses (including reserve transfers) were \$32,689,238.

Table 1 provides a summary breakdown of 2022 revenues, expenses, and corresponding surplus. An explanation of the type of revenues and expenditures contained with each budget line of the Operating Budget Variance Report is provided along with an explanation of significant variances.

ATTACHMENTS:

- Year End 2022 Operating Budget Variance Report.pdf
- Table 1 - 2022 BVR Summary.pdf
- Table 2 - Financial, Materials and Supplies Detail.pdf
- Table 3 - Reserves and Recoveries Detail.pdf

Date: March 22, 2023
To: Chair and Members of the Board
c.c. Paul Takala, Chief Librarian
From: Tony Del Monaco, Director of Finance & Facilities
Subject: **2022 Operating Budget Variance Report**

REVENUES

SENIOR GOVERNMENT GRANTS AND SUBSIDIES

\$21,487 Favourable (2021 - \$30,360 Unfavourable)

This line includes the annual operating grant from the Province of Ontario which is received annually for \$949,450 and other funding by Provincial and Federal governments for specific grant programs such as the Newcomer Learning Centre (NLC) grant. The claims for funding of the NLC program are submitted quarterly to the federal government.

The favourable variance is attributable to the Healthy Communities WiFi Grant in the amount of \$50,000. The grant allowed us to install additional WiFi access points at various locations to improve WiFi connectivity. We also budgeted \$25,000 for New Horizon's grant funding for seniors' programs however our 2020 grant was extended to March 2022 and so only \$9,000 was recognized in the 2022 fiscal year.

FEES, GENERAL, & OTHER GRANTS

\$41,228 Unfavourable (2021 - \$141,948 Favourable)

Major items contained in this line are revenues from photocopier & printer revenues, third-party grants and contributions, as well as any donations received.

Printer/photocopier usage was impacted by reduced branch hours and in-person visits in the first half of the year but has been trending up as visits have been increasing. As a result, printer/ photocopy revenue was only \$99,000 in the year, or \$50,000 under budget. For the same reason Room Rental fees were also about \$20,000 under budget.

We do not budget for donations, however donations received in the year of \$20,688 helped offset the negative variance. Many of these same factors existed last year, however we received over \$200,000 in donations last year that resulted in the \$142,000 favourable variance in this budget category in 2021.

RESERVE RECOVERIES

\$128,154 Unfavourable (2021 - \$3 Favourable)

We had budgeted a reserve transfer of \$160,000 from library reserves to support the operating budget in 2022. Given the surplus, this reserve transfer was not needed and is the main reason for the variance.

A \$25,000 transfer from the Donations Reserve was approved to offset the costs related to the purchase of Youth PRESTO passes. This is offsetting the variance.

EXPENSES

EMPLOYEE RELATED COSTS

\$2,300,473 Favourable (2021 - \$4,065,046 Favourable)

This line includes all the employee related costs such as salaries, wages, and government and employer benefits including medical, dental, OMERS, and WSIB.

We continued to experience higher than normal levels of staff vacancies in the first half of the year which was the main driver of the variance. As vacancies were filled we began to open for longer hours with Central and select regional branches now open on Sundays starting as of mid-September. Now that COVID-19 impacts on staffing have diminished, staff secondments have ended, and we continue to build out staffing to meet our new target open hours, we do not anticipate that we will experience such a variance in 2023.

To start 2022, we also had about 20 staff seconded to the City to help with the pandemic response and vaccine rollout efforts. Those secondments have since ended. While on secondment the wages and benefits of those employees were paid by the relevant City department which has contributed about \$160,000 towards the favourable variance.

CAPITAL FINANCING

\$166,962 Favourable (2021 - \$3 Unfavourable)

This line reflects the repayment of debentures issued by the City of Hamilton to fund Library capital projects. Any budget variance does not contribute to the Library's surplus position however, since any surplus/deficit is transferred to/from other City cost centres.

FINANCIAL

\$155,718 Favourable (2021 - \$158,154 Favourable)

The favourable variance is primarily a result of savings related to processing fees for library materials of about \$160,000. Processing fees are tied to the level of material purchases which is outlined below.

More detail on Financial expenses follows at the end of this report in Table 2.

MATERIALS AND SUPPLIES

\$50,927 Favourable (2021 - \$600,161 Favourable)

Spending on Collection Materials and Subscriptions was \$375,000 under budget. Factors include lower than anticipated spending for cost-per-circulation based e-products such as Kanopy and Hoopla Digital streaming services, lower than anticipated processing costs for collection items and less collections-related projects carried out in 2022 compared to 2021. With in-person visits and physical circulation expected to continue to rise back to pre-pandemic levels we expect collections spending to be closer to budget going forward.

