



City of Hamilton
GENERAL ISSUES COMMITTEE
REVISED

Meeting #: 25-006
Date: April 30, 2025
Time: 9:30 a.m.
Location: Council Chambers
Hamilton City Hall
71 Main Street West

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

1. CALL TO ORDER

2. CEREMONIAL ACTIVITIES

3. APPROVAL OF AGENDA

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

4. DECLARATIONS OF INTEREST

5. APPROVAL OF MINUTES OF PREVIOUS MEETING

5.1 April 9, 2025

6. DELEGATIONS

6.1 Delegations respecting Report HSC25022, Residential Care Facility Subsidy Program Modernization Project (Item 7.1), from the following individuals:

a. James Kemp (Virtually)

b. Lance Dingman (In-Person)

*6.2 Robert Pental, respecting the Niagara escarpment vulnerable conditions and possible solutions (In-Person)

7. ITEMS FOR INFORMATION

7.1 HSC25022

Residential Care Facility Subsidy Program Modernization Project (City Wide)

7.2 Climate Change Advisory Committee Minutes

- a. CCAC Minutes 24-001 - April 30, 2024
- b. CCAC Minutes 24-002 - June 25, 2024
- c. CCAC Minutes 24-003 - August 8, 2024
- d. CCAC Minutes 24-004 - September 24, 2024
- e. CCAC Minutes 24-005 - October 29, 2024
- f. CCAC Minutes 24-006 - November 26, 2024
- g. CCAC Minutes 24-007 - December 17, 2024
- h. CCAC Minutes 25-001 - January 28, 2025
- i. CCAC Minutes 25-002 - February 25, 2025

7.3 Business Improvement Area Sub-Committee Minutes BIAC 25-003 - April 15, 2025

*7.4 Cleanliness and Security in the Downtown Core Task Force Minutes CSDC 25-001 - April 1, 2025

(This Item has been moved to Item 8.9.)

7.5 HSC25010

Furthering a Collaborative Path with Urban Indigenous Residents (City Wide)

This item includes a Presentation (To Be Distributed).

7.6 CM25002

United States (U.S.) Initiated Tariff-Related Activities - Status Update & City of Hamilton Response (City Wide)

8. ITEMS FOR CONSIDERATION

8.1 Light Rail Transit Sub-Committee Minutes LRTC 25-002 - April 11, 2025

Members of the public can contact the Clerk's Office to acquire the documents considered at this meeting, in an alternate format.

- 8.2 Accessibility Committee for Persons with Disabilities Minutes ACPD 25-004 - April 8, 2025
- 8.3 Hamilton-Wentworth District School Board Liaison Committee Minutes PBLC 25-001 - April 3, 2025
- 8.4 PED25115
Revitalizing Hamilton Tax Increment Grant Program Application – 9075-9089 Airport Road West, Glanbrook (Ward 11)
- 8.5 PED25117
Green Building Standards Implementation Plan (City Wide)
This item includes a Presentation.
- 8.6 PED25105
Growing a Resilient and Environmentally Sustainable Hamilton Community Improvement Plan (City Wide)
This item includes a Presentation.
- *8.7 FCS25023
2025 Tax Policies and Area Rating (City Wide)
- *8.8 HSC24027(e)
Reducing Homelessness and Managing Encampments (City Wide)
- *8.9 Cleanliness and Security in the Downtown Core Task Force Minutes CSDC 25-001 - April 1, 2025
(This Item was originally listed as Item 7.4.)

9. MOTIONS

- 9.1 Exploring Opportunities to Further the Revitalization of the Kenilworth Avenue North Commercial Corridor through the Creation of Live/Work Opportunities
- 9.2 Exploring Options for Additional Below-market and Attainable Homeownership Opportunities and Supporting City of Hamilton Incentives in the Roxborough Park Housing Demonstration Project
- 9.3 Request for Staff Report Back on the Implementation of a Municipal Vaping Products Tax

9.4 Coordination of Current Infrastructure Projects to Support Glanbrook Arena and Proposed Recreation Centre

10. NOTICES OF MOTION

11. PRIVATE AND CONFIDENTIAL

11.1 Closed Session Minutes - April 9, 2025

Pursuant to Section 9.3, Sub-Sections (c), (f), (i) and (k) of the City's Procedural By-law 21-021, as amended, and Section 239(2), Sub-Sections (c), (f), (i) and (k) of the *Ontario Municipal Act, 2001*, as amended, as the subject matter pertains to a proposed or pending acquisition or disposition of land for City purposes or a local board; advice that is subject to solicitor-client privilege, including communications necessary for that purpose; a trade secret or scientific, technical, commercial, financial, or labour relations information, supplied in confidence to the municipality or local board, which, if disclosed, could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons, or organization; 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 municipality or local board.

11.2 PED25085

Affordable Housing Candidate Surplus Sites (Wards 4, 7 and 15)

Pursuant to Section 9.3, Sub-Sections (c), and (k) of the City's Procedural By-law 21-021, as amended, and Section 239(2), Sub-Sections (c), and (k) of the *Ontario Municipal Act, 2001*, as amended, as the subject matter pertains to a proposed or pending acquisition or disposition of land for City purposes or a local board; 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 municipality or local board.

11.3 PED19063(h)

Acquisition of Real Estate (Ward 2)

Pursuant to Section 9.3, Sub-Sections (c), (g), and (k) of the City's Procedural By-law 21-021, as amended, and Section 239(2), Sub-Sections (c), (g), and (k) of the *Ontario Municipal Act, 2001*, as amended, as the subject matter pertains to a proposed or pending acquisition or disposition of land for City purposes or a local board; a matter in respect of which Council or a Committee may hold a closed meeting under an Act other than the *Municipal Act, 2001*; 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 municipality or local board.

11.4 LS20023(I)

Encampment Litigation Update (City Wide)

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

*11.5 CM25005

Staffing Update (City Wide)

Pursuant to Section 9.3, Sub-Sections (b) and (d) of the City's Procedural By-law 21-021, as amended, and Section 239(2), Sub-Sections (b) and (d) 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; and labour relations or employee negotiations.

12. ADJOURNMENT



GENERAL ISSUES COMMITTEE MINUTES - GIC 25-005

9:30 a.m.

April 9, 2025

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

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

Absent: Councillor J.P. Danko - Personal

THE FOLLOWING ITEMS WERE REFERRED TO COUNCIL FOR CONSIDERATION:

1. CALL TO ORDER

Deputy Mayor Spadafora called the meeting to order at 9:30 a.m.

2. CEREMONIAL ACTIVITIES

Mayor Horwath asked Committee to observe a moment of silence for the City of Hamilton staff who were involved in the recent incident.

3. APPROVAL OF AGENDA

Chair Spadafora advised that Item 6.7, Mark John Stewart and Joanne Santucci, Mayor's Task Force on Transparency, Access and Accountability, respecting Report from the Mayor's Task Force on Transparency, Access and Accountability (In-Person) will be moved to the end of the Delegations, to be heard immediately before Item 7.1, Mayor's Task Force on Transparency, Access, and Accountability Minutes MTAA 25-001 - March 25, 2025.

(Kroetsch/Beattie)

That the agenda for the April 9, 2025 General Issues Committee meeting, be approved, as amended.

CARRIED

4. DECLARATIONS OF INTEREST

There were no Declarations of Interest.

5. APPROVAL OF MINUTES OF PREVIOUS MEETINGS

(Kroetsch/Tadeson)

The minutes of the March 19, 2025 (Item 5.1) meeting of the General Issues Committee, be adopted, as presented.

CARRIED

6. DELEGATIONS

6.1 Delegations respecting Items 7.11 and 8.1 - PED20109(f) & (g), Public Bike Share Program Phased Procurement Process - Sustainable Operations Model and Funding (City Wide), from the following individuals:

The following individuals, addressed the Committee, respecting the Reports PED20109(f) and (g), respecting Public Bike Share Program Phased Procurement Process - Sustainable Operations Model and Funding (Items 7.11 and 8.1):

- 6.1(a) Abbie Little, Cycle Hamilton (In-Person)
- 6.1(b) Noah Carr (In-Person)
- 6.1(d) Marianne Talman (Pre-recorded Video)
- 6.1(f) Leah Janzen, Compass Community Health (Virtually)
- 6.1(g) Julian Foreman (Pre-recorded Video)
- 6.1(h) Greg Dunnett, Hamilton Chamber of Commerce (Pre-recorded Video)
- 6.1(i) Adam Palmer, McMaster University & Hamilton Burlington Mountain Bike Association (Virtually), with the aid of a presentation
- 6.1(j) JC Leckie (In-Person)
- 6.1(k) Ireneusz Janiszewski and Jackie Padulla (In-Person)
- 6.1(l) Richard Gelder, Dundas Rides (In-Person)
- 6.1(m) Brett Sicard, McMaster Students for Bike Share (Virtually)
- 6.1(n) Nicole Smith (In-Person)
- 6.1(o) Kate Whalen (Pre-recorded Video)
- 6.1(p) Sean Burak (In-Person)
- 6.1(q) Jon Davey (In-Person), with the aid of a presentation
- 6.1(r) Sarah Gonder and Paris Liu (In-Person), with the aid of a presentation
- 6.1(s) Jamie Stuckless (Virtually)
- 6.1(t) Ian Borsuk, Environment Hamilton (Virtually)
- 6.1(u) Evan Ubene (In-Person)
- 6.1(v) Chad Chabot (In-Person)
- 6.1(w) Liam MacLeod (In-Person)

The following individuals, respecting the Reports PED20109(f) and (g), respecting Public Bike Share Program Phased Procurement Process -

Sustainable Operations Model and Funding (Items 7.11 and 8.1), were not present when called upon:

- 6.1(c) Kiara Rahm (In-person)
- 6.1(e) Ian Brisbin (In-Person)

(Hwang/Nann)

That the following delegations, be received and referred to the consideration of Reports PED20109(f) and (g), respecting Public Bike Share Program Phased Procurement Process - Sustainable Operations Model and Funding (Items 7.11 and 8.1):

- 6.1(a) Abbie Little, Cycle Hamilton (In-Person)
- 6.1(b) Noah Carr (In-Person)
- 6.1(d) Marianne Talman (Pre-recorded Video)
- 6.1(f) Leah Janzen, Compass Community Health (Virtually)
- 6.1(g) Julian Foreman (Pre-recorded Video)
- 6.1(h) Greg Dunnett, Hamilton Chamber of Commerce (Pre-recorded Video)
- 6.1(i) Adam Palmer, McMaster University & Hamilton Burlington Mountain Bike Association (Virtually)
- 6.1(j) JC Leckie (In-Person)
- 6.1(k) Ireneusz Janiszewski and Jackie Padulla (In-Person)
- 6.1(l) Richard Gelder, Dundas Rides (In-Person)
- 6.1(m) Brett Sicard, McMaster Students for Bike Share (Virtually)
- 6.1(n) Nicole Smith (In-Person)
- 6.1(o) Kate Whalen (Pre-recorded Video)
- 6.1(p) Sean Burak (In-Person)
- 6.1(q) Jon Davey (In-Person)
- 6.1(r) Sarah Gonder and Paris Liu (In-Person)
- 6.1(s) Jamie Stuckless (Virtually)
- 6.1(t) Ian Borsuk, Environment Hamilton (Virtually)
- 6.1(u) Evan Ubene (In-Person)
- 6.1(v) Chad Chabot (In-Person)
- 6.1(w) Liam MacLeod (In-Person)

CARRIED

- 6.2 Jennifer Bonner, The HUB, Greater Hamilton Health Network, St. Joseph's Hospital and Hamilton Health Sciences, respecting the success of the overnight warming centre and present on the need for innovative partnerships in Hamilton (In-Person)**

(Jackson/Pauls)

That the delegates' speaking time be extended by five minutes, for a total of ten minutes.

CARRIED

Jennifer Bonner, The HUB, Melissa McCallum, Greater Hamilton Health Network, Dr. Alim Pardan - Hamilton Health Sciences, and Erin Doherty, St. Joseph's Hospital, addressed the Committee, respecting the success of the overnight warming centre and present on the need for innovative partnerships in Hamilton, with the aid of a presentation.

(Hwang/Tadeson)

That the delegation from Jennifer Bonner, The HUB, Melissa McCallum, Greater Hamilton Health Network, Dr. Alim Pardan - Hamilton Health Sciences, and Erin Doherty, St. Joseph's Hospital, respecting the success of the overnight warming centre and present on the need for innovative partnerships in Hamilton, be received.

CARRIED

6.3 Andrew Selman, respecting City of Hamilton's ongoing failure to properly clear hazardous debris from encampments after they have been vacated (In-Person)

Andrew Selman, addressed Committee respecting City of Hamilton's ongoing failure to properly clear hazardous debris from encampments after they have been vacated, with the aid of a presentation.

(Cassar/Hwang)

That the delegation from Andrew Selman, respecting City of Hamilton's ongoing failure to properly clear hazardous debris from encampments after they have been vacated, be received.

CARRIED

6.4 Tej Sandhu, Support of Hamilton Immigration Partnership Council Community Plan (In-Person)

Tej Sandhu, addressed Committee respecting Support of Hamilton Immigration Partnership Council Community Plan.

(Nann/Hwang)

That the delegation from Tej Sandhu, respecting Support of Hamilton Immigration Partnership Council Community Plan, be received and referred to consideration of Report PED25075, respecting Hamilton Immigration Partnership Council, Community Plan 2025-2028 (Item 7.7).

CARRIED

6.5 James Kemp, respecting HSC25022 (Item 7.5) (Virtually) - WITHDRAWN

The Delegation was withdrawn.

6.6 Madeleine "Mandi" Smith, respecting requesting an immediate action plan to address the construction of an encampments (In-Person) - WITHDRAWN

The Delegation was withdrawn.

6.8 Grace Baldwin, Good Shepherd Centres, respecting Item 8.6 Asylum Claimants Transitional Housing Proposal (In-Person)

Grace Baldwin, Good Shepherd Centres, Terri Bedminster, Refuge Newcomer Health, and Rashed Afif, Wesley addressed Committee respecting Item 8.6 Asylum Claimants Transitional Housing Proposal.

(Kroetsch/Beattie)

That the delegation from Grace Baldwin, Good Shepherd Centres, Terri Bedminster, Refuge: Hamilton Centre Newcomer Health, and Rashed Afif, Wesley addressed Committee respecting Item 8.6 Asylum Claimants Transitional Housing Proposal, be received and referred to consideration of Report HSC24016(a), respecting Asylum-Claimants Transitional Housing Proposal (City Wide) (Item 7.7).

CARRIED

6.7 Mark John Stewart and Joanne Santucci, Mayor's Task Force on Transparency, Access and Accountability, respecting Report from the Mayor's Task Force on Transparency, Access and Accountability (In-Person)

(Nann/Hwang)

That the delegates' speaking time be extended by ten minutes, for a total of fifteen minutes.

CARRIED

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; Kim Martin, Social Planning and Research Council of Hamilton; and Calvin Reid, Enterprise Canada addressed Committee respecting Report from the Mayor's Task Force on Transparency, Access and Accountability with the aid of a presentation and a handout.

(Horwath/McMeekin)

That the delegation from 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; Kim Martin, Social Planning and Research Council of Hamilton; and Calvin Reid, Enterprise Canada respecting Report from the Mayor's Task Force on Transparency, Access and Accountability be received and referred to discussion of Item 7.2

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of the Mayor's Task Force on Transparency, Access and Accountability
Minutes MTAA 25001, March 25, 2025 (Item 7.1).

CARRIED

(Pauls/Beattie)

That the General Issues Committee recess for 34 minutes until 2:35 p.m.

CARRIED

The General Issues Committee reconvened at 2:35 p.m.

7. ITEMS FOR INFORMATION

**7.1 Mayor's Task Force on Transparency, Access, and Accountability
Minutes MTAA 25-001 - March 25, 2025**

(a) (Horwath/McMeekin)

That the Mayor's Task Force on Transparency, Access, and Accountability Minutes MTAA 25-001 - March 25, 2025, be received.

(b) (Horwath/Spadafora)

WHEREAS, the Mayor's Task Force on Transparency, Access, and Accountability was established to develop actionable recommendations to improve trust, transparency, and accountability between the City of Hamilton and its residents;

WHEREAS, the Task Force's work was undertaken during a time of considerable challenge for the City of Hamilton, including the aftermath of a cyberattack, and ongoing economic and social pressures;

WHEREAS, the Task Force undertook extensive engagement with the community, including surveys, interviews, focus groups, and public delegations, and has produced a final report grounded in both qualitative and quantitative data;

WHEREAS, the report outlines key areas of concern and opportunity, including communication gaps, the need for greater transparency in decision-making, a stronger culture of customer service, clearer strategic reporting, and a renewed commitment to equity and professional development;

WHEREAS, the report identifies five primary recommendations—Digital Transformation, Restructured Communications, Equity, Professional Development, and Action on Accountability—that represent a clear, practical path forward;

WHEREAS, the Task Force emphasized that its recommendations are intended to be realistic, measurable, and achievable within the City's existing capacity and resource framework;

WHEREAS, the City of Hamilton is committed to its mission of providing high-quality, customer-centric public services that contribute to a healthy, safe and prosperous community in a sustainable manner.

THEREFORE, BE IT RESOLVED:

- (i) That Council formally receive and acknowledge the final report of the Mayor's Task Force on Transparency, Access, and Accountability, with appreciation extended to the Task Force members and all participants who contributed their time, expertise, and perspectives;
- (ii) That Item 7.2 of Mayor's Task Force on Transparency, Access and Accountability Minutes MTAA 25-001 – March 25, 2025 together with the Delegation from the Mayor's Task Force on Transparency, Access, and Accountability, and any presentations and handouts provided during the delegation, be REFERRED to staff for review of the recommendations contained in the report and report back to the General Issues Committee in Q3 of 2025 with recommendations on the feasibility of:
 - (1) An implementation framework, including short-, medium-, and long-term actions;
 - (2) Any resource implications associated with the recommendations;
 - (3) Options for public-facing reporting and accountability tools aligned with the Task Force's vision;
 - (4) A plan to encourage staff to prioritize the foundational recommendations of the Task Force, particularly as they relate to improving communications, enhancing equity, and building a culture of transparency and accountability, in developing the implementation framework; and
 - (5) Identification of opportunities for continued engagement with community members and internal staff be included in the response strategy to ensure transparency in how the City moves forward.

CARRIED

(c) (Horwath/McMeekin)

That the balance of the Mayor's Task Force on Transparency, Access, and Accountability Minutes MTAA 25-001 - March 25, 2025, be received.

CARRIED

7.2 HSC25025

Temporary Emergency Shelter Expansion - Implementation Update (City Wide)

Michelle Baird, Director, Housing Services, Katherine Kalinowski, Good Shepherd, Medora Uppal, YWCA, and Shawn McKeigan, Mission Services, addressed Committee respecting Temporary Emergency Shelter Expansion - Implementation Update, with the aid of a presentation.

(A. Wilson/Nann)

That staff be granted an additional ten minutes speaking time to complete their presentation.

Result: MOTION, CARRIED by a 2/3 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
Absent	-	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
Yes	-	Ward 12 Councillor Craig Cassar
Yes	-	Ward 13 Councillor Alex Wilson
Yes	-	Ward 14 Councillor Mike Spadafora
Yes	-	Ward 15 Councillor Ted McMeekin

(Tadeson/Nann)

(a) That the Presentation from Michelle Baird, Director, Housing Services, Katherine Kalinowski, Good Shepherd, Medora Uppal, YWCA, and Shawn McKeigan, Mission Services, respecting Temporary Emergency Shelter Expansion - Implementation Update, be received; and

(b) That Report HSC25025, respecting Temporary Emergency Shelter Expansion - Implementation Update, be received.

CARRIED

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(Nann/Tadeson)

That the following Items for Information, be received:

- 7.3 HUR25002
Labour Relations Activity Report & Analysis - 2020-2024 (City Wide)**
 - 7.4 HSC25011
Movement of Individuals living in Encampments to Housing (City Wide)**
 - 7.6 HSC23076(a)
2024 Ending Chronic Homelessness Performance Update (City Wide)**
 - 7.8 Airport Sub-Committee Minutes ASCC 25-001 - March 27, 2025**
 - 7.9 Accessibility Committee For Persons With Disabilities Minutes - ACPD 25-002 -
February 11, 2025**
- CARRIED**
- 7.5 HSC25022
Residential Care Facility Subsidy Program Modernization Project (City Wide) -
WITHDRAWN**

The report was withdrawn.

- 7.7 PED25075
Hamilton Immigration Partnership Council, Community Plan 2025-2028 (City
Wide)**

Terri Bedminster, Chair, Hamilton Immigration Partnership, and Grace Baldwin, Incoming Chair, Hamilton Immigration Partnership, addressed Committee respecting Hamilton Immigration Partnership Council, Community Plan 2025-2028, with the aid of a presentation.

(A. Wilson/Hwang)

- (a) That the Presentation from Terri Bedminster, Chair, Hamilton Immigration Partnership, and Grace Baldwin, Incoming Chair, Hamilton Immigration Partnership, respecting Hamilton Immigration Partnership Council, Community Plan 2025-2028, be received; and
- (b) That Report PED25075, respecting Hamilton Immigration Partnership Council, Community Plan 2025-2028, be received.

CARRIED

**7.10 PED25047
Innovation in Planning Approvals (Bloomberg Harvard City Leadership Initiative – Innovation Track Program) (City Wide)**

Sean Kenney, Manager, Site Plan and Jennifer Hohol, Manager, Strategy Continuous Improvement and Open for Business, addressed Committee respecting Innovation in Planning Approvals (Bloomberg Harvard City Leadership Initiative – Innovation Track Program), with the aid of a presentation.

(Horwath/Nann)

- (a) That the Presentation from Sean Kenney, Manager, Site Plan and Jennifer Hohol, Manager, Strategy Continuous Improvement and Open for Business, respecting Innovation in Planning Approvals (Bloomberg Harvard City Leadership Initiative – Innovation Track Program), be received; and
- (b) That Report PED25047, respecting Innovation in Planning Approvals (Bloomberg Harvard City Leadership Initiative – Innovation Track Program), be received.

CARRIED

**7.11 PED20109(g)
Public Bike Share Program Phased Procurement Process – Sustainable Operations Model and Funding (City Wide) (Outstanding Business List Item)**

Peter Topalovic, Manager, Active Transportation and Mobility, addressed Committee respecting Public Bike Share Program Phased Procurement Process – Sustainable Operations Model and Funding, with the aid of a presentation.

(Beattie/Kroetsch)

- (a) That the Presentation from Peter Topalovic, Manager, Active Transportation and Mobility, Public Bike Share Program Phased Procurement Process – Sustainable Operations Model and Funding, be received;
- (b) That Report PED20109(g), respecting Public Bike Share Program Phased Procurement Process – Sustainable Operations Model and Funding (City Wide), be received; and
- (c) That Confidential Appendix A to Report PED20109(g), respecting Public Bike Share Program Phased Procurement Process – Sustainable Operations Model and Funding (City Wide), be received and remain confidential.

CARRIED

8. ITEMS FOR CONSIDERATION

8.1 PED20109(f)

Public Bike Share Program Phased Procurement Process – Sustainable Operations Model and Funding (City Wide)(a) **(Kroetsch/Beattie)**

That Report PED20109(f), dated December 4, 2024, respecting Public Bike Share Program Phased Procurement Process – Sustainable Operations Model and Funding, be received and the following recommendations, be approved:

- (a) That the Hamilton Bike Share system and City of Hamilton Partnership Model approach which includes a City contribution toward operating and asset management costs to increase financial sustainability, maintain and improve service delivery and build in asset management considerations be extended until December 31, 2027;
- (b) That the annual budget be increased by \$258,000 for a total of \$744,000 to support the operating costs of the Hamilton Bike Share system be approved, endorsed and referred to the 2026 and 2027 Operating Budgets;
- (c) That upon approval by Council of the budget enhancement identified in Recommendation (b) that Council authorizes, directs and delegates authority to the General Manager, Planning and Economic Development Department to execute, on behalf of the City of Hamilton, the necessary agreements to amend and extend the existing contract with the current not-for-profit operator, Hamilton Bike Share Inc., to include the following:
 - (i) extended term of the agreement from December 31, 2025 to December 31, 2027;
 - (ii) requirement for annual reporting by Hamilton Bike Share Inc. to the City, including an annual operating and financial report.

(b) **(Kroetsch/Beattie)**

That Report PED20109(f), dated December 4, 2024, respecting Public Bike Share Program Phased Procurement Process – Sustainable Operations Model and Funding, be received and the following recommendations, **as Amended**, be approved:

- (a) That **a two-year extension of the ~~Hamilton Bike Share system and~~ City of Hamilton's ~~Partnership Model approach which~~**

~~includes a City~~ contribution toward **the Hamilton Bike Share Inc.'s** operating and asset management costs to, increase financial sustainability, maintain and improve service delivery, and build in asset management considerations, **BE CONSIDERED as part of the 2026 and 2027 budget processes;**

- (b) **That the General Manager of Planning and Development BE AUTHORIZED and DIRECTED to execute the necessary agreements to extend the existing contract with the current not-for-profit operator, Hamilton Bike Share Inc., to a term from December 31, 2025 to June 30, 2026, to permit consideration of the Public Bike Share Program Phased Procurement Process – Sustainable Operations Model and Funding through the 2026 Tax Budget process;**
- (c) That ~~the annual budget be an~~ increased ~~d by of~~ \$258,000, for a total **annual contribution to the Hamilton Bike Share Inc.** of \$744,000 to support the operating costs of the Hamilton Bike Share system be ~~approved, endorsed and referred to BE~~ **CONSIDERED as part of the 2026 and 2027 Operating Budget processes;** and
- (d) That, upon ~~approval by Council adoption~~ of the budget enhancement identified in clause (b), Council authorizes, directs and delegates authority to the General Manager, Planning and Economic Development Department to execute, on behalf of the City of Hamilton, the necessary agreements to amend and extend the existing contract with the current not-for-profit operator, Hamilton Bike Share Inc., to include the following:
 - (i) extended term of the agreement from December 31, 2025 to December 31, 2027; and
 - (ii) requirement for annual reporting by Hamilton Bike Share Inc. to the City, including an annual operating and financial report.

Result: MAIN MOTION, 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

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

8.1(a) Correspondence respecting Items 7.11 and 8.1 - PED20109(f) & (g), Public Bike Share Program Phased Procurement Process - Sustainable Operations Model and Funding (City Wide), from the following individuals:

(Cassar/A. Wilson)

That the following correspondence respecting Reports PED20109(f) and (g), Public Bike Share Program Phased Procurement Process - Sustainable Operations Model and Funding (Items 7.11 and 8.1), be received:

8.1(a)(a)	Grace Ko
8.1(a)(b)	Thalia Waite
8.1(a)(c)	Olivia Kehoe
8.1(a)(d)	Ashlyn Stewart
8.1(a)(e)	Finnian Olmsted
8.1(a)(f)	Thomas French
8.1(a)(g)	Sydney Watson-Leung
8.1(a)(h)	Garrison Siberry
8.1(a)(i)	Sam Aylward
8.1(a)(j)	Jimmy Yan
8.1(a)(k)	Erin Schacklette
8.1(a)(l)	Eric Janisze
8.1(a)(m)	Lucas Ho-Foster
8.1(a)(n)	Tina Liu
8.1(a)(o)	Lesia Leong
8.1(a)(p)	Jack Derricourt
8.1(a)(q)	Steve Kulakowsky, Core Urban Inc.
8.1(a)(r)	Paige McIsaac, L'Arche Hamilton
8.1(a)(s)	Viv Saunders
8.1(a)(t)	Andy Saito
8.1(a)(u)	Matt Carson, Last Supper Books
8.1(a)(v)	Dr. Léa Ravensbergen, McMaster University

CARRIED

(Kroetsch/A. Wilson)

That the following Items for Consideration, be approved as follows:

8.2 Revised Boards of Management for Business Improvement Areas

8.2(a) PED25095

Revised Board of Management for the Westdale Village Business Improvement Area (Ward 1)

That Report PED25095, dated April 9, 2025, respecting Revised Board of Management for the Westdale Village Business Improvement Area (Ward 1), be received, and the following recommendations be approved:

- (a) That the following individual be removed from the Westdale Village Business Improvement Area Board of Management:
 - (1) Ron Gabor – Hamilton Public Library Westdale Branch;
- (b) That the following individuals be appointed to the Westdale Village Business Improvement Area Board of Management:
 - (1) Quentin Wang – One-Zo Tapioca;
 - (2) Bernadette Curtis – Westdale Theatre.

8.2(b) PED25099

Revised Board of Management for the International Village Business Improvement Area (Wards 2 and 3)

That Report PED25099, dated April 9, 2025, respecting Revised Board of Management for the International Village Business Improvement Area (Wards 2 and 3), be received, and the following recommendations be approved:

- (a) That the following individual BE REMOVED from the International Village Business Improvement Area Board of Management:
 - (1) Peter Quaglia – Dodsworth and Brown Funeral Home;
- (b) That the following individual BE APPOINTED to the International Village Business Improvement Area Board of Management:
 - (1) Shelley Kuzma – Goodwill Amity.

8.2(c) PED25108

**Revised Board of Management for the Downtown Hamilton
Business Improvement Area (Ward 2)**

That Report PED25108, dated April 9, 2025, respecting Revised Board of Management for the Downtown Hamilton Business Improvement Area (Ward 2), be received, and the following recommendations be approved:

- (a) That the following individual BE REMOVED from the Downtown Hamilton Business Improvement Area Board of Management:
 - (1) Christal Pshyk – LEN: Democratic Purveyors of Fine Art & Beautiful Things;
- (b) That the following individual BE APPOINTED to the Downtown Hamilton Business Improvement Area Board of Management:
 - (1) Graziella Panessa – Redchurch Café and Gallery.

8.3 Business Improvement Areas 2025 Budget and Schedule of Payments

8.3(a) PED25084

**Locke Street Business Improvement Area 2025 Budget and
Schedule of Payments (Ward 1)**

That Report PED25084, dated April 9, 2025, respecting Locke Street Business Improvement Area 2025 Budget and Schedule of Payments (Ward 1), be received, and the following recommendations be approved:

- (a) That the 2025 proposed budget of the Locke Business Improvement Area, attached as Appendix A to Report PED25084, in the amount of \$108,575 BE APPROVED;
- (b) That the levy portion of the 2025 proposed budget of the Locke Street Business Improvement Area, in the amount of \$47,075, BE APPROVED;
- (c) That the General Manager of Finance and Corporate Services be hereby authorized and directed to prepare the requisite By-law pursuant to Section 208, the *Municipal Act, 2001* (the “Act”), to authorize the levy on qualifying properties within the Locke Street Business Improvement Area, as referenced in Recommendation of Report PED25084;

- (d) That the following schedule of payments to the Locke Street Business Improvement Area, representing the levy amount for 2025 BE APPROVED:

- (1) April: \$23,537.50;
- (2) June: \$23,537.50;

Note: Assessment appeals may be deducted from the levy payments. Business Improvement Area levies may only be disbursed once the proceeding years 2024 audit is complete.

**8.3(b) PED25104
Dundas Business Improvement Area 2025 Budget and Schedule of Payments (Ward 13)**

That Report PED25104, dated April 9, 2025, respecting Dundas Business Improvement Area 2025 Budget and Schedule of Payments (Ward 13), be received, and the following recommendations be approved:

- (a) That the 2025 proposed budget of the Dundas Business Improvement Area, attached as Appendix A to Report PED25104, in the amount of \$309,791 BE APPROVED;
- (b) That the levy portion of the 2025 proposed budget of the Dundas Street Business Improvement Area, in the amount of \$182,376, BE APPROVED;
- (c) That the General Manager of Finance and Corporate Services be hereby authorized and directed to prepare the requisite By-law pursuant to Section 208, the *Municipal Act, 2001* (the “Act”), to authorize the levy on qualifying properties within the Dundas Business Improvement Area, as referenced in Recommendation of Report PED25104;
- (d) That the following schedule of payments to the Dundas Business Improvement Area, representing the levy amount for 2025 BE APPROVED:
 - (1) May: \$91,188;
 - (2) June: \$91,188.

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

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

**8.4 PED25089
Leadership in Energy and Environmental Design Grant Application (LGP-24-01), 212 Glover Road, Hamilton (Ward 11)**

(Tadeson/Kroetsch)

That Report PED25089, dated April 9, 2025, respecting Leadership in Energy and Environmental Design Grant Application (LGP-24-01), 212 Glover Road, Hamilton (Ward 11), be received, and the following recommendations be approved:

- (a) That Leadership in Energy and Environmental Design Grant Application LGP-24-01, submitted by IKEA Properties Limited, owner of the property 212 Glover Road, Hamilton BE APPROVED for a Leadership in Energy and Environmental Design Grant not to exceed \$3,380,649.77 for estimated construction costs to be provided over a maximum of five years, in accordance with the terms and conditions of a Leadership in Energy and Environmental Design Grant Agreement;
- (b) That the General Manager of the Planning and Economic Development Department BE AUTHORIZED AND DIRECTED to execute a Leadership in Energy and Environmental Design Grant Agreement together with any ancillary documentation required, to give effect to the Leadership in Energy and Environmental Design Grant for IKEA Properties Limited, owner of the property 212 Glover Road, Hamilton in a form satisfactory to the City Solicitor;
- (c) That the General Manager of the Planning and Economic Development Department BE AUTHORIZED AND DIRECTED to administer the Leadership in Energy and Environmental Design Grant Agreement including but not limited to: deciding on actions to take in respect of events of default and executing any Grant Amending Agreements, together with any ancillary amending documentation, if required, provided that the terms and conditions of the Leadership in Energy and

Environmental Design Grant, as approved by City Council, are maintained and that any applicable Grant Amending Agreements are undertaken in a form satisfactory to the City Solicitor.

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
Absent	-	Ward 4 Councillor Tammy Hwang
Yes	-	Ward 5 Councillor Matt Francis
Yes	-	Ward 6 Councillor Tom Jackson
Absent	-	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
Yes	-	Ward 12 Councillor Craig Cassar
Yes	-	Ward 13 Councillor Alex Wilson
Yes	-	Ward 14 Councillor Mike Spadafora
Yes	-	Ward 15 Councillor Ted McMeekin

8.5 PED25101

Revitalizing Hamilton Tax Increment Grant Program Application – 92-96 John Street North and 75-81 Wilson Street, Hamilton (Ward 2)

(Kroetsch/Beattie)

That Report PED25101, dated April 9, 2025, respecting Revitalizing Hamilton Tax Increment Grant Program Application – 92-96 John Street North and 75-81 Wilson Street, Hamilton, be received, and the following recommendations be approved:

- (a) That a Revitalizing Hamilton Tax Increment Grant Program Application submitted by Hamilton III GP Inc., as General Partner for, Hamilton III LP (Hamilton III GP Split Inc.), for the property at 92-96 John Street North and 75-81 Wilson Street, Hamilton, estimated to total \$2,262,415.00 over a maximum of four years based on the incremental tax increase attributable to the redevelopment of 92-96 John Street North and 75-81 Wilson Street, Hamilton, BE AUTHORIZED AND APPROVED in accordance with the terms and conditions of the Revitalizing Hamilton Tax Increment Grant Program;
- (b) That the General Manager of the Planning and Economic Development Department BE AUTHORIZED AND DIRECTED to execute a Grant Agreement together with any ancillary documentation required, to give effect to the Revitalizing Hamilton Tax Increment Grant for Hamilton III

GP Inc., as General Partner for, Hamilton III LP (Hamilton III GP Split Inc.) for the property at 92-96 John Street North and 75-81 Wilson Street, Hamilton, in a form satisfactory to the City Solicitor; and

- (c) That the General Manager of the Planning and Economic Development Department BE AUTHORIZED AND DIRECTED to administer the Grant and Grant Agreement including, but not limited to, deciding on actions to take in respect of events of default and executing any Grant Amending Agreements, together with any ancillary amending documentation, if required, provided that the terms and conditions of the Revitalizing Hamilton Tax Increment Grant Program, as approved by City Council, are maintained and that any applicable Grant Amending Agreements are undertaken in a form satisfactory to the City Solicitor.

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

8.6 HSC24016(a) **Asylum-Claimants Transitional Housing Proposal (City Wide)**

(Nann/A. Wilson)

That Report HSC24016(a), dated April 9, 2025, respecting Asylum-Claimants Transitional Housing Proposal (City Wide), be received, and the following recommendations be approved:

- (a) That funding up to \$1,044,225 BE APPROVED to extend the provision of services and programs for refugee claimants and asylum seekers between June 1, 2025 to December 31, 2025 (7 months) to be funded first from eligible provincial or federal funding, then if necessary, any end of year program or department surplus and if required, corporate sources as approved by the General Manager Finance and Corporate

Services subject to the Service Providers entering into a funding agreement with the City on such terms and conditions satisfactory to the General Manager of the Healthy and Safe Communities Department and in a form satisfactory to the City Solicitor and that the General Manager of the Healthy and Safe Communities Department be authorized and directed to execute the funding agreement and any ancillary documentation:

- (i) That funding up to \$280,000 be provided to Good Shepherd Centres to extend the provision of a 10-bed women's transitional housing program for refugee claimants and asylum seekers between June 1, 2025, to December 31, 2025;
 - (ii) That funding up to \$642,250 be provided to Wesley Urban Ministries to extend the provision of 30 beds of a 75-bed transitional housing program for men, women, family, and couples between June 1, 2025, to December 31, 2025; and
 - (iii) That funding up to \$121,975 be provided to Refuge Newcomer Health to extend the partial operation costs of a Newcomer Referral and Coordination Hub serving all newcomer demographics between June 1, 2025, to December 31, 2025.
- (b) That funding up to \$5,258,703 BE CONSIDERED as part of the 2026 and 2027 Tax Budget processes to extend the provision of services and programs for refugee claimants and asylum seekers between January 1, 2026 to March 31, 2027 (15 months), in line with the timelines for potential Federal Interim Housing Assistance Program Funds to be funded first from eligible provincial or federal funding, subject to the Service Providers entering into a funding agreement with the City on such terms and conditions satisfactory to the General Manager of the Healthy and Safe Communities Department and in a form satisfactory to the City Solicitor and that the General Manager of the Healthy and Safe Communities Department be authorized and directed to execute the funding agreement and any ancillary documentation:
- (i) That funding up to \$618,075 be provided to Good Shepherd Centres to extend the provision of a 10-bed women's transitional housing program for refugee claimants and asylum seekers between January 1, 2026, to March 31, 2027;
 - (ii) That funding up to \$3,810,778 be provided to Wesley Urban Ministries to extend the provision of a 75-bed transitional housing program for men, women, family, and couples between January 1, 2026, to March 31, 2027; and

- (iii) That funding up to \$829,850 be provided to Refuge Newcomer Health to extend the operation of a Newcomer Referral and Coordination Hub serving all newcomer demographics between January 1, 2026, to March 31, 2027;
- (c) That staff BE DIRECTED following 2.5 years of operation to report on program success and make a recommendation on the continuation of services after March 2027;
- (d) In anticipation of potential funding from the Federal government, that staff BE DIRECTED to receive funding from Immigration, Refugee, and Citizenship Canada's Interim Housing Assistance Program across 2025-26 and 2026-27 fiscal years to reimburse the municipality for funds expended to support refugee claimants and asylum seekers experiencing homelessness as well as operating and program costs associated with housing services aimed at reducing emergency shelter occupancy and ending encampments
- (e) That staff BE DIRECTED to continue to pursue full recovery from the Federal and Provincial governments for the costs associated with the City's response for refugee claimants and asylum seekers and that any funds received for this purpose be applied to the Corporate Financials – Expenditures/Non-Program Dep.; and,
- (f) That Clerks BE DIRECTED to remove the Outstanding Business List item from the April 4, 2024, GIC Report HSC24016 regarding reporting back on the asylum program after six months of operations, as this report satisfies that requirement

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

8.7 PED25116

Rescind Direction to Sell 38 Strachan Street West and 344 Bay Street North and Parts A and B of the Road Allowance Abutting the West Side of 38 Strachan Street West (Ward 2)

(Kroetsch/Beattie)

That Report PED25116, dated April 9, 2025, respecting Rescind Direction to Sell 38 Strachan Street West and 344 Bay Street North and Parts A and B of the Road Allowance Abutting the West Side of 38 Strachan Street West (Ward 2), be received, and the following recommendation be approved:

- (a) That the decisions to declare surplus and sell the lands known as 38 Strachan Street West and 344 Bay Street North, and to sell Parts A and B of the allowance abutting the west side of 38 Strachan Street West, as shown in Appendix A to Report PED25116, BE RESCINDED;
- (b) That staff be directed to prepare the necessary draft amendments to the Official Plan and Secondary Plan and schedule a Statutory Public Meeting for Council's consideration at a future Planning Committee meeting to remove the residential land use permissions and recognize the existing park use;
- (c) That 38 Strachan Street West, 344 Bay Street North and Parts A and B of the road allowance be recognized as part of the parkland dedication requirements for the redevelopment of 405 James Street North (Jamesville) in advance of the proposed updates to the Official Plan and Secondary Plan; and,
- (d) That the General Manager of Planning and Economic Development, or designate, be authorized, and directed to execute any agreements necessary to accept 38 Strachan Street West, 344 Bay Street North and Parts A and B of the road allowance as off-site parkland dedication for the redevelopment of 405 James Street North, in a form satisfactory to the City Solicitor.

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

8.8 PW25003

Report on the Appointment of City Representatives to the Joint Stewardship Board

(Hwang/Tadeson)

That Report PW25003, dated April 9, 2025, respecting Report on the Appointment of City Representatives to the Joint Stewardship Board, be received, and the following recommendations be approved:

- (a) That City Council APPOINT one member of City Council and a member of the senior leadership team to the Joint Stewardship Board, to fill the two recently vacated City of Hamilton Joint Stewardship Board seats;
- (b) That Confidential Appendix “A” attached to Report PW25003 remain Confidential; and
- (c) That the City Clerk BE DIRECTED to advise the Joint Stewardship Board of the City Council Appointments.

(M. Wilson/Spadafora)

That consideration of Report PW25003, respecting Report on the Appointment of City Representatives to the Joint Stewardship Board be deferred until after Closed Session.

CARRIED

8.9 Amendment to the Outstanding Business List

(Jackson/Cassar)

That the following amendment to the Outstanding Business List, be approved:

- (a) Items Considered Complete and Needing to be Removed:
Rescinding of City of Hamilton Encampment Protocol - REVISED
OBL: 01/15/25-GIC-9.2(b)
Added: January 15, 2025 - General Issues Committee - Item 9.2(b)
Completed: March 5, 2025 - Council - Item 8.2

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

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

9. MOTIONS

9.1 Exploring Options for Additional Below-market Homeownership Opportunities and Supporting City of Hamilton Incentives in the Roxborough Park Housing Demonstration Project - WITHDRAWN

The above motion was withdrawn.

10. NOTICES OF MOTION

Councillor Hwang introduced the following Notices of Motion:

10.1 Exploring Opportunities to Further the Revitalization of the Kenilworth Avenue North Commercial Corridor through the Creation of Live/Work Opportunities

WHEREAS, a neighbourhood meeting was held on March 26, 2025 respecting a proposal to redevelop a municipal parking lot at 70 Hope Avenue for affordable housing;

WHEREAS, the property at 70 Hope Avenue is adjacent to the Kenilworth Avenue North commercial corridor;

WHEREAS, the neighbourhood raised concerns about the lack of progress in revitalizing the Kenilworth Avenue North commercial corridor;

WHEREAS, the last comprehensive strategic review of the Kenilworth Avenue North commercial corridor occurred through the Barton-Kenilworth Commercial Corridor Study in 2014 which resulted in, among other items, the corridor specific financial incentive programs to support the corridors revitalization;

WHEREAS, a thriving commercial corridor is vital to serving the needs of local residents and attracting and supporting new investment and housing opportunities;

WHEREAS, the Kenilworth Avenue North commercial corridor may provide a unique opportunity to address a need in the community for live/work housing opportunities with a particular focus on supporting opportunities for entrepreneurs, artists and local retail.

THEREFORE, BE IT RESOLVED:

- (a) That staff from the Planning, Economic Development and Tourism & Culture Divisions collaborate to review the current zoning/planning policies, financial incentive programs and business/artist/entrepreneur attraction efforts; and
- (b) That Planning, Economic Development and Tourism & Culture staff be directed to report back to the General issues Committee before the end of Q4 2025 with recommendations that would further enable live/work opportunities along the Kenilworth Avenue North commercial corridor with a particular focus on supporting entrepreneurs, artists and local retail.

10.2 Exploring Options for Additional Below-market Homeownership Opportunities and Supporting City of Hamilton Incentives in the Roxborough Park Housing Demonstration Project

WHEREAS, Roxborough Park is a joint public-private housing demonstration project in the McQueston neighbourhood of East Hamilton, which is delivering a mix of market and below-market homeownership and rental housing options in the city;

WHEREAS, in 2019 City Council approved the creation of two financial incentive programs under the Housing for Hamilton Community Improvement Plan: the Roxborough Access to Homeownership Grant Program and Roxborough Rental Housing Loan Program, which provide grants and forgivable loans respectively, to support the creation of below-market homeownership and rental housing opportunities in the project;

WHEREAS, City Council approved one-time funding to the Roxborough incentive programs intended to support a maximum of 107 below-market homeownership townhouse units and over 200 below-market residential rental units; and

WHEREAS, funding for the Roxborough Access to Homeownership Grant Program has been fully committed with the creation of 107 below-market homeownership townhouse units.

THEREFORE, BE IT RESOLVED:

- (a) That staff engage with Roxborough Park Inc. to explore opportunities for the creation of additional below-market townhouse units within the Roxborough Park Housing Demonstration Project; and
- (b) That staff report back to the General Issues Committee before Q3 2025 with the outcomes of this engagement and identify any additional incentive program funding and program amendments that would be required to support additional below-market homeownership townhouse units in the Roxborough Park Housing Demonstration Project.

(i) Extend Curfew

(Beattie/Hwang)

That the General Issues Committee meeting of April 9, 2025 be extended past the 5:30 pm curfew, up to an additional 1.5 hours.

Result: MOTION, CARRIED by a 2/3 majority vote of 10 to 1, as follows:

Yes	-	Mayor Andrea Horwath
Yes	-	Ward 1 Councillor Maureen Wilson
Absent	-	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
Absent	-	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
Yes	-	Ward 12 Councillor Craig Cassar
No	-	Ward 13 Councillor Alex Wilson
Yes	-	Ward 14 Councillor Mike Spadafora
Yes	-	Ward 15 Councillor Ted McMeekin

11. PRIVATE & CONFIDENTIAL

Committee determined that discussion of Item 11.1 was not required in Closed Session; therefore, the matter was addressed in Open Session, as follows:

11.1 Closed Session Minutes – March 19, 2025

(Beattie/Hwang)

That the Closed Session minutes of the March 19, 2025 General Issues Committee meeting, be adopted and remain confidential.

CARRIED

(Beattie/Hwang)

That Committee move into Closed Session for Items 11.3, 11.4 and 11.5 at 5:20 p.m. pursuant to Section 9.3, Sub-Sections (c), (f), (i), and (k) of the City's Procedural By-law 21-021, as amended, and Section 239(2), Sub-sections (c), (f), (i), and (k) of the Ontario Municipal Act, 2001, as amended, as the subject matter pertains to a proposed or pending acquisition or disposition of land for City purposes or a local board; advice that is subject to solicitor-client privilege, including communications necessary for that purpose; a trade secret or scientific, technical, commercial, financial, or labour relations information, supplied in confidence to the municipality or local board, which, if disclosed, could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons, or organization; 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 municipality or local board.

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

The General Issues Committee meeting reconvened in Open Session at 6:31 p.m.

8.8 PW25003

Report on the Appointment of City Representatives to the Joint Stewardship Board - REVISED

(Hwang/Tadeson)

That Report PW25003, dated April 9, 2025, respecting Report on the Appointment of City Representatives to the Joint Stewardship Board, be received, and the following recommendations be approved:

- (a) That City Council APPOINT one member of City Council and a member of the senior leadership team to the Joint Stewardship Board, to fill the two recently vacated City of Hamilton Joint Stewardship Board seats;
- (b) That Confidential Appendix “A” attached to Report PW25003 remain Confidential; and
- (c) That the City Clerk BE DIRECTED to advise the Joint Stewardship Board of the City Council Appointments.

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
Absent	-	Ward 5 Councillor Matt Francis
Yes	-	Ward 6 Councillor Tom Jackson
Absent	-	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
Yes	-	Ward 12 Councillor Craig Cassar
Yes	-	Ward 13 Councillor Alex Wilson
Yes	-	Ward 14 Councillor Mike Spadafora
Yes	-	Ward 15 Councillor Ted McMeekin

11.4 FCS23029(c)
Hamilton Waterfront Trust Governance Update Changes (City Wide) - REVISED

(Kroetsch/A. Wilson)

That Report FCS23029(c), dated April 9, 2025, Hamilton Waterfront Trust Governance Update Changes (City Wide) - REVISED, be received, and the following recommendations be approved:

- (a) That the direction provided to staff in Closed session respecting Report FSC23029(c), Hamilton Waterfront Trust Governance Update Changes (City Wide) – REVISED, BE APPROVED and released publicly following Council’s approval;
- (b) That Confidential Appendix A to Report FCS23029(b), respecting Hamilton Waterfront Trust Governance Update, be released publicly following Council’s approval; and

- (c) That the Report FSC23029(c), respecting Hamilton Waterfront Trust Governance Update Changes (City Wide) – REVISED, REMAIN CONFIDENTIAL.

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
Absent	-	Ward 5 Councillor Matt Francis
Yes	-	Ward 6 Councillor Tom Jackson
Absent	-	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
Yes	-	Ward 12 Councillor Craig Cassar
Yes	-	Ward 13 Councillor Alex Wilson
Yes	-	Ward 14 Councillor Mike Spadafora
Yes	-	Ward 15 Councillor Ted McMeekin

11.5 PED20074(c)

Animal Services Facility Report Update (City Wide)

(Jackson/Kroetsch)

That Report PED20074(c), dated April 9, 2025, respecting Animal Services Facility Report Update (City Wide), be received, and the following recommendations be approved:

- (a) That the direction provided to staff in Closed session respecting Report PED20074(c), Animal Services Facility Report Update (City Wide) BE APPROVED; and,
- (b) That Report PED20074(c), Animal Services Facility Report Update (City Wide) remain confidential until such time as Council directs for the recommendations to be made public.

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
Absent	-	Ward 5 Councillor Matt Francis

**General Issues Committee
Minutes – GIC 25-005**

**April 9, 2025
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Yes	-	Ward 6	Councillor Tom Jackson
Absent	-	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
Yes	-	Ward 12	Councillor Craig Cassar
Yes	-	Ward 13	Councillor Alex Wilson
Yes	-	Ward 14	Councillor Mike Spadafora
Yes	-	Ward 15	Councillor Ted McMeekin

12. ADJOURNMENT

There being no further business, the General Issues Committee adjourned at 6:36 p.m.

Respectfully submitted,

Tamara Bates
Legislative Coordinator

Deputy Mayor Mike Spadafora
Chair, General Issues Committee

Submitted on Thu, 04/03/2025 - 15:44

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
James Kemp

Hamilton, ON

Preferred Pronoun
he/him

Reason(s) for delegation request
To speak regarding HSC25022, describe my findings regarding the Residential Care Facility system and recommend Accessibility Committee for Persons with Disabilities (ACPD) participation in this process in accordance with Inclusion, Diversity, Equity and Accessibility (IDEA).

Will you be requesting funds from the City?
No

Will you be submitting a formal presentation?
No

Submitted on Wed, 04/16/2025 - 13:46

Reference number 66554

Submitted on

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
Lance Dingman

Preferred Pronoun
he/him

Reason(s) for delegation request
Report HSC25022, Residential Care Facility Subsidy Program Modernization Project

Will you be requesting funds from the City?
No

Will you be submitting a formal presentation?
No

Submitted on Tue, 04/15/2025 - 11:47

Reference number 67133

Submitted on

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
Robert Pental

Preferred Pronoun
he/him

Reason(s) for delegation request
Speak to council regarding the Niagara escarpment vulnerable conditions and possible solutions.

Will you be requesting funds from the City?
No

Will you be submitting a formal presentation?
No



City of Hamilton Report for Information

To: Mayor and Members
 General Issues Committee
Date: April 30, 2025
Report No: HSC25022
Subject/Title: Residential Care Facility Subsidy Program
 Modernization Project
Ward(s) Affected: City Wide

Recommendations

- 1) That report HSC25022 respecting Housing with Related Supports Modernization Project **BE RECEIVED** for information:

Key Facts

- At the November 20, 2024, General Issues Committee meeting, staff were directed to report in Q1 2025 on the terms of reference and scope of work that will guide the review of Residential Care Facilities including community consultation.
- This request is specific to the Request for proposal C5-05-23 that was released in June 2023 and the bid for C5-05-23 Proposal for Consulting Services to Develop Housing with Related Supports Modernization Project was awarded on September 18, 2024, to KPMG LLP
- The information in this report is specific to the proposal and scope as agreed upon between the City of Hamilton Housing Services Division staff and the KPMG consultant team.

Financial Considerations

Not applicable

Residential Care Facility Subsidy Program Modernization Project
(HSC25022) (City Wide)

Page 2 of 5

Background

Information Report HSC25022 Housing with Related Supports Modernization Project is in response to Cllrs M. Wilson/Clarks motion arising from the November 20, 2024, General Issues Committee meeting whereby requesting that staff be directed to report in Q1 2025 on the terms of reference and scope of work that will guide the review of Residential Care Facilities including community consultation.

Currently, the Residential Care Facilities Subsidy Program, is administered by the City of Hamilton and subsidizes the cost of accommodation, meals, supervision, and assistance with activities of daily living for eligible tenants. The program, formerly known as the Domiciliary Hostel Program, began in the 1970's as a response to low-income seniors who did not require long term care. The model is characterized as custodial care. Current residents include people with mental health issues, developmental disabilities, acquired brain injuries, histories of homelessness and senior adults.

The City of Hamilton pays the contracted Owner/Operator of the facility on a per diem basis. Residents of the Residential Care Facilities contribute to the cost of the service according to their income and the City provides the balance of the cost through the subsidy program. Within the subsidy program, the City of Hamilton provides subsidy to residents within 46 Residential Care Facilities. There are currently a maximum of 803 subsidized beds available. On average in 2024, the City of Hamilton funded 673 beds per month.

As a form of housing with supports, Residential Care Facilities are an important part of Hamilton's housing continuum and provide an option for people who may require supports along with permanent housing.

In 2019 a review was conducted by Org Code and was designed to determine the degree to which Residential Care Facilities are a solution to homelessness in Hamilton, assessing quality assurance within the context of a locally coordinated housing system that values housing-based outcomes toward ending homelessness. The review also assessed program fidelity to provincial standards, identified areas for continuous local improvement for service planning and delivery to enhance tenant quality of life and ensure a high quality of supportive housing programming. Subsequent review recommendations would focus on alignment with provincial standards and the goal of ending chronic homelessness, as well as financial transparency as it related to receiving public funds to end chronic homelessness. The findings were made public through report HSC19064 Residential Care Facilities Subsidy Program Review. Any progress to implement the strategies noted in the report were put on hold considering the pandemic.

Effective April 2022, the Ministry of Municipal Affairs and Housing shifted existing funding programs under a new consolidated "Homelessness Prevention Program" that contains a new set of program guidelines for provisions of Housing with Related Supports. It is this Provincial program that funds 100% of the Residential Care Facility subsidy program.

Residential Care Facility Subsidy Program Modernization Project
(HSC25022) (City Wide)
Page 3 of 5

Supportive housing is an integral solution to the homelessness crisis currently being experienced in Hamilton and it is important that Residential Care Facilities effectively operate as a solution. Given the significant changes in homelessness and housing, funding guidelines, and feedback from Residential Care Facility Operators, it was necessary to prioritize a Housing with Related Supports Modernization Project to pilot and implement recommendations.

Analysis

The original request for proposal issued in June of 2023 included the following project requirements:

- 1) The new program model will be built on the findings from the Review of Residential Care Facilities in Hamilton completed by Org Code in 2019 and provincial housing with related supports guidelines. The new model will need to take into account the realities of the City of Hamilton's zoning and licensing by-laws and may identify opportunities unique to Hamilton that may be leveraged to achieve the Project goal/improve outcomes but does not need to base the new model on the City of Hamilton Licensing Code - Schedule 20 – Residential Care Facilities Guidelines.
- 2) The housing with supports model will articulate how facilities/homes within the housing with supports program will house and support tenants based on acuity levels as specified through the Vulnerability Index - Service Prioritization Decision Assistance Tool (Vi SPDAT) or other accepted assessment tool.
- 3) The model will include a requirement for triaging/admission through the City of Hamilton's coordinated access system. This includes the identification of an appropriate assessment tool to right match individuals with appropriate supports, including Residential Care Facilities. Under the existing Schedule 20 the eligibility and intake process include a mandatory health assessment; however, there is no further formal practice for matching an individual to a home that meets their needs beyond basic activities of daily living.
- 4) The model will provide opportunity for existing operators to "opt in" or "opt out" – there is not an expectation that all Residential Care Facility operators will transition to the new housing with supports model – nor does the City have an obligation to build a consensus based model that ensures all current Residential Care Facility operators are supportive of the new model.

KPMG will use a focused consultation approach to fulfill the elements of the Project. Current engagement includes a survey to all current Residential Care Facility subsidy program facility owners/operators and support service providers. Jurisdictional review through desktop research and interviews with Windsor to understand their current

Residential Care Facility Subsidy Program Modernization Project (HSC25022) (City Wide)

Page 4 of 5

model as a comparable City in terms of population and geography. Further analysis of past reviews completed in Brantford, York, Waterloo and Ottawa will provide insight to recommended future states for similar jurisdictions.

Additionally, focus groups will be organized to obtain feedback from key stakeholders and will consist of:

- A sample of 8 current owners/operators of City of Hamilton Residential Care Facility subsidy program facilities.
- Three focus groups with residents of City of Hamilton Residential Care Facilities who receive subsidies.
- A sample of 10 support service providers, including The Greater Hamilton Health Network.
- City of Hamilton Public Health representatives.
- City of Hamilton By-Law and Licensing staff.
- Representatives from MMAH and MOH (if possible).

Housing Services is working to ensure an opportunity for community consultation.

KPMG will propose a new Housing with Related Supports program model to replace the current Residential Care Facilities Subsidy Program. This proposal will include an analysis of the financial impacts of the new design, as well as a transition plan. City staff will present a recommendation report to Council for approval in the fall of 2025 to support the implementation of the new funding model.

Alternatives

No Applicable

Relationship to Council Strategic Priorities

1. Safe & Thriving Neighbourhoods
 - 1.1. Increase the supply of affordable and supportive housing and reduce chronic homelessness.

Previous Reports Submitted

- [HSC19064](#) Residential Care Facilities Subsidy Program Review

Consultation

Not applicable

Appendices and Schedules Attached

Residential Care Facility Subsidy Program Modernization Project
(HSC25022) (City Wide)

Page **5** of **5**

Not Applicable

Prepared by:

Andrea Weingartner, Supervisor of Human Services
Community and Social Housing, Healthy and Safe
Communities Department, Housing Services Division

Pilar Homerston, Manager of Community and Social
Housing, Healthy and Safe Communities Department,
Housing Services Division

**Submitted and
recommended by:**

Michelle Baird, Director of Housing Services
Healthy and Safe Communities Department, Housing
Services Division



Hamilton

CLIMATE CHANGE ADVISORY COMMITTEE

MINUTES 24-001

6:00 p.m.

April 30, 2024

Room 192/193, 1st

Floor, City Hall

Present:

B. Akomolafe; A. Amer; I. Borsuk (Co-Chair); J. Boyer; G. Casimirri; Councillor C. Cassar; J. Harti; S. Heenan; G. Henry; L. Iannantuono; G. Kalapos (Co-Chair); A. Khetan; Councillor C. Kroetsch; Z. Kuszczak; T. Maclaurin; J. Matthews; T. Nguyen; S. Rempel; M. Scanlon; M. Sergeant; M. Tutty; M. Velasco; Councillor A. Wilson.

Absent with Regrets:

J. Hudecki; F. Lenarduzzi; E. Smoke.

THE FOLLOWING ITEMS WERE REFERRED TO COUNCIL FOR CONSIDERATION:

1. APPOINTMENT OF COMMITTEE CHAIR, CO-CHAIR, SECRETARY (Item 1)

(L. Iannantuono /J. Matthews)

- (a) That Ian Borsuk and Gaby Kalapos be appointed as Co-Chairs of the Climate Change Advisory Committee; and
- (b) That Adan Amer be appointed as Secretary to the Climate Change Advisory Committee

CARRIED

FOR INFORMATION:

(a) CEREMONIAL ACTIVITIES (Item 2)

(i) Land Acknowledgement (Item 2.1)

The Land Acknowledgement was read by Ian Borsuk.

(ii) Opening Address (Item 2.2)

An Opening Address was given by Marnie Cluckie, City Manager, City of Hamilton. Acting General Manager, Steve Robichaud - Planning and

Economic Development Department; Director Brian Hollingsworth - Transportation Planning and Parking Division, Planning and Economic Development Department; Director Kevin MacDonald - Healthy Environments, Healthy and Safe Communities Department all shared words of welcome.

(iii) Staff Introduction: Office of Climate Change Initiatives (OCCI) (Item 2.3)

Beatrice Ekoko, Project Manager and Staff Liaison; Lynda Lukasik, Director, Trevor Imhoff, Senior Project Manager, Cathrin Winkelmann, Senior Project Manager, Adam Watson, Project Manager, introduced themselves to the Climate Change Advisory Committee.

(iv) Advisory Committee Members give a round of introductions (Item 2.4)

Members introduced themselves to the rest of the Climate Change Advisory Committee.

(b) CHANGES TO THE AGENDA (Item 3)

The Staff Liaison advised the Committee that there were no changes to the agenda.

(A. Amer/S. Heenan)

That the agenda for the April 30, 2024 meeting of the Climate Change Advisory Committee be approved, as presented.

CARRIED

(c) DECLARATIONS OF INTEREST (Item 2)

There were no Declarations of Interest.

(d) STAFF PRESENTATIONS (ITEM 10)

(i) Office of Climate Change Initiatives Staff present Hamilton's Climate Action Strategy (Item 10.1)

Lynda Lukasik, Trevor Imhoff, Cathrin Winkelman, and Beatrice Ekoko addressed the Committee with a presentation respecting the Hamilton's Climate Action Strategy.

(A. Amer/S. Heenan)

That the Presentation respecting the OCCI Staff present Hamilton's Climate Action Strategy be received.

CARRIED

(e) DISCUSSION (ITEM 11)

(i) Review Terms of Reference (Item 11.1)

Committee members discussed the Terms of Reference for the Climate Change Advisory Committee.

(G. Henry/S. Heenan)

That the Terms of Reference of the Climate Change Advisory Committee, be received.

CARRIED

(ii) Review Procedural Handbook for Citizen Appointees to City of Hamilton Local Boards

This item was deferred to the next meeting, due to a lack of time.

(f) GENERAL INFORMATION / OTHER BUSINESS (ITEM 14)

(i) 2024 Meeting Dates (Item 14.1)

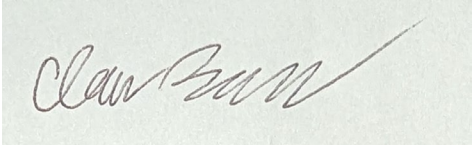
Committee members discussed 2024 Meeting dates for the Climate Change Advisory Committee.

(g) ADJOURNMENT (Item 6)

(S. Heenan/G. Henry)

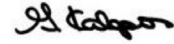
That there being no further business, the Climate Change Advisory Committee adjourned at 8: 00 PM

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "Ian Borsuk", is written over a light green rectangular background.

Ian Borsuk, Co-Chair Climate
Change Advisory Committee

Respectfully submitted,



Gaby Kalapos, Co-Chair Climate
Change Advisory Committee

Beatrice Ekwa Ekoko
Staff Liaison



Hamilton

CLIMATE CHANGE ADVISORY COMMITTEE

MINUTES 24-002

6:00 p.m.

June 25, 2024

**Room 264, 2nd Floor,
City Hall**

Present: B. Akomolafe; A. Amer; J. Boyer; G. Casimirri; Councillor C. Cassar; J. Harti; S. Heenan; G. Henry; L. Iannantuono; G. Kalapos (Co-Chair); A. Khetan; Z. Kuszczak; F. Lenarduzzi; J. Matthews; T. Nguyen; S. Rempel; M. Scanlon; M. Tutty; M. Velasco; Councillor A. Wilson; J. Hudecki; T. Maclaurin.

Absent with Regrets: Councillor C. Kroetsch; I. Borsuk (Co-Chair); M. Sergeant; E. Smoke.

FOR INFORMATION:

(a) CEREMONIAL ACTIVITIES (Item 1)

(i) Land Acknowledgement (Item 1.1)

The Land Acknowledgement was read by chair.

(b) CHANGES TO THE AGENDA (Item 2)

The Staff Liaison advised the Committee that there were no changes to the agenda.

(G. Henry/S. Heenan)

That the agenda for the June 25, 2024 meeting of the Climate Change Advisory Committee be approved, as presented.

CARRIED

(c) DECLARATIONS OF INTEREST (Item 3)

There were no Declarations of Interest.

MINUTES OF THE PREVIOUS MEETING (Item 4)

(i) April 30, 2024 (Item 4.1)

(G. Henry/L. Iannantuono)

That the Minutes of the April 30, 2024 meeting of the Climate Change Advisory Committee, be approved, as presented.

CARRIED

(c) STAFF PRESENTATIONS (ITEM 9)

(i) Office of Climate Change Initiatives (OCCI) Staff present Hamilton's Climate Action Strategy: Update on Development of Annual Progress Report (Item 9.1)

Trevor Imhoff, Senior Project Manager and Lynda Lukasik, Director addressed the Committee with a presentation respecting the development of the City of Hamilton's Climate Action Strategy Annual Progress Report.

(L. Iannantuono /S. Heenan)

That the Presentation respecting the OCCI Staff present Hamilton's Climate Action Strategy Annual Progress Report, be received.

CARRIED

(d) DISCUSSION (ITEM 10)

(i) Creation of Working Groups (Item 10.1)

Committee members discussed a list of potential working groups including their respective scope of work and draft templates for terms of reference and meeting minutes.

(L. Iannantuono/S. Heenan)

That the DRAFT template of the Climate Change Advisory Committee Working Groups Terms of Reference be received.

CARRIED

(L. Iannantuono/S. Heenan)

That the DRAFT template of the Climate Change Advisory Committee Working Groups Meeting Minutes be received.

CARRIED

(ii) Climate Change Advisory Committee: Budget Overview (Item 10.2)

Trevor Imhoff, Senior Project Manager presents a financial tracker of committee related expenses and the Council's approved budget for the 2024 term.

(iii) Climate Change Advisory Committee Hub (Item 10.3)

The Co-Chair demonstrates how to use a virtual repository for internal documents relating to the committee and working groups.

(e) GENERAL INFORMATION / OTHER BUSINESS (ITEM 13)

(i) 2024 Meeting Dates (Item 13.1)

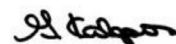
Committee members discussed 2024 Meeting dates for the Climate Change Advisory Committee. Next two meeting dates were tentatively set for Tuesday, September 24th, 2024 and Tuesday, November 26th, 2024.

(f) ADJOURNMENT (Item 15)

(F. Lenarduzzi /M. Tutty)

That there being no further business, the Climate Change Advisory Committee adjourned at 8:26 pm.

Respectfully submitted,



Gaby Kalapos, Co-Chair Climate
Change Advisory Committee

Beatrice Ekoko
Staff Liaison



Hamilton

CLIMATE CHANGE ADVISORY COMMITTEE

MINUTES 24-003

6:00 p.m.

August 8, 2024

Room 264, 2nd Floor,
City Hall

Present: B. Akomolafe; A. Amer; I. Borsuk (Co-Chair); J. Boyer; G. Casimirri; J. Harti; S. Heenan; G. Henry; J. Hudecki; L. Iannantuono; G. Kalapos (Co-Chair); Councillor; Z. Kuszczak; F. Lenarduzzi; T. Nguyen; S. Rempel; M. Scanlon; M. Sergeant ; E. Smoke; M. Tutty; M. Velasco; Councillor A. Wilson;

Absent with Regrets: Councillor C.Cassar; A. Khetan; T. Maclaurin; J. Matthews

FOR INFORMATION:

(a) CEREMONIAL ACTIVITIES (Item 1)

(i) Land Acknowledgement (Item 1.1)

The Land Acknowledgement was read by Ian Borsuk.

(b) CHANGES TO THE AGENDA (Item 2)

The Staff Liaison advised the Committee that there were no changes to the agenda.

(S. Heenan/S. Rempel)

That the agenda for the August 8, 2024 meeting of the Climate Change Advisory Committee be approved, as presented.

CARRIED

(c) DECLARATIONS OF INTEREST (Item 3)

There were no Declarations of Interest.

MINUTES OF THE PREVIOUS MEETING (Item 4)

(i) June 25, 2024 (Item 4.1)

(M. Tutty/S. Heenan)

That the Minutes of the June 25, 2024 meeting of the Climate Change Advisory Committee, be approved, as presented.

CARRIED

(d) STAFF PRESENTATIONS (ITEM 9)

There was no staff presentation.

CARRIED

(e) DISCUSSION (ITEM 10)

(i) Hamilton Climate Action Strategy (HCAS) Priority Indicators (Item 10.1)

Committee members discussed a list of potential progress indicators for priority areas in the CAS.

(L.Iannantuono/G. Kalapos)

That the list of CAS priority indicators be received.

CARRIED

(ii) Working Group Discussion (Item 10.2)

Committee members discussed the preliminary list of working groups, delegated co-chairs and notetakers, and deliberated on scope of focus for each group.

(F. Lenarduzzi/M. Tutty)

That the identified working groups be activated beginning August 8, 2024.

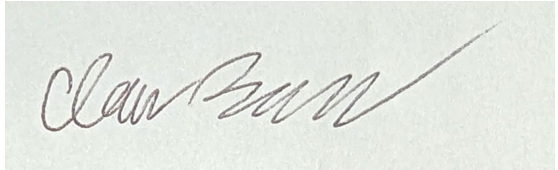
CARRIED

(f) ADJOURNMENT (Item 15)

(S. Heenan/B. Akomolafe)

That there being no further business, the Climate Change Advisory Committee adjourned at 7:37 pm.

Respectfully submitted,



Ian Borsuk, Co-Chair Climate Change

Respectfully submitted,

Gaby Kalapos, Co-Chair Climate
Change Advisory Committee

[Beatrice Ekoko]
Staff Liaison



Hamilton

CLIMATE CHANGE ADVISORY COMMITTEE

MINUTES 24-004

6:00 p.m.

September 24, 2024

Room 264, 2nd Floor,
City Hall

Present: B. Akomolafe; A. Amer; I. Borsuk (Co-Chair); J. Boyer; G. Casimirri; Councillor C. Cassar; S. Heenan; L. Iannantuono; G. Kalapos (Co-Chair); A. Khetan; Councillor C. Kroetsch; Z. Kuszczak; F. Lenarduzzi; T. Maclaurin; J. Matthews; S. Rempel; M. Sergeant; E. Smoke; M. Tutty; Councillor A. Wilson;

Absent with Regrets: J. Harti; G. Henry; J. Hudecki; T. Nguyen; M. Scanlon; M. Velasco

FOR INFORMATION:

(a) CEREMONIAL ACTIVITIES (Item 1)

(i) Land Acknowledgement (Item 1.1)

The Land Acknowledgement was read by Gaby Kalapos (Co-Chair).

(b) APPROVAL OF THE AGENDA (Item 2)

The Co-Chair advised the Committee of the following changes to the agenda:

CHANGE TO ORDER OF AGENDA:

That Item 10.2, respecting a Citizen Committee Report respecting Adopting More Ambitious Green Building Standards Motion be discussed immediately following Approval of the Meeting of the Previous Meeting.

ITEM WITHDRAWN:

11. MOTIONS

(i) Adopting More Ambitious Green Building Standards (Item 11.1)

Committee members determined that discussion and approval of the motion was not required, due to the inclusion of Item 10.2, respecting a Citizen Committee Report respecting Adopting More

(S. Heenan/L. Iannantuono)

That the agenda for the September 24, 2024 meeting of the Climate Change Advisory Committee be approved, as amended.

CARRIED

(c) DECLARATIONS OF INTEREST (Item 3)

There were no Declarations of Interest.

(d) MINUTES OF THE PREVIOUS MEETING (Item 4)

(i) June 25, 2024 (Item 4.1)

(S. Heenan/M. Tutty)

That the Minutes of the August 8, 2024 meeting of the Climate Change Advisory Committee, be approved, as presented.

CARRIED

(e) STAFF PRESENTATIONS (ITEM 9)

(i) Office of Climate Change Initiatives (OCCI) Staff present an overview of the Carbon Budgeting and Accounting Project (Item 9.1)

Trevor Imhoff, Senior Project Manager and Lynda Lukasik, Director addressed the Committee with a presentation respecting the development and progress of the City's Carbon Budgeting and Accounting Project.

(L. Iannantuono/J. Matthews)

That the Presentation from the Office of Climate Change Initiatives (OCCI) Staff respecting an Overview of the Carbon Budgeting and Accounting Project be received.

CARRIED

(f) DISCUSSION (ITEM 10)

(i) CCAC Working Groups - Terms of Reference/Scope of Work & Presentations (Item 10.1)

Committee members reviewed the draft Terms of Reference for each of the ratified Working Groups. Comments and revisions were discussed. Final version of Terms of Reference to be reviewed at the next meeting.