Offsetting that was spending on operating equipment which was \$130,000 over budget as a result of spending on new WiFi access points across the system along with the new boardroom interactive display and security camera upgrades. Spending on the WiFi access points was funded in part by grant funding in the government grants and subsidies budget line.

The operating supplies budget was \$87,000 over budget, partly related to the purchase of Youth PRESTO passes which were funded in part by a \$25,000 transfer from the Donations Reserve. About \$20,000 was incurred for pandemic-related supplies such as for laminator machines and related supplies. We also incurred \$31,000 in unbudgeted pandemic related supplies costs for personal protective equipment (masks) and cleaning supplies (wipes, hand sanitizer).

More detail on Materials and Supplies expenses follows at the end of this report in Table 2.

VEHICLE EXPENSES

\$13,202 Favourable (2021 - \$38,202 Favourable)

This line includes vehicle expenses such as maintenance costs, fuel costs, and vehicle washing. Included are fleet related work orders done by the City to maintain our vehicles. The main reason for the favourable variance is due to Central Fleet maintenance work orders and repairs being under budget.

BUILDINGS AND GROUNDS

\$456,048 Favourable (2021 - \$59,940 Favourable)

This line includes facility related costs that are paid directly by the Library and not through a cost allocation from the City. It includes costs for security guards and utilities costs for buildings that are not shared with other City facilities such as heating, hydro, data, and external telephone lines.

Starting in 2022, the City changed the way they charge us for Hydro and Gas related to the Central Library. Rather than charging the library budget directly for

energy costs, the City is charging first to a City Cost Centre which is then subsequently recovered from the Library.

From an overall budgeting perspective, this is a neutral change. Charges are now coming through the "Reserve Recoveries" budget line instead of this "Building & Grounds" budget line which is the primary reason for the favourable variance of \$665,000 in this budget category.

Offsetting this was expenses relating to security guard charges which were \$324,000 unfavourable. Some of this however - about \$140,000 - was recovered from the Hamilton Farmer's Market (as can be seen from the Reserves/Recoveries budget line). With masking requirements still in place for much of the first half of the year we had guards stationed at entrances at Central and rural extended access hours locations to ensure compliance. We also began offering Study Hall hours at select regional branches in the fall.

Also contributing to the favourable variance is the Capital Enhancement account surplus (\$85,000 favourable) which was transferred to the Capital Enhancement Reserve.

CONSULTING

\$0 Variance (2021 - \$20,414 Unfavourable)

There is currently no budget for consulting and no operating expenses on consulting were incurred in 2022.

CONTRACTUAL

\$239,901 Unfavourable (2021 - \$119,180 Unfavourable)

This line includes expenditures for items such as computers, servers, photocopiers, advertising, service contracts, and programming.

The main contributor to the variance relates to the public computer renewal we undertook in 2022. We spent about \$350,000 on new public computers and iMacs across the system. However, we did not spend operating dollars on new servers this year. In total the Computer & Servers replacement budget was about \$138,000 over budget.

Other contributors to the variance are higher than budgeted service contracts for equipment such as sorter, self-check, and RFID maintenance as well as systems such as the ILS system and Collections catalogue (\$137,000 unfavourable).

Unbudgeted COVID related cleaning costs of \$37,000 were also incurred. Additional cleaning measures were put in place to ensure that our branches were cleaned and sanitized to ensure the safety of the public and our staff. As of the beginning of May, we returned to pre-pandemic cleaning practices as it relates to

touch points and surfaces which was in line with recommendations from Public Health.

The Programming budget was \$55,000 favourable this year which offset these costs to a degree.

RESERVES/RECOVERIES

\$614,793 Unfavourable (2021 - \$190,212 Unfavourable)

This line includes expenses for City cost recoveries as well as reserve transfers.

Cost recoveries include the cost of insurance, building repairs, regular contract cleaning, snow removal, landscaping, and utility allocations for heat and hydro in shared facilities and now our Central Branch. Also included are salary allocations for City maintenance staff that work in-part for the Library.

City cost recoveries were \$540,000 over budget mainly related to the change in charging for utilities at Central which was noted in the "Buildings and Grounds" budget category. In 2022, the budget for these charges was in the "Buildings & Grounds" line while the charges were expensed to the "Reserves/Recoveries" budget. The budget for these charges has since been moved to this Reserve/Recoveries line for the 2023 year.