(L. Iannantuono/J. Matthews)

That the CCAC Working Groups - Terms of Reference/Scope of Work & Presentations, be received.

CARRIED

(ii) Citizen Committee Report respecting Adopting More Ambitious Green Building Standards Motion (Item 10.2)

Committee members alongside city staff discussed the currently proposed Green Building Standards and deliberated on policy alternatives to enhance its efficacy. A Citizen's Committee Report (CCR) was proposed to be presented to the Planning Committee's meeting on Oct 1, 2024.

(A. Amer/I. Borsuk)

That the Citizen Committee Report respecting Adopting More Ambitious Green Building Standards Motion, be approved.

CARRIED

(G. Kalapos/S. Heenan)

That Lucia Iannantuono attend the upcoming meeting of the Planning Committee to provide background on the Citizen Committee Report respecting Adopting More Ambitious Green Standards.

CARRIED

(g) GENERAL INFORMATION / OTHER BUSINESS (ITEM 13)

(i) CCAC Refreshments (Item 13.1)

Committee members discussed the arrangement of refreshments and snacks for future CCAC meetings. Committee members decided to just provide their own.

(G. Kalapos/S. Heenan)

That the information respecting CCAC Refreshment, be received.

CARRIED

(ii) Additions to the Agenda of the Climate Change Advisory Committee

(A. Amer/J. Matthews)

That a standing Discussion Item be included on all future agendas of the Climate Change Advisory Committee.

CARRIED

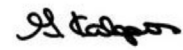
(h) ADJOURNMENT (Item 15)

(S. Heenan/G. Casimirri)

That there being no further business, the Climate Change Advisory Committee adjourned at 8:14 pm.

CARRIED

Respectfully submitted,



Gaby Kalapos, Co-Chair Climate
Change Advisory Committee

Respectfully submitted,

Ian Borsuk, Co-Chair Climate
Change Advisory Committee

Beatrice Ekoko
Staff Liaison



Hamilton

CLIMATE CHANGE ADVISORY COMMITTEE

MINUTES 24-005

6:00 p.m.

October 29, 2024

**Room 264, 2nd Floor,
City Hall**

Present: B. Akomolafe; A. Amer; I. Borsuk (Co-Chair); G. Casimirri; J. Harti; S. Heenan; L. Iannantuono; G. Kalapos (Co-Chair); A. Khetan; Councillor C. Kroetsch; Z. Kuszczak; T. Maclaurin; T. Nguyen; S. Rempel; M. Scanlon; E. Smoke; M. Tutty; M. Velasco; F. Lenarduzzi; Councillor A. Wilson.

Absent with Regrets:

J. Boyer; G. Henry; J. Hudecki; J. Matthews; M. Sergeant; Councillor C. Cassar.

FOR INFORMATION:

(a) CEREMONIAL ACTIVITIES (Item 1)

(i) Land Acknowledgement (Item 1.1)

The Land Acknowledgement was read by Gaby Kalapos (Co-Chair).

(b) CHANGES TO THE AGENDA (Item 2)

The Staff Liaison advised the Committee that there were no changes to the agenda.

(L. Iannantuono/S. Heenan)

That the agenda for the October 29, 2024 meeting of the Climate Change Advisory Committee be approved, as presented.

CARRIED

(c) DECLARATIONS OF INTEREST (Item 3)

There were no Declarations of Interest.

(d) MINUTES OF THE PREVIOUS MEETING (Item 4)

(i) September 24, 2024 (Item 4.1)

(S. Heenan/S. Rempel)

That the Minutes of the September 24, 2024 meeting of the Climate Change Advisory Committee, be approved, as presented.

CARRIED

(e) STAFF PRESENTATIONS (ITEM 9)

(i) Draft Framework for Processing and Evaluating Urban Boundary Expansion Applications (Item 9.1)

Charlie Toman Program Lead, Policy Planning and MCR addressed the Committee with a presentation respecting the proposed framework for processing and evaluating Urban Boundary Expansion (UBE) applications.

(S.Rempel/ L. Iannantuono)

That the Presentation respecting the draft UBE evaluation framework be received.

CARRIED

(ii) 2024 City-Led Projects Recommended for Climate Change Reserve Funding (Item 9.2)

Lynda Lukasik, Director of the Office of Climate Change Initiatives, presented to the Committee a list of City-led projects recommended for Climate Change Reserve Funding.

(S. Rempel /S. Heenan)

That the Presentation respecting the 2024 City-led projects recommended for Climate Change Reserve Funding, be received.

CARRIED

(L. Iannantuono/S. Heenan)

That a delegation submission from a member of the Climate Justice Working Group, be approved for an upcoming meeting of the General Issues Committee, to share their concerns on the existing process and recommendations for improvements to incorporate a more community-focused, climate justice lens for next year's funding allocation.

CARRIED

(f) DISCUSSION (ITEM 10)

(i) Staff Updates (Item 10.1)

Committee members discussed updates on the Climate Action Strategy's Annual Update, the recent WWF Award, and the We Love Hamilton Campaign.

(L. Iannantuono/S. Heenan)

That the Staff Update be received.

CARRIED

(ii) CCAC Working Groups Updates (Item 10.2)

The Committee members of the Various Working Groups shared information updates.

(L. Iannantuono/S. Heenan)

That the CCAC Working Group Update, be received.

CARRIED

(iii) Green Building Standards Update (Item 10.3)

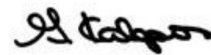
This update has been deferred to the next meeting, as the Committee ran out of time.

(h) ADJOURNMENT (Item 15)

(S. Heenan/S. Rempel)

That there being no further business, the Climate Change Advisory Committee adjourned at 8:26 pm.

Respectfully submitted,



Gaby Kalapos, Co-Chair Climate
Change Advisory Committee

Respectfully submitted,

Ian Borsuk, Co-Chair Climate
Change Advisory Committee

[Beatrice Ekoko]

Staff Liaison



Hamilton

CLIMATE CHANGE ADVISORY COMMITTEE MINUTES 24-006

6:00 p.m.

**November 26, 2024
Room 264, 2nd Floor,
City Hall**

Present: Councillor C. Cassar; Councillor A. Wilson; Councillor C. Kroetsch; B. Akomolafe; A. Amer; I. Borsuk (Co-Chair); J. Harti; S. Heenan; L. Iannantuono; G. Kalapos (Co-Chair); A. Khetan; J. Hudecki; Z. Kuszczak; T. Maclaurin; T. Nguyen; S. Rempel; M. Scanlon; M. Tutty; M. Velasco.

Absent with Regrets:

J. Boyer; G. Henry; J. Matthews; M. Sergeant; G. Casimirri; E. Smoke; F. Lenarduzzi.

FOR INFORMATION:

(a) CEREMONIAL ACTIVITIES (Item 1)

(i) Land Acknowledgement (Item 1.1)

The Land Acknowledgement was read by I. Borsuk (Co-Chair).

(b) CHANGES TO THE AGENDA (Item 2)

The Staff Liaison advised the Committee of the following changes to the agenda:

10. DISCUSSION ITEM

10.6. Use of Climate Change Advisory Committee Funds (Added Item 10.6.)

(L. Iannantuono/S. Heenan)

That the agenda for the November 26, 2024 meeting of the Climate Change Advisory Committee be amended.

CARRIED

(c) DECLARATIONS OF INTEREST (Item 3)

There were no Declarations of Interest.

(d) MINUTES OF THE PREVIOUS MEETING (Item 4)

(i) October 29, 2024 (Item 4.1)

(S. Heenan/S. Rempel)

That the Minutes of the October 29, 2024, meeting of the Climate Change Advisory Committee, be approved, as presented.

CARRIED

(e) DISCUSSION (ITEM 10)

(i) Staff Updates (Item 10.1)

Director Lukasik gave an update regarding Community Liaison Groups.

(S.Heenan/M.Tutty)

That the Staff Update be received.

CARRIED

(ii) CCAC Working Groups Updates (Item 10.2)

The Committee discussed the revised Terms of References for the Nature Based Solutions, and Climate Justice and Community Engagement Working Groups, and shared information.

(T. Nugyen/S. Rempel)

(a) That the Terms of Reference for the Nature Based Solutions and Climate Justice and Community Engagements Working Groups, be approved, as amended; and

(b) That the Working Group Updates, be received.

CARRIED

(iii) Office of Climate Change Initiatives Updates (Item 10.3)

Director Lukasik gave an update regarding the Climate Change Reserve Fund, 2024 City-led recommended Projects.

(M. Tutty/L. Iannantuono)

That the Office of Climate Change Initiatives Updates be received.

CARRIED

(iv) Green Building Standards Deferred from October 29 (Item 10.4)

The Building Working Group gave an update.

(M. Tutty/L. Iannantuono)

That the CCAC Working Group Update, be received.

CARRIED

(v) Urban Boundary Expansion Framework Update (Item 10.5)

Staff gave an update.

(M. Tutty/S. Heenan)

That the Urban Boundary Expansion Framework Update, be received.

CARRIED

(vi) Use of Climate Change Advisory Committee Funds (Added Item 10.6.)

(I. Borsuk/L. Iannantuono)

That any surplus funds from the Climate Change Advisory Committee Budget Dept ID 300309 be transferred back to the Climate Change Reserve 108062 fund.

CARRIED

(f) ADJOURNMENT (Item 15)

(S. Heenan/S. Rempel)

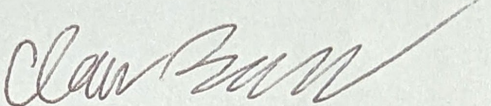
There being no further business, the Climate Change Advisory Committee adjourned at 7.30 PM.

Respectfully submitted,

Gaby Kalapos, Co-Chair Climate
Change Advisory Committee

Respectfully submitted,

Ian Borsuk, Co-Chair Climate
Change Advisory Committee



[Beatrice Ekoko]
Staff Liaison



Hamilton

CLIMATE CHANGE ADVISORY COMMITTEE

MINUTES 24-007

6:00 p.m.

December 17, 2024

Room 264/Webex

2nd Floor

City Hall

Present: Councillor A. Wilson; Councillor C. Kroetsch; A. Amer; I. Borsuk (Co-Chair); S. Heenan; L. Iannantuono; G. Kalapos (Co-Chair); Z. Kuszczak; T. Nguyen; S. Rempel; M. Scanlon; M. Tutty; G. Casimirri; J. Matthews; J. Boyer; F. Lenarduzzi.

Absent with Regrets: Councillor C. Cassar; G. Henry; M. Sergeant; E. Smoke; B. Akomolafe; J. Harti; M. Velasco; A. Khetan; J. Hudecki; T. Maclaurin.

FOR INFORMATION:

(a) CEREMONIAL ACTIVITIES (Item 1)

(i) Land Acknowledgement (Item 1.1)

The Land Acknowledgement was read by G. Kalapos (Co-Chair).

(b) CHANGES TO THE AGENDA (Item 2)

The Staff Liaison advised the Committee that there were no changes to the agenda.

(c) DECLARATIONS OF INTEREST (Item 3)

There were no declarations of interest.

(d) MINUTES OF THE PREVIOUS MEETING (Item 4)

(i) **November 26, 2024 (Item 4.1)**

(I. Borsuk/A. Amer).

That the Minutes of the November 26, 2024, meeting of the Climate Change Advisory Committee, be approved, as presented.

CARRIED

(e) **DISCUSSION (ITEM 10)**

(i) **2025 Climate Change Advisory Committee Budget (Item 10.1)**

An overview of the 2025 Climate Change Advisory Committee Budget was presented to the Committee.

(I.Borsuk/Z. Kuszczak)

That the 2025 Climate Change Advisory Committee Budget be received.

CARRIED

(ii) **Climate Change Advisory Committee 2024 Update Report (Item 10.2)**

The Committee reviewed the Climate Change Advisory Committee 2024 Update Report.

(T.Nguyen/S. Rempel)

That the Climate Change Advisory Committee 2024 Update Report be received.

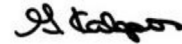
CARRIED

(f) **ADJOURNMENT (Item 15)**

(I. Borsuk/S. Heenan)

There being no further business, the Climate Change Advisory Committee adjourned at 7.30 PM.

Respectfully submitted,



Gaby Kalapos, Co-Chair Climate
Change Advisory Committee

Respectfully submitted,

Ian Borsuk, Co-Chair Climate
Change Advisory Committee

[Beatrice Ekoko]
Staff Liaison



Hamilton

CLIMATE CHANGE ADVISORY COMMITTEE

MINUTES CCAC 25-001

6:00 p.m.

January 28, 2025

Room 264

2nd Floor, City Hall

Present: Councillors C. Cassar (virtually), C. Kroetsch (virtually), and A. Wilson G. Kalapos (Co-Chair), I. Borsuk (Co-Chair), J. Harti, S. Heenan, L. Iannantuono, Z. Kuszczak, F. Lenarduzzi, T. Nguyen, S. Rempel, M. Scanlon, M. Sergeant and M. Tutty

Absent with

Regrets: J. Boyer, G. Casimirri, G. Henry, A. Khetan, T. MacLaurin, E. Smoke, and M. Velasco

1. CALL TO ORDER

Co-Chair, G. Kalapos called the meeting to order at 6:00 p.m.

2. CEREMONIAL ACTIVITIES

2.1 Land Acknowledgement

Co-Chair G. Kalapos read the Land Acknowledgement.

3. APPROVAL OF THE AGENDA

(Heenan/ Rempel)

That the agenda for the January 28, 2025 Climate Change Advisory Committee meeting, be approved, as presented.

CARRIED

4. DECLARATIONS OF INTEREST

There were no declarations of interest.

5. MINUTES OF THE PREVIOUS MEETING

5.1 December 17, 2024

(Heenan/Lenarduzzi).

That the Minutes of the December 17, 2024 Climate Change Advisory Committee, be adopted, as presented.

CARRIED

6. DELEGATION

There were no delegations.

7. ITEMS FOR INFORMATION

(Iannantuono/Rempel)

That the following Items be received

- (i) Green Venture Stormwater Rebate Program. Jessica Gale: Green Infrastructure Program Lead (Item 7.1)
- (ii) Member Resignation (Item 7.2)
- (iii) Office of Climate Change Initiatives Updates (Item 7.3)
- (iv) Working Groups' Updates (Item 7.4)
- (v) Member Resignation (Item 7.5)

CARRIED

8. ITEMS FOR CONSIDERATION

There were no items for consideration.

9. MOTIONS

9.1 Combining Climate Justice and Community Engagement Working Groups

(Rempel/Heenan)

WHEREAS, there is significant overlap in the membership of the Community Engagement Working Group and the Climate Justice Working Group, making it challenging to schedule meetings.

THEREFORE, BE IT RESOLVED:

- (a) That the Climate Justice and Community Engagement Working Groups be combined, creating one working group called Climate Justice & Community Engagement working group.

CARRIED

10. NOTICES OF MOTION

There were no notices of motion.

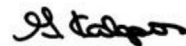
11. GENERAL INFORMATION / OTHER BUSINESS

There were no items of general information / other business.

12. ADJOURNMENT

There being no further business, the Climate Change Advisory Committee adjourned at 7.45 p.m.

Respectfully submitted,



Beatrice Ekoko
Staff Liaison
Climate Change Advisory
Committee

Gaby Kalapos
Co-Chair,
Climate Change Advisory Committee



Hamilton

CLIMATE CHANGE ADVISORY COMMITTEE

MINUTES CCAC 25-002

6:00 p.m.

February 25, 2025

Room 264

2nd Floor, City Hall

Present: Councillors C. Kroetsch (virtually), and A. Wilson
I. Borsuk (Co-Chair), G. Kalapos (Co-Chair), B. Akomolafe, G. Casimirri,
J. Harti, S. Heenan, J. Hudecki, A. Khetan, Z. Kuszczak, F. Lenarduzzi,
T. Maclaurin, S. Rempel, M. Scanlon, M. Sergeant and M. Velasco

Absent with

Regrets: Councillor C. Cassar – City Business / Personal
J. Boyer, G. Henry, M. Tutty, E. Smoke.

1. CALL TO ORDER

Co-Chair, I. Borsuk called the meeting to order at 6:00 p.m.

2. CEREMONIAL ACTIVITIES

2.1 Land Acknowledgement

Co-Chair I. Borsuk read the Land Acknowledgement.

3. APPROVAL OF THE AGENDA

(Heenan/ Rempel)

That the agenda for the February 25, 2025, Climate Change Advisory Committee meeting, be approved, as presented.

CARRIED

4. DECLARATIONS OF INTEREST

There were no declarations of interest.

5. MINUTES OF THE PREVIOUS MEETING

5.1 January 28, 2025

(Heenan/Kalapos).

That the Minutes of the January 28, 2025, Climate Change Advisory Committee, be adopted, as presented.

CARRIED

6. DELEGATION

There were no delegations.

7. ITEMS FOR INFORMATION

7.1 Urban Forest Strategy Update

Robyn Pollard, Manager, Forestry and Horticulture, Public Works provided an update on the Urban Forest Strategy.

7.2 Green Building Standards: Update

Antoni Paleshi, WSP and Mallory Smith, Planner, Zoning By-law Reform, Planning and Economic Development addressed Committee respecting an update on the Green Building Standards with the aid of a presentation.

7.3 Office of Climate Change Initiatives Updates

Lynda Lukasik, Director, gave updates and sought advice from the Committee regarding the Climate Change Reserve priority lists.

7.4 Climate Change Advisory Committee Working Group Updates

Shelley Rempel provided updates from the Community Engagement and Climate Justice Working Group.

Giuliana Casimirri provided updates from the Nature Based Solutions Working Group.

(Heenan/Kalapos)

That the following Items for Information, be received:

- (a) Urban Forest Strategy Update (Item 7.1)
- (b) Green Building Standards Update (Item 7.2)
- (c) Office of Climate Change Initiatives Updates (Item 7.3)
- (d) Climate Change Advisory Committee Working Group Updates (Item 7.4)

CARRIED

8. ITEMS FOR CONSIDERATION

There were no Items for Consideration.

9. MOTIONS

There were no Motions.

10. NOTICES OF MOTION

There were no Notices of Motion.

11. GENERAL INFORMATION / OTHER BUSINESS

11.1 Building Climate Awareness: The Role of the Climate Change Advisory Committee

The Committee discussed identifying climate action implementation in the community; building relationships with community partners; exploring opportunities with community partners and hosting a Climate Fair event in the fall.

11.2 Climate Change Advisory Committee: Seats

(Kalapos/Heenan)

WHEREAS, the Climate Change Advisory Committee currently has two vacancies as a result of resignations.

THEREFORE, BE IT RESOLVED THAT:

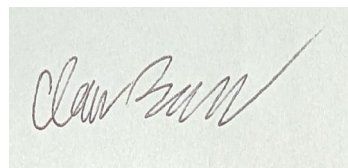
The Climate Change Advisory Committee requests the two vacancies be filled as soon as possible.

CARRIED

12. ADJOURNMENT

There being no further business, the Climate Change Advisory Committee adjourned at 7.56 p.m.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "Ian Borsuk", is written over a light green rectangular background.

Beatrice Ekoko
Staff Liaison

Ian Borsuk
Co-Chair,

Climate Change Advisory
Committee

Climate Change Advisory Committee



Hamilton

BUSINESS IMPROVEMENT AREA SUB-COMMITTEE MINUTES BIAC 25-003

10:30 a.m.

Tuesday, April 15, 2025

Room 264, 2nd Floor

Hamilton City Hall

71 Main Street West

Present: Councillor T. Hwang - City Business
Councillor E. Pauls – City Business
Councillor M. Wilson – City Business
S. Braithwaite (Chair) – International Village BIA
T. MacKinnon – Westdale Village BIA and Stoney Creek BIA
S. Pennie, Waterdown BIA
H. Peter – Ancaster BIA
N. Ubl – Barton Village BIA
D. Sanchez – Concession Street BIA
D. Tayler – Dundas BIA
E. Walsh – Downtown Hamilton BIA
S. Weiler – Ottawa Street BIA

1. CALL TO ORDER

Committee Chair S. Braithwaite called the meeting to order at 10:30 a.m.

2. CEREMONIAL ACTIVITIES

There were no ceremonial activities.

3. APPROVAL OF THE AGENDA

(Peter/Walsh)

That the agenda for the April 15, 2025 Business Improvement Area Sub-Committee meeting be approved, as presented.

CARRIED

4. DECLARATIONS OF INTEREST

There were no declarations of interest.

5. APPROVAL OF MINUTES OF PREVIOUS MEETING

**Business Improvement Area
Sub-Committee Minutes 25-003**

**April 15, 2025
Page 2 of 3**

(Peter/Ubl)

That the February 18, 2025 Minutes of the Business Improvement Area Sub-Committee, be adopted, as presented.

CARRIED

6. DELEGATIONS

There were no delegations.

7. ITEMS FOR INFORMATION

7.1 Downtown Revitalization Strategy - Overview and Update (no copy)

Phil Caldwell, Senior Business Development Consultant, addressed Committee respecting Downtown Revitalization Strategy – Overview and Update.

7.2 Hamilton Immigration Partnership Council (HIPC) - Overview

Mohammad Araf, Program Officer, and Natasha Martinez, Community Relations Coordinator, addressed Committee respecting Hamilton Immigration Partnership Council (HIPC) – Overview, with the aid of a presentation.

(Ubl/Weiler)

That the following Items for Information be received:

7.1 Downtown Revitalization Strategy - Overview and Update (no copy)

7.2 Hamilton Immigration Partnership Council (HIPC) - Overview

CARRIED

8. ITEMS FOR CONSIDERATION

There were no items for consideration.

9. MOTIONS

There were no motions.

10. NOTICES OF MOTION

There were no notices of motion.

11. GENERAL INFORMATION/OTHER BUSINESS

11.1 Updates from Business Development Office

**Business Improvement Area
Sub-Committee Minutes 25-003**

**April 15, 2025
Page 3 of 3**

Cristina Geissler, Business Development and Business Improvement Area (BIA) Officer, addressed the Committee respecting Updates from the Business Development Office.

(Tayler/Peter)

That the verbal update from Cristina Geissler, Business Development and Business Improvement Area (BIA) Officer, respecting Updates from the Business Development Office, be received.

CARRIED

11.2 Statements by Members

BIA Members used this opportunity to discuss matters of general interest.

(Tayler/Walsh)

That the updates from Committee Members, be received.

CARRIED

(g) ADJOURNMENT (Item 15)

There being no further business, the Business Improvement Area Sub-Committee adjourned at 11:36 a.m.

Respectfully submitted,

Tamara Bates
Legislative Coordinator
Office of the City Clerk

Susie Braithwaite
Chair,
Business Improvement Area Sub-
Committee



City of Hamilton Report for Information

To:	Mayor and Members General Issues Committee
Date:	April 30, 2025
Report No:	HSC25010
Subject/Title:	Furthering a Collaborative Path with Urban Indigenous Residents
Ward(s) Affected:	City Wide

Recommendations

That Report HSC25010 respecting Furthering a Collaborative Path with Urban Indigenous Residents be received for information.

Key Facts

- Report HSC25010 responds to the Motion approved by Council at its July 12, 2024, meeting seeking information on the progress of Hamilton's Urban Indigenous Strategy (UIS), best practices of municipalities to implement Truth and Reconciliation, and the legislative responsibilities that shape this work
- Members of the Indigenous Community organizations have articulated through various requests and presentations the need for accelerated progress in the methods and processes to achieve the goals of the UIS
- Highlights of the municipal scan found that while Hamilton is doing well in a few areas such as local Treaty Nation participation in archaeological monitoring, reviewing landmarks and colonial monuments, and a focus on the urban Indigenous Community, there is still much work to be done regarding United Nations Declaration on the Rights of Indigenous Peoples, (which is the UIS Land Action #1) and compensating First Nations for consulting.
- To advance reconciliation, further attention should be placed on building a political relationship with Nations.
- As a corporate strategy, there needs to be a more active role and ownership for outcomes on the actions of the UIS across departments to really progress

- There is a way to improve meaningful consultation with Urban Indigenous residents and First Nations communities on municipal projects, plans, and approvals by more directly involving Indigenous community in City decision making.

Financial Considerations

Not Applicable

Background

At the July 12, 2024, Council approved the following Motion:

- That the City of Hamilton's Indigenous Relations Division provide a presentation to a future General Issues Committee detailing the current status and progress on the Urban Indigenous Strategy (UIS) and its various components, including but not limited to those that improve meaningful consultation and participation of Indigenous peoples in municipal
- That an updated scan of Truth and Reconciliation best practices currently being implemented in other Canadian municipalities and ongoing work being done through organizations like the Federation of Canadian Municipalities be completed; and
- That the City of Hamilton's Legal Services Division provides an overview of the statutory framework and responsibilities that exists at the Federal, Provincial and Municipal orders of Government, relating to the work detailed in the Urban Indigenous Strategy (UIS).

Report HSC25010 provides the information requested in the above.

Analysis

In 2015, Council committed to developing and strengthening the City of Hamilton's relationship with the Indigenous community through the development of the Urban Indigenous Strategy (UIS). The UIS was formally endorsed in 2019 and included 40 action items grouped into three (3) themes, Land, Spirit, and People.

Through the [Urban Indigenous Strategy Implementation Plan Report HSC21001](#), Staff outlined the process and some priorities to move forward on the UIS actions. Cross divisional Work Groups would be established over time to collaborate on Strategy initiatives, beginning with three of the Work Groups. A summary of the status of each of the early prioritized actions is attached as Appendix "A" to Report HSC25010. Of the 21 prioritized action items, 13 are in progress, 1 is on-going/recurring, none have been fully complete, and seven (7) are yet to be initiated.

Recognizing that transitioning the organization to work better and collaboratively with Indigenous people will take time, progress has varied across departments. Moreover, some of the Actions that are not underway reflect the fact that they represent systemic

change; these are broad in scope and require significant corporate responsibility to implement.

Through our research and discussions with other municipalities and staff, we found in order to take further meaningful steps in reconciliation there needs to be a two-pronged approach to relation building.

- i) Currently at the staff level, positive relationships with Indigenous partners agencies and communities are being made and bridges are being built to close gaps in communications and look for opportunities for change and to better engage.

Continued revision of policy and standard practices should also be done regularly, as we learn more we can do better. So far, the Indigenous Relations team (IRT) has worked with many other City departments and divisions to further enhance engagement practices; this is ongoing but an important piece of the work. The IRT are also participating in various corporate strategies (such as Community Safety and Well-being Plan, Climate Action Strategy) to ensure that Indigenous voices are considered.

- ii) The second part of this approach would be for there to be an intentional effort being made by council members to strengthen the relationship politically with the Nations, council members on a government to nation relationship. This will open a host of opportunities for partnerships and economic reconciliation and will also aid in possible Relationship agreements and/or Memoranda of Understanding.

Alternatives

Not Applicable

Relationship to Council Strategic Priorities

Priority 3: Responsiveness & Transparency

Outcome 2: Get more people involved in decision making and problem solving

The City's continued commitment is vital to delivering on the actions in the UIS including listening to Indigenous voices, enabling more Indigenous participation and potential partnerships that will enhance overall outcomes through collaborative problem solving around municipal priorities.

Previous Reports Submitted

None

Consultation

Corresponded and/or met with the following municipalities:

Region of Halton, Cities of Toronto and Mississauga, Town of Caledon

Cities of Winnipeg, Montreal, Edmonton, and Vancouver

Appendices and Schedules Attached

Appendix A to Report HSC25010: Status update on the priority actions of the
UIS

Appendix B to Report HSC25010: Municipal scan of Truth and Reconciliation
best practices

Appendix C to Report HSC25010: The Duty to Consult and the Urban Indigenous
Strategy

Prepared by: Jennifer DiDomenico, Senior Project Manager of Indigenous
Relations, Healthy & Safe Communities Department, Indigenous
Relations
Beth Dockstator, Manager of Indigenous Relations, Healthy & Safe
Communities Department, Indigenous Relations
Lisa Shields, City Solicitor, Corporate Services Department, Legal
& Risk Management Services

**Submitted and
recommended by:** Katelyn LaForme, Director
Healthy and Safe Communities Department, Indigenous Relations
Division

Lisa Shields, City Solicitor
Corporate Services Department, Legal and Risk Management
Services Division

Appendix “A” to Report HSC25010

Page 1 of 5

Urban Indigenous Strategy and Indigenous Relations Updates as of December 2024

Through the Urban Indigenous Strategy Implementation Plan Report HSC21001, Staff outlined the process and priorities to move forward on the Urban Indigenous Strategy (UIS) actions. Cross divisional Work Groups would be established over time to collaborate on Strategy initiatives, beginning with three of the Work Groups. An overview of the status of each of the early prioritized actions follows below.

UIS ACTIONS THAT ARE CURRENTLY IN PROGRESS

Land Themed Actions

Raise awareness and strengthen role of the Indigenous Advisory Committee (IAC)

- the committee is pending reinstatement of the City’s volunteer advisory committees following a review
- following Council’s approval, Staff will work with the community on the recruitment and selection of members

Improve meaningful consultation with urban Indigenous residents and First Nation communities on municipal projects, plans, and approvals

- consultation is happening in different areas of the organization, including:
 - active monitoring and input to Archaeology projects
 - started to circulate Planning applications and involve the Nations on municipal Planning Policy and processes (e.g. Urban Boundary Expansion application framework)
 - actively inviting the urban Indigenous community (e.g. Circle of Beads) to be part of project working groups (e.g. Discovery Centre Study, Macassa Bay Renewal) and striving to create a larger network within the urban Indigenous community

Include and listen to Elders on key initiatives and partnerships between the City and Indigenous community

- Staff is making connections wherever possible
- inviting Elders to participate/share at community/municipal events and be part of Municipal projects (e.g. on steering committees, working groups)

Show respect for Traditional Ecological Knowledge (TEK) by including Indigenous voices in environmental leadership and incorporating TEK in municipal practises

- Staff is starting to seek out TEK input from the Nations through specific projects e.g. Urban Forest Strategy, Biodiversity Action Plan, Climate Action Strategy
- a natural heritage policy is currently being developed

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Work with Indigenous communities to provide education to staff and residents about acknowledging traditional territories in Hamilton

- educating staff and residents on land acknowledgment via a toolkit published on the website
- expanding on why we acknowledge during meetings and events, being intentional about what the words represent
- will be consulting the Treaty Nations on an update to the land acknowledgment

Spirit Themed Actions

Incorporate more Indigenous stories and voices into the City’s culture and heritage plans

- established the Curator of Indigenous Heritage and Culture role in Heritage Resource Management (HRM)
- gathering Indigenous perspectives to be added to site (museum) interpretations
- enhancing exhibit development to highlight Indigenous history
- Landmarks and Monuments project will provide additional opportunities, with a report back to Council in Q2-2025

Use markers and signs to restore Indigenous names and identify significant Indigenous landmarks in Hamilton (can include street names, trails, parks)

- established the Curator Indigenous Heritage and Culture as well as the Indigenous Community Outreach and Research Coordinator roles
- Indigenous history and perspectives are being added to site interpretations
- subsequent phases of the 'Honouring our Roots' initiative (Landmarks and Monuments project) will begin later in 2025-26, including examining the City’s Naming Policies and practices for opportunities
- exploring potential partnerships to provide education and public art

Continue to improve how City works with First Nations when conducting archaeology; including identifying how to educate the public on the rich archaeological history in Hamilton

- instituted an Archaeological Monitoring Policy, Staff from various service units regularly engage with First Nations on archaeological assessments

Expand the promotion and celebration of Indigenous History Month at City Hall and across Hamilton

- an annual Days of Recognition program has been created, highlighting several dates of significance for Indigenous communities, people, and culture
- the program incorporates education, communication, and events into acknowledging these Days
- Staff is beginning to offer more opportunities for Hamiltonians to educate themselves by providing more public education through more channels, more often

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People Themed Actions

Bring together partners to offer public education to all residents about the history of Indigenous peoples and current topics that will contribute to reconciliation (highlight local Indigenous resources and museums, promote awareness of national holidays such as National Indigenous Peoples Day, National Day for Truth, and Reconciliation)

- work is being done in part through the hosting of Days of Recognition public events
- the Indigenous Relations webpage is refreshed frequently with information and resources
- Staff co-create and deliver/partner on more community programming (e.g. blanket exercise)

Enable City staff to deliver City services in a culturally appropriate way

- initiated an Indigenous-specific Fee Subsidy Childcare Worker in the Childrens and Community Services Division
- seek out opportunities to educate staff to be more culturally aware and apply it in their work
- researching and exploring a more coordinated way for municipal services to be delivered to Indigenous residents

Identify and eliminate municipal barriers preventing Indigenous people from carrying out ceremonial practises in public spaces

- policy development is in progress (e.g. Use of Indigenous Medicines, Sacred Fires)
- working with the community to identify barriers and needs
- proactively seek opportunities to intentionally create spaces e.g. Macassa Bay Renewal project

Provide education to all City staff about Indigenous people, Indigenous-settler history, treaties, the United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP) (will cover the urban Indigenous community in Hamilton and the history of traditional territory in the Hamilton area)

- a core/foundational 'Indigenous Awareness' course was delivered to the Corporate Extended Leadership Team (all people leaders) in 2023
- educational opportunities are made available throughout the year for staff to voluntarily participate (e.g. Lunch and Learns) to grow their knowledge of Indigenous Peoples and relevant topics
- a framework for a corporate Indigenous Cultural Competency Training Program is in development for consideration by Senior Leadership Team

Ensure Public Health programs respect Indigenous medicines and healing practices

- all Public Health Services staff are required to take the following training,
 - the San'yas Anti-Racism Indigenous Cultural Safety Training Program-Ontario Core Health

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- three half day Hamilton-specific training (topics include Treaties, Six Nations, Mississaugas of the Credit, medicines and protocols, Hamilton Urban Indigenous community) delivered by the Indigenous Health Strategy Specialist
- approximately 2/3 of Public Health staff have completed (goal for all staff by the end of 2025)¹
- an Indigenous Well-being Advisory Circle is set up for City of Hamilton (will be a place to bring initiatives, policies, pathways to get direction)

UIS ACTIONS THAT ARE PENDING

Land Themed Actions

Develop guidance and policy tools for senior leaders and staff about UNDRIP

- research has been initiated and a gap analysis will be conducted to identify where the City’s policies can be improved to further align with the intentions of UNDRIP
- examples of what some municipalities are doing was collected through discussions referenced in Appendix “B” to Report HSC25010 that will assist
- this work will be included in the implementation working groups that will be getting underway in Spring

Understand how concepts such as 'Doctrine of Discovery' affect municipal decision making and develop tools to reform those processes

- provide education on the Doctrine and its impacts
- identify processes that need changing and work with Indigenous community and internal stakeholders to redesign
- this work will be included in the implementation working groups that will be getting underway in Spring

Increase outreach to Indigenous residents to access conservation areas

- initiated dialogue with Hamilton Conservation Authority
- will approach the other Conservation Authorities as well

Spirit Themed Actions

Bring together Indigenous artists with youth to create a mural or other forms of street art

- potential for collaboration between Niwasa youth hub and Hamilton Police on a legal graffiti wall/mural in the short term

Ensure Indigenous stories and local Indigenous history are included in official archives across Hamilton

- Staff will work with Clerks, Heritage Resource Management, and the Hamilton Public Library in this regard

¹ There will be annual enrollment for new staff in 2026 and onward

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Continue to improve how the City works with First Nations when conducting archaeology; include identifying how to educate the public on the rich archaeological history in Hamilton

- work with the Nations to find ways to educate the public
- will invite the Treaty Nations to participate in review/updating of the Archaeology Management Plan in the medium term

Identify/create ways to support Indigenous artists

- established an informal list of Indigenous artists for small art call projects
- invite local Indigenous artists to participate in municipally hosted events

Commission public art in a prominent location that honours mutual respect and the spirit of reconciliation

Beyond the UIS, Staff are supporting all levels of leadership across departments, advising them in their reconciliation journey on initiatives including but not limited to, infrastructure development, planning files, policy creation and strategic plans.

Municipal scan of Truth and Reconciliation best practices as of December 2024

The Indigenous Relations team communicated and/or met with eight (8) municipalities¹ to discuss their experiences when it comes to reconciliation actions. The question posed was, what are five best successes that they have had with reconciliation work, and what are three limitations/challenges? A few notable success stories are:

- Creating a consistent approach to meeting the requirements of Duty to Consult by centralizing, educating, and streamlining the Indigenous Relations Office engagement and consultation practices (including establishing the amount of compensation to First Nations and communities) so that there is consistency between all departments who consult.
- Ensuring that the perspectives of Indigenous people are reflected in the stories, historical markers, and place names around the cities.
- Establishing a new alternative approach for Indigenous people in terms of health, prevention, and well-being. This includes alternatives to police enforcement, the creation of a community-based, client-informed, and trauma-informed response to non-emergency crisis calls and wellness checks.
- Creating a Task Force specifically focused on implementing the principles of the United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP).
- Hiring employees specifically tasked to work on Memorandums Of Understanding (MOUs) with surrounding First Nations as well as establishing municipal service agreements with emergency services on First Nations.

When having these discussions with other municipalities, there were a few common challenges that many of these cities face with Indigenous relations/Reconciliation work. A few of those shared challenges are:

- Decision-Making/Complex Structures. In some instances, organizational structure limits the amount/level of authority to effect corporate or policy changes.
- Gathering Spaces. Lack of a land-base or gathering space where the Urban Indigenous community and Indigenous people overall feel that they can use and feel culturally safe in.
- Funding. A lot of work being done by Indigenous Relations offices can be highly dynamic, and touch on the work of many other departments. There was a common theme at times of lacking in operating costs to complete projects, and/or having enough staff to complete all the work that needs to be done.

¹ Staff reached out to the Federation of Canadian Municipalities twice, however, did not receive a response.

EXAMPLES OF SUCCESSES FROM OTHER MUNICIPALITIES

City of Toronto:

- Opened [The Spirit Garden](#), City of Toronto’s Monument for Residential School Survivors as part of Call to Action #82 of the Truth and Reconciliation Commission (TRC), on September 30, 2024. Co-developed with the Economic Development and Culture division and Council Fire (a Toronto service organization), it was created as a prominent and highly visible space featuring diverse programming, teachings, ceremonies, and gatherings to share the cultural traditions of the Original Peoples.
- Veterinarian Services have partnered with corporate sponsors to cut costs for local Indigenous people who need support in covering costly vet bills. Animal services has also built relationships with local Indigenous leaders, as deceased animals that are brought into their clinic are given ceremony to help them on their way to the spirit world.
- The [Capacity-building for Grassroots & Collectives Grant program](#) administered by the Indigenous Affairs Office, Environment and Climate’s [Indigenous Climate Action Grant program](#), and Economic Development and Culture’s [Indigenous Arts Partnership Grant program](#) collectively gave over \$1 million in grants (2023) to artists, earth workers, independent film makers, language carriers etc., to support cultural revitalization within urban Indigenous people and groups in Toronto.
- [Toronto Community Crisis Service](#) is a new approach to responding to someone in crisis that focuses on health, prevention, and wellbeing. Using a non-police-led, community-based, client centered, trauma-informed response to non-emergency crisis calls and wellness checks, Kamaamwizme wii Naagidiwendiiying – “Coming together to (heal or look after or take care of) each other”, the Indigenous led Crisis Response Pilot is operated by 2-Spirited People of the 1st Nations in partnership with ENAGB and PQWCHC (Indigenous service organizations in Toronto).

City of Mississauga:

- Continued relationship between the City and the Mississaugas of the Credit First Nation (MCFN), as well as the development and growth of relationships with the Huron-Wendat Nation, the Six Nations of the Grand River and the Haudenosaunee Confederacy. Strongest ties were noted as being with MCFN but City officials expressed their efforts to foster a relationship with all the Treaty and territory partners, striving to live up to the treaties and treat each other as friends and collaborators on important work that is shared.
- Work with Indigenous Nations and communities in a manner which is Indigenous led, most evident in cultural offerings such as official marking of [National Indigenous Peoples Day](#), [Orange Shirt Day/National Day of Truth and Reconciliation](#), growing Indigenous art across the City and Indigenous-focused program offerings such as Truth and Reconciliation programming offered at Museums. City staff reported that the goal is that nothing about Indigenous Peoples is done without involvement of Indigenous Peoples.
- Also recently completed a [City-wide asset naming strategy and policy](#) which

involved a high-level consultation and resulted in a meaningful level of Indigenous inclusion in how the City will be shaped and named, moving forward.

- Consistent approach to meeting legal and regulatory requirements of Duty to Consult by centralizing, educating, and streamlining the engagement and consultation practices. Indigenous Relations advises and guides other teams in the engagement process and are present for the high-profile or high-risk projects (as support only). Some success with introducing considerations such as 'consultation is a risk management process' to help align the requirements into more standard municipal thinking. The result has been a marked reduction in challenges to projects, allowing the City to continue much needed infrastructure and development, while also fostering relationships with Indigenous communities.

City of Edmonton:

- Large team in Edmonton's [Indigenous Relations Office](#). Reported that the Urban Indigenous relationship is good and work includes consulting with 32 Nations and some positions specifically deal with MOUs with First Nations, such as Municipal service [agreements with Enoch First Nation](#) (this includes fire services and water services).
- Developed a [Missing and Murdered Indigenous Relatives action plan](#), actions under which include:
 - podcast has been developed to raise awareness about the issue;
 - million dollars in operating funds; and
 - establishing city park space specifically for 2 spirit ceremonies.
- Advocating for provincial funding.

City of Vancouver:

- Reported successful relationships with local First Nations - lots of collaboration but also reciprocal financial agreements for consulting work, some [consultants from First Nations will be paid](#) \$250 an hour for reviewing and providing input on archaeological assessments, reports, etc.
- Established an [UNDRIP task force](#) that is specifically tasked with fulfilling its UNDRIP Action Plan.
- Spread the work amongst other departments so that the Indigenous Affairs Office (IAO) are not the only employees doing this type of work; a core team of 4-5 people with up to 20 as a manager or liaison of Indigenous affairs in other areas including Engineering and Facilities.
- Clarifying what is out of scope of the Indigenous Affairs Office including booking speakers for other departments; information is provided for the organization to do it themselves (e.g. a guide on payment for Indigenous speakers).
- Great recreation programs for Indigenous kids, adults, and seniors such as: cedar weaving, beading, regalia making, swim and fitness class discounts - half price for Indigenous children, and museums are free for Indigenous people.

Town of Caledon:

- Caledon established a [Memorandum of Understanding](#) with MCFN.
- Putting a document together to show [best practices for staff engagement in building meaningful relationships and engaging with Indigenous peoples](#).
- Working with library to create events to offer learning for the public.

Region of Halton:

- Short videos have been created to show what the Indigenous Relations staff do and share experiences [working with Indigenous nations/community](#), can be used for training and learning purposes.
- Instituted Mandatory training for staff on Indigenous cultural capacity.

City of Winnipeg:

- Implementing the "[Reconciling our History](#)" policy, which seeks to ensure that the perspectives of Indigenous people are reflected in the stories, historical markers, and place names around Winnipeg.
- [Renaming Bishop Grandin road/trail assets](#) to Indigenous names: "Aninojii Mikanah", "Awasisak Meskanow", and "Taapweewin Way".
- Indigenous Relations Division (IRD) became a member of the Giganawenimaanaanig (formerly the MMIWG2S+ Implementation Advisory Committee), which translates to "we all take care of them." Through advice and guidance from this committee, families and survivors, IRD developed and implemented a now mandatory [Building Cultural Competency - Vehicle for Hire Training](#) (over 300 drivers have already completed) and is adapting the training for all City of Winnipeg employees.

City of Montreal:

- City of Montreal does [consult with Indigenous communities](#) on environmental and archaeological projects - especially with Kahnawake.
- Adopted a [Reconciliation Strategy for 2020-2025](#) which outlines their commitments to advancing truth and reconciliation.

EXAMPLES OF CHALLENGES FROM OTHER MUNICIPALITIES

- How Reconciliation fits into the larger municipal framework, acknowledging it as a requirement and not just a "nice to have".
- Identified needs for additional support provided by AMO or FCM for education and training before Province or Federal government delegates more responsibilities down to municipalities.
- Implementing Indigenous cultural capacity training for all staff in a large municipality can have operational and implementation challenges.
- Need for a land/gathering space in the city that supports the space needs for Indigenous people, as well as land and water activities. This requires

interdivisional collaboration within the organization, elected officials, and possibly further consultation with Province and/or Federal government.

- Create more opportunities for Indigenous individuals to receive adequate housing.
- Responding to the challenges of increasing rates of poverty for Indigenous residents and creating appropriate urban response strategies.
- Building relationships with Indigenous communities to increase civic participation and co-develop City-wide projects, especially as the City moves to prioritize Indigenous people’s perspectives/needs in projects.
- More public education on issues surrounding Indigenous people, especially to counter misinformation and general ignorance. Reconciliation will always be limited in Canada unless the majority of non-Indigenous people support it.
- The national Missing and Murdered Indigenous Women, Girls and Two Spirit Peoples crisis still remains a major issue that needs more attention.
- Social and systemic racism are still very large topics of concern.
- Insufficient capacity of the Indigenous Relations team to address requests from other departments and carryout work with the communities.
- Sometimes organizational structure or processes hinder timely approval or adequate support.
- Not having an overarching strategy specifically for Indigenous-related and reconciliation work.

The Duty to Consult and the Urban Indigenous Strategy¹

The Duty to Consult and Federal, Provincial, Municipal Actors

The duty to consult and, where required, accommodate is a part of a process of fair dealing and reconciliation. The courts have confirmed that reconciliation, in this context, means the ongoing process of reconciling pre-existing Indigenous rights and title to the lands and resources with asserted Crown sovereignty.

The duty to consult and accommodate is a legal duty, grounded in the honour of the Crown. It is triggered in circumstances where: 1) the Crown has knowledge, real or constructive, of a potential Aboriginal or treaty right and 2) contemplates conduct that might adversely affect that right.

The “Crown” includes federal, provincial, and territorial governments. Third parties, like companies or industry, do not independently owe a duty to consult, but may be delegated certain procedural aspects of the duty (e.g., providing information about a project, holding meetings, gathering concerns, etc.). The Ontario Government has previously said that municipalities may owe a duty to consult in certain circumstances.

What is ultimately required in order to fulfill the duty to consult (and, where required, accommodate) varies with the circumstances. The key question in all situations is what is required to maintain the honour of the Crown and to effect reconciliation between the Crown and Aboriginal peoples with respect to the interests at stake.

The Urban Indigenous Strategy and Advancing Reconciliation

As outlined above, consultation is a part of the ongoing process of reconciliation between Indigenous and non-Indigenous peoples and governments. While fulfilling the legal duty is one way to advance this goal, other avenues, including those developed directly with Indigenous peoples and outside formal legal processes, can also be an important way to advance reconciliation and maintain positive, ongoing relationships.

The Urban Indigenous Strategy (UIS) can be seen as one of these other avenues that is aimed at advancing reconciliation between the City and urban Indigenous residents and partners. It is uniquely tailored to the needs, priorities, and circumstances of Indigenous and non-Indigenous residents, as well as the City’s statutory authority, plans, and powers. For example, UIS Action #16 - “Raise local Indigenous flags permanently at City Hall” is specific to the City’s infrastructure and authority rather than something that would engage Federal or Provincial plans or powers.

In addition, some of the UIS Actions also are closely linked to recommendations made to all governments for how to advance reconciliation with Indigenous peoples. For example, UIS Action #1 includes to “Develop guidance and policy tools for senior leaders and staff about the United Nations Declaration on the Rights of Indigenous

¹ This summary should not be considered legal advice or relied upon as such. It is provided as a brief overview of these topics only and is not intended to answer whether there is a duty to consult or accommodate over any particular decision, action, or initiative, including those related to the Urban Indigenous Strategy.

Peoples” (UNDRIP). This aligns with the Truth and Reconciliation Commission, which called on all governments—Federal, Provincial, Territorial, and Municipal—to adopt UNDRIP as the framework for reconciliation.²

While other areas of the UIS do relate more to topics that have engaged duty to consult responsibilities (e.g., UIS Action #19 about improving work with First Nations on archaeology assessments), the UIS adopts a forward looking approach that aims to “improve” or “increase” opportunities for working together. In this way, it avoids one of the criticisms of the duty to consult, which is often viewed as only focused on minimizing impacts rather than restoring or advancing positive, holistic relationships.

Both the legal duty to consult and the UIS Actions can have important roles to play in advancing reconciliation with Indigenous peoples and partners in the City.

² Truth and Reconciliation Commission of Canada, Calls to Action, Call #43, available at: https://ehprnh2mwo3.exactdn.com/wp-content/uploads/2021/01/Calls_to_Action_English2.pdf.



City of Hamilton Report for Information

To: Mayor and Members
General Issues Committee

Date: **April 30, 2025**

Report No: CM25002

Subject/Title: United States (U.S.) Initiated Tariff-Related Activities
– Status Update & City of Hamilton Response

Ward(s) Affected: (City Wide)

Recommendations

- 1) That Report CM25002 respecting United States (U.S.) Initiated Tariff-Related Activities – Status Update & City of Hamilton Response **BE RECEIVED** for information.

Key Facts

- Economic policies, including tariffs, actions and commentary by the United States (U.S.) Administration, have negatively impacted the Hamilton economy. These impacts vary between those directly affected within the broader City of Hamilton (City) community, City operations and Hamilton's business sectors, specifically the industrial sector and related workforces, given their vulnerability.
- The full impact of these tariff-related activities remains unknown due to the evolving nature of the situation. Report CM25002 provides a status update of activities to date and actions initiated by the City current to April 17, 2025.
- In Canada, trade regulation, including international trade, falls under the Federal government's jurisdiction. The City of Hamilton must align its response to U.S. tariff-related activities with Federal and Provincial trade laws and directions, while also advocating for financial supports to protect local businesses, workers, and residents.
- Upon U.S. threats of tariff-related activities, the City's Economic Development team rapidly engaged with Hamilton's business sector, with an intentional focus on the industrial sector, given their heightened vulnerability. Ongoing two-way communications will continue through multiple channels to ensure businesses

have access to timely information and can share emerging impacts and business needs.

- Council approved Report [FCS25015](#) in response to U.S. initiated tariff-related activities as it relates to City procurement and resilience. It directed that the Mayor, on behalf of Hamilton City Council, confirm with Premiere Doug Ford and the Provincial Government that the Municipality of the City of Hamilton should follow the premiere's direction to amend our procurement policy to ban all U.S. companies from City of Hamilton municipal contracts. Staff continue to work towards actioning the recommendations and will report back with updates in Q2 2025.
- Council directed staff to explore opportunities to enhance support for growth in the City of Hamilton through a review of growth funding tools and developer incentives, reporting back to the Audit, Finance & Administration Committee.
- Recommendation reports will be brought forward to Council for any items requiring input or decision-making.

Financial Considerations

The financial impact of U.S.-initiated tariff is uncertain due to the continuously changing landscape.

The City is currently managing the response within existing budgets, with Economic Development and Procurement being the most affected services. Over time, all City services are expected to feel the impact. Rising equipment, supplies, and material costs, along with potential supply chain disruptions and contract issues, may delay service delivery, projects and construction timelines.

As U.S. economic policies continue to develop, the City's Government Relations and Finance teams are monitoring new federal and provincial programs, especially those related to stimulus packages or funding for municipalities, economic sectors, and the community. Internally, Government Relations will continue to engage with all City Departments to assess impacts on services, and Finance will ensure that all available municipal tools to mitigate impacts are explored and applied as needed.

Background

Canada and the United States share a deeply integrated economic relationship, with trade between the two nations reaching over \$950 billion annually, supporting millions of jobs. Recent threats of changes to U.S. economic policies and the implementation of U.S. tariffs, including 25% on Canadian exports and 10% on energy products, pose a serious threat to Canada's economy, with estimates of a 0.5% to 5% decline in Canada's gross domestic product (GDP), depending on the severity of the tariffs and Canada's response. Appendix "A" to Report CM25002 provides a timeline of U.S. initiated tariff related activities.

Ontario is home to over half of Canada's primary metal manufacturing jobs, with more than a quarter of all steel product manufacturing workers based in the Hamilton region.

The impact of tariffs on local businesses, workers, and residents in Ontario - particularly in Hamilton due to its strong steel and manufacturing basis - could be significant, potentially leading to reduced employment. Research suggests that for every steel industry job lost, up to six additional jobs could be lost elsewhere in the economy. The ripple effects may also include higher prices and lower investor confidence.

Modelling from the Conference Board of Canada and Bank of Canada projects a GDP loss of \$1.1 billion for Hamilton. Given the city's reliance on steel exports, the actual losses may well exceed this preliminary estimate.

In 2018, Hamilton's steel and aluminium industry faced similar U.S. tariffs. Canada witnessed steel exports decrease nearly 40 per cent and aluminium by more than 50 per cent. While exports later recovered, the city cannot rely on the hope of achieving the same long-term outcomes while allowing our local workers and communities to endure hardship in the present.

Tariff impacts are also expected to strain Hamilton's social services sector. Rising costs and employment instability in the steel and aluminium industry will add pressure on food banks, income support programs, mental health services, rent and utility emergency banks, housing, and employment services. The intensity of the impacts on these services will grow proportionality with the length of time that tariffs remain in place.

The Ontario Works program may see a modest immediate rise in caseloads as the labour market tightens and entry level positions become more difficult to attain. Many laid-off workers would initially rely on income supports through Employment Insurance, turning to Ontario Works once those benefits are exhausted.

Tariffs could also impact the development of much needed affordable housing, due to rising construction costs.

Municipal tools to address these issues are limited. Trade regulation and provision of employment insurance is primarily under the Federal government's responsibility. The Federal government, along with provinces and territories, are exploring ways to use the Canadian Free Trade Agreement (CFTA) to promote economic growth and support trade within Canada to counteract the impact of U.S. tariffs. A coordinated Team Canada approach to respond to U.S. tariffs has also been developed and implemented by the current Federal government, with next steps to be determined by the incoming Federal government.

Prior to the Federal election, the Federal government took steps such as reviewing trade agreements, implementing countermeasures and introduced temporary reforms to the employment insurance program. Provinces and territories, which control liquor sales and natural resources, have removed U.S. liquor products and have options regarding energy and electricity exports. All levels of government are collaborating to find ways to use procurement, capital spending, and other programs to support local and Canadian businesses.

Any actions taken by the City must comply with federal and provincial trade laws.

Appendix “B” to Report CM25002, outlines tariff-related countermeasures taken to date, in addition to supports for businesses, workers and municipalities that have been introduced by Federal and Provincial governments.

Analysis

Municipalities have limited tools to respond directly to in U.S. economic policy shifts; however, there are some targeted actions municipalities can take to support the Team Canada response. Appendix “C” to Report CM25002 provides a high-level snapshot summary of what some other Ontario municipalities are doing. Most actions being taken across municipalities, outside of supporting local business sectors and advocacy to other levels of government, are focused on amending procurement by-laws, consistent with actions already underway in Hamilton.

City of Hamilton Actions

Actions being taken by the City, alongside its partners in municipal government include:

- **Advocacy Efforts:** Working with the Federation of Canadian Municipalities (FCM), the Association of Municipalities of Ontario (AMO), the Big City Mayor’s Caucus (BCMC), and the Ontario Big City Mayors Caucus (OBCM) tariff sub-committee to ensure Hamilton’s concerns remain a priority and are front and centre in national advocacy efforts.
- **Direct Engagement with U.S. Policymakers:** The Mayor recently travelled to Washington, D.C. to participate in the Great Lakes and St. Lawrence Cities Initiative’s annual Great Lakes Day, where she reinforced the need for fair trade policies that protect Hamilton jobs.
- **Inter-Municipal Collaboration:** Partnering with various municipal partners, such as the Regional & Single Tier CAO (RSTCAO), Economic Development departments, and Municipal Purchasing groups to share best practices, coordinate responses, and explore strategic opportunities to collectively advocate and mitigate the impact of these trade challenges.

Similar to other municipalities, the City of Hamilton proactively evaluated the local implications of tariffs on City operations, key economic sectors, and the broader community. Staff continue to work closely with federal and provincial governments and other partners to address the effects of recent U.S. economic policies on local businesses and residents. Advocacy efforts are on-going and will be employed through various channels as long as tariff-related actions threats persist. As new information emerges, particularly around procurement and economic development, updates will be provided to Council, ensuring all actions align with the direction and priorities of the Mayor and Council.

Economic Development

In response to tariff-related activities, the City’s Economic Development Division has been leading a collaborative and harmonized response that is focused on communication, gathering, and leveraging data and supporting business retention. By

focusing efforts through these three distinct but related lenses, staff are working to ensure that the City is listening to business needs, providing access to information and resources, learning about and understanding the impacts of U.S. economic policies on local businesses and promoting and supporting opportunities for business leaders to jointly define pressure points and strategies for advocacy.

One of the key strategies being used to gather information and support our local economy is to host the Mayor's Roundtable on Trade and Tariffs. To date, the City has held two Mayor's Roundtable on Trade and Tariffs meetings, with a third scheduled for May 13, 2025. The ongoing importance of these key industry and business sector engagement opportunities supports the gathering of insights on impacts to our local economy and assists in the development of our government relations and advocacy strategy for the Mayor and members of Council to use in discussions with senior levels of government.

Economic Development Staff are also engaging with municipal partners across the Greater Toronto Area, in addition to being part of proactive discussions with the Consider Canada Cities Alliance, a foreign direct investment collaboration representing Canada's major municipalities and regions, Global Affairs Canada, and the Federal Trade Commissioner Services. These discussions are working to identify opportunities for collaboration and knowledge sharing. Although these collaborations are in their infancy, it is anticipated that these collaborative partnerships and information sharing discussions will continue to grow and evolve as mindsets shift from being competitors to being partners, in alignment with the Team Canada response to tariff related activities. Hamilton's Economic Development team is also using these discussions as an opportunity to inform local tariff related activities on best practices, ensuring our local businesses have the best supports and information possible.

Efforts have also been ramped up by Tourism Hamilton to support our local businesses during these challenging times. By showcasing events, businesses and natural attractions, staff are focused on encouraging residents and visitors to think differently about Hamilton by exploring all that Hamilton has to offer. Opportunities to amplify buy local and promote Hamilton as a destination for visitors include:

- Using support local verbiage across all tourism channels
- Creating itinerary-based social media posts that include activities and restaurants and encourage overnight stays.
- Promoting neighbourhoods and local events
- Collaborating more closely with local partners to expand reach.

Similar to other actions being taken across the City, Economic Development and Tourism supports will continue to be made available to respond to tariff related activities as long as tariff related actions are a threat to our community and beyond to support recovery as required.

Appendix "D" to Report CM25002 provides a more detailed overview of all actions being taken in response to U.S. tariff-related activities to support our local business sector.

Procurement

According to the Association of Municipalities of Ontario (AMO), Ontario's municipalities spend over \$22 billion annually procuring goods and services. Appendix "E" to Report CM25002 provides a snapshot on lessons learned by AMO based on a survey conducted of municipalities to understand what challenges may arise from a total ban on the procurement of U.S. goods and services. City Procurement staff continue to look at how to effectively integrate and position procurement processes to build in the priority of sourcing from local and Canadian companies, where feasible and possible, while actioning approved recommendations of Report FCS25015 (Appendix "F" to Report CM25002). In addition, internal actions being led by Procurement staff include:

- Convened a working group of City Departments and Legal Services to work collaboratively through:
 - new definitions for terms such as Canadian supplier, US supplier, non-US supplier, along with the provisions under those definitions
 - any further proposed changes to procurement policies and related mechanisms to support buy local, buy Canadian approach.
 - Identifying alternative suppliers for goods sourced from the U.S.
- Facilitating training for staff on:
 - applicable trade agreements to support understanding of what is allowable from a sourcing aspect (i.e. when can you buy from Canadian only suppliers and when you cannot)
 - education plan to assist in understanding procurement changes.
- Incorporate Supports for Vendors:
 - develop support documents to assist in understanding any procurement changes.
 - develop clear language for inclusion in procurement documents pertaining to changes in procurement policies and procedures.
 - development of a bidder attestation form, to gather information from vendors with which to base evaluations on, and to assist in determining if a bidder is a US supplier.
- Partnerships with other Municipalities:
- Procurement will continue to work with other municipalities to look for similar goods to pool resources and support sourcing of Canadian made goods.

Council at its meeting of March 5, 2025 directed staff to report back to GIC in Q2 2025 with additional recommendations for amendments to the City's Procurement Policies to integrate buy local and Canadian policies and any impacts the tariffs have or may have on the cost of City services and infrastructure projects, including mitigation options and/or financing strategies for Council's consideration.

Finance

Given the economic challenges faced by Hamilton's manufacturing and steel sectors, due to recent U.S. tariffs and changes in economic policies, the City is closely

monitoring the situation and its effects on the local economy and building industry. Staff are actively assessing the impact on local businesses and exploring mitigation measures, such as the deferral of property taxes, temporary tax relief through waiving penalty and interest charges, and potentially waiving administrative fees and interest on new payment arrangements with Alectra Utilities. In parallel, the City is strengthening partnerships with other municipalities and advocating to senior levels of government for meaningful, equitable funding that prioritizes outcomes versus optics. These actions align with financial supports implemented during the COVID-19 pandemic to support affected sectors.

Other options, such as amending the Development Charges (DC) By-law, are also being explored, in part due to the economic uncertainty related to trade and tariff policy shifts being created in the non-residential sector, but also to help stimulate development and construction activity in the residential sector, in alignment with other development-related process improvements.

In response to Council's direction at its meeting of April 16, 2025 (Appendix "G" to Report CM25002), staff will report back with options in Q2 2025.

Human Resources

Effective March 18, 2025, the City suspended all employee business travel to the United States. This includes travel for conferences, professional development, and other work-related purposes, including virtual options. This restriction will remain in effect until further notice and has been put in place by City Administration to minimize contributions to the American economy during this challenging time. Exceptions to this suspension will only be granted for tariff-related advocacy travel to the U.S. or for trade and economic development purposes. Details related to this restriction are outline in Appendix "H" to Report CM25002.

Communications

Given the fast-changing nature of the situation, the City must stay flexible and responsive in its communications. City Communications staff are ready to assist with internal and external communications when necessary.

It is recommended that communications focus on important updates, such as policy changes, Council decisions, or new City programs that directly address tariff impacts. The Communications team will ensure that key decisions and messages are widely communicated in a timely and accessible manner across multiple channels (e.g. website, media releases, social media), with links to the [Trade and Tariff Resource Hub](#), as appropriate. To ensure clarity to a variety of external audiences, including both residents and local businesses, all communication will be coordinated between the Mayor, the Mayor's Office, Council, Senior Leadership Team, and Communications staff.

Alternatives

Not applicable.

Relationship to Council Strategic Priorities

The 2022 - 2026 Council Priorities were developed to reflect Hamilton's most pressing needs and biggest opportunities and were defined in support of our vision to be the best place to raise a child and age successfully. Over time, as the impact of the economic policies being put in place by the current U.S. administration are realized, there is potential for far reaching negative impacts across our entire community and on the cost of City operations. These impacts would touch on staff's ability to deliver on the outcomes and measures of success under each of Council's Priorities:

- Sustainable Economic & Ecological Development
- Safe & Thriving Neighbourhoods
- Responsiveness & Transparency

Previous Reports Submitted

- [FCS25015 - General Issues Committee - February 26, 2025 / Council - March 05, 2025](#)

Consultation

City of Hamilton Senior Leadership Team and applicable staff leads:

- Chris Phillips, Director (Acting) Government Relations
- Angie Burden, General Manager, Community Services
- Lora Fontana, Executive Director, Human Resources
- Carlyle Khan, General Manager, Public Works
- Grace Mater, General Manager, Healthy & Safe Communities
- Steve Robichaud, General Manager (Acting), Planning & Economic Development
- Norm Schleeahn, Director Economic Development
- Cyrus Tehrani, Chief Information Officer, City Manager's Office
- Mike Zegarac, General Manager, Finance & Corporate Services
- Tina Iacoe, Director Procurement

Appendices and Schedules Attached

Appendix "A" to Report CM25002 - Timeline - U.S. Initiated Tariff Related Activities

Appendix "B" to Report CM25002 - Canadian Federal and Ontario Provincial Government Responses & Timeline to U.S. Initiated Tariff Related Activities

Appendix "C" to Report CM25002 - Summary of some Ontario Municipal Government Responses to U.S. Initiated Tariff Related Activities

Appendix "D" to Report CM25002 - City of Hamilton Response - Economic Development Actions

Appendix "E" to Report CM25002 - AMO Municipal Procurement Impacts of US Procurement Ban & Provincial Actions to Support Municipalities

Appendix "F" to Report CM25002 - City of Hamilton Response - Procurement

United States (U.S.) initiated Tariff Related Activities – Status Update & City Response

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Appendix “G” to Report CM25002 - City of Hamilton Response - Finance


Appendix “H” to Report CM25002 - City of Hamilton Response - Restrictions on U.S.
travel

Prepared by: Lisa Zinkewich, Manager, Corporate Initiatives



**Submitted and
recommended by:** Marnie Cluckie, City Manager
City Manager’s Office

Timeline – U.S. Initiated Tariff Related Activities (current to April 3, 2025)



Jan. 20, 2025

-  U.S. presidential memo, “America First Trade Policy,” suggests introduction of tariffs as means to address “unfair and unbalanced trade” and to support economic and national security interests. Memo also directs government departments to complete various studies by Apr. 1, 2025



Feb. 1, 2025

-  U.S. executive order imposes 25% tariff on products of Canada, except for energy products being subject to 10% tariff, effective Feb. 4, 2025
-  Canada order-in-council imposes countermeasure of 25% tariff on \$30 billion worth of “Phase 1” goods from the U.S. (e.g., orange juice, peanut butter, wine, spirits, beer, coffee, appliances, apparel, footwear, motorcycles, cosmetics, and certain pulp and paper products), effective Feb. 4, 2025, stating intention to keep them in place until U.S. tariffs against Canada cease


Feb. 3, 2025

-  U.S. executive order postpones Canadian tariff implementation date for 30 days (until Mar. 4, 2025)
-  Canada announces similar pause on tariff countermeasure


Feb. 10, 2025

-   U.S. proclamations announce 25% tariff on steel and aluminum goods from all countries effective Mar. 12, 2025, in the interest of national security. These targeted tariffs are expected to be cumulative with other tariff measures (i.e., those expected to commence Mar. 4, 2025)


Feb. 12, 2025

-  City Council directs staff to review current procurement policies on feasibility of integrating “Buy Local and Canadian” policies and position tendering and purchasing processes to build in the priority of sourcing steel and steel products from local companies first, and Canadian companies when necessary


Feb. 13, 2025

-  U.S. memo announces plans for reciprocal tariffs starting Apr. 2, 2025, on any country that implements tariffs/taxes on imports of U.S. goods


Feb. 21, 2025

-  U.S. memo imposes tariffs on countries that levy digital service taxes on U.S. technology companies (e.g., Google, Facebook, Apple, Amazon). Canada, alongside Britain, France, Italy, Spain, Turkey, India and Austria, have applicable digital service taxes




Feb. 26, 2025

-  City Council defers FCS25015 Strengthening Local Procurement and Resilience Amid U.S. Tariff Threats to Council Mar. 5, 2025


Mar. 3, 2025

-  U.S. executive order confirms 25% tariff on products of Canada (except for energy products, which will be subject to a 10% tariff), beginning Mar. 4, 2025



Mar. 4, 2025

-  U.S. tariffs against Canadian goods commence
-  Canadian countermeasure of 25% tariff on \$30 billion worth of "Phase 1" goods from the U.S. commences alongside public consultation process on possible introduction of tariffs against \$125 billion worth of "Phase 2" goods (e.g., passenger vehicles and trucks, steel and aluminum products, certain fruits and vegetables, aerospace products, beef, pork, dairy, recreational vehicles and recreational boats)
 - Public consultation process originally set for 21-days (until Mar. 24, 2025) but later extended until Apr. 2, 2025
-  Ontario announces: (1) ban on U.S. companies from bidding on Ontario procurement contracts (Ontario spends approx. \$30 billion annually on procurement), (2) removal of U.S. alcohol from LCBO, and (3) cancellation of \$100 million broadband internet contract with U.S. company, Starlink
 - *[Note: majority of other provincial and territorial governments have taken similar action to remove U.S. alcohol from liquor stores]*

Mar. 5, 2025

-  City Council approves, as amended, FCS25015 Strengthening Local Procurement and Resilience Amid U.S. Tariff Threats






Mar. 6, 2025

-  U.S. executive order provides an exemption to tariffs on Canadian goods compliant with the *Canada-United States-Mexico Agreement* (CUSMA) and decreases the tariff on non-originating potash to 10%, effective Mar. 7, 2025. There are reports that this measure is a pause until Apr. 2, 2025 (the expected date of the reciprocal tariffs); however, there is no end date in the executive order
 - Exemption applies to approx. 40% of Canadian goods exported to U.S., according to the New York Times, and was viewed as a response to complaints received from auto companies including Ford and General Motors
-  Canada announces a delay of the tariffs on Phase 2 goods until at least Apr. 2, 2025



Mar. 10, 2025

-  Ontario announces a 25% surcharge on electricity exported to U.S.





Mar. 11, 2025

-   U.S. announces tariff on Canadian steel and aluminum goods, set to take effect Mar. 12, 2025, will be 50% instead of 25% in response to Ontario surcharge on electricity exported to U.S. announced on Mar. 10, 2025
 -  In response, Ontario confirms it will no longer proceed with 25% surcharge on electricity exported to U.S. while awaiting outcome of bilateral negotiations scheduled for Mar. 13, 2025
 -   U.S. subsequently agrees to forego 50% tariff against Canadian steel and aluminum products while remaining committed to 25% tariff on steel and aluminum goods from all countries effective Mar. 12, 2025



Mar. 12, 2025

-   U.S. targeted tariff of 25% against steel and aluminum goods commences


Mar. 13, 2025

-   Canada commences 25% tariff on additional \$30 billion worth of U.S. goods (part of Phase 2 list), including \$12.6 billion of steel products, \$3 billion of aluminum products, and \$14.2 billion of other products including tools, computers and servers, display monitors, sport equipment, and cast-iron products
 - Additionally, Canada reconfirms intention to proceed with tariffs on additional \$100 billion worth of U.S. goods if U.S. goes ahead with Apr. 2nd reciprocal tariffs
-   Bilateral discussions occur (few details released)


Mar. 22, 2025

-   Canada launches public consultation process on possible introduction of tariffs on steel imports (consultation period expected to close Apr. 21, 2025)




Mar. 26, 2025

-  U.S. presidential proclamation and fact sheet states a 25% tariff on vehicle imports from Canada will commence Apr. 2, 2025. The tariff will be applied to imported passenger vehicles (sedans, SUVs, crossovers, minivans, cargo vans) and light trucks, as well as "key" automobile parts (engines, transmissions, powertrain parts, and electrical components)
 - Importers of automobiles under CUSMA will be given the opportunity to certify the value of U.S. content within the automobile so that the 25% tariff only applies to the value of non-U.S. content
 - Importers of CUSMA -compliant automobile parts will remain tariff-free until the Secretary of Commerce, in consultation with U.S. Customs and Border Protection, establishes a process to apply tariffs to their non-U.S. content


Apr. 1, 2025

-  U.S. departments report back to President as requested through Jan. 20, 2025, presidential memo


Apr. 2 and 3, 2025

-  U.S. announces commencement of reciprocal tariffs effective midnight (Apr. 3, 2025), which are largely targeted at other countries but include vehicle imports from Canada, as previously announced on Mar. 26, 2026.
 - Other previously instated tariffs against Canada remain in place and unchanged. This means CUSMA-compliant goods will continue to see a 0% tariff, non-CUSMA compliant goods as well as steel and aluminum will see a 25% tariff, and non-CUSMA compliant energy and potash will see a 10% tariff.
 - In announcing the reciprocal tariffs, the U.S. signaled that further tariffs may come, specifically for copper, semiconductor, lumber and pharmaceutical industries. President Trump’s speech also referenced unfair dairy industry practices in Canada.
-  On Apr. 3, 2025, Canada announces 25% countermeasure tariffs on U.S. automobiles imported into Canada that are not compliant with CUSMA. Canada confirms it will not commence similar countermeasure tariffs on automobile parts.
-  Conclusion of public consultation process on list of “Phase 2” U.S. goods (some of which are already subject to tariffs effective Mar. 13, 2025)


Apr. 9, 2025

-  U.S. announces a 90-day pause (until July) to the reciprocal tariffs enacted Apr. 3, 2025, for many countries around the world, shifting to a new minimum 10% tariff rate. Simultaneously, the U.S. increased tariffs on Chinese goods. There were no changes to tariffs on Canadian goods.



Apr. 15, 2025

-  Canada announces new supports for businesses affected by U.S. tariffs:
 - Remissions (reimbursement of tariffs incurred) for automakers. Funding will be performance-based and contingent on these automakers continuing to produce vehicles in Canada and on completing planned investments.
 - Remissions (reimbursement of tariffs incurred) for 6-months for goods imported from the U.S. that are used in Canadian manufacturing, processing and food and beverage packaging, and for those used to support public health, health care, public safety, and national security objectives. This support is time-limited to provide businesses and entities with time to adjust their supply chains and prioritize domestic sources of supply, if available.
 - The Government’s new Large Enterprise Tariff Loan Facility is now accepting applications. This program supports eligible large businesses — including those that contribute to Canada’s food security, energy security, economic security and national security — that are facing difficulties in accessing traditional sources of market financing by providing access to liquidity to help them sustain operations and return to financial stability. Companies will be required to make efforts to maintain jobs and sustain business activities in Canada.