The City's capital financing surplus transfer to City Reserves (\$166,000) is also another factor that results in an unfavourable variance for this line item. As mentioned above, this unfavourable variance is offset by the surplus identified in the Capital Financing budget line, so there is no net impact to the Library.

Also contributing to the unfavourable variance is the first of five annual payments back to the City related to the LED Upgrade Project was made in 2022 (\$58,000). A total of \$130,000 remains to be repaid out of the operating budget over a 5-year period. Payments decrease gradually each year. The City funded a large portion of the project costs from their reserves with the understanding that the Library would repay the reserves. The City Office of Energy Initiatives estimates that the project will result in an annual energy cost savings of \$38,500 per year.

Market recoveries for security guard charges offset the variance by \$100,000.

Account surplus transfers to reserve included \$50,000 related to printer/photocopier revenues, over \$16,000 in undirected donations, and \$85,000 related to the Capital Enhancement account surplus.

There was not a surplus in the Computers and Servers account this year as a result of the computer purchases that were all paid out of the operating budget.

A breakdown of the Reserves/Recoveries variance is provided in Table 3 to this report.

NET SURPLUS

\$2,140,741 Favourable (2021 - \$4,702,285 Favourable)

Overall, the 2022 net operating surplus was \$2,140,741. We are recommending to transfer this surplus to the Library Reserves in the amounts noted in the recommendation that accompanies this report.

Table 1: Budget Variance Report				
For Year Ended December 31, 2022				
	Annual Budget	Actual	Variance Favourable/ (Unfavourable)	% Spent
Revenues:	\$	\$	\$	
Municipal Contribution	(32,875,994)	(32,875,994)	-	100.0%
Gov't Grants & Subsidies	(1,279,450)	(1,300,937)	21,487	101.7%
Fees, General, & Other Grants	(380,940)	(339,712)	(41,228)	89.2%
Reserves/Capital Recoveries	(441,490)	(313,336)	(128,154)	71.0%
	(34,977,874)	(34,829,978)	(147,895)	99.6%
Expenditures:				
Employee Related Costs	23,099,408	20,798,935	2,300,473	90.0%
Capital Financing	447,500	280,538	166,962	-
Financial	375,420	219,702	155,718	58.5%
Materials and Supplies	3,751,280	3,700,353	50,927	98.6%
Vehicle Expenses	108,540	95,338	13,202	87.8%
Building and Grounds	1,837,510	1,381,461	456,048	75.2%
Consulting	-	-	-	-
Contractual	2,463,390	2,703,291	(239,901)	109.7%
Reserves and Recoveries	2,894,825	3,509,619	(614,793)	121.2%
	34,977,874	32,689,238	2,288,636	93.5%
Net Surplus	-	(2,140,741)	2,140,741	93.9%

Table 2: Financial, Materials and Supplies Details				
Description	Budget	Estimated Actual	Favourable/ (Unfavourable) Variance	Explanation
Legal Fees	40,000	42,415	(2,415)	
Cash Over/Short	-	(360)	360	
Debit & Credit Card Processing Charges	14,680	10,163	4,517	Charges for customer use of eCommerce, credit, and debit cards. Reduced in-person activity resulted in less fees.
Audit Fees	7,220	10,685	(3,465)	Our share of increase in fees as approved by City.
Appraisal Fees	2,000	2,243	(243)	
Processing Fees	300,000	139,710	160,290	Tied to Library Materials spending
Other Fees & Services	11,520	14,847	(3,327)	
FINANCIAL TOTAL	375,420	219,702	155,718	
Operating Supplies	216,900	304,376	(87,477)	Purchases of Presto Passes; new Central sorter supplies; iPads for Customer Survey; Laminators and supplies
Computer Software	53,060	1,267	51,793	Most software we use is leased rather than bought. Consider moving funds to lease/contract budget.
Covid Safety Equip & Cleaning Supplies	-	31,390	(31,390)	Masks, Wipes, Hand Sanitizer
Operating Equipment	135,020	266,820	(131,800)	New WiFi access points (related to the Healthy Communities WiFi Grant), Boardroom AV, Security Camera upgrades
Furniture & Fixtures	50,000	82,917	(32,917)	Includes Westdale Shelving, new book trucks
Library Materials	2,432,570	2,208,497	224,073	
Subscriptions	700,000	548,561	151,439	
Repairs-Equipment	4,440	346	4,094	
Postage/ Freight/ Courier	3,270	7,946	(4,676)	
Printing and Reproduction	82,000	106,000	(24,000)	Increasing Printer & Copier usage
Other Fees & Services	74,020	142,233	(68,213)	
MATERIAL & SUPPLIES TOTAL	3,751,280	3,700,353	50,927	
Processing Fee	300,000	139,710	160,290	
Library Materials	2,432,570	2,208,497	224,073	
Subscriptions	700,000	548,561	151,439	
Total Collections	3,432,570	2,896,768	535,802	