April 16, 2025

-  Ontario introduces new legislation, “*Protect Ontario through Free Trade within Canada Act*” to support economic integration across Canada by unlocking free trade and labour mobility.

Expected Apr. 21, 2025

-   Conclusion of public consultation process on possible introduction of tariffs on steel imports


Canadian Federal and Ontario Provincial Government Responses & Timeline to U.S. Initiated Tariff Related Activities (current to April 3, 2025)

Tariff Countermeasures



Mar. 4, 2025:

-  Canada responds to U.S. tariffs by levying 25% tariff on \$30 billion worth of “Phase 1” goods from the U.S. (e.g., orange juice, peanut butter, wine, spirits, beer, coffee, appliances, apparel, footwear, motorcycles, cosmetics, and certain pulp and paper products)
-  Canada launches 21-day public consultation process (until Mar. 25, 2025) on possible introduction of tariffs against \$125 billion worth of “Phase 2” goods (e.g., passenger vehicles and trucks, steel and aluminum products, certain fruits and vegetables, aerospace products, beef, pork, dairy, recreational vehicles, and recreational boats)
 - Update: some Phase 2 goods become subject to import tariffs effective Mar. 13, 2025 (see *below*) and public consultation process extended until Apr. 2, 2025
-  Ontario announces a series of measures in response to U.S. tariffs, including:
 - Banning U.S. companies from bidding on Government of Ontario procurement contracts (Ontario spend approximately \$30 billion on procurement annually)
 - Removing U.S. alcohol from the LCBO
 - Cancelling \$100 million broadband contract with U.S. company, Starlink



Mar. 10 and 11, 2025

-  Ontario announces a 25% surcharge on electricity exported to U.S. (Mar. 10, 2025) which is subsequently paused while awaiting outcome of bilateral discussions agreed to by U.S. (Mar. 11, 2025)


Mar. 13, 2025:

-   After the U.S. imposed tariffs of 25% on Canadian steel and aluminum products, Canada imposed 25% reciprocal tariffs on a list of steel products worth \$12.6 billion and aluminum products worth \$3 billion, as well as additional imported U.S. goods worth \$14.2 billion, for a total of \$29.8 billion. The list of additional products affected by counter tariffs included tools, computers and servers, display monitors, sport equipment, and cast-iron products

Mar. 22, 2025

-   Canada launches public consultation process on possible introduction of tariffs on steel imports (consultation period expected to close Apr. 21, 2025)


Apr. 3, 2025

-  Canada announces 25% countermeasure tariffs on U.S. automobiles imported into Canada that are not compliant with CUSMA. Canada confirms it will not commence similar countermeasure tariffs on automobile parts


- Prime Minister Carney states, “every single dollar raised from those counter-tariffs, which could reach around \$8 billion before remission, will go directly to our auto workers and the companies affected by those tariffs”

Supports for Businesses


Mar. 4, 2025:

-  Ontario announces a ban on U.S. companies from bidding on Government of Ontario procurement contracts (Ontario spend approximately \$30 billion on procurement annually)


Mar. 7, 2025:

-  Canada announces enhanced supports for businesses that may be impacted by the tariffs and/or by economic uncertainty/turbulence by:
 - Launching the Trade Impact Program through Export Development Canada. Investment of \$5 billion over two years, starting 2025-2026, to help exporters reach new markets for Canadian products and help companies navigate the economic challenges imposed by the tariffs, including losses from non-payment, currency fluctuations, lack of access to cash flows, and barriers to expansion.
 - Making \$500 million in favourably priced loans available through the Business Development Bank of Canada to support impacted businesses in sectors directly targeted by tariffs, as well as companies in their supply chains. Businesses will also benefit from advisory services in areas such as financial management and market diversification.
 - Providing \$1 billion in new financing through Farm Credit Canada to reduce financial barriers for the Canadian agriculture and food industry. This lending offer will help address cash flow challenges so that businesses can adjust to a new operating environment and continue to supply the high-quality agricultural and food products that Canadians rely on.

Mar. 21, 2025


-  Canada announces series of supports for workers and businesses impacted by tariffs:
 - Deferral of GST/HST remittances and corporate income tax payments from Apr. 2 to Jun. 30, 2025;
 - Waiving of interest on GST/HST and T2 instalment and arrears payments that are required to be paid between April 2 and June 30, 2025; and,
 - Interest relief on existing GST/HST and T2 balances between Apr. 2 and Jun. 30, 2025.

Mar. 22, 2025


-  Canada announces changes to the AgriStability program to support the agriculture businesses impacted by tariffs. The proposed supports include increasing the compensation rate from 80% to 90% and doubling the current payment cap to \$6 million for the 2025 program year.

- To get money to producers faster, the Government of Canada has also provided provincial/territorial governments with the option to proactively enter into an agreement to issue interim payments at a higher payment rate and initiate Targeted Advance Payments in the event of tariffs. In provinces and territories that adopt these enhancements, it would mean producers enrolled in AgriStability will be eligible to apply for an interim payment up to 75% of their estimated final payment for the 2025 program year. Additionally, an administrator will be able to establish a Targeted Advance Payment for the 2025 program year, for example, where analysis shows that market disruptions have resulted in a sufficient loss to trigger AgriStability payments for a particular sector or region.

Apr. 7, 2025


-  Ontario announces the following actions to help keep workers employed and support businesses in navigating the economic turmoil:
 - deference of the following provincially administered taxes for six months (April 1, 2025, to October 1, 2025; aimed at 80,000 businesses and valued at approx. \$9 billion): Employer Health Tax, Insurance Premium Tax, Gasoline Tax, Fuel Tax, Mining Tax, Tobacco Tax, International Fuel Tax Agreement, Beer, Wine & Spirits Tax, the Retail Sales Tax on Insurance Contracts and Benefit Plans and the Race Tracks Tax; and,
 - issuing of \$2 billion rebate for safe employers through the Workplace Safety and Insurance Board (WSIB).

Expected:

-  As part of their reelection platform, the Ford government announced it will:
 - launch a \$5 billion “Protect Ontario Account” initiative: financial support programs that help large-scale industrial job creators address operational challenges, reshore supply chains, restructure and re-tool to find new customers and keep workers employed
 - leverage \$200 billion spent by the province on capital projects to prioritize Ontario steel and other provincial products for infrastructure projects
 - work to remove inter-provincial trade barriers
 - allocate \$50 million toward a new Ontario Together Trade Fund to support businesses that make near-term investments to service more interprovincial customers, develop new markets and re-shore critical supply chains
 - provide a six-month deferral of provincial business taxes


Supports for Municipal Governments

Expected:


-  As part of their reelection platform, the Ford government announced it will invest \$40 million in the Trade-Impacted Communities Program to support municipalities facing major economic disruption because of new tariffs. Projects funded through the program could address supply chain diversification, community economic development planning or market development activities

Supports for Workers


Mar. 7, 2025:

-  Canada announces temporary flexibilities to the Employment Insurance (EI) Work-Sharing Program to increase access and maximum agreement duration. The Work-Sharing Program provides EI benefits to employees who agree with their employer to work reduced hours due to a decrease in business activity beyond their employer's control. This helps employers retain experienced workers and avoid layoffs and helps workers maintain their employment and skills while supplementing the reduced wages with EI benefits.



Mar. 22, 2025:

-  Canada announces its intention to introduce additional temporary measures to the Employment Insurance (EI) program:
 - Artificially boosting the regional unemployment rates used to determine access to and duration of EI benefits. The rate will be boosted by one percentage point in all EI regions, with no region seeing an unemployment rate of less than 7.1%. This temporary measure will reduce the hours required to qualify for regular benefits to no higher than 630 hours and increase the weeks of entitlement by up to four additional weeks. This measure will be in effect for three months.
 - Allowing claimants to receive EI benefits sooner by suspending the rules around treatment of severance, vacation, and other monies upon separation so that they do not need to be used up before receiving EI benefits. This measure will be in effect for six months.
 - Waiving the waiting period so that workers receive benefits for the first week of unemployment. All claimant types (regular, special, fishing) are eligible for this measure. This measure will be in effect for six months.

Expected:

-  As part of their reelection platform, the Ford government announced it will invest more in skills development and training programs

Other Actions

-  President Trump has claimed that tariffs on Canada and Mexico are required to combat the extraordinary threat to U.S. national security, including public health posed by "unchecked drug trafficking". In addition to countering the validity of this claim (less than 1% of the fentanyl and illegal crossings into the U.S. come from Canada), on February 3, 2025, the Prime Minister announced the creation of a Fentanyl Czar position to work with all levels of government, as well as with U.S. counterparts, to support Canada's work in stopping the production and trafficking of illegal fentanyl.
-  Premier Ford has launched an aggressive media campaign with U.S. media outlets to reach Americans directly and explain that tariffs hurt both countries.

Summary of some Ontario Municipal Government Responses to U.S. Initiated Tariff Related Activities

As municipalities are in the early stages of providing Council with options to respond to U.S. Initiated Tariff Related Activities, the actions outlined below are not a comprehensive list, but outline some opportunities that are available to and be pursued by municipalities.

GENERAL

- Several municipalities have launched Tariff Response Teams (e.g., Brampton, Lincoln, Oakville).
- Several municipalities have tariff response plans in development (e.g., Burlington, Region of Peel)

TORONTO

Mar. 19, 2025: On Mar. 17, 2025, Mayor Chow released their response plan, “*City of Toronto-United States Tariff Response: A Strategy to Protect Toronto Businesses, Workers and Residents*,” which will be considered by Council between Mar. 26 – 28, 2025. The report outlines short-term actions for the City to pursue over 30 days including:

- Supporting Canadian businesses through changes to the City’s procurement practices:
 - Only allowing Canadian companies to bid on new competitive procurement under approximately \$350,000 for goods and services and \$8.8 million for construction, in line with the Canada-EU Comprehensive Economic and Trade Agreement (CETA) and the terms to which the City is bound.
 - Favouring Canadian and non-American suppliers in competitive procurement.
 - Giving City staff the ability to make US-based suppliers ineligible to bid on competitive procurement when deemed in the best interest of the City.
 - Increasing procurement from Toronto and GTA suppliers. For example, the City’s Fleet Services Division is working with the Automotive Parts Manufacturers’ Association to identify local suppliers for key parts to service fleet vehicles, reducing a historic reliance on US-produced automotive parts.
 - Directing staff of City Divisions that rely heavily on U.S.-sourced supplies to develop alternative procurement strategies – in partnership with other municipalities where possible – and report back to the City Manager within 90 days.
 - Seeking to have the City’s agencies and corporations adopt similar policies where possible.
- Deferring property taxes for industrial properties to provide cashflow relief:
 - This initiative will allow eligible industrial property owners (i.e., those demonstrating significant financial hardship due to tariffs) to defer tax payments from June 1 to November 30, 2025, without incurring late fees or interest charges.
 - Estimated program cost of \$300,000 to \$750,000, offset against budgeted tax revenues.

- Launching a “Love Local” campaign to encourage residents and businesses to choose Canadian-made goods and services
- Providing dedicated supports and promotional efforts for Toronto’s manufacturing and industrial sector, including a “one-window concierge service” for Toronto businesses, intensifying business retention and expansion efforts with most at-risk businesses, and launching a promotional media campaign celebrating Toronto’s manufacturing sector
- Partnering with regional municipalities and the Province through Supply Ontario to reduce reliance on U.S.-based suppliers
- Expanding global markets for Toronto businesses through industry and export development partnerships
- Supporting technology adoption for businesses to increase competitiveness, including launching an AI Economic Development and Adoption Strategy
- Increasing procurement opportunities for Indigenous, Black and diverse suppliers and social enterprises by refining contract scopes, updating solicitation criteria, organizing supplier engagement events, and offering pre-bid meetings to convey City’s social procurement priorities to companies
- Helping businesses prepare for tariff and technological disruptions
- Directing City spending toward Canadian-owned and local businesses:
 - Limiting travel to U.S. to essential business travel only which will also require approval by the City Manager
 - Limiting low-value business and employee expenses from U.S.-owned retailers
 - Limiting employee use of U.S.-based ridesharing platforms where locally owned alternatives exist

The City will consider a company to be American if they are headquartered in the U.S. and at least 70% of their employees are in the U.S. at the time of bid submission. Subsidiaries of U.S. companies can be considered Canadian if they have a permanent office or production facility in Canada and at least 70% of the contracted work will be done by Canada-based employees.

The City also announced its intention to purchase 17 new pumper (fire) trucks from a Canadian company as one of its first steps in tariff response.

MISSISSAUGA

Mar. 5, 2025: Council approved several actions in response to U.S. economy policy, including:

- Amending the City’s procurement policy to prioritize Canadian and non-U.S. suppliers, especially for medium and high-value projects, and streamline the process to support more local, diverse, and smaller businesses:
 - City staff advancing Low Value Acquisitions (LVA) will be encouraged to buy “Made in Canada” products.
 - Medium Value Acquisitions (MVA) are done so invitationally by acquiring three quotes while High Value Acquisitions (HVA) require open competition bids. The City will increase dollar threshold amounts for both MVA and HVA

processes (construction and non-construction) to provide greater flexibility to contract with non-U.S. suppliers.

- Adjusting award methodology: If a U.S. bidder ranks the best but there is a Non-U.S. bidder within 20% of the U.S. price, the City will have the flexibility to award the contract to the Non-U.S. bidder.
- Launching a “Choose Canada” campaign encouraging residents and businesses to support the local economy by purchasing Canadian-made products and services
- Enhancing business support and outreach: the City will engage with local businesses to understand their needs and provide access to resources for navigating tariff disruptions, including market diversification support for those looking to enter new markets beyond the U.S.
- Advocating to senior levels of government for support for impacted businesses

The City will consider a company to be American if they conduct their activities on a permanent basis in the U.S. and employ more than 65% of its full-time employees inside the U.S. on the closing date of the bid request.

VAUGHAN

Mar. 4, 2025: Vaughan was the first municipality in Ontario to amend their procurement policy in response to U.S. economic policy:

- The dollar threshold amount for “Low Dollar Purchases” increased from \$5,000 to a maximum of \$25,000. Procurements that fall within this category are allowed to be advanced as a direct purchase from vendors after obtaining 1-3 quotes (i.e., competitive process not necessary) so there is more flexibility over what company is awarded a contract.
 - A benchmark analysis of neighbouring municipalities showed that this would bring Vaughan in alignment with York Region, City of Mississauga, City of Brampton, and City of Markham
- The dollar threshold amounts for “Low to Mid Value Procurements” (Construction and Non-Construction) increased temporarily. These procurements require a minimum of three bids with lowest compliant bidder being award the contract.
- For procurements valued at or above the revised “Low to Mid Value Procurements” dollar threshold amounts (“High Value Procurements”), the City is leveraging collaborative procurement organizations, and is exploring further the use of alternative evaluation methods to competitive procurements that would favour non-American vendors (e.g., providing non-U.S. bidders a scoring advantage).

The City will consider a company to be Canadian if:

- The work will be done by a workforce of which at least 80% is non-U.S. based
- They have an office or production facility in Canada; and/or,
- Help Canadian knowledge workers and talent obtain experience delivering projects. Companies and projects that help Canadian workers will:
 - Be led by a Canadian
 - Have at least one of either the project manager position and at least one of the two project executives based in Canada;

- Spend a minimum of 75% of project delivery expenses for services provided by Canadians or Canadian companies.

NEW MARKET

Mar. 17, 2025: Council approved a report recommending:

- Amending invitational and open bid threshold amounts in the Town’s procurement policy
- Exploring language that can be added to invitational and open bid procurement processes that would favour Canadian bidders (e.g., if highest rank bid is non-Canadian but there is a Canadian bidder that scored with 25%, contract can be awarded to the Canadian company)
- Town establishing criteria for what qualifies as “Made in Canada” so it can promote accordingly (to be done in partnership with GTA Procurement Group)
- Town establishing definitions for Canadian and U.S. suppliers (to be done in partnership with GTA Procurement Group)
- Applying “Choose Local” branding to economic development initiatives
- Relaunching “Business Assistance Concierge Program”

YORK REGION

Mar. 6, 2025: Report to Council states that staff are anticipating claims from suppliers to be reimbursed for tariff-related contract price increases for goods imported from the U.S. To ensure continuity of business, Council authorized the CAO to negotiate any tariff-related increases beyond the current 15% contingency threshold.

DURHAM REGION

Mar. 19, 2025: Report updated Council on actions underway in Durham Region in response to U.S. economic policy:

- Interdepartmental Tariff Response Working Group has been formed and meets weekly (chaired by CAO)
- Region chairs a working group of solicitors from the six Regional governments under a joint retainer with trade and procurement experts to advise and support changes to procurement
- Region is proceeding to amend procurement practices to ensure resilience by:
 - Focusing on Canadian suppliers to bid on invitational purchases
 - Reviewing bid document language for potential opportunities
 - Looking to capitalize on interprovincial trade opportunities and support local businesses
 - Identifying products and supplies required from U.S. markets and looking for alternate sources of supply
- With the expectation that U.S. tariffs and Canadian countermeasure tariffs will likely cause capital project costs to increase:
 - Commissioners will develop two 2026 budget submissions – regular and worst-case scenario
 - Finance staff are working with departments to determine priority capital or operating contracts (next 8-12 months) to determine if there is a need to defer or take other action before looking at full scale capital budget deferrals

- Region will host a webinar for local exporters to learn about diversification opportunities
- A tourism marketing and promotional campaign is in development to showcase local producers and service providers
- Region is working on a trade diversification initiative, to connect local exporters with senior government support programs to help them diversify trade internationally

ST. CATHARINES

Mar. 17, 2025: Council approved:

- Temporary “Canada-First” procurement policy, prioritizing Canadian-made goods and services in municipal purchasing. The new procurement policy is expected to remain in effect until trade conditions improve.
- Implementing a series of initiatives to support businesses navigating tariff-related challenges, including facilitating connections between local suppliers and buyers, offering business continuity resources, and participating in regional economic development efforts to attract investment.

WELLAND

Feb. 3, 2025: Mayor Frank Campion issued a Mayoral Directive under the Strong Mayor Powers of the *Municipal Act, 2001*, mandating the immediate development and implementation of a temporary procurement policy putting Canadian goods first.

In response to this direction, a City of Welland Temporary Procurement Policy Addendum draft was created and presented to members of Council at the Workshop dated February 11, 2025. This proposed Addendum, once approved, will be a companion to the City’s in place Purchasing Policy and By-Law 2024109.

OTTAWA

Feb. 4, 2025: City of Ottawa’s finance committee voted in favour of an emergency motion calling for:

- staff to prepare an update outlining the economic forecast and potential negative impacts of U.S. economic policy on the City;
- staff to present a plan to ensure the City’s procurement bylaws and processes are sufficiently flexible to support the purchase of local, Canadian and non-American goods and services, wherever possible;
- the Mayor to convene a meeting of local business leaders to develop an action plan to support and promote local products and businesses;
- the Mayor to work with the Mayor of Gatineau on a request to the other levels of government to eliminate interprovincial trade barriers;
- the City of Ottawa to collaborate with other levels of government and representative business and trade organizations in efforts to create local supply chains for products and services currently purchased from American companies; and,
- the City of Ottawa to examine only utilizing the banking and investment services of Canadian financial institutions.

WINDSOR

Apr. 14, 2025 (expected): City of Windsor will consider a motion to prioritize Canadian-made goods and services in its procurement process.

City of Hamilton Response – Economic Development Actions (current to April 3, 2025)

High-level actions that are being taken to directly support our economic sectors and local businesses are outlined below. Similar to other actions being taken across the City, Economic Development and Tourism supports will continue to be made available to respond to tariff related activities as long as tariff related actions are a threat to our community and beyond to support recovery as required.

Trade and Tariff Resource Hub

Economic Development launched the Trade and Tariff Resource Hub February 3, 2025 in response to threats of tariff related activities. This hub is a central resource for businesses navigating trade challenges (investinhamilton.ca/tariffs) and serves as a centralized location for the sharing of information including:

- Resources from the federal and provincial government;
- Third-party thought leadership on the impacts of tariffs;
- In-house research on the local labour market and job implications of tariffs; and
- Links to various resources and business ecosystem partners.

Economic Development Newsletter

The existing monthly Economic Development Newsletter ([all 2025 newsletters](#)), which is delivered monthly to a business focused audience of ~1000 recipients, to provide regular updates on tariff related activities.

Invest in Hamilton Week In Review Blog

The Hamilton Week in Review Blog ([all trade and tariff posts](#)) provides a chronological overview of the tariff landscape in addition to providing links to programs and resources. The Week of March 31 blog post included estimates of local job counts in vehicle parts manufacturing.

Economic Development LinkedIn

Provides Ad hoc messaging on tariff related information, as well as promoting Economic Development's day-to-day work to support not only business retention efforts, but economic growth & vitality on the [City's Economic Development LinkedIn account](#).

Corporate Calling Blitz

Following the initial 25% tariff announcement on February 1, 2025, increased outreach commenced amid the threat of tariffs. This has resulted in proactive dialogue with local businesses. Staff are for an additional Downtown corporate calling blitz in Q2-Q3. This is outside of the target of 100 corporate calls per year with established Hamilton businesses

Mayor's Roundtable on Trade and Tariffs

In collaboration with the Economic Development Division, the Mayor has convened two industry roundtables to hear firsthand the impacts that trade and tariff policies are having on local business operations. The first roundtable meeting took place on March

3rd, 2025 and brought together fifteen major employers in the manufacturing and food and beverage manufacturing sectors, ecosystem partners, as well as the Flamborough, Hamilton, and Stoney Creek Chambers of Commerce. A second roundtable meeting was held on March 24th, 2025 and assembled eighteen private sector employers in the agriculture and goods movement sectors. Once again, these businesses were accompanied by ecosystem partners and all three Hamilton Chambers of Commerce. The third roundtable meeting will focus on the development and construction industries and has been set for May 13th, 2025.

These roundtables were critical points of engagement that allowed the pillars of the local economy an opportunity to share major points of advocacy they hope the Mayor and Council will advocate on in discussions with senior levels of government. High-level insights from these events affirmed that:

- The application of tariffs, both globally and on key manufacturing industries such as steel, aluminium, and automotive/vehicle parts manufacturing, will negatively impact jobs and Hamilton’s economic outlook
- Tariff impacts will be felt unevenly across agriculture and goods movement businesses, with some being more impacted than others, with many local food growers reporting they are dependent upon free access to the United States market as domestic markets in Canada are already saturated and unable to accommodate additional supply
- Shipping and logistics companies, as well as companies operating out of the Port of Hamilton, are at risk from multiple trade policies, including tariffs as well as a potential reduction in Great Lakes marine traffic owing to US-proposed docking fees on Chinese-made ships
- A generally held sentiment that tariffs will have a negative impact on Hamilton’s labour force in goods movement and agriculture, with those workers being highly skilled and difficult to replace
- Import and export markets between Canada and the United States that had been balanced to this point, will become unbalanced amid short-term inventory hoarding – as a means of avoiding tariffs – and long-term price adjustments, which will create knock-on effects for Hamilton manufacturers.
- Local employers are looking to diversify trade partners beyond the United States market, with many looking to build stronger trade ties to Europe, Mexico, and the broader Indo-Pacific market; however, they also recognize this is a long-term transformation and that short-term economic hardship amid such a transformation will be inevitable
- Escalation of tariffs and counter tariffs have the potential to make some Hamilton-based businesses non-viable

In consideration of these realities, efforts are being undertaken that focus on relationship building between local companies and senior levels of government and economic development staff are actively supporting local businesses in their use of Canada’s Remission Request Program, a Federal program, introduced on March 14th, 2025, that considers tariff remission on Canadian applied tariffs where a company’s inputs cannot be sourced domestically. Economic Development will provide ongoing

promotion of this program, as well as expanding relationships between Hamilton's businesses and the Federal Trade Commissioner Service, as a necessary step in supporting local business through the challenge of tariffs and counter tariffs.

Industry Engagement

Direct consultations with steel and manufacturing executives are being undertaken through leveraging strategic partnerships with the Flamborough, Hamilton, and Stoney Creek Chambers of Commerce to create the Tariff Impact Questionnaire. The Questionnaire was identified as a priority project following staff's attendance at a knowledge sharing session hosted by the Economic Development Association of Canada on January 23, 2025. The final draft of the Questionnaire was approved by all project partners on February 14, 2025. The first tranche of results were released on March 31, 2025, through the Economic Development Newsletter ([March 2025 Invest In Hamilton Newsletter](#)). A second tranche of results, with a focus on manufacturing is expected to be released in April.

The Questionnaire found that:

- A plurality of respondents (27.6%) represented manufacturing enterprises
- Approximately 59.8% of respondents were "extremely concerned" about U.S. tariffs on Canadian goods and retaliatory tariffs
- Approximately 57.0% of respondents anticipated a significant impact on their operations; 27.1% expected a minor impact; 5.6% expected no impact with 10.3% unsure of the potential impact
- 33.5% of respondents anticipated impacts on their goods production; 22.8% of respondents expected impacts on their services production; 29.3% expected impacts on both their goods and services production
- The three most frequently expected impacts to tariffs among respondents were: reduced demand for products/services (64.6% of respondents), increased operating costs (61.8% of respondents), and supply chain disruptions (52.8% of respondents)
- The three most frequently cited actions that would support businesses during prolonged tariffs were: offering tax relief (58.6% of respondents), advocating to government bodies (47.7% of respondents), and negotiating trade agreements (47.1% of respondents). Notably, 40.2% of respondents also identified the provision of financial assistance as a desired support activity.

Municipal Procurement Impacts of US Procurement Ban

Ontario's municipalities spend over \$22 billion¹ annually procuring goods and services. AMO surveyed municipalities to understand what challenges may arise from a total ban on US procurement in favour of Canadian and Ontario based businesses. Based on municipal responses², we learned:

Procurement Sourcing

Most non-construction procurement³ comes from business with Canadian addresses.



98.6%

Canadian
Addresses



1.5%

American
Addresses



0.02%

Other
Addresses

Many companies are subsidiaries of US firms or integrated into the US market

Municipalities expressed a desire for standard definitions of Canadian and US goods to inform local policies

Reliance on US for Essential Goods and Services

Municipalities reported relying on US sources for goods and services where made-in-Canada options are not readily available including:



IT & Communications

- Data server storage
- E-voting services
- Software
- Emergency notification system



Emergency Services

- Fire response equipment
- Police firearms & tazers
- EMS equipment and medical supplies



Heavy Machinery & Vehicles

- Fire trucks
- Ambulances
- Snowplows
- Road graders
- Waste management equipment



Health and Safety

- Water treatment plant chemicals and equipment
- Long-term care supplies (e.g. nutrition for feeding tubes)

Impacts of US Procurement Ban

Municipalities reported concerns that a full ban on procurement of goods and services from the US may have unintended consequences including:

- Penalties and legal costs to cancel existing contracts
- Liability for disputes from inter-provincial or foreign suppliers under trade agreements (e.g. CETA, CFTA)
- Inability to obtain goods and services needed to deliver essential municipal services

Provincial Regulations

Municipalities noted that US procurement is needed to meet policy requirements set by the province including:

- Emergency services equipment standards
- *The Safe Drinking Water Act*
- Anticipated cyber security and digital trust regulations

Municipal Procurement

Provincial Actions to Support Municipalities

Municipalities are passing resolutions and reviewing local procurement policies in response to Premier Ford's call to join the province in banning US companies from procurement contracts. To support this work, it is important for the province to provide clarity on the scope and intent of this provincial ban.

Call for Provincial Action

Provincial-municipal collaboration is critical to ensure that restrictions for US vendors to municipal contracts do not materially impact the ability to deliver necessary services.

To support this collaboration, the province should clarify:

- The extent of municipal discretion in implementing a municipal procurement ban on US vendors
- How Canadian and US goods and services are defined
- Whether definitions of Canadian and Ontario businesses and requirements under the *Building Ontario Business Initiative Act* will be expanded to apply to municipalities
- How to ensure municipalities following provincial direction to proceed with buy-Canadian policies or US-prohibition policies are not liable for disputes under trade agreements
- That municipalities are not required to cancel existing contracts without ensuring made-in-Canada alternatives are available, and that municipalities are not liable for contract cancellation costs incurred to follow provincial direction
- Opportunities to support municipalities in identifying alternatives to US made goods as needed

Municipal Procurement Resolutions

Municipal councils across Ontario are passing resolutions on procurement and tariffs, calling on the province to:

- Remove barriers, and provide guidance on how to give preference to Canadian companies while adhering to requirements under trade agreements
- Remove interprovincial trade barriers to support Canadian companies and supply chains in delivering made-in-Canada options for municipal procurement
- Provide clarity and direction on the intent and scope of the call to ban US suppliers from municipal procurement

Notes on Data

- 1 – As reported in 2023 Financial Information Returns
- 2 – Responses represent 36% of the population of Ontario from regional, county single and lower-tier municipalities.
- 3 – Responses represent 35% of municipal non-construction procurement on goods and services

City of Hamilton Response – Procurement

The following motion (CARRIED by a vote of 15 to 0) was approved by Council March 5, 2025 in response to [Report FCS25015](#). Procurement staff continue to review options to respond to and strengthen local procurement and resilience amid U.S. tariff threats, with plans to bring forward a response report in Q2/2025.

8.1 FCS25015 Strengthening Local Procurement and Resilience Amid U.S. Tariff Threats (City Wide)

That Report FCS25025, dated February 26, 2025, respecting Strengthening Local Procurement and Resilience Amid U.S. Tariff Threats (City Wide), be received, and the following recommendations be approved:

- (a) That Council approve amendments to By-law No. 20-205, A By-law to Adopt and Maintain A Procurement Policy for the City of Hamilton to align with the Canadian Free Trade Agreement (CFTA) dollar thresholds, to allow for the expanded procurement of local and Canadian goods, services and/or construction. In particular:
 - (i) Section 4.5.2, Policy #5.2 Request for Quotations is amended to increase the upset dollar threshold from \$100,000 to \$133,800 for goods and/or services and from \$100,000 to \$334,400 for construction work;
 - (ii) Section 4.5.3., Policy #5.3 Request for Tenders is amended to increase the minimum dollar threshold from \$100,000 to \$133,800 for goods and/or services and from \$100,000 to \$334,400 for construction work;
 - (iii) Section 4.7, Policy #7 – Construction Contracts is amended to reflect the increase in the Request for Tenders minimum dollar threshold for construction from \$100,000 to \$334,400;
- (b) That staff report back to the General Issues Committee in Q2/2025 with additional recommendations for amendments to the City's Procurement Policies to integrate "Buy Local and Canadian" policies; and
- (c) That staff report back to General Issues Committee in Q2/2025 regarding any impacts the United States ("U.S.") government tariffs have or may have on the cost of City services and infrastructure projects and include any mitigation options and/or financing strategies for Council's consideration.

- (d) That the Mayor on behalf of Hamilton City Council confirm with Premiere Doug Ford and the Provincial Government that the Municipality of the City of Hamilton should follow the premiere's direction to amend our procurement policy to ban all U.S. companies from City of Hamilton municipal contracts.

City of Hamilton Response – Finance

The following motion (CARRIED by a vote of 13 to 0) was approved by Council April 16, 2025. Finance staff are in the process of preparing a report to Council for their direction.

Enhancing Support for Growth in the City of Hamilton: Review of Growth Funding Tools and Developer Incentives

- (a) That Finance staff be directed to report back to the May 1, 2025 Audit, Finance & Administration Committee on the following:
 - (i) A draft by-law with a financing strategy and accompanying background study providing staff recommendations for the City of Hamilton Development Charges By-Law 24-072 and/or 11-174 to support development through mechanisms such as:
 - Deferral of the collection of Development Charges from building permit to occupancy;
 - Deferral of the 2025 Development Charges indexing;
 - Exemption of Development Charges for 2- and 3-bedroom housing development units
 - Implementing a pause of the phase-out of the Downtown CIPA partial exemption;
 - Implementing a pause of the phase-out of the industrial rate reduction for non-manufacturing developments;
 - Extending the transition period by an additional 6 months to a total of 12 months;
 - (ii) An assessment of the risks associated with each amendment;
 - (iii) Estimated financial impacts associated with each amendment;
 - (iv) With updated residential and non-residential building starts forecasts based on the current market conditions and financial impacts to the City and the local economy associated with declining housing starts and associated lower expected levels of permit activity;
 - (v) Projected impact on Development Charge revenues and Community Benefits Charges municipal revenue for 2025 and 2026.
- (b) That Finance staff be directed to report back to the Audit, Finance & Administration Committee exploring the option to discontinue the City of Hamilton's Community Benefits Charges By-law 22-158 inclusive of an assessment of the required process, risks and financial impacts;
- (c) That the Mayor be requested to advocate to the Province for changes to the *Development Charges Act* to allow for a more streamlined process to make administrative changes to Development Charges By-laws to better respond to changing economic conditions; and
- (d) That staff be directed to report back through annual Housing secretariat reporting on outcomes.

City of Hamilton Response – Restrictions on U.S. Travel

Effective March 18, 2025, the City suspended all employee business travel to the United States (U.S.). This includes travel for conferences, professional development, and other work-related purposes. This restriction will remain in effect until further notice.

This suspension applies to employee business travel to the U.S. regardless of prior financial commitment or pre-approvals. It also extends to events providing virtual options, as our objective is to minimize contributions to the American economy during this challenging time.

Employees have been directed to cancel training and conferences already scheduled and paid for, as well as related travel arrangements such as flights, hotels, and rental vehicles. Every effort possible will be made to recover any fees and, where necessary, cancellation fees and other related costs, will be paid by the City.

Exceptions to this suspension will be granted only for tariff-related advocacy travel to the U.S. or for trade and economic development purposes, at the approval of General Manager's and the Executive Director of Human Resources. Business travel to destinations other than the U.S. remains permitted.

The implementation of this directive has no impact on professional designation requirements and is not in contravention of any City of Hamilton policy or City of Hamilton collective agreements. All provisions related to travel are at the discretion of the City of Hamilton and any professional development designations, including requirements around licenses and regulatory compliance, are only required to adhere to Province of Ontario accreditation standards.



**LIGHT RAIL TRANSIT SUB-COMMITTEE
MINUTES LRTC 25-002**

1:30 p.m.

April 11, 2025

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

Present: Councillors N. Nann (Chair), C. Kroetsch (Vice Chair), C. Cassar, M. Francis (virtually) and T. Hwang

Absent with

Regrets: Mayor A. Horwath – City Business
Councillors J.P. Danko and M. Wilson – Personal

1. CALL TO ORDER

Committee Chair Nann called the meeting to order at 1:30 p.m.

2. CEREMONIAL ACTIVITIES

There were no Ceremonial Activities.

3. APPROVAL OF THE AGENDA

(Hwang/Kroetsch)

That the agenda for the April 11, 2025, Light Rail Transit Sub-Committee be approved, as presented.

CARRIED

4. DECLARATIONS OF INTEREST

There were no Declarations of Interest.

5. APPROVAL OF MINUTES OF PREVIOUS MEETING

5.1 February 20, 2025

(Cassar/Kroetsch)

That the Minutes of the February 20, 2025, meeting of the Light Rail Transit Sub-Committee be adopted, as presented.

CARRIED

7. ITEMS FOR INFORMATION

7.1 PED25111

Hamilton Light Rail Transit Municipal Betterment Process

Abdul Shaikh, Director - LRT Project Office, addressed Committee respecting the Hamilton Light Rail Transit Municipal Betterment Process, with the aid of a PowerPoint presentation.

(Cassar/Kroetsch)

- (a) That the presentation from Abdul Shaikh, Director – LRT Project Office, respecting Hamilton Light Rail Transit Municipal Betterment Process, be received; and
- (b) That Report PED2511, dated April 11, 2025, respecting Hamilton Light Rail Transit Betterment Process, be received.

CARRIED

8. ITEMS FOR CONSIDERATION

8.1 PED24087(b)

Recruiting Additional Light Rail Transit Sub-Committee Advisors in Order to Facilitate Consideration of Climate Justice

Beatrice Ekwa Ekoko, Project Manager – Climate Change Initiatives, addressed Committee respecting Recruiting Additional Light Rail Transit Sub-Committee Advisors in Order to Facilitate Consideration of Climate Justice, with the aid of a PowerPoint presentation.

(Kroetsch/Hwang)

That Report PED24087(b), dated April 11, 2025, respecting Recruiting Additional Light Rail Transit Sub-Committee Advisors in Order to Facilitate Consideration of Climate Justice, and the accompanying presentation, be received, and the following recommendations approved:

- (a) That the Light Rail Transit (LRT) Sub-Committee's Terms of Reference be amended to include additional Non-Voting Community Advisors to ensure that the LRT Sub-Committee's composition reflects the community BE APPROVED as follows:

Membership

The membership of the LRT Sub-Committee shall consist of the Mayor and (7) Councillors (consisting of Councillors along the B-Line corridor as well as additional Councillors that represent various interests, i.e. a representative of the mountain and the rural/suburban wards). Other representatives of the community – key stakeholders, will be asked to attend as advisors to the sub-committee. These can include but are not

limited to (Chamber of Commerce, BIA's, HHHBA, institutional and business partners). ***Non-Voting Community Advisors that reflect the community from a climate justice point of view. These Advisors can include but are not limited to the Urban Indigenous community, Black community, women, gender diverse individuals, 2SLGBTQIA+, youth, seniors, newcomers/refugees, persons with disabilities, and low-income Hamiltonians.***

- (b) That staff BE DIRECTED to proceed with efforts to work with LRT Sub-Committee members to recruit up to six Non-Voting Community Advisors representing local organizations that offer support to frontline communities to the Light Rail Transit Sub-Committee and to establish a Working Group in future if deemed necessary.

Result: MOTION, CARRIED by a vote of 4-1, as follows:

Not Present - Mayor Andrea Horwath
Not Present - 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
Not Present - Ward 8 Councillor John Paul Danko
Yes - Ward 12 Councillor Craig Cassar

9. MOTIONS

There were no Motions.

10. NOTICE OF MOTIONS

There were no Notice of Motions.

11. ADJOURNMENT

There being no further business, the Light Rail Transit Sub-Committee was adjourned at 2:40 p.m.

Respectfully submitted,

Councillor Nrinder Nann
Chair, Light Rail Transit Sub-Committee

Carrie McIntosh
Legislative Coordinator
Office of the City Clerk



ACCESSIBILITY COMMITTEE FOR PERSONS WITH DISABILITIES

MINUTES ACPD 25-004

4:00 p.m.

April 8, 2025

Room 264, 2nd Floor Hamilton City Hall (Hybrid)
71 Main Street West, Hamilton, Ontario

Present: Councillor M. Tadeson, J. Kemp (Chair),
H. Bonenfant (virtually), H. Kaur (virtually),
L. Dingman, L. Janosi (virtually), M. McNeil
(virtually), C. Hernould (virtually), L. Johanson
(virtually), R. Westbrook (virtually)

Absent with

Regrets: P. Kilburn (Vice Chair), K. Nolan, T. Nolan

1. CALL TO ORDER

Chair J. Kemp called the meeting to order at 4:00 p.m.

2. CEREMONIAL ACTIVITIES

The Legislative Coordinator read the Land
Acknowledgement.

3. APPROVAL OF AGENDA

(Hernould/Dingman)

That the agenda for the April 8, 2025, Accessibility Committee for Persons with Disabilities meeting, be approved, as presented.

CARRIED

4. DECLARATIONS OF INTEREST

There were no Declarations of Interest.

5. APPROVAL OF MINUTES OF PREVIOUS MEETING

5.1 March 18, 2025

(McNeil/Hernould)

That the minutes of the March 18, 2025, Accessibility Committee for Persons with Disabilities, be adopted, as presented.

CARRIED

7. ITEMS FOR INFORMATION

J. Kemp relinquished the Chair to C. Hernould in order to provide the Built Environment Working Group Update (Item 7.1), the Housing Working Group Update (Item 7.2), the Outreach Working Group Update (Item 7.3) and the Transportation Working Group Update (Item 7.5).

7.1 Built Environment Working Group Update

- (a) J. Kemp provided a verbal update.

7.2 Housing Working Group Update

- (a) J. Kemp provided a verbal update.

7.3 Outreach Working Group Update

- (a) J. Kemp provided a verbal update.

7.5 Transportation Working Group Update

- (a) J. Kemp provided a verbal update.

J. Kemp assumed the Chair.

(McNeil/Janosi)

That the following Items for Information, be received:

7.1 Built Environment Working Group Update

7.2 Housing Working Group Update

- 7.5(a) Housing Working Group Meeting Notes –
March 18, 2025

7.3 Outreach Working Group Update

- 7.3(a) Outreach Working Group Meeting Notes –
February 18, 2025

7.3(b) Outreach Working Group Meeting Notes –
March 25, 2025

7.5 Transportation Working Group Update

7.7 PW25020

Correction to Delegation Information on Fare Assist
Program Eligibility

- (a) Correspondence from Brad Evoy, Disability
Justice Network of Ontario, respecting Item
7.7 - Memorandum PW25020, Correction to
Delegation Information on Fare Assist
Program Eligibility

7.8 PW25021

Accessible Transportation Services Request for
Information – Transportation Network Company

CARRIED

8. ITEMS FOR CONSIDERATION

There were no Items for Consideration.

9. MOTIONS

J. Kemp relinquished the Chair to C. Hernould to
introduce the following Motions:

**9.1 Attendance at the Seniors Kick-off - Information
and Wellness Fair**

General Issues Committee – April 30, 2025

(Kemp/McNeil)

WHEREAS, the Seniors Kick-off – Information and Wellness Fair is being held on June 4, 2025 at Michelangelo’s Event and Conference Centre from 10:00 a.m. until 3:00 p.m.;

WHEREAS, the 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 the Accessibility Committee for Persons with Disabilities approves two members of the Outreach Working Group to attend the Seniors Kick-Off Information and Wellness Fair on June 4, 2025; and
- (b) That the registration fee of \$50 be funded from Account 300303.

CARRIED**9.2 Accessibility Fair Reserve Transfer****(Kemp/Dingman)**

WHEREAS, there was an invoicing error respecting the Accessibility Committee for Persons with Disabilities' Accessibility Fair that resulted in an invoice going unpaid until 2025 for rental equipment at a cost of \$1500; and

WHEREAS, payment of the invoice will result in a budget shortfall for the 2025 Accessibility Fair.

THEREFORE, BE IT RESOLVED:

That the Accessibility Committee for Persons with Disabilities approves \$1500 to be transferred from Reserve Account # 112212 to Account #300030 in order to ensure the 2025 Accessibility Fair budget is fully funded.

CARRIED**9.3 “Ability First” Annual Accessibility Fair –
September 4, 2025****(Kemp/Westbrook)**

WHEREAS, the Accessibility Committee for Persons with Disabilities holds an Annual Accessibility Fair – “Ability First” - that will be taking place on Thursday, September 4, on the Forecourt of City Hall from 11:00 a.m. until 3:00 p.m.;

General Issues Committee – April 30, 2025

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 “A”, for the “Ability First” Accessibility Fair and Accessibility Awards, requires approval from the Committee.

THEREFORE, BE IT RESOLVED:

- (a) That Council approve the Accessibility Committee for Persons with Disabilities’ 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 4, 2025 on the Forecourt of City Hall from 11:00 a.m. until 3:00 p.m.; and
- (b) That the Accessibility Committee for Persons with Disabilities approves the 2025 “Ability

First” Accessibility Fair and Awards Budget,
attached as Appendix “A”.

CARRIED

J. Kemp assumed the Chair.

10. NOTICE OF MOTIONS

There were no Notice of Motions.

11. GENERAL INFORMATION / OTHER BUSINESS

There were no Items for General Information / Other
Business.

12. ADJOURNMENT

There being no further business, the Accessibility
Committee for Disabilities was adjourned at 4:34 p.m.

Respectfully submitted,

Carrie McIntosh
Legislative Coordinator
Office of the City Clerk

James Kemp
Chair, Accessibility
Committee for Persons with
Disabilities



HAMILTON-WENTWORTH DISTRICT SCHOOL BOARD (HWDSB) LIAISON COMMITTEE MINUTES PBLC 25-001

11:00 a.m.
March 25, 2025
Room 264 (Hybrid)
Hamilton City Hall
71 Main Street West

Present: HWDSB Chair M. Felix-Miller (Co-Chair)
Councillors J. Beattie and M. Tadeson
Trustee D. Danko (Virtual)
Daunte Hillen, HWDSB Student

**Absent
with regrets:** Mayor A. Horwath (Co-Chair) – City Business
Trustee P. Tut

1. CALL TO ORDER

Co-Chair Felix-Miller called the meeting to order at 11:00 a.m.

2. CEREMONIAL ACTIVITIES

There were no Ceremonial Activities.

3. APPROVAL OF THE AGENDA

(Beattie/Tadeson)

That the agenda for the April 3, 2025, meeting of the Hamilton-Wentworth District School Board Liaison Committee, be approved, as presented.

CARRIED

4. DECLARATIONS OF INTEREST

There were no Declarations of Interest.

5. APPROVAL OF MINUTES OF PREVIOUS MEETING

5.1 October 30, 2024

(Beattie/Danko)

That the Minutes of the October 30, 2024, meeting of the Hamilton-Wentworth District School Board Liaison Committee, be adopted, as presented.

CARRIED

6 DELEGATIONS

There were no Delegations.

7. ITEMS FOR INFORMATION

7.1 Analysis of Hamilton Schools with Adequate HVAC Systems

Matthew Gerrard, Associate Director, HWDSB, addressed Committee respecting the Analysis of Hamilton Schools with Adequate HVAC Systems Report, with the aid of a PowerPoint presentation.

(Danko/Tadeson)

That the Hamilton-Wentworth District School Board presentation and report respecting the Analysis of Hamilton Schools with Adequate HVAC Systems, be received and REFERRED to a future meeting of the Public Health Sub-Committee for information.

CARRIED

8. ITEMS FOR CONSIDERATION

8.1 Hamilton-Wentworth District School Board Liaison Committee Terms of Reference

(a) (Beattie/Danko)

That the Hamilton-Wentworth District School Board Liaison Committee Terms of Reference, ***be amended***, as follows:

(i) MEMBERSHIP

Total of three Trustees (Chair of the Board and two Trustees)
Total of three Members of Council (Mayor, ***or designate from Council***, and two members of Council)
Total of three HWDSB Secondary Students (non-voting).

(ii) **CO-CHAIR / CO-VICE CHAIR**

The Co-Chair of each meeting will alternate between the Mayor of the City of Hamilton and the Chair of HWDSB.

The Liaison Committee will select two Co-Vice Chairs, one from the City of Hamilton and one from HWDSB.

In the absence of the Mayor or HWDSB Chair, the respective Co-Vice Chair will Chair the meeting.

(iii) **MEETING FORMAT**

1. Four business days written notice will be given of meetings. Meetings will be held at regularly scheduled dates agreed to by members. The City and HWDSB can request a meeting outside these times. ***Meetings will be held at City Hall and streamed live in accordance with the City's Procedural By-law. Legislative support will be provided by the Office of the City Clerk. Meetings will be held at either City Hall or the HWDSB Board Office.***

(iv) **MEETING DATES**

Committee shall meet quarterly or at the call of the Chair.

CARRIED

(b) **(Tadeson/Felix-Miller)**

That, subject to the approval of the amendments to the Hamilton-Wentworth District School Board Liaison Committee Terms of Reference:

- (i) Councillor Beattie and Trustee Danko be appointed as Co-Vice Chairs of the Hamilton-Wentworth District School Board Liaison Committee for the remainder of the 2022-2026 term.

CARRIED

9. MOTIONS

There were no Motions.

10. NOTICE OF MOTIONS

10.1 Planning and Construction of a New Elementary School in the Fruitland Community

(a) **(Tadeson/Beattie)**

That the Rules of Order be suspended in order to allow for the introduction of a motion respecting the planning and construction of a new Elementary School in the Fruitland Community.

CARRIED on a 2/3 Majority Vote

(b) (Beattie/Tadeson)

That Council direct Planning and Economic Development Staff to report back to the Hamilton-Wentworth District School Board Liaison Committee on opportunities to assist the Hamilton Wentworth District School Board (HWDSB) with expediting the planning and construction, within the scope and mandate of the City, of a new Elementary School in the Fruitland Community (Block 1 of the Stoney Creek Urban Boundary Expansion – SCUBE – Area), excluding any direct financial contribution.

CARRIED

11. PRIVATE AND CONFIDENTIAL

There were no Private and Confidential Items.

12. ADJOURNMENT

There being no further business, the Hamilton-Wentworth District School Board Liaison Committee meeting adjourned, at 12:17 p.m.

Respectfully submitted,

Jessica Versace
Legislative Coordinator
Office of the City Clerk

Maria Felix-Miller
Co-Chair, Hamilton Wentworth District School
Board Liaison Committee



City of Hamilton Report for Consideration

To: Mayor and Members of Council
General Issues Committee

Date: April 30, 2025

Report No: PED25115

Subject/Title: Revitalizing Hamilton Tax Increment Grant Program
Application – 9075-9089 Airport Road West,
Glanbrook

Ward(s) Affected: Ward 11

Recommendations

- (a) That a Revitalizing Hamilton Tax Increment Grant Program Application submitted by 9075 Airport Hamilton Hospitality Inc. (Jaekel Capital Inc. (Richard Jaekel), 1342132 Ontario Limited (Felice Battista), Micari Consulting Inc.(Nick Simone), Vita Corporation (Tonino Amendola), 14444523 Canada Inc. (Esat Devris Karaaslan and Ashvinkumar Patel), for the property at 9075-9089 Airport Road West, Glanbrook, estimated to total \$511,820.00 over a maximum of four years based on the incremental tax increase attributable to the redevelopment of 9075-9089 Airport Road West, Glanbrook, **BE AUTHORIZED AND APPROVED** in accordance with the terms and conditions of the Revitalizing Hamilton Tax Increment Grant Program;
- (b) That the General Manager of the Planning and Economic Development Department **BE AUTHORIZED AND DIRECTED** to execute a Grant Agreement together with any ancillary documentation required, to give effect to the Revitalizing Hamilton Tax Increment Grant for 9075 Airport Hamilton Hospitality Inc. (Jaekel Capital Inc. (Richard Jaekel), 1342132 Ontario Limited (Felice Battista), Micari Consulting Inc.(Nick Simone), Vita Corporation (Tonino Amendola), 14444523 Canada Inc. (Esat Devris Karaaslan and Ashvinkumar Patel)) for the property at 9075-9089 Airport Road West, Glanbrook, in a form satisfactory to the City Solicitor;

Revitalizing Hamilton Tax Increment Grant Program Application – 9075-9089
Airport Road West, Glanbrook
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- (c) That the General Manager of the Planning and Economic Development Department **BE AUTHORIZED AND DIRECTED** to administer the Grant and Grant Agreement including, but not limited to, deciding on actions to take in respect of events of default and executing any Grant Amending Agreements, together with any ancillary amending documentation, if required, provided that the terms and conditions of the Revitalizing Hamilton Tax Increment Grant Program, as approved by City Council, are maintained and that any applicable Grant Amending Agreements are undertaken in a form satisfactory to the City Solicitor.

Key Facts

- A Revitalizing Hamilton Tax Increment Grant Program (the Program) Application for the redevelopment of the property at 9075-9089 Airport Road West, Glanbrook (the Property) was submitted by 9075 Airport Hamilton Hospitality Inc. (Jaekel Capital Inc. (Richard Jaekel), 1342132 Ontario Limited (Felice Battista), Micari Consulting Inc.(Nick Simone), Vita Corporation (Tonino Amendola), 14444523 Canada Inc. (Esat Devris Karaaslan and Ashvinkumar Patel)) (the Applicant), the owner of the Property. The Property is located within the Mount Hope Airport Gateway Commercial District Community Improvement Project Area required for eligibility under the Program as established via By-law 21-163;
- The development involves the construction of a four-storey hotel with 94 rooms and 94 surface parking units;
- Prior to redevelopment, the Property currently contains a vacant single-family home;
- Construction costs are estimated at \$15,000,000.00 The assessed value of the Property is estimated to increase from its preconstruction value of \$396,000.00 to \$9,990,000.00;
- This will increase total annual property taxes generated by the property. The municipal share of this property tax increase (municipal tax increment) will be approximately \$204,728.00 of which 100% would be granted to the owner during year one, 75% or approximately \$153,546.00 in year two, 50% or approximately \$102,364.00 in year three and 25% or approximately \$51,182.00 in year four. The estimated total value of the Grant is approximately \$511,820.00. Note that each year's Grant payment is calculated based on the actual tax increment realized annually; and,
- Staff note that the subject site is currently municipally known as 9075-9089 Airport Road West, Glanbrook. Currently, the future address of the property upon completion of the planned development is unknown. Notwithstanding this status, and regardless of any future address assigned to the site, this Report and Staff's Recommendations shall, for clarity, apply to the site area as defined in Appendix A to Report PED25115.

Revitalizing Hamilton Tax Increment Grant Program Application – 9075-9089
Airport Road West, Glanbrook
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Pre-Construction Photos



Source: Applicant



Source: City of Hamilton Staff

**Revitalizing Hamilton Tax Increment Grant Program Application – 9075-9089
Airport Road West, Glanbrook
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Rendering of Building to be Constructed



Source: Applicant

Financial Considerations

The City will collect full property taxes on the property and, in turn, provide a Grant for four years, declining each year after the first year by 25%, based on the increase in the municipal portion of the taxes, post-redevelopment completion of 9075-9089 Airport Road West, Glanbrook. Following year one of the Grant Payment, the City will start to realize the positive results of the Program from a financial perspective. Based on the projected figures, the estimated tax increment over four years' totals \$818,912.00, of which the Applicant would receive a Grant totalling approximately \$511,820.00 and the City retaining taxes totalling approximately \$307,092.00.

Analysis

Legal Implications

The Program is authorized by the Revitalizing Hamilton's Commercial Districts Community Improvement Plan which was last comprehensively reviewed and approved by City Council on September 29, 2021, via By-law No. 21-164.

The Applicant will be required to enter into a Grant Agreement prior to Grant payment which will specify the obligations of the City and the Applicant and will be prepared in a form satisfactory to the City Solicitor.

Revitalizing Hamilton Tax Increment Grant Program Application – 9075-9089
Airport Road West, Glanbrook
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As projects move forward, it is sometimes necessary to amend previously approved Grant Agreements and any ancillary documentation. Therefore, staff are recommending that the General Manager of Planning and Economic Development be authorized to amend Grant Agreements and any ancillary documentation, provided that the terms and conditions of the Program are maintained.

Staffing Considerations

Applications and Grant payments under the Program are administered by staff from the Economic Development Division, Planning and Economic Development Department and the Financial Planning, Administration and Policy Section of the Corporate Services Department. There are no additional staffing requirements arising from this Report's recommendations.

Relevant Consultation

Staff from Financial Services, Taxation and Legal Services Divisions of the Corporate Services Department were consulted, and the advice received incorporated in this Report.

Policy Implications and Legislated Requirements

Urban Hamilton Official Plan

The subject lands are identified as "Neighbourhoods" on Schedule "E" – Urban Structure and designated as "District Commercial" on Schedule "E-1" – Urban Land Use Designations of the Urban Hamilton Official Plan. The subject lands are also located in the Mount Hope Secondary Plan and designated "District Commercial". The District Commercial designation in the Secondary Plan is intended to serve the existing and future residents of the area but also the Hamilton Airport and the Airport Industrial-Business Park, therefore the policies support a number of commercial uses including the proposed hotel.

Zoning By-law No. 05-200

The subject lands are zoned "District Commercial (C6, 580)" within the City of Hamilton's Zoning By-law 05-200. The site-specific exception 580 allows for additional use permissions of some non-commercial related uses. The C6 Zone, however, is intended to be predominantly made up of commercial uses and includes permissions for a range of retail and service commercial uses including a hotel.

The planned use of the site is permitted.

Site Plan Control

The Site is subject to Site Plan Control. The development has received Draft Site Plan approval (DA-23--075).

Revitalizing Hamilton Tax Increment Grant Program Application – 9075-9089
Airport Road West, Glanbrook
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Calculation of Grant

The following is an overview of pre and post development Property assessments and associated taxes which have informed the estimated Grant contained in this Report:

Grant Level:	100%	
Total Eligible Costs (Maximum)	\$15,000,000.00	
Total Pre-Project CVA:		
CT Residential	<u>\$396,000.00</u>	Year: 2024
Pre-Project Property Taxes:		
Municipal Levy	\$4,182.00	
Education Levy	<u>\$605.00</u>	
Pre-Project Property Taxes	\$4,787.00	
Estimated Post-Project CVA:		
CT Commercial	\$9,990,000.00	Year: To be determined
Estimated Year 1 Municipal Levy	\$208,910.00	
Estimated Education Levy	<u>\$87,912.00</u>	
Estimated Total Post-Project Property Taxes	\$296,822.00	

Provisions for Calculations:

- 1) The actual roll number(s), assessed value(s), tax classification(s) and value partitioning (where applicable) are to be determined by the Municipal Property Assessment Corporation;
- 2) As per Program requirement, the increase in realty taxes is based on the year in which Building Permit that initiated the above grade construction of the development was issued;
- 3) 2024 tax rates have been used for calculation of the estimated post-development property taxes;
- 4) Annual taxes exclude any Local Charges; and,
- 5) All dollar figures rounded.

Revitalizing Hamilton Tax Increment Grant Program Application – 9075-9089
Airport Road West, Glanbrook
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Estimated Grant Payments

The estimated Grant Payments under the terms of the Program are provided below and based on the following municipal property tax increment calculation:

Pre-project Municipal Taxes = Municipal Levy = \$4,182.00

Estimated Post Project Municipal Taxes = Municipal Levy = \$208,910.00

Municipal Tax Increment = \$208,910.00 - \$4,182.00 = \$204,728.00

Year	Grant Factor	Tax Increment	Grant
1	100%	\$204,728.00	\$204,728.00
2	75%	\$204,728.00	\$153,546.00
3	50%	\$204,728.00	\$102,364.00
4	25%	\$204,728.00	\$51,182.00
Total		\$818,912.00	\$511,820.00

The Grant Agreement required to execute the Grant payments will contain provisions respecting the timing of payments and criteria for calculating the Grant payment in each year to ensure Grant payments reflect the Property's actual assessed value and actual municipal taxes levied each year. The Applicant will be required to accept the terms and conditions of the Grant Agreement prior to any Grant payments being made.

Alternatives

The Application meets the eligibility criteria and requirements of the Program. Declining a Grant and/or approving a reduced amount would undermine the principles of the Program and urban regeneration efforts in general. This alternative is not recommended.

In the event the project is not considered for the Program, the Application should be referred to staff for further information on possible financial and/or legal implications.

Relationship to Council Strategic Priorities

Staff's recommendations are intended to enforce/improve City priorities as follows:

1. Sustainable Economic & Ecological Development
 - 1.1 Reduce the burden on residential taxpayers

Previous Reports Submitted

Not Applicable.

Consultation

- Irwin Sampat, Tax Assessment and Appeals Advisor, Corporate Services Department;
- Lana Papp, Law Clerk, Corporate Services Department;
- Maja Walters, Manager-Finance and Administration, Corporate Services Department; and,
- Martin Simone, 9075 Airport Hamilton Hospitality Inc.

Appendices and Schedules Attached

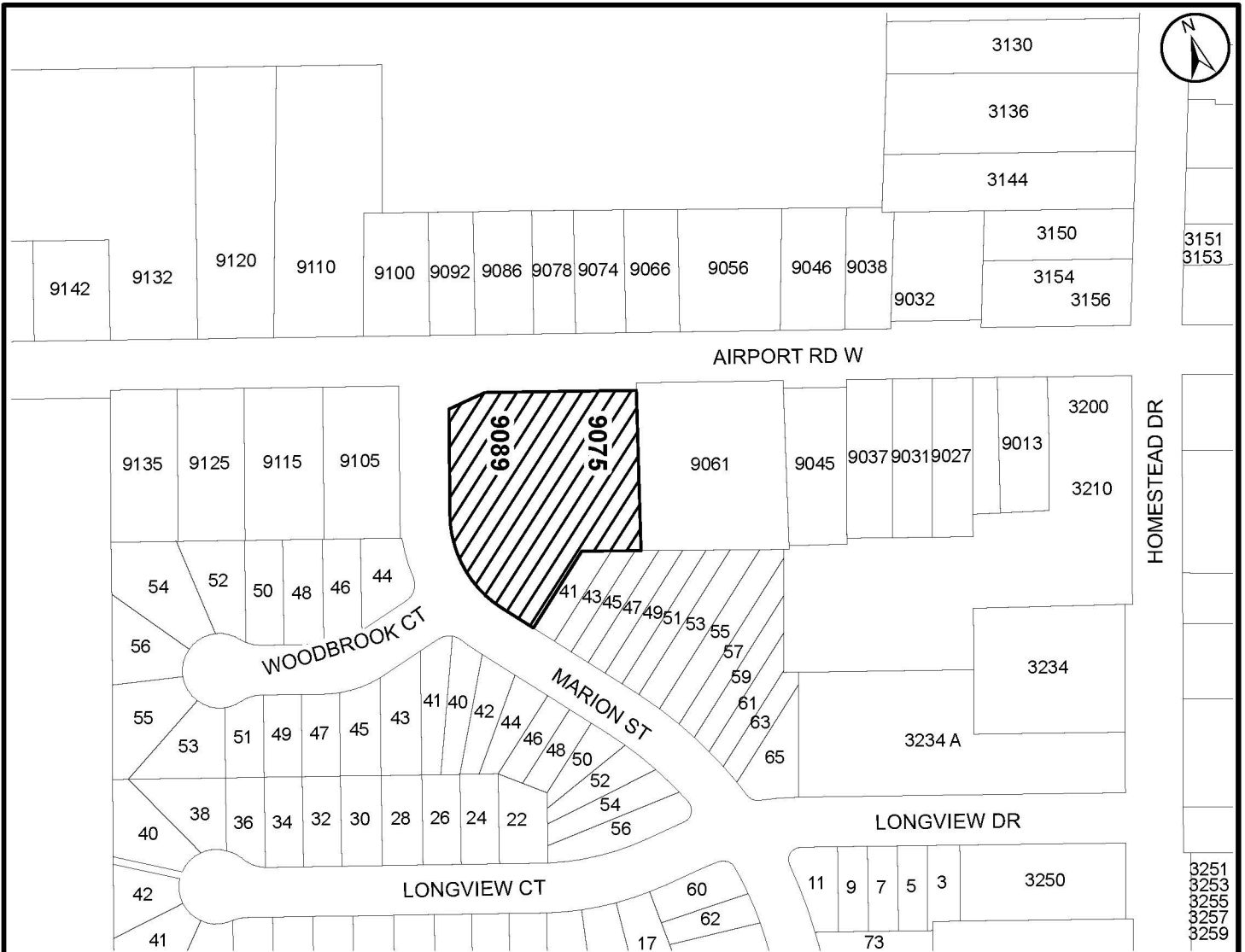
Appendix A: Location Map

Prepared by:

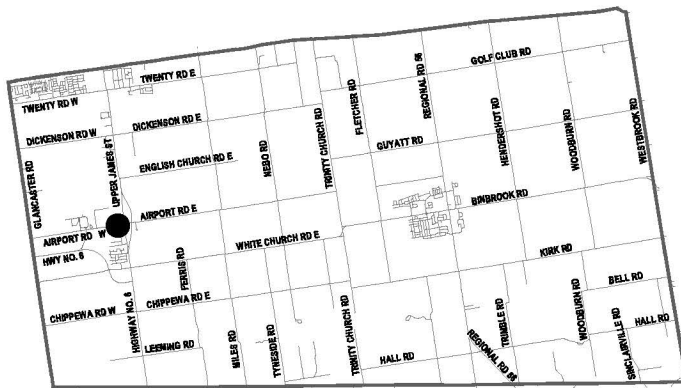
Carlo Gorni, Coordinator-Urban Renewal Incentives
Planning and Economic Development Department
Economic Development Division, Commercial District and
Small Business Section

Submitted and recommended by:

Norm Schleeahn, Director Economic Development Division
Planning and Economic Development Department



● Site Location



Key Map - Ward 11

Location Map



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:
9075 9089 Airport Rd W

Date:
May 16, 2024

Appendix "A"

Scale:
N.T.S

Planner/Technician:
CG/AL

Subject Property



9079 - 9085 Airport Road West



WELCOME TO THE CITY OF HAMILTON

GENERAL ISSUES COMMITTEE

April 30, 2025

PED25117

Green Building Standards Implementation

Presented by: Emily Coe

Background

- October 2024: Council approved PED24114 – Green Building Standards, which endorsed the Green Building Standards Final Report and the Green Building Standards Guidebook.
- Direction to staff: Develop an implementation plan for the Green Building Standards, including the review of financial incentives through Community Improvement Plans.
- November 2024 through March 2025: Development of an implementation plan which addresses five key areas:
 - Planning Process
 - Incentives
 - Standards and Monitoring
 - Date of Effect and Transition Provisions
 - Communications

Planning Process

- Integration into the Planning Process
- Conditions for Site Plan Control and Draft Plan of Subdivision Applications
- Requirement for a Complete Application – Official Plans
- Fees
- Securities
- Alignment with the Zoning By-law

Incentives

- Development Charge, Community Benefits Charge, and Parkland Dedication Rebates or Deferrals
- Community Improvement Plans
- Expedited Approval Processes
- Awards and Recognition Programs
- Labelling for Building Certification
- Connection to a District Energy System

Standards and Monitoring

- Tracking Metrics
- Improving Testing and Reporting

Date of Effect and Transition Provisions

- Date of Effect: September 1, 2025
- The following applications will not be subject to Green Building Standards:
 - Applications for Site Plan Control and draft Plan of Subdivision that were deemed complete prior to September 1, 2025.
 - Site Plan Control and draft Plan of Subdivision applications tied to any Formal Consultation applications received prior to September 1, 2025.

Communications

- Social Media and City Website
- Public Engagement
- Training and Education
- Advertisement of Financial Incentives



THANK YOU FOR ATTENDING

THE CITY OF HAMILTON GENERAL ISSUES COMMITTEE



City of Hamilton Report for Consideration

To:	Chair and Members General Issues Committee
Date:	April 30, 2025
Report No:	PED25117
Subject/Title:	Green Building Standards Implementation Plan
Ward(s) Affected:	Urban Areas – City Wide

Recommendations

- 1) That the Green Building Standards Implementation Plan, and Draft Official Plan Amendments, as outlined in Report PED25117, **BE APPROVED**;
- 2) That the Green Building Standards come into full effect on September 1, 2025;
- 3) That Planning Division staff be directed to bring forward the required Draft Official Plan Amendments, incorporating any recommended changes based on submissions received at the Planning Committee meeting, to a Statutory Public meeting in Q3 of 2025;
- 4) That Planning and Economic Development staff be directed to update Property Standards By-law No. 10-221 to harmonize the Property Standards By-law with Zoning By-law No. 05-200;
- 5) That Planning and Economic Development staff report back to General Issues Committee in Q1, 2026 with an interim monitoring report and again in Q4, 2026 with a full monitoring report on any outcomes and future recommendations;
- 6) That Planning and Economic Development staff report back to General Issues Committee in Q4 of every year going forward with updates required to the Green Building Standards based on changing best practices and the results of the monitoring program.

Green Building Standards Implementation Plan (PED25117) (Urban Areas – City Wide)

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Key Facts

- The purpose of this report is to establish the implementation plan for the Green Building Standards, which were endorsed by Council on October 9, 2024.
- A broad communications and training plan will be deployed between May and August 2025, before the Green Building Standards come into full effect on September 1, 2025, at which time the Green Building Standards will apply to all new Site Plan Control and draft Plan of Subdivision applications within the City of Hamilton Urban Area, with certain transition provisions applying.
- Planning and Economic Development staff will bring forward the required Draft Official Plan Amendments to a Statutory Public meeting in Q3 of 2025.
- As of September 1, 2025, applicants will be required to demonstrate how the Tier 1 (mandatory) metrics of the Green Building Standards have been achieved through the submission of required documentation, including drawings, letters, reports, and/or studies.
- Planning and Economic Development staff will report back to General Issues Committee in Q1, 2026 with preliminary data on outcomes that has been gathered through the first six months of the implementation process, then again in Q4, 2026 – one year after implementation – with a fulsome report outlining outcomes and future recommendations, and subsequently in Q4 of each year beginning in 2027.

Financial Considerations

There are no budgetary or financial implications to these recommendations.

Background

On October 9, 2024, Council approved Report PED24114 – Green Building Standards (Urban Areas – City Wide), which endorsed the Green Building Standards Final Report and the Green Building Standards Guidebook. Through the approval of Report PED24114, Council directed Planning and Economic Development staff to develop an Implementation Plan for the Green Building Standards, including the review of financial incentives through Community Improvement Plans.

From November 2024 through March 2025, staff from various City Divisions and Departments have worked to develop an Implementation Plan which addresses five key areas:

1. Planning Process;
2. Incentives;
3. Standards and Monitoring;
4. Date of Effect and Transition Provisions; and,
5. Communications.

Green Building Standards Implementation Plan (PED25117) (Urban Areas – City Wide)

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Analysis

Following the Council endorsement of the Green Building Standards on October 9, 2024, and the direction to staff to develop an Implementation Plan for the Green Building Standards, staff identified five key areas of implementation to focus on. Meetings were held with the appropriate City staff to further develop a plan within these specific areas of implementation.

Staff and the City's consultant, WSP Canada Inc., also engaged with members of the Climate Change Action Committee, the Bay Area Climate Change Council, the West End Home Builders' Association, the Hamilton Industrial Environmental Association and Hamilton Community Enterprises through an additional round of consultation from December 2024 – March 2025. A summary of this feedback is contained in Appendix A to Report PED24114(a).

Through this additional consultation, five areas were identified for consideration within the Green Building Standards Implementation plan:

- Harmonizing Review for Modelled Submissions;
- Advocating for Access to Incentives for Developers and Purchasers;
- Development Charge Reductions or Deferrals;
- Labelling for Building Certification; and,
- Improving Testing and Reporting.

These topics are further discussed in detail below within the relevant implementation area.

1. Planning Process

1.1 Integration into the Planning Process

In total, four meetings were held with staff in Development Planning, Heritage and Urban Design, Sustainable Communities, and Zoning By-law Reform to discuss how the Green Building Standards would be integrated into the planning application processes, conditions for Site Plan Control and draft Plan of Subdivision applications, the charging of fees, and the role of securities. Additionally, opportunities to implement some of the metrics and criteria of the Green Building Standards within Zoning By-law No. 05-200 were explored. Meetings were also held with staff from other municipalities who have established Green Building Standards, to gain an understanding of challenges and successes they have experienced in their implementation process.

To integrate the Green Building Standards into the planning application process staff within the Development Planning section will ensure that the completed Green Building Standards Checklist, and supporting documentation are submitted with all Site Plan and Draft of Subdivision applications. Once the application is deemed complete, the application, including the Checklist and supporting documentation will be circulated internally. Staff within the Climate Change Office will receive and review this circulation to confirm compliance with the Green Building Standards metrics, with the support and

Green Building Standards Implementation Plan (PED25117) (Urban Areas – City Wide)

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input from staff across the organization. The need for additional staffing will be reviewed with a report back in Q4, 2026.

1.2 Conditions for Site Plan Control and Draft Plan of Subdivision Applications

The Green Building Standards will be applied to all new industrial, commercial, institutional, and residential development within the Urban area where an application is made under the *Planning Act* for a draft Plan of Subdivision or is subject to the City of Hamilton Site Plan Control By-law.

As such, standard conditions are required to be applied to the conditional approval of a Site Plan Control application as well as the approval of a draft Plan of Subdivision. These standard conditions ensure that an applicant has signed the letter of commitment to meet post-construction Tier 1 requirements, and that a letter has been submitted from a qualified design professional demonstrating how the Tier 1 metrics have been incorporated into the design of the building or site plan. These conditions are attached as Appendix A to Report PED25117.

1.3 Requirement for a Complete Application – Urban Hamilton Official Plan, former City of Hamilton Official Plan, and former Region of Hamilton-Wentworth Official Plan Amendments

Chapter F of the Urban Hamilton Official Plan contains policies for Complete Application Requirements prior to the submission of an application for, among other *Planning Act* applications, a draft Plan of Subdivision, or a Site Plan Control application.

An Official Plan Amendment to the Urban Hamilton Official Plan is required to add the Green Building Standards Checklist to the table of other information and materials that are required to deem an application for a Plan of Subdivision or Site Plan complete. Corresponding changes to the former City of Hamilton and Region of Hamilton-Wentworth Official Plans will also be required to address lands located within the West Harbour (Setting Sail) Secondary Plan area.

Staff in Sustainable Communities have drafted Official Plan Amendments for the Urban Hamilton Official Plan and former City of Hamilton and Region of Hamilton-Wentworth Official Plans, which at this stage are for commenting and feedback purposes only. Upon the receipt of feedback relating to the draft Official Plan Amendments, any necessary adjustments will be made, and the final Official Plan Amendments will be brought to Planning Committee in Q3, 2025, for approval in advance of September 1, 2025.

The draft Official Plan Amendments and Rationale are attached as Appendices B, B1, B2, and B3 to Report PED25117.

1.4 Fees

At this time, the City will not be charging a fee for the review of Green Building Standards. If it is determined that additional staffing is required for the review of the

Green Building Standards Implementation Plan (PED25117) (Urban Areas – City Wide)

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Green Building Standards as part of the report back to Planning Committee in Q4, 2026, any required fees to fund staffing will be explored.

1.5 Securities

There are a number of post-construction requirements that are identified within Tier 1 of the Green Building Standards. Tier 1 metrics are mandatory; however, there is no legislation or enforcement that requires an applicant to provide proof that these post-construction metrics have been met at building permit inspection stage or thereafter. As such, the possibility was raised to take securities from the applicant to ensure that the required plans and studies and other documentation are submitted post-construction.