Table 3 - Breakout of Reserve/ Recoveries Variance

	<u>Budget</u>	<u>Actual</u>	<u>Variance Favourable/ (Unfavourable)</u>	<u>Notes</u>
<u>City Cost Recoveries</u>				
Direct Cost Recoveries	\$ 2,306,274	\$ 2,845,859	\$ (539,585)	Costs that City incurs and directly recovers from us based on actual related costs
Indirect Cost Recoveries	\$ 235,581	\$ 235,581	\$ (0)	Costs that City incurs and indirectly recovers from us based on cost allocation estimates
Other Recoveries	\$ (38,100)	\$ (140,027)	\$ 101,927	Recovery from Market for security
<u>City Financing</u>				
Capital Financing Surplus	\$ -	\$ 166,010	\$ (166,010)	Fully funded and paid by City (offset by favourable variance in the Capital Financing line).
Internal Debt Charge	\$ -	\$ 58,210	\$ (58,210)	Repayment to City Energy Reserve for LED Lighting Replacement project.
<u>Budgeted Reserve Transfers</u>				
Transfers to Reserve	\$ 194,630	\$ 151,786	\$ 42,844	See below for breakdown of actual transfers to reserve
Trsf To Veh/Equip Rsve	\$ 23,440	\$ 19,200	\$ 4,240	Transfers to City Reserves for replacement of Library vehicles (excludes Bookmobiles)
Provision For Collections & Equipment	\$ 49,000	\$ 49,000	\$ (0)	Transfer to Library Collections Reserve (\$25k) and Computer Equipment Reserve (\$24k)
Provision to Reserve for Cap Enhance	\$ 85,000	\$ 85,000	\$ 0	New transfer to Library Capital Enhancement Reserve
Replace Of Auto Equip	\$ 30,000	\$ 30,000	\$ -	Transfer to the Library Mobile Equipment Reserve (future Bookmobile replacements)
Provision-R & M Grounds	\$ 9,000	\$ 9,000	\$ -	Transfer to the Library Major Capital Reserve
Reserves/ Recoveries Variance	\$ 2,894,825	\$ 3,509,619	\$ (614,793)	

Actual Transfers to Reserve

Donations	\$ 16,878	Revenue is recognized in the Fees, General & Other Grants line, contributing to that favourable variance.
Copier/Printer Revenues	\$ 50,000	Revenue is recognized in the Fees, General & Other Grants line, contributing to that favourable variance.
Capital Enhancement Account Surplus	\$ 84,908	Account surplus reflected in the Buildings & Grounds line
Computer/Servers Account Surplus	\$ -	No surplus for this account.
	\$ 151,786	

CITY OF HAMILTON

MOTION

General Issues Committee: June 5th, 2024

MOVED BY COUNCILLOR KROETSCH.....

SECONDED BY COUNCILLOR.....

Funding for outfitting of the Farmer’s Market York Boulevard Four Season Space (Ward 2)

WHEREAS, the Four Season Space in the Hamilton Farmer’s Market at 35 York Boulevard, in Ward 2, is presently untenanted; and the Hamilton Farmer’s Market Board desires to maximize the interim use of the space until a new long-term tenant is secured;

WHEREAS, the Hamilton Farmer’s Market Board aspires to create a more flexible and usable all-season space, enabling revenue opportunities and responding to the Market’s evolving needs;

WHEREAS, the Hamilton Farmer’s Market Board has engaged the Placemaking, Public Art and Projects team to review feasibility in consideration of these goals; and the Placemaking, Public Art and Projects team has presented a proposal to outfit the space with a combination of salvaged and new furniture and other elements in service of flexible, multi-use space that supports the local community;

WHEREAS, the new furniture to be installed in the Four Season Space will be the property of the Economic Development Division of the City of Hamilton, on indefinite loan to the Hamilton Farmer’s Market Board until such a time that it is no longer needed.

WHEREAS, upon obsolescence, the City of Hamilton will reclaim the furniture and deploy it to other locations in need of public seating.