The project team consulted neighbouring municipalities including the Town of Ajax, City of Pickering, City of Mississauga, Town of Halton Hills, and Town of Caledon on their implementation processes. Only one of the municipalities consulted implemented securities as part of the Green Building Standards process; the amount collected was minimal and would not cover the total amount associated with all metrics of the Green Building Standards. Other municipalities, such as Mississauga, take a letter of credit for only certain items (for example, landscaping), which the City of Hamilton also currently does as part of the Site Plan process. Alternatively in other municipalities, the metrics for which securities are taken are already included within the existing securities. Compliance with the City of Hamilton's Tier 1 post-construction metrics may also not be determined until years after the final build-out is completed and ownership has changed, making it difficult for an applicant to have their securities released.

In summary, the taking of securities for all metrics is not being proposed. The City will continue to take securities for landscaping and engineering related matters. Instead, it is proposed that the applicant sign a letter of commitment upon final approval of Site Plan Control or draft Plan of Subdivision as a sign of good faith that these Tier 1 post-construction requirements will be completed.

1.6 Alignment with the Zoning By-law

Staff have reviewed the Green Building Standards to identify metrics that could be implemented within Zoning By-law No. 05-200, therefore aligning the Zoning By-law with the Green Building Standards where possible. In this assessment, staff identified four performance requirements that could be implemented into the Zoning By-law, one performance requirement that is already a Zoning By-law regulation, and one performance requirement that is in progress. These opportunities are explained in greater detail in Appendix C to Report PED25117 and will be implemented through future housekeeping amendments to the Zoning By-law.

Staff have also identified that Section 7(5) of Property Standards By-law No. 23-162 states that "An area used for vehicle traffic or parking shall be paved with bituminous, concrete or equivalent surfacing or surfaced with crushed stone or other suitable and reasonably dust-free substance and shall be maintained so as to properly perform its intended function." Zoning By-law No. 05-200 establishes that parking spaces, driveways and widening(s) in all zones shall be provided and maintained with stable

Green Building Standards Implementation Plan (PED25117) (Urban Areas – City Wide)

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surfaces such as asphalt, concrete or other hard surfaced material, crushed stone, permeable pavers, or gravel, and shall be maintained in a dust free condition.

Whereas Zoning By-law No. 05-200 permits permeable pavers specifically as a permitted surface treatment for parking, the Property Standards By-law does not. Staff will work with Licensing and By-law Services staff to harmonize the Property Standards By-law with Zoning By-law No. 05-200, as indicated in Recommendation No. 4 of PED25117.

1.8 Harmonizing Review for Modelled Submissions

Harmonizing reviews for modelled submissions was one of the areas for implementation that was raised during the additional consultation process led by WSP Canada Inc. Under the proposed implementation framework, reviews for Green Building Standards compliance and reviews for Ontario Building Code compliance occur at two different stages in the development application process – one at Site Plan Control and/or draft Plan of Subdivision stage, and the other at building permit stage. Harmonizing reviews would involve merging or tightly aligning the Green Building Standards and Ontario Building Code reviews so that they are completed at the same time and by potentially the same reviewer, resulting in an expedited review and approval process.

Given that staff are proposing that the Green Building Standards be first included as part of a complete application for Site Plan Control and/or draft Plan of Subdivision, and the possibility that the design of a development may change significantly over the course of the development application process prior to application for building permit, it is not suggested that these two reviews be merged to occur at the same time. Further, Building Division staff may not have the expertise to review energy modelling or other Green Building Standards metrics to confirm compliance.

1.9 Constraints

City staff recognize that there may be specific development constraints that prevent applicants from achieving all the Tier 1 mandatory metrics. To address this the Director of Climate Change Initiatives, or their designate, will have the authority to waive or reduce certain Tier 1 requirements in cases where a comprehensive assessment has been completed, and alternative measures are proposed.

2. Incentives

In total, three meetings were held with staff in Development Planning, Climate Change Initiatives, Economic Development, and Corporate Services to discuss approaches to incentivizing the Green Building Standards. Four areas of incentivization were identified: Development Charges, Community Benefits Charges and Parkland Dedication Rebates or Deferrals; Community Improvement Plans; Expedited Approval Processes; and Awards and Recognition Programs. Feedback on incentivizing the Green Building Standards was also received through additional consultation undertaken by WSP Canada Inc.

These incentives would apply to those applicants who achieve certain criteria within the Tier 2 (optional) metrics of the Green Building Standards.

Green Building Standards Implementation Plan (PED25117) (Urban Areas – City Wide)

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As well, through the additional consultation that was undertaken by WSP Canada Inc., advocating for access to incentives for developers and purchasers was raised as an area to be explored within the Green Building Standards Implementation plan. The City could advocate for developers to access industry or government funds by actively engaging with utilities, energy regulators, and provincial or federal governments to create a supportive network for sustainable development. This advocacy could involve organizing collaborative meetings and forums where developers can directly interact with representatives from these organizations to learn about available funding opportunities and incentives. The City could also provide resources and guidance on navigating the application processes for grants, subsidies, and other financial support.

Once the Green Building Standards are in full effect, it is suggested that staff in the Climate Change Initiatives Division or Economic Development assign a direct point of contact to assist with connecting developers and other applicants to funding, grants, and other incentives.

Pursuant to a request received from Hamilton Community Enterprises in August of 2024, staff also explored the feasibility of deeming any new building within the Downtown Hamilton Commercial District Community Improvement Project Area (CIPA) that connects to Hamilton Community Enterprises' District Energy System to be Green Building Standard compliant. This request has been further examined in detail below.

2.1 Development Charge, Community Benefits Charges, and Parkland Dedication Rebates or Deferrals

Staff reviewed Development Charge deferrals as a possibility. Finance staff indicated that a new discretionary Development Charges program would need to be developed, which would not involve amending Development Charges By-law No. 24-072 if the program was within the bounds of Section 39 of the Development Charges By-Law, under which an applicant may apply to defer City Development Charges for up to five years. However, Low Density Residential uses are not eligible for deferral; therefore, the existing authority for deferral cannot be fairly applied to all uses which are subject to the Green Building Standards. As this is the case, Development Charge deferrals are not recommended as a financial incentive.

The exemption and/or deferral of Community Benefits Charges was also explored. Community Benefits Charges only apply to a building which is five storeys and/or ten units or more. Similar to the Development Charge deferral option, this means that any exemptions or deferrals could not be fairly applied to all uses which are subject to the Green Building Standards. Further, exempting an applicant from Community Benefits Charges, or granting deferrals to Community Benefits Charges, would involve amending Community Benefits Charge By-law No. 22-158, which, as with the Development Charges By-law, would open the By-law up to appeals to the Ontario Land Tribunal. Based on these two factors, the deferral of Community Benefits Charges is not recommended.

Economic Development staff in the Corporate Real Estate section were consulted to discuss the possibility of Parkland Dedication fee deferrals. Real Estate staff advised

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that Council has the discretionary authorization to vary Parkland Dedication fees on a temporary basis, provided such changes apply to a specified geographic area or the entire city, and to a specified type or class of development. However, as a result of changes to the *Planning Act* in 2022, parkland dedication rates for residential developments have been substantially reduced, and additional incentives or reductions would further restrict funding for parkland. Additionally, any other change would involve amending By-law No. 22-218 (a By-law to Require the Conveyance of Land for Park or Other Public Recreational Purposes as a Condition of Development or Redevelopment or the Subdivision of Land). As part of a current review of the Parkland Dedication By-law to reflect the *Planning Act* changes, all existing discretionary incentives will be assessed. Based on the foregoing, the deferral of Parkland Dedication fees is not recommended.

2.2 Community Improvement Plans

Through the Green Building Standards Report PED24114, Council directed staff to review financial incentives through Community Improvement Plans. Report PED25105, being presented by Economic Development staff to General Issues Committee on April 30, 2025, proposes a Grant Program titled “Growing a Resilient and Environmentally Sustainable (GREEN) Hamilton Development Tax Increment Grant Program”. This Program is tax increment based, and grants are provided relative to the actual increase in municipal property taxes generated as a result of a site’s development. The Program is intended to support the development of buildings that achieve, at minimum, the voluntary compliance (Tier 2) metrics of the City’s Green Building Standards.

Grants under this Program are provided after project completion and are based on the actual annual municipal property tax increment generated. To qualify for the Grant, the completed development must be designated as being a “Tier 2 Building”, which, for the purpose of the Grant, is defined as:

“A “Tier 2 Building” is a building that is subject to the City of Hamilton’s Green Building Standards and, at a minimum, meets the applicable “Tier 2” metrics found in the *Energy and Carbon* Impact Category, and one (1) other “Tier 2” metric, at the Applicant’s discretion, from each of the remaining Impact Categories of Ecology and Biodiversity, Water, Waste Management and Materials, and Community and Urban Design found in the City of Hamilton’s Green Building Standards Guidebook. A building is certified as “Tier 2” through the submission of the Post Construction Submission requirements, per the applicable Tier 2 metric found within the Green Building Standards Guidebook and to the satisfaction of the City of Hamilton or a third-party review by qualified professionals, at the Applicant’s expense.”

The grants cannot exceed the project’s cost of construction and are to cover the “incremental costs” (i.e. the extra costs specifically associated with achieving the “Tier 2 Building” (or greater) designation, noted above). Furthermore, annual grant payments provided under this Program shall not exceed:

- 100% of the actual municipal tax increment generated by a project; and,

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-
- Five annual payments.

Should this Program be approved, it will take effect on September 1, 2025. Detailed Program terms can be found attached as Appendix D to Report PED25117.

2.3 Expedited Approval Processes

Staff in Development Planning were engaged to explore the possibility of having a dedicated expedited approvals process for those applicants who meet certain Tier 2 metrics. Specifically, staff investigated incorporating qualifying applications into the All4One program.

The All4One program is currently in its pilot stage and is a program comprising of a cross-departmental team that works collaboratively on Site Plan Control applications, with a dedicated point of contact for each application, piloting affordable housing projects. As this program is currently just beginning its pilot stage, it is not suggested that any further types of applications be included within it at this time. In future, once the success of the All4One program is determined, staff can explore the possibility of implementing buildings which meet the required Tier 2 metrics into this program. Additionally, criteria for what would constitute a “Tier 2 Building” would need to be developed to determine which types of applications would be subject for inclusion within the All4One program. Staff will report back in Q4 of 2026 with an update on the implementation of “Tier 2 Buildings” into the All4One Program.

2.4 Awards and Recognition Programs

It is suggested that different award categories be developed for buildings that meet the required Tier 2 metrics for inclusion within the biennial Urban Design and Architecture Awards.

The next Urban Design and Architecture Awards are scheduled for later in 2025, and next in 2027. The Green Building Standards will not be in full effect in time for the 2025 awards. However, in the time before the submission period opens for these awards in the spring of 2027, staff will be responsible for developing award categories and determining the criteria for what constitutes a “Tier 2 Building” in order for eligibility to be established for each award category.

Staff will also take the opportunity to provide information on the new award categories at the Urban Design and Architecture Awards later in 2025, to make the industry aware. City staff will also develop a “showcase” program for buildings which meet a certain level of the Green Building Standards Tier 2 metrics, advertised through social media and the City’s website. This showcase would spotlight developers who have gone above and beyond to achieve Tier 2 metrics and provide public exposure for the development.

2.5 Labelling for Building Certification

Through the additional consultation facilitated by WSP Canada Inc., implementation of public building labelling was identified as a possible incentive. Two types of labelling could be utilized: universal labels or green building labels. The former demonstrates the

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performance of all buildings relative to each other. Green building labels publicly recognize buildings for their sustainability, enhancing visibility to potential tenants, investors, and the public. Staff will further explore this option once the Green Building Standards Implementation plan is established and is underway, and staff will report back with an outcome in Q4 of 2026.

2.6 Connection to a District Energy System

In August of 2024, staff received a letter from Jeff Cowan, President and CEO of Hamilton Community Enterprises requesting that as part of the implementation and incentivization of the Green Building Standards, any new building within the Downtown Hamilton Commercial District Community Improvement Project Area (CIPA) that connects to Hamilton Community Enterprises' District Energy System be deemed Green Building Standards compliant. At the October 1, 2024, Planning Committee, this request was again raised; Planning staff indicated in response that it was something that would need to be further explored before it could be implemented as requested.

Staff then asked WSP Canada Inc., to examine the feasibility of this request. WSP Canada Inc., has advised that Hamilton Community Enterprises relies almost entirely on natural gas to meet the heating needs of its clients. The Hamilton Community Enterprises team is actively developing a decarbonization pathway for the facility, which includes strategies such as energy conservation, waste heat capture, network expansion, and the decarbonization of gas-fired equipment.

Despite these efforts, Hamilton Community Enterprises has not yet released the timing or specific details of their decarbonization pathway. The pace and approach to achieving these goals are dependent on various factors, including regulation, customer demand, the growth of their customer base, and the City's direct oversight.

Although the current performance metrics for heating and cooling of Hamilton Community Enterprises are known, the WSP Canada Inc. Project Team was unable to review the equivalency of the system to other heating energy types within the scope of their work. This leaves some uncertainty regarding how Hamilton Community Enterprises' performance compares to alternative energy solutions.

It is recommended that Hamilton Community Enterprises and City staff work together to define the specific requirements that would need to be met to demonstrate equivalency between the Green Building Standards operational energy metrics and the short, medium, and long-term performance of the Hamilton Community Enterprises system. City staff will need to contemplate if special rules or incentives should be in place for Hamilton Community Enterprises connecting buildings, or if other buildings connecting to different District Energy Systems will be allowed to follow the same alternative compliance path.

In summary, at this time, connection to the District Energy System is not being considered as an incentive but will be considered in future once the above-noted items are resolved between City staff and Hamilton Community Enterprises. Staff will report back in Q4 of 2026 with an update on this possible incentive.

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3. Standards and Monitoring

Two meetings were held with staff in Development Planning, Climate Change Initiatives, Heritage and Urban Design, Zoning By-law Reform, and the General Manager's office to discuss metrics to be tracked and standards to be monitored to inform future updates to the Green Building Standards.

3.1 Tracking of Metrics

Staff from Development Planning and Climate Change Initiatives were asked to provide a list of metrics that they would like to see tracked. A summary of the metrics that were identified can be found attached as Appendix E to Report PED25117.

Staff in the General Manager's Office (Strategy Continuous Improvement and Open for Business) were brought in to discuss ways in which staff could track these metrics. Before the Green Building Standards come into effect, existing software can be utilized and then customized specifically to track the metrics that staff require. As mentioned, these metrics will inform future updates and modifications to the Green Building Standards. Staff in the Climate Change Initiatives Division will oversee this tracking and will be responsible for reporting back to General Issues Committee every year going forward with required updates based on changing best practices and the results of the monitoring program.

Staff also suggest that in future, reporting of these metrics be available to the public online through a dashboard application.

3.2 Improving Testing and Reporting

Through the additional consultation facilitated by WSP Canada Inc., it was identified that the design model which is proposed at the Site Plan Control stage often differs from the actual, as-measured operating performance. One approach to addressing this issue is to enhance building energy modelling by incorporating as-constructed data. Through this process, as-built models are created and compared to actual building energy use which can assist in exploring the performance gap and inform updates to modelling requirements to improve accuracy overall. Post-occupancy evaluations could also be required to assess how buildings perform after occupancy and to collect valuable data for future improvements.

Staff recommend that this option be explored in future. At this time, it cannot be determined how staff would gain access to post-occupancy evaluation data, but will report back in Q4 of 2026 with an update.

4. Date of Effect and Transition Provisions

It is proposed that the Green Building Standards come into full effect on September 1, 2025. The Green Building Standards will apply to any new application for Site Plan Control or draft Plan of Subdivision. Further, it will only apply to brand new development and not to any additions or alterations to an existing building.

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Applications for Site Plan Control and draft Plan of Subdivision that were deemed complete prior to September 1, 2025, will not be subject to the Green Building Standards. Further, Site Plan Control and draft Plan of Subdivision applications tied to any Formal Consultation applications that were received prior to September 1, 2025, will also not be subject to the Green Building Standards. This is to accommodate any proposed development already in progress to proceed without the need for additional requirements through the Green Building Standards.

5. Communications

Staff held one meeting with representation from Climate Change Initiatives, Economic Development, and Public Works staff to discuss opportunities for education and marketing.

The time between the approval of the implementation plan and when the Green Building Standards comes into full effect on September 1, 2025, will be utilized to roll out a fulsome communications and training plan.

5.1 Social Media and City Website

Announcements regarding the Green Building Standards date of effect will be rolled out via the City's News and Notices webpage and social media. Staff will work with Communications and Social Media Marketing and Creative Services staff to commence posting in the spring of 2025.

Staff propose that a dedicated Green Building Standards page also be developed in Q3 of 2025 on the City's website with links to resources, information, and a Frequently Asked Questions section. This website will be linked to in the above-mentioned announcements via social media and the News and Notices section of the City website.

Staff will also investigate the possibility of utilizing other media sources, such as the Greening Report, to publicize the implementation of the Green Building Standards.

5.2 Public Engagement

Opportunities for public engagement will be explored with Community Initiatives staff. This could include pop-up events and attendance at markets, fairs, and other public events throughout the summer of 2025. Staff will report back in Q1 of 2026 on the results of the public engagement.

5.3 Training and Education

Training will be provided to the appropriate City staff in Planning and Economic Development in terms of Site Plan Control and draft Plan of Subdivision application requirements relating to Green Building Standards. Process mapping will also be developed to assist staff navigating through the application and submission process.

Informal education sessions such as a Lunch and Learn could also be developed for any City staff who want to learn at a very high level about the Green Building Standards. Further, a PEDTalks event could also be held for City staff and interested members of the public. PEDTalks are free public events that bring together citizens, business

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leaders, City of Hamilton staff and other city builders to share ideas and insights about Hamilton's future growth and development. This PEDTalks session could touch on the Green Building Standards and metrics, implementation, incentives, and could even include perspective from developers who have been through the Green Building Standards in other municipalities. These sessions could be held in the summer of 2025 prior to the program coming into full effect.

It is suggested that staff also hold training and information sessions for the development industry to better their understanding on the application process and requirements and to answer any questions. If there is an opportunity, staff could explore having an Engineer or other professional with expertise in sustainable development and Green Building Standards attend to explain some of the more technical aspects of the required metrics.

This training would also be held prior to September 1, 2025.

5.4 Advertisement of Financial Incentives

Staff in Economic Development could take the opportunity at the training and education sessions to advertise the Growing a Resilient and Environmentally Sustainable (GREEN) Hamilton Development Tax Increment Grant Program to further promote incentivizing the achievement of Tier 2 of the Green Building Standards.

Alternatives

Council could choose not to approve the Green Building Standards Implementation Plan; in which case the Green Building Standards would not go into effect.

Council could choose to modify any part of the Green Building Standards Implementation Plan, which could further delay the Implementation Plan if additional work needs to be completed prior to September 1, 2025.

Relationship to Council Strategic Priorities

1. Sustainable Economic & Ecological Development
 - 1.1. Reduce the burden on residential taxpayers
 - 1.2. Facilitate the growth of key sectors
 - 1.3. Accelerate our response to climate change
 - 1.4. Protect green space and waterways

Previous Reports Submitted

- [Green Building Standards \(PED24114\) \(Urban Areas – City Wide\)](#)
- Green Building Standards Enhanced Engagement and Recommendations (PED241114a)
- Growing a Resilient and Environmentally Sustainable (GREEN) Hamilton Community Improvement Plan (PED25105)

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Consultation

Consultation has been undertaken with staff in Development Planning, Zoning By-law Reform, Heritage and Urban Design, Sustainable Communities, Economic Development, Climate Change Initiatives, Corporate Services, Planning and Economic Development Department General Manager's Office, Legal Services, and Public Works.

City staff met with staff from the Town of Ajax, City of Pickering, Town of Caledon, City of Mississauga, Town of Halton Hills, and Town of Whitby to hear their experiences with the implementation of their municipality's Green Building Standards.

Staff engaged with members of the Climate Change Action Committee, the Bay Area Climate Change Council, the West End Home Builders' Association, the Hamilton Industrial Environmental Association and Hamilton Community Enterprises through an additional round of consultation from December 2024 – March 2025. Through this engagement, feedback on implementation of the Green Building Standards was received and has been considered in this report. Additionally, through this process, staff, and the consultant for the project, WSP Canada Inc., met with staff from the City of Toronto and again with the Town of Caledon and received feedback on their experience with implementation and incentives relating to their own Green Building Standards programs.

Appendices and Schedules Attached

Appendix A: Standard Conditions for Site Plan Control and Draft Plan of Subdivision Applications

Appendix B: Draft Urban Hamilton Official Plan Amendment

Appendix B1: Draft Former Region of Hamilton-Wentworth Official Plan Amendment

Appendix B2: Draft Former City of Hamilton Official Plan Amendment

Appendix B3: Draft Official Plan Amendments – Rationale

Appendix C: Opportunities for Implementation within the Zoning By-law

Appendix D: GREEN Hamilton Development Tax Increment Grant Program

Appendix E: Summary of Green Building Standards Metrics to be Tracked

Prepared by: Emily Coe, Manager, Zoning and Committee of Adjustment Planning and Economic Development Department, Planning Division

Submitted and recommended by: Anita Fabac, Acting Director of Planning and Chief Planner Planning and Economic Development Department, Planning Division

Green Building Standards Conditions for Site Plan Control and Draft Plan of Subdivision Applications

Site Plan Control Applications

Prior to Final Site Plan Approval

- a) Submit to the satisfaction of the Manager – Site Plan a letter signed and stamped by a Professional Architect or Professional Engineer or other recognized professional outlining how all Tier 1 City of Hamilton Green Building Standards have been incorporated in the design of the building and/or site plan.
- b) Submit to the satisfaction of the Manager – Site Plan a Letter of Commitment that all post-construction Tier 1 metrics will be provided and complied with.

Draft Plan of Subdivision Applications

A clause shall be included in the Subdivision Agreement stating that the Owner agrees to:

- a) Construct all buildings in accordance with the requirements as prescribed in Tier 1 of the City of Hamilton Green Building Standards.
- b) Provide building plans, drawings and reports along with the building permit application demonstrating compliance with the relevant metrics outlined in Tier 1 of the City of Hamilton Green Building Standards.
- c) Provide a Letter of Commitment that all post-construction Tier 1 and Tier 2 (if applicable) metrics will be provided and complied with (for development not subject to Site Plan Control).

Schedule “1”

Urban Hamilton Official Plan Amendment No. X

The following text, together with Appendix “A” - Volume 1: Schedule I – Other Information and Materials attached hereto, constitutes Official Plan Amendment No. “X” to the Urban Hamilton Official Plan.

1.0 **Purpose and Effect:**

The purpose and effect of this Amendment is to amend the Urban Hamilton Official Plan to implement the recommendations of the Green Building Standards, by establishing new submission requirements for a complete site plan and draft plan of subdivision application.

2.0 **Location:**

The lands affected by this Amendment are located within the urban area of the City of Hamilton.

3.0 **Basis:**

The basis for permitting this Amendment is:

- The Amendment provides clarity on the submission requirements for a complete site plan and draft plan of subdivision application;
- The Amendment maintains the general intent of the policies of the Urban Hamilton Official Plan by supporting energy efficient and sustainably designed development; and,
- The Amendment is consistent with the Provincial Planning Statement, 2024.

4.0 Actual Changes:

4.1 Volume 1 – Parent Plan

Text

4.1.1 Chapter F – Implementation

a. That Volume 1: Chapter F – Implementation, Section 1.19 – Complete Application Requirements and Formal Consultation, be amended by:

1. Adding a new Policy as F.1.19.19:

“F.1.19.19 Site plan and draft plan of subdivision applications submitted to the City on or after the effective date of the Green Building Standards, are required to demonstrate compliance with the Tier 1 metrics of the Green Building Standards as part of a complete application. Submission requirements shall be prepared in accordance with the Green Building Standards Guidebook.”

2. Adding a new Policy as F.1.19.19.1:

“F.1.19.19.1 Notwithstanding Policy 1.19.19, where a Formal Consultation document has been issued for a site plan or draft plan of subdivision application before the effective date of the Green Building Standards, the Green Building Standards complete application requirements shall not apply to the site plan or draft plan of subdivision.”

Schedules and Appendices

4.1.2 Schedule I - Other Information and Materials

a. That Volume 1: Schedule I – Other Information and Materials be amended by adding new study/material requirements, as shown on Appendix “A”, attached to this Amendment, and renumbering existing other information and materials as needed.

5.0 Implementation:

The proposed policy amendments will be implemented through the submission and review of Site Plan and draft plan of Subdivision applications.

This Official Plan Amendment is Schedule “1” to By-law No. _____ passed on the ____th day of ____, 202X.

The City of Hamilton

A. Horwath
MAYOR

M. Trennum
CITY CLERK

Appendix "A" – Volume 1: Schedule I – Other Information & Materials

Study / Material Name		Official Plan Amendment				Zoning By-law Amendment				Draft Plan of Subdivision				Site Plan Control			
		Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary
1	Affordable Housing Report / Rental Conversion Assessment			✓				✓									✓
2	Aggregate Resource Assessment			✓													
3	Aggregate/Mineral Resource Analysis			✓													
4	Agricultural Impact Assessment		✓				✓				✓				✓		
5	Air Drainage Analysis Brief		✓				✓				✓				✓		
6	Air Quality Study		✓	✓			✓	✓			✓	✓					✓
7	Archaeological Assessment		✓				✓				✓				✓		
8	Channel Design and Geofluvial Assessment		✓				✓						✓				✓
9	Chloride Impact Study				✓				✓				✓				✓
10	Complete Application Compliance Summary / Summary Response to Formal Consultation Comments	✓				✓				✓				✓			
11	Concept Plan	✓				✓				✓							
13	Contaminant Management Plan				✓				✓				✓				✓

Study / Material Name		Official Plan Amendment				Zoning By-law Amendment				Draft Plan of Subdivision				Site Plan Control			
		Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary
14	Cost Recovery Agreement	✓				✓				✓							✓
15	Cultural Heritage Assessment – Documentation and Salvage Plan				✓				✓				✓				✓
16	Cultural Heritage Impact Assessment		✓				✓				✓				✓		
17	Cut and Fill Analysis				✓				✓				✓				✓
18	Cycling Route Analysis	✓				✓				✓							
19	Design Review Panel Summary of Advice and Response		✓	✓			✓	✓			✓	✓			✓	✓	
20	Draft Official Plan Amendment/ Draft Zoning By-law Amendment	✓				✓											
21	Dust Impact Analysis				✓				✓				✓				✓
22	Elevations													✓			
23	Elevations (Conceptual)	✓				✓				✓							
24	Energy and Environmental Assessment Report			✓				✓				✓				✓	
25	Environmental Impact Statement (EIS) and Summary of Environmentally significant Areas Impact Evaluation Group Comments (where applicable)		✓				✓				✓				✓		

Study / Material Name		Official Plan Amendment				Zoning By-law Amendment				Draft Plan of Subdivision				Site Plan Control			
		Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary
26	Environmental Site Assessment and/or Record of Site Condition		✓	✓			✓	✓			✓	✓			✓	✓	
27	Erosion and Sediment Control Plan				✓				✓	✓							✓
28	Erosion Hazard Assessment		✓				✓				✓				✓		
29	Farm Economics Report				✓				✓								
30	Financial Impact Analysis and Financial Strategy				✓				✓								
31	Fish Habitat Assessment		✓				✓				✓				✓		
32	Floodline Delineation Study/ Hydraulic Analysis		✓				✓				✓				✓		
33	Full Disclosure Report				✓				✓								
34	Functional Servicing Report	✓				✓				✓				✓			
35	General Vegetation Inventory	✓				✓				✓				✓			
36	Grading Plan	✓				✓				✓				✓			
37	Green Building Standards Checklist									✓				✓			
37 38	Housing Report			✓				✓				✓					✓

[illegible]

Study / Material Name		Official Plan Amendment				Zoning By-law Amendment				Draft Plan of Subdivision				Site Plan Control			
		Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary
51 52	Master Drainage Plan				✓				✓				✓				✓
52 53	Materials Palette or Imagery												✓				✓
53 54	Meander Belt Assessment				✓				✓				✓				✓
54 55	Minimum Distance Separation Calculation				✓				✓				✓				✓
55 56	Ministry of the Environment Conservation and Parks - Environmental Compliance Approval				✓				✓				✓				✓
56 57	Modern Roundabout and Neighbourhood Roundabout Analysis				✓				✓				✓				
57 58	Neighbourhood Traffic Calming Options Report		✓				✓				✓				✓		
58 59	Noise Impact Studies (Noise Feasibility and/or Detailed Noise Study)		✓	✓			✓	✓			✓	✓			✓	✓	
59 60	Nutrient Management Study				✓				✓				✓				✓
60 61	Odour Impact Assessment		✓	✓			✓	✓			✓	✓			✓	✓	
61 62	On-Street Parking Plan												✓				✓
62 63	Parking Analysis/Study			✓				✓				✓				✓	
63 64	Pedestrian Route and Sidewalk Analysis	✓				✓				✓							✓

Study / Material Name		Official Plan Amendment				Zoning By-law Amendment				Draft Plan of Subdivision				Site Plan Control			
		Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary
64 65	Planning Justification Report	✓				✓				✓							✓
65 66	Planning Brief / Development Brief													✓			
66 67	Pre-Technical Conservation Authority Review				✓				✓				✓				✓
67 68	Public Consultation Summary and Comment Response Report	✓				✓				✓							
68 69	Recreation Feasibility Study				✓				✓								
69 70	Recreation Needs Assessment				✓				✓				✓				
70 71	Restoration Plan				✓				✓				✓				✓
71 72	Right of Way Impact Assessment			✓				✓				✓				✓	
72 73	Roadway/Development Safety Audit				✓				✓				✓				
73 74	School Accommodation Issues Assessment				✓				✓								
74 75	School and City Recreation Facility and Outdoor Recreation/Parks Issues Assessment				✓				✓				✓				
75 76	Servicing Plan				✓				✓	✓				✓			
76 77	Shoreline Assessment Study/Coastal Engineers Study		✓				✓				✓				✓		

Study / Material Name		Official Plan Amendment				Zoning By-law Amendment				Draft Plan of Subdivision				Site Plan Control			
		Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary
77 78	Site Lighting Plan												✓				✓
78 79	Site Plan and Floor Plans													✓			
79 80	Slope Stability Study and Report		✓				✓				✓				✓		
80 81	Soil Management Plan												✓				✓
81 82	Soils/Geotechnical Study			✓				✓		✓				✓			
82 83	Species Habitat Assessment		✓				✓				✓				✓		
83 84	Storm Water Management Report/Plan and/or update to an existing Storm Water Management Plan	✓				✓				✓				✓			
84 85	Sub-watershed Plan and/or update to an existing Subwatershed Plan				✓				✓				✓				
85 86	Sun/Shadow Study			✓				✓				✓				✓	
86 87	Survey Plan (Real Property Report)	✓				✓				✓				✓			
87 88	Transit Assessment	✓				✓				✓							
88 89	Transportation Demand Management Options Report				✓			✓				✓				✓	
89 90	Transportation Impact Study	✓				✓							✓				✓

Study / Material Name		Official Plan Amendment				Zoning By-law Amendment				Draft Plan of Subdivision				Site Plan Control			
		Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary
90 91	Tree Management Plan/Study (City-owned trees and / or within 3 metres of ROW)	✓				✓				✓				✓			
91 92	Tree Protection Plan (Private trees)	✓				✓				✓				✓			
92 93	Urban Design or Architectural Guidelines with Control Architect											✓					
93 94	Urban Design Report/ Brief			✓				✓				✓				✓	
94 95	Vibration Study		✓				✓				✓				✓		
95 96	Visual Impact Assessment		✓	✓			✓	✓			✓	✓			✓	✓	
96 97	Water and Wastewater Servicing Study	✓				✓				✓				✓			
97 98	Watermain Hydraulic Analysis					✓				✓				✓			
98 99	Water Well Survey and Contingency Plan		✓				✓				✓				✓		
99 100	Wildland Fire Assessment (OPA 167)												✓				✓
100 101	Wind Study			✓				✓				✓				✓	
101 102	Zoning Compliance Review								✓	✓				✓			
102 103	3D Model			✓				✓				✓				✓	

Schedule “1”

Draft
**Amendment No. XX to the former Region of Hamilton-
Wentworth Official Plan**

The following text, together with Appendix “A” – Schedule 1 – Other Information and Materials attached hereto, constitutes Official Plan Amendment No. “X” to the former Region of Hamilton-Wentworth Official Plan.

1.0 Purpose and Effect:

The purpose and effect of this Amendment is to amend the former Region of Hamilton - Wentworth Official Plan to implement the recommendations of the Green Building Standards, by establishing new submission requirements for a complete site plan and draft plan of subdivision application.

2.0 Location:

The lands affected by this amendment are located within the West Harbour (Setting Sail) Secondary Plan area.

3.0 Basis:

The basis for permitting this Amendment is:

- The Amendment provides clarity on the submission requirements for a complete site plan and draft plan of subdivision application;
- The Amendment is consistent with the Provincial Planning Statement, 2024.

4.0 Changes:

4.1 Text Changes

4.1.1 Subsection D.7A – Complete Application Requirements and Formal Consultation

- a. That subsection D.7A – Complete Application Requirements and Formal Consultation be amended by:

1. Adding a new Policy as D.7A.6, and renumbering subsequent policies accordingly:

"7A.6: Site plan and draft plan of subdivision applications submitted to the City on or after the effective date of the Green Building Standards, are required to demonstrate compliance with the Tier 1 metrics of the Green Building Standards as part of a complete application. Submission requirements shall be prepared in accordance with the Green Building Standards Guidebook."

2. Adding a new Policy as D.7A.7, and renumbering subsequent policies accordingly:

"7A.7: Notwithstanding Policy D.7A.6, where a Formal Consultation document has been issued for a Site Plan or draft plan of subdivision application before the effective date of the Green Building Standards, the Green Building Standards complete application requirements shall not apply to the site plan or draft plan of subdivision."

4.2 Maps and Schedules

4.2.1 Schedule 1 – Other Information and Materials

- a. That Schedule 1 – Other Information and Materials be added to the Region of Wentworth-Hamilton Official Plan, as shown on Appendix "A", attached to this Amendment.

5.0 Implementation:

The proposed policy amendments will be implemented through the submission and review of site plan and draft plan of subdivision applications.

This Official Plan Amendment is Schedule "1" to By-law No. _____ passed on the ____th day of ___, 2025.