THEREFORE, BE IT RESOLVED:

- (a) That salvaged furniture from Placemaking, Public Art and Projects’ Pier 8 Pop-Ups at the Waterfront including counter and dining height tables and benches; be refinished and repainted, including anti-graffiti coating, and relocated to the Hamilton Farmer’s Market York Blvd Four Season Space at 35 York Blvd, Hamilton, to be funded from the Economic Development Initiatives Capital

Project (# 3621708900) with an upset limit of \$5,000 (exclusive of taxes), be approved;

- (b) That new furniture including picnic table-style accessible benches, counter height stools and moveable planters be purchased for the Hamilton Farmer's Market York Blvd Four Season Space at 35 York Blvd, Hamilton, to be funded from the Economic Development Initiatives Capital Project (# 3621708900) with an upset limit, of \$40,000 (exclusive of taxes), be approved;
- (c) That staff be directed to set aside \$10,000 for potential upgrades and enhancements at the Hamilton Farmer's Market York Blvd Four Season Space, located at 35 York Blvd, Hamilton. This fund will cover projects such as outfitting existing artboards with castors to create movable dividers, upgrading the existing message board, and installing vinyl wraps on walls and pillars to enhance the market's identity. The funding will come from the Economic Development Initiatives Capital Project (#3621708900), with an upper limit of \$10,000 (excluding taxes); and
- (d) That the Mayor and City Clerk be authorized and directed to approve and execute all required agreements and ancillary documents, with such terms and conditions in a form satisfactory to the City Solicitor.

CITY OF HAMILTON

MOTION

General Issues Committee: June 5th, 2024

MOVED BY COUNCILLOR N. NANN.....

SECONDED BY COUNCILLOR C. CASSAR.....

City of Hamilton’s Commitment to the Climate Change Emergency Respecting New Industrial Facilities

WHEREAS the City of Hamilton declared a climate change emergency on March 27, 2019, and subsequently committed to develop community-wide climate mitigation and climate adaptation plans that are now known as Hamilton’s Climate Action Strategy;

WHEREAS annual greenhouse gas emission inventories continue to confirm that existing industries are the largest contributor, by far, to greenhouse gas emissions in Hamilton;

WHEREAS Hamilton’s Climate Action Strategy recognizes the essential need for action to ensure existing local industries reduce their greenhouse gas emissions in order for Hamilton to reach net zero emissions by or before 2050;

WHEREAS Priority 1 of City Council’s 2023-2026 priorities is Sustainable Economic & Ecological Development which includes a commitment to protect our unique natural landscape and waterways and accelerate efforts to mitigate the impacts of climate change;

WHEREAS Hamilton’s Climate Action Strategy also recognizes the essential need for industrial operations to be low/no carbon in order to increase global competitiveness as climate pricing frameworks continue to impose greater costs over time;

WHEREAS the City of Hamilton’s Economic Development Action Plan includes a commitment to explore and implement decarbonization initiatives with local industry in order to position Hamilton for a sustainable economic future that achieves the City’s climate goals and contributes to climate resiliency;

WHEREAS Hamilton’s Climate Action Strategy requires the development of a Carbon Accounting Framework, an effort that is currently underway and includes the establishment of a municipal carbon budget and associated green procurement strategy

that, combined, will enable the municipality to operate within a carbon budget that represents the City's fair share of global carbon emissions designed to limit global average temperature increases to 1.5 degrees Celsius;

WHEREAS, despite all of the above, new industrial operations continue to be proposed/established within the City of Hamilton that are choosing to run their operations using fossil fuels even where low/no carbon fuel alternatives are a readily available and viable choice;

WHEREAS one such industry, GFL Environmental Inc., is currently seeking the necessary provincial approvals to establish a new operation at 227 Brant Street, and choosing to power this operation solely with natural/fossil gas when the proponent has confirmed that electricity is also a viable source of power to run the operation;

WHEREAS GFL Environmental Inc., by opting to power its facility with natural gas, has determined that its operation will emit 11.3KtCO₂e annually, an amount that is greater than agriculture and waste-related greenhouse gas emissions in Hamilton combined;

THEREFORE, BE IT RESOLVED:

- (a) That the City of Hamilton urge GFL Environmental Inc. to recognize the City's declaration of the climate change emergency and to seek their support in working towards the utilization of low/no carbon fuels to operate its proposed new facility;
- (b) That the City of Hamilton continue to urge any other new industrial facilities choosing to locate within the municipality to be climate leaders by committing to utilize low/no carbon fuels for their new operations; and
- (c) That the City of Hamilton call on the Province of Ontario to mandate accelerated requirements for the decarbonization of all industrial operations in the City of Hamilton and across the Province of Ontario.