The
City of Hamilton

A. Horwath
MAYOR

M. Trennum
CITY CLERK

DRAFT

Appendix "A" – Schedule 1 – Other Information and Materials

Study / Material Name		Former Region and Former Hamilton Official Plan Amendment				Zoning By-law Amendment				Draft Plan of Subdivision				Site Plan Control			
		Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary
1	Affordable Housing Report / Rental Conversion Assessment			✓				✓									✓
2	Agricultural Impact Assessment		✓				✓				✓				✓		
3	Air Quality Study		✓	✓			✓	✓			✓	✓					✓
4	Archaeological Assessment	✓				✓				✓				✓			
5	Channel Design and Geofluvial Assessment		✓				✓						✓				✓
6	Chloride Impact Study				✓				✓				✓				✓
7	Complete Application Compliance Summary / Summary Response to Formal Consultation Comments	✓				✓				✓				✓			
8	Concept Plan	✓				✓				✓							
9	Construction Management Plan												✓				✓
10	Contaminant Management Plan				✓				✓				✓				✓
11	Cost Recovery Agreement	✓				✓				✓							✓
12	Cultural Heritage Assessment – Documentation and Salvage Plan				✓				✓				✓				✓
13	Cultural Heritage Impact Assessment		✓				✓				✓				✓		
14	Cut and Fill Analysis				✓				✓				✓				✓

Study / Material Name		Former Region and Former Hamilton Official Plan Amendment				Zoning By-law Amendment				Draft Plan of Subdivision				Site Plan Control			
		Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary
15	Cycling Route Analysis	✓				✓				✓							
16	Design Review Panel Summary of Advice and Response		✓	✓			✓	✓			✓	✓			✓	✓	
17	Draft Official Plan Amendment/ Draft Zoning By-law Amendment	✓				✓											
18	Dust Impact Analysis				✓				✓				✓				✓
19	Elevations													✓			
20	Elevations (Conceptual)	✓				✓				✓							
21	Energy and Environmental Assessment Report			✓				✓				✓				✓	
22	Environmental Impact Statement (EIS) and Summary of Environmentally significant Areas Impact Evaluation Group Comments (where applicable)		✓				✓				✓				✓		
23	Environmental Site Assessment and/or Record of Site Condition		✓	✓			✓	✓			✓	✓			✓	✓	
24	Erosion and Sediment Control Plan				✓				✓	✓							✓
25	Erosion Hazard Assessment		✓				✓				✓				✓		
26	Financial Impact Analysis and Financial Strategy				✓				✓								
27	Fish Habitat Assessment		✓				✓				✓				✓		
28	Floodline Delineation Study/ Hydraulic Analysis		✓				✓				✓				✓		
29	Full Disclosure Report				✓				✓								
30	Functional Servicing Report	✓				✓				✓				✓			
31	General Vegetation Inventory	✓				✓				✓				✓			

Study / Material Name		Former Region and Former Hamilton Official Plan Amendment				Zoning By-law Amendment				Draft Plan of Subdivision				Site Plan Control			
		Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary
32	Grading Plan	✓				✓				✓				✓			
33	Green Building Standards Checklist									✓				✓			
33 34	Housing Report			✓				✓				✓					✓
34 35	Hydrogeological Study			✓				✓		✓				✓			
35 36	Impact Assessment for new Private Waste Disposal Sites			✓				✓								✓	
36 37	Karst Assessment/Karst Contingency Plan		✓				✓				✓				✓		
37 38	Land Use Compatibility Study			✓				✓								✓	
38 39	Land Use in the Vicinity of Existing Pipelines Study		✓				✓				✓				✓		
39 40	Land Use/ Commercial Needs and Impact Assessment			✓				✓									
40 41	Landfill Impact Assessment		✓	✓			✓	✓			✓	✓			✓	✓	
41 42	Landscape Plan									✓				✓			
42 43	Landscape Plan (Conceptual)	✓				✓											
43	Light Impact Assessment			✓				✓				✓				✓	

Study / Material Name		Former Region and Former Hamilton Official Plan Amendment				Zoning By-law Amendment				Draft Plan of Subdivision				Site Plan Control			
		Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary
44																	
44 45	Limit of Core Areas or Limit of Conservation Authority Regulated Area		✓				✓				✓				✓		
45 46	Linkage Assessment				✓				✓				✓				✓
46 47	Market Impact Study				✓				✓								
47 48	Master Drainage Plan				✓				✓				✓				✓
48 49	Materials Palette or Imagery												✓				✓
49 50	Meander Belt Assessment				✓				✓				✓				✓
50 51	Ministry of the Environment Conservation and Parks - Environmental Compliance Approval				✓				✓				✓				✓
51 52	Modern Roundabout and Neighbourhood Roundabout Analysis				✓				✓				✓				
52 53	Neighbourhood Traffic Calming Options Report		✓				✓				✓				✓		
53 54	Noise Impact Studies (Noise Feasibility and/or Detailed Noise Study)		✓	✓			✓	✓			✓	✓			✓	✓	
54 55	Nutrient Management Study				✓				✓				✓				✓

Study / Material Name		Former Region and Former Hamilton Official Plan Amendment				Zoning By-law Amendment				Draft Plan of Subdivision				Site Plan Control			
		Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary
55	Odour Impact Assessment		✓	✓			✓	✓			✓	✓			✓	✓	
56	On-Street Parking Plan												✓				✓
57	Parking Analysis/Study			✓				✓				✓				✓	
58	Pedestrian Route and Sidewalk Analysis	✓				✓				✓							✓
59	Planning Justification Report	✓				✓				✓							✓
60	Planning Brief / Development Brief													✓			
61	Pre-Technical Conservation Authority Review				✓				✓				✓				✓
62	Public Consultation Summary and Comment Response Report	✓				✓				✓							
63	Recreation Feasibility Study				✓				✓								
64	Recreation Needs Assessment				✓				✓				✓				
65	Restoration Plan				✓				✓				✓				✓
66	Right of Way Impact Assessment			✓				✓				✓				✓	

Study / Material Name		Former Region and Former Hamilton Official Plan Amendment				Zoning By-law Amendment				Draft Plan of Subdivision				Site Plan Control			
		Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary
67																	
67 68	Roadway/Development Safety Audit				✓				✓				✓				
68 69	School Accommodation Issues Assessment				✓				✓								
69 70	School and City Recreation Facility and Outdoor Recreation/Parks Issues Assessment				✓				✓				✓				
70 71	Servicing Plan				✓				✓	✓				✓			
71 72	Shoreline Assessment Study/Coastal Engineers Study		✓				✓				✓				✓		
72 73	Site Lighting Plan												✓				✓
73 74	Site Plan and Floor Plans													✓			
74 75	Slope Stability Study and Report		✓				✓				✓				✓		
75 76	Soil Management Plan												✓				✓
76 77	Soils/Geotechnical Study			✓				✓		✓				✓			
77 78	Species Habitat Assessment		✓				✓				✓				✓		

Study / Material Name		Former Region and Former Hamilton Official Plan Amendment				Zoning By-law Amendment				Draft Plan of Subdivision				Site Plan Control			
		Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary
78	Storm Water Management Report/Plan and/or update to an existing Storm Water Management Plan	✓				✓				✓				✓			
79	Sub-watershed Plan and/or update to an existing Sub-watershed Plan				✓				✓				✓				
80	Sun/Shadow Study			✓				✓				✓				✓	
81	Survey Plan (Real Property Report)	✓				✓				✓				✓			
82	Transit Assessment	✓				✓				✓							
83	Transportation Demand Management Options Report				✓			✓				✓				✓	
84	Transportation Impact Study	✓				✓							✓				✓
85	Tree Management Plan/Study (City-owned trees and / or within 3 metres of ROW)	✓				✓				✓				✓			
86	Tree Protection Plan (Private trees)	✓				✓				✓				✓			
87	Urban Design or Architectural Guidelines												✓				
88	Design Review Panel Summary of Advice and Response		✓	✓			✓	✓			✓	✓			✓	✓	
89	Urban Design Report/ Brief		✓	✓			✓	✓					✓		✓	✓	

Study / Material Name		Former Region and Former Hamilton Official Plan Amendment				Zoning By-law Amendment				Draft Plan of Subdivision				Site Plan Control			
		Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary
90																	
90 91	Vibration Study		✓				✓				✓				✓		
91 92	Visual Impact Assessment		✓	✓			✓	✓			✓	✓			✓	✓	
92 93	Water and Wastewater Servicing Study	✓				✓				✓				✓			
93 94	Watermain Hydraulic Analysis					✓				✓				✓			
94 95	Water Well Survey and Contingency Plan		✓				✓				✓				✓		
95 96	Wildland Fire Assessment												✓				✓
96 97	Wind Study			✓				✓				✓				✓	
97 98	Zoning Compliance Review					✓				✓				✓			
98 99	3D Model			✓				✓				✓				✓	

Schedule “1”

Draft Amendment No. X to the City of Hamilton Official Plan

The following text constitutes Official Plan Amendment No. “X” to the City of Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose and effect of this Amendment is to amend the former City of Hamilton Official Plan to bring it in alignment with the complete application and formal consultation requirements of the former Region of Hamilton-Wentworth Official Plan and implement the recommendations of the Green Building Standards, by establishing new submission requirements for a complete site plan and draft plan of subdivision application.

2.0 Location:

The lands affected by this amendment are located within the West Harbour (Setting Sail) Secondary Plan area.

3.0 Basis:

The basis for permitting this Amendment is:

- The Amendment provides clarity on the submission requirements for a complete site plan and draft plan of subdivision application;
- The Amendment is consistent with the Provincial Planning Statement, 2024.

4.0 Changes:

4.1 Text Changes

4.1.1 Subsection D.11 – Complete Application Requirements and Formal Consultation

- a. That subsection D.11 – Complete Application Requirements and Formal Consultation be amended by:

1. deleting the word "Policies" replacing with the word "Subsection", and deleting the phrase "through D.7A.9, inclusive," so the policy reads as follows:

"11.1 Subsection D.7A of the Regional Municipality of Hamilton-Wentworth Official Plan shall apply."

5.0 Implementation:

The proposed policy amendments will be implemented through the submission and review of Site Plan and draft plan of Subdivision applications.

This Official Plan Amendment is Schedule "1" to By-law No. _____ passed on the ____th day of ____, 2025.

**The
City of Hamilton**

A. Horwath
MAYOR

M. Trennum
CITY CLERK

Proposed Text Amendments – Urban Hamilton Official Plan, former Region of Hamilton-Wentworth Official Plan, and former City of Hamilton Official Plan

Green Building Standards Implementation

The table below includes all recommended amendments to the Urban Hamilton Official Plan, former Region of Hamilton-Wentworth Official Plan, and former City of Hamilton Official Plan in Appendices B, B1, and B2 to Report PED25117 with rationale summarizing why the specific amendment is recommended.

~~Grey highlighted strikethrough text~~ = text to be deleted
Bolded text = text to be added

Policy Number	Proposed Change	Proposed New / Revised Policy	Why Change is Recommended
Volume 1: Chapter F – Implementation			
F.1.19.19	<p>Insert policy F.1.19.19 as follows:</p> <p>Site plan and draft plan of subdivision applications submitted to the City on or after the effective date of the Green Building Standards are required to demonstrate compliance with the Tier 1 metrics of the Green Building Standards as part of a complete application. Submission requirements shall be prepared in accordance with the Green Building Standards Guidebook.</p>	<p>F.1.19.19 Site plan and draft plan of subdivision applications submitted to the City, on or after the effective date of the Green Building Standards are required to demonstrate compliance with the Tier 1 metrics of the Green Building Standards as part of a complete application. Submission requirements shall be prepared in accordance with the Green Building Standards Guidebook</p>	<p>Establishes the Tier 1 Metrics of the Green Building Standards as mandatory requirements to be met through the submission of Site Plan and Subdivision applications.</p> <p>Establishes that the requirement only applies to applications submitted on or after the date of implementation for the Green Building Standards to ensure an appropriate transition.</p>

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F.1.19.19.1	<p>Insert Policy F.1.19.19.1 as follows:</p> <p>Notwithstanding Policy 1.19.19, where a Formal Consultation document has been issued for a site plan or draft plan of subdivision application before the effective date of the Green Building Standards, the Green Building Standards complete application requirements shall not apply to the site plan or draft plan of subdivision.</p>	F.1.19.19.1 Notwithstanding Policy 1.19.19, where a Formal Consultation document has been issued for a site plan or draft plan of subdivision application before the effective date of the Green Building Standards, the Green Building Standards complete application requirements shall not apply to the site plan or draft plan of subdivision.	Exempts site plan and draft plan of subdivision applications from the Green Building Standards complete application requirements if a Formal Consultation document was issued prior to the Green Building Standards coming into effect.
Volume 1: Schedule I – Other Information and Materials			
Schedule I – Other Information and Materials	Insert the following new information and material requirements in Schedule I – Other Information and Materials, as shown below.	See Schedule I.	These materials have been identified as requirements for site plan and draft plan of subdivision applications to demonstrate compliance with the mandatory Tier 1 metrics of the Council endorsed Green Building Standards.

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SCHEDULE I – OTHER INFORMATION AND MATERIALS

Study / Material Name		Official Plan Amendment				Zoning By-law Amendment				Draft Plan of Subdivision				Site Plan Control			
		Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary
1	Affordable Housing Report / Rental Conversion Assessment			✓				✓									✓
2	Aggregate Resource Assessment			✓													
3	Aggregate/Mineral Resource Analysis			✓													
4	Agricultural Impact Assessment		✓				✓				✓				✓		
5	Air Drainage Analysis Brief		✓				✓				✓				✓		
6	Air Quality Study		✓	✓			✓	✓			✓	✓					✓
7	Archaeological Assessment		✓				✓				✓				✓		
8	Channel Design and Geofluvial Assessment		✓				✓						✓				✓
9	Chloride Impact Study				✓				✓				✓				✓
10	Complete Application Compliance Summary / Summary Response to Formal Consultation Comments	✓				✓				✓				✓			

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Study / Material Name		Official Plan Amendment				Zoning By-law Amendment				Draft Plan of Subdivision				Site Plan Control			
		Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary
11	Concept Plan	✓				✓				✓							
12	Construction Management Plan												✓				✓
13	Contaminant Management Plan				✓				✓				✓				✓
14	Cost Recovery Agreement	✓				✓				✓							✓
15	Cultural Heritage Assessment – Documentation and Salvage Plan				✓				✓				✓				✓
16	Cultural Heritage Impact Assessment		✓				✓				✓				✓		
17	Cut and Fill Analysis				✓				✓				✓				✓
18	Cycling Route Analysis	✓				✓				✓							
19	Design Review Panel Summary of Advice and Response		✓	✓			✓	✓			✓	✓			✓	✓	
20	Draft Official Plan Amendment/ Draft Zoning By-law Amendment	✓				✓											
21	Dust Impact Analysis				✓				✓				✓				✓
22	Elevations													✓			
23	Elevations (Conceptual)	✓				✓				✓							

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Study / Material Name		Official Plan Amendment				Zoning By-law Amendment				Draft Plan of Subdivision				Site Plan Control			
		Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary
24	Energy and Environmental Assessment Report			✓				✓				✓				✓	
25	Environmental Impact Statement (EIS) and Summary of Environmentally significant Areas Impact Evaluation Group Comments (where applicable)		✓				✓				✓				✓		
26	Environmental Site Assessment and/or Record of Site Condition		✓	✓			✓	✓			✓	✓			✓	✓	
27	Erosion and Sediment Control Plan				✓				✓	✓							✓
28	Erosion Hazard Assessment		✓				✓				✓				✓		
29	Farm Economics Report				✓				✓								
30	Financial Impact Analysis and Financial Strategy				✓				✓								
31	Fish Habitat Assessment		✓				✓				✓				✓		
32	Floodline Delineation Study/ Hydraulic Analysis		✓				✓				✓				✓		
33	Full Disclosure Report				✓				✓								
34	Functional Servicing Report	✓				✓				✓				✓			
35	General Vegetation Inventory	✓				✓				✓				✓			
36	Grading Plan	✓				✓				✓				✓			

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Study / Material Name		Official Plan Amendment				Zoning By-law Amendment				Draft Plan of Subdivision				Site Plan Control			
		Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary
37	Green Building Standards Checklist									✓				✓			
37 38	Housing Report			✓				✓				✓					✓
38 39	Hydrogeological Study			✓				✓		✓				✓			
39 40	Impact Assessment for new Private Waste Disposal Sites			✓				✓								✓	
40 41	Karst Assessment/Karst Contingency Plan		✓				✓				✓				✓		
41 42	Land Use Compatibility Study			✓				✓								✓	
42 43	Land Use in the Vicinity of Existing Pipelines Study		✓				✓				✓				✓		
43 44	Land Use/ Commercial Needs and Impact Assessment			✓				✓									
44 45	Landfill Impact Assessment		✓	✓			✓	✓			✓	✓			✓	✓	
45 46	Landscape Plan									✓				✓			
46 47	Landscape Plan (Conceptual)	✓				✓											
47 48	Light Impact Assessment			✓				✓				✓				✓	

Study / Material Name		Official Plan Amendment				Zoning By-law Amendment				Draft Plan of Subdivision				Site Plan Control			
		Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary
48 49	Limit of Core Areas or Limit of Conservation Authority Regulated Area		✓				✓				✓				✓		
49 50	Linkage Assessment		✓				✓				✓				✓		
50 51	Market Impact Study			✓				✓									
51 52	Master Drainage Plan				✓				✓				✓				✓
52 53	Materials Palette or Imagery												✓				✓
53 54	Meander Belt Assessment				✓				✓				✓				✓
54 55	Minimum Distance Separation Calculation				✓				✓				✓				✓
55 56	Ministry of the Environment Conservation and Parks - Environmental Compliance Approval				✓				✓				✓				✓
56 57	Modern Roundabout and Neighbourhood Roundabout Analysis				✓				✓				✓				
57 58	Neighbourhood Traffic Calming Options Report		✓				✓				✓				✓		
58 59	Noise Impact Studies (Noise Feasibility and/or Detailed Noise Study)		✓	✓			✓	✓			✓	✓			✓	✓	
59 60	Nutrient Management Study				✓				✓				✓				✓
60 61	Odour Impact Assessment		✓	✓			✓	✓			✓	✓			✓	✓	

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Study / Material Name		Official Plan Amendment				Zoning By-law Amendment				Draft Plan of Subdivision				Site Plan Control			
		Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary
61 62	On-Street Parking Plan												✓				✓
62 63	Parking Analysis/Study			✓				✓				✓				✓	
63 64	Pedestrian Route and Sidewalk Analysis	✓				✓				✓							✓
64 65	Planning Justification Report	✓				✓				✓							✓
65 66	Planning Brief / Development Brief													✓			
66 67	Pre-Technical Conservation Authority Review				✓				✓				✓				✓
67 68	Public Consultation Summary and Comment Response Report	✓				✓				✓							
68 69	Recreation Feasibility Study				✓				✓								
69 70	Recreation Needs Assessment				✓				✓				✓				
70 71	Restoration Plan				✓				✓				✓				✓
71 72	Right of Way Impact Assessment			✓				✓				✓				✓	
72 73	Roadway/Development Safety Audit				✓				✓				✓				
73 74	School Accommodation Issues Assessment				✓				✓								

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Study / Material Name		Official Plan Amendment				Zoning By-law Amendment				Draft Plan of Subdivision				Site Plan Control			
		Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary
74 75	School and City Recreation Facility and Outdoor Recreation/Parks Issues Assessment				✓				✓				✓				
75 76	Servicing Plan				✓				✓	✓				✓			
76 77	Shoreline Assessment Study/Coastal Engineers Study		✓				✓				✓				✓		
77 78	Site Lighting Plan												✓				✓
78 79	Site Plan and Floor Plans													✓			
79 80	Slope Stability Study and Report		✓				✓				✓				✓		
80 81	Soil Management Plan												✓				✓
81 82	Soils/Geotechnical Study			✓				✓		✓				✓			
82 83	Species Habitat Assessment		✓				✓				✓				✓		
83 84	Storm Water Management Report/Plan and/or update to an existing Storm Water Management Plan	✓				✓				✓				✓			
84 85	Sub-watershed Plan and/or update to an existing Subwatershed Plan				✓				✓				✓				
85 86	Sun/Shadow Study			✓				✓				✓				✓	
86	Survey Plan (Real Property Report)	✓				✓				✓				✓			

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Study / Material Name		Official Plan Amendment				Zoning By-law Amendment				Draft Plan of Subdivision				Site Plan Control			
		Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary
87																	
87 88	Transit Assessment	✓				✓				✓							
88 89	Transportation Demand Management Options Report				✓			✓				✓				✓	
89 90	Transportation Impact Study	✓				✓							✓				✓
90 91	Tree Management Plan/Study (City-owned trees and / or within 3 metres of ROW)	✓				✓				✓				✓			
91 92	Tree Protection Plan (Private trees)	✓				✓				✓				✓			
92 93	Urban Design or Architectural Guidelines with Control Architect											✓					
93 94	Urban Design Report/ Brief			✓				✓				✓				✓	
94 95	Vibration Study		✓				✓				✓				✓		
95 96	Visual Impact Assessment		✓	✓			✓	✓			✓	✓			✓	✓	
96 97	Water and Wastewater Servicing Study	✓				✓				✓				✓			
97 98	Watermain Hydraulic Analysis					✓				✓				✓			
98 99	Water Well Survey and Contingency Plan		✓				✓				✓				✓		
99	Wildland Fire Assessment (OPA 167)												✓				✓

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Study / Material Name		Official Plan Amendment				Zoning By-law Amendment				Draft Plan of Subdivision				Site Plan Control			
		Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary
100																	
100 101	Wind Study			✓				✓				✓				✓	
101 102	Zoning Compliance Review								✓	✓				✓			
102 103	3D Model			✓				✓				✓				✓	

Proposed Text Amendments – Former Region of Hamilton-Wentworth Official Plan Green Building Standards Implementation

The table below includes all recommended amendments to the Former Region of Hamilton-Wentworth Official Plan in Appendix B1 to Report PED25117 with rationale summarizing why the specific amendment is recommended.

~~Grey highlighted strikethrough text~~ = text to be deleted

Bolded text = text to be added

Policy Number	Proposed Change	Proposed New / Revised Policy	Why Change is Recommended
Part D – Implementation: Subsection 7A Complete Application Requirements and Formal Consultation			
D.7A.6	<p>Insert policy D7A.6 as follows, and renumber subsequent policies:</p> <p>Site plan and draft plan of subdivision applications submitted to the City on or after the effective date of the Green Building Standards are required to demonstrate compliance with the Tier 1 metrics of the Green Building Standards as part of a complete application. Submission requirements shall be prepared in accordance with the Green Building Standards Guidebook.</p>	<p>D.7A.6 Site plan and draft plan of subdivision applications submitted to the City on or after the effective date of the Green Building Standards are required to demonstrate compliance with the Tier 1 metrics of the Green Building Standards as part of a complete application. Submission requirements shall be prepared in accordance with the Green Building Standards Guidebook.</p>	<p>Establishes the Tier 1 Metrics of the Green Building Standards as mandatory requirements to be met through the submission of Site Plan and Subdivision applications.</p> <p>Establishes that the requirement only applies to applications submitted on or after the date of implementation for the Green Building Standards to ensure an appropriate transition.</p>

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D.7A.7	<p>Insert Policy D.7A.7 as follows, and renumber subsequent policies:</p> <p>Notwithstanding Policy D7A.6, where a Formal Consultation document has been issued for a site plan or draft plan of subdivision application before the effective date of the Green Building Standards, the Green Building Standards complete application requirements shall not apply to the site plan or draft plan of subdivision.</p>	D.7A.7 Notwithstanding Policy D7A.6, where a Formal Consultation document has been issued for a site plan or draft plan of subdivision application before the effective date of the Green Building Standards, the Green Building Standards complete application requirements shall not apply to the site plan or draft plan of subdivision.	Exempts site plan and draft plan of subdivision applications from the Green Building Standards complete application requirements if a Formal Consultation document was issued prior to the Green Building Standards coming into effect.
Schedule 1- Other Information and Materials			
Schedule 1 – Other Information and Materials	Insert the following new information and material requirements in Schedule 1 – Other Information and Materials, as shown below.	See Schedule 1.	These materials have been identified as requirements for site plan and draft plan of subdivision applications to demonstrate compliance with the mandatory Tier 1 metrics of the Council endorsed Green Building Standards.

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SCHEDULE 1 – OTHER INFORMATION AND MATERIALS

Study / Material Name		Former Region and Former Hamilton Official Plan Amendment				Zoning By-law Amendment				Draft Plan of Subdivision				Site Plan Control			
		Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary
1	Affordable Housing Report / Rental Conversion Assessment			✓				✓									✓
2	Agricultural Impact Assessment		✓				✓				✓				✓		
3	Air Quality Study		✓	✓			✓	✓			✓	✓					✓
4	Archaeological Assessment	✓				✓				✓				✓			
5	Channel Design and Geofluvial Assessment		✓				✓						✓				✓
6	Chloride Impact Study				✓				✓				✓				✓
7	Complete Application Compliance Summary / Summary Response to Formal Consultation Comments	✓				✓				✓				✓			
8	Concept Plan	✓				✓				✓							
9	Construction Management Plan												✓				✓
10	Contaminant Management Plan				✓				✓				✓				✓
11	Cost Recovery Agreement	✓				✓				✓							✓
12	Cultural Heritage Assessment – Documentation and Salvage Plan				✓				✓				✓				✓
13	Cultural Heritage Impact Assessment		✓				✓				✓				✓		
14	Cut and Fill Analysis				✓				✓				✓				✓
15	Cycling Route Analysis	✓				✓				✓							

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Study / Material Name		Former Region and Former Hamilton Official Plan Amendment				Zoning By-law Amendment				Draft Plan of Subdivision				Site Plan Control			
		Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary
16	Design Review Panel Summary of Advice and Response		✓	✓			✓	✓			✓	✓			✓	✓	
17	Draft Official Plan Amendment/ Draft Zoning By-law Amendment	✓				✓											
18	Dust Impact Analysis				✓				✓				✓				✓
19	Elevations													✓			
20	Elevations (Conceptual)	✓				✓				✓							
21	Energy and Environmental Assessment Report			✓				✓				✓				✓	
22	Environmental Impact Statement (EIS) and Summary of Environmentally significant Areas Impact Evaluation Group Comments (where applicable)		✓				✓				✓				✓		
23	Environmental Site Assessment and/or Record of Site Condition		✓	✓			✓	✓			✓	✓			✓	✓	
24	Erosion and Sediment Control Plan				✓				✓	✓							✓
25	Erosion Hazard Assessment		✓				✓				✓				✓		
26	Financial Impact Analysis and Financial Strategy				✓				✓								
27	Fish Habitat Assessment		✓				✓				✓				✓		
28	Floodline Delineation Study/ Hydraulic Analysis		✓				✓				✓				✓		
29	Full Disclosure Report				✓				✓								
30	Functional Servicing Report	✓				✓				✓				✓			
31	General Vegetation Inventory	✓				✓				✓				✓			
32	Grading Plan	✓				✓				✓				✓			

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Study / Material Name		Former Region and Former Hamilton Official Plan Amendment				Zoning By-law Amendment				Draft Plan of Subdivision				Site Plan Control			
		Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary
33	Green Building Standards Checklist									✓				✓			
33 34	Housing Report			✓				✓				✓					✓
34 35	Hydrogeological Study			✓				✓		✓				✓			
35 36	Impact Assessment for new Private Waste Disposal Sites			✓				✓								✓	
36 37	Karst Assessment/Karst Contingency Plan		✓				✓				✓				✓		
37 38	Land Use Compatibility Study			✓				✓								✓	
38 39	Land Use in the Vicinity of Existing Pipelines Study		✓				✓				✓				✓		
39 40	Land Use/ Commercial Needs and Impact Assessment			✓				✓									
40 41	Landfill Impact Assessment		✓	✓			✓	✓			✓	✓			✓	✓	
41 42	Landscape Plan									✓				✓			
42 43	Landscape Plan (Conceptual)	✓				✓											
43 44	Light Impact Assessment			✓				✓				✓				✓	

Study / Material Name		Former Region and Former Hamilton Official Plan Amendment				Zoning By-law Amendment				Draft Plan of Subdivision				Site Plan Control			
		Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary
44 45	Limit of Core Areas or Limit of Conservation Authority Regulated Area		✓				✓				✓				✓		
45 46	Linkage Assessment				✓				✓				✓				✓
46 47	Market Impact Study				✓				✓								
47 48	Master Drainage Plan				✓				✓				✓				✓
48 49	Materials Palette or Imagery												✓				✓
49 50	Meander Belt Assessment				✓				✓				✓				✓
50 51	Ministry of the Environment Conservation and Parks - Environmental Compliance Approval				✓				✓				✓				✓
51 52	Modern Roundabout and Neighbourhood Roundabout Analysis				✓				✓				✓				
52 53	Neighbourhood Traffic Calming Options Report		✓				✓				✓				✓		
53 54	Noise Impact Studies (Noise Feasibility and/or Detailed Noise Study)		✓	✓			✓	✓			✓	✓			✓	✓	
54 55	Nutrient Management Study				✓				✓				✓				✓
55 56	Odour Impact Assessment		✓	✓			✓	✓			✓	✓			✓	✓	

Study / Material Name		Former Region and Former Hamilton Official Plan Amendment				Zoning By-law Amendment				Draft Plan of Subdivision				Site Plan Control			
		Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary
56 57	On-Street Parking Plan												✓				✓
57 58	Parking Analysis/Study			✓				✓				✓				✓	
58 59	Pedestrian Route and Sidewalk Analysis	✓				✓				✓							✓
59 60	Planning Justification Report	✓				✓				✓							✓
60 61	Planning Brief / Development Brief													✓			
61 62	Pre-Technical Conservation Authority Review				✓				✓				✓				✓
62 63	Public Consultation Summary and Comment Response Report	✓				✓				✓							
63 64	Recreation Feasibility Study				✓				✓								
64 65	Recreation Needs Assessment				✓				✓				✓				
65 66	Restoration Plan				✓				✓				✓				✓
66 67	Right of Way Impact Assessment			✓				✓				✓				✓	
67 68	Roadway/Development Safety Audit				✓				✓				✓				

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Study / Material Name		Former Region and Former Hamilton Official Plan Amendment				Zoning By-law Amendment				Draft Plan of Subdivision				Site Plan Control			
		Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary
68	School Accommodation Issues Assessment				✓				✓								
69	School and City Recreation Facility and Outdoor Recreation/Parks Issues Assessment				✓				✓				✓				
70	Servicing Plan				✓				✓	✓				✓			
71	Shoreline Assessment Study/Coastal Engineers Study		✓				✓				✓				✓		
72	Site Lighting Plan												✓				✓
73	Site Plan and Floor Plans													✓			
74	Slope Stability Study and Report		✓				✓				✓				✓		
75	Soil Management Plan												✓				✓
76	Soils/Geotechnical Study			✓				✓		✓				✓			
77	Species Habitat Assessment		✓				✓				✓				✓		
78	Storm Water Management Report/Plan and/or update to an existing Storm Water Management Plan	✓				✓				✓				✓			
79	Sub-watershed Plan and/or update to an existing Sub-				✓				✓				✓				

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Study / Material Name		Former Region and Former Hamilton Official Plan Amendment				Zoning By-law Amendment				Draft Plan of Subdivision				Site Plan Control			
		Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary
80	watershed Plan																
80 81	Sun/Shadow Study			✓				✓				✓				✓	
81 82	Survey Plan (Real Property Report)	✓				✓				✓				✓			
82 83	Transit Assessment	✓				✓				✓							
83 84	Transportation Demand Management Options Report				✓			✓				✓				✓	
84 85	Transportation Impact Study	✓				✓							✓				✓
85 86	Tree Management Plan/Study (City-owned trees and / or within 3 metres of ROW)	✓				✓				✓				✓			
86 87	Tree Protection Plan (Private trees)	✓				✓				✓				✓			
87 88	Urban Design or Architectural Guidelines												✓				
88 89	Design Review Panel Summary of Advice and Response		✓	✓			✓	✓			✓	✓			✓	✓	
89 90	Urban Design Report/ Brief		✓	✓			✓	✓					✓		✓	✓	
90 91	Vibration Study		✓				✓				✓				✓		

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Study / Material Name		Former Region and Former Hamilton Official Plan Amendment				Zoning By-law Amendment				Draft Plan of Subdivision				Site Plan Control			
		Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary
91 92	Visual Impact Assessment		✓	✓			✓	✓			✓	✓			✓	✓	
92 93	Water and Wastewater Servicing Study	✓				✓				✓				✓			
93 94	Watermain Hydraulic Analysis					✓				✓				✓			
94 95	Water Well Survey and Contingency Plan		✓				✓				✓				✓		
95 96	Wildland Fire Assessment												✓				✓
96 97	Wind Study			✓				✓				✓				✓	
97 98	Zoning Compliance Review					✓				✓				✓			
98 99	3D Model			✓				✓				✓				✓	

Proposed Text Amendments – City of Hamilton Official Plan Green Building Standards Implementation

The table below includes all recommended amendments to the former City of Hamilton Official Plan in Appendix B2 to Report PED25117 with rationale summarizing why the specific amendment is recommended.

~~Grey highlighted strikethrough text~~ = text to be deleted

Bolded text = text to be added

Policy Number	Proposed Change	Proposed New / Revised Policy	Why Change is Recommended
Subsection D.11 – Complete Application Requirements and Formal Consultation			
11.1	11.1 Policies through D.7A.9, inclusive, Subsection D.7A of the Regional Municipality of Hamilton-Wentworth Official Plan shall apply.	11.1 Subsection D.7A of the Regional Municipality of Hamilton-Wentworth Official Plan shall apply.	<p>The change is recommended to reflect associated amendments to the Regional Municipality of Hamilton-Wentworth Official Plan which implement the Green Building Standards as it relates to Complete Application and Formal Consultation requirements.</p> <p>It is recommended that the policy be revised to reference subsection D.7A as whole to accommodate any future amendments to this section.</p>

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Opportunities for Implementation of Green Building Standards within the Zoning By-law

Staff have identified opportunities for certain metrics within the Green Building Standards to be implemented through Zoning By-law No. 05-200. Staff also reviewed the Zoning By-law for amendments required to facilitate the Green Building Standards, such as assuring definitions align.

The table below identifies elements within the Green Building Standards that have an opportunity to be enforced through the Zoning By-law, or where amendments are required for alignment with the Green Building Standards.

Impact Category	Performance Requirement	Zoning By-law Implementation	Status
Energy and Carbon	Electric Vehicle Charging Infrastructure	On February 23, 2024, in Report PED22154a, staff brought forward By-law No. 24-052, which implemented standards for electric vehicle charging infrastructure to be required through parking regulations. The By-law has since been appealed to the Ontario Land Tribunal. At such time that the Ontario Land Tribunal issues an order, this decision will be implemented within Zoning By-law No. 05-200 as required.	In Progress
Energy and Carbon	Electric Bicycle Charging Infrastructure	There is an opportunity to introduce minimum parking requirements for electric bicycle charging infrastructure in Zoning By-law No. 05-200. If provisions and standards are included, a definition for electric bicycle charging infrastructure should be added to Zoning By-law No. 05-200.	To Be Completed
Community and Urban Design	Bicycle Facilities	Through the City-led Zoning By-law Reform project, the City undertook a review and update of bicycle parking standards. As a result, Section 5.4 of Zoning By-law No. 05-200 establishes minimum bicycle parking requirements in accordance with the Minimum Bicycle Parking Schedule.	Completed

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Impact Category	Performance Requirement	Zoning By-law Implementation	Status
Ecology and Biodiversity	Heat Island Effect	<p>Zoning By-law No. 05-200 defines a Green Roof as “A treatment to a rooftop that supports living vegetation and includes a synthetic, high quality waterproof membrane, drainage layer, root barrier, soil layer, and vegetation layer.”</p> <p>Zoning By-law No. 05-200 defines Landscaped Area as “any portion of a lot which: a) Contains no building thereon; b) Is not used for parking, access to parking, driveways or loading space; c) Is used for the purpose of landscaping; and, d) Landscaped areas may include bell pedestals and light standards but shall not include courier or mail boxes.”</p> <p>There is an opportunity to include “Green Roof” within the definition of “Landscaped Area”.</p>	To Be Completed
Ecology and Biodiversity	Native Species Planting	<p>To help support implementation of the Ecology and Biodiversity Performance Requirements, there is an opportunity for the City to consider revising the definition of “Landscaped Area” and/or “Landscaping” in Zoning By-law No. 05-200 to refer to native or adapted species, as referenced in the Green Building Standards. Further, there is an opportunity to introduce additional requirements for “Soft Landscaping” which requires a minimum amount of landscaped area to be planted, permeable area.</p>	To Be Completed

GREEN Hamilton Development Tax Increment Grant Program



A. PROGRAM

DESCRIPTION

The GREEN Hamilton Development Tax Increment Grant Program (the Program) provides grants to support the development or retrofit/reuse of buildings that achieve, at a minimum, the voluntary compliance with the City of Hamilton's Green Building Standards and that will generate new municipal tax revenue to the City. Grants under the program are intended to serve as an economic catalyst for the development of environmentally sustainable buildings to support future population and employment growth.

As a tax increment-based program, Grants are provided relative to the actual increase in municipal property taxes generated as a result of a Site's development or the retrofit/reuse of an existing building.

Grants under this Program are provided after project completion. The duration and value of grants provided are illustrated in Table 1 herein and they are based on the achievement of the minimum performance standards.

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Table 1: Prescribed Grant Levels

	Grant Level 1	Grant Level 2	Grant Level 3
Number of Annual Grant Payments	3	4	5
Annual Grant as a Percentage of Actual Municipal Property Tax Increment	80%*	90%*	100%*
Applicable Performance Standard		Meets the definition of a "Tier 2 Building" per Grant Level 1 and the following minimum alternative GHGI (kgCO ₂ /m ² /yr) limits:	Meets the definition of a "Tier 2 Building", is a Net Zero Emissions buildings or meets the Tier 4 National Energy Code of Canada requirements per Grant Level 2, and Meets the following minimum alternative embodied carbon reduction percentage:
Residential Part 3 and Part 9 Buildings per the Ontario Building Code that are less than 6 storeys in height	Meets the definition of a "Tier 2 Building"	0** (Net Zero Emissions)	20%
Residential Part 3 Buildings per the Ontario Building Code that are 6 storeys or greater in height		0** (Net Zero Emissions)	
Commercial Office		0** (Net Zero Emissions)	
Commercial Retail		0** (Net Zero Emissions)	
Industrial		Tier 4 National Energy Code of Canada Voluntary Compliance	

* The total Grant provided over the maximum applicable term of this Program shall not exceed the lesser of the estimated or actual costs of the project. Costs will be determined by the City after a review of a Quantity Survey report submitted by the Applicant after completion of the Project which will be compared to the estimate of costs prepared by a Quantity Surveyor submitted with the application for the Grant.

** A net zero emissions building is one that is highly energy-efficient and produces on-site, or procures, carbon-free and or renewable energy in an amount sufficient to offset the annual carbon emissions associated with its operations or simply eliminates operational carbon emissions altogether.

For the purposes of this Program:

- 'Site' shall mean all properties forming part of the development for which a GREEN Hamilton Development Tax Increment Grant has been approved

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under the Program or is the subject of an application for a GREEN Hamilton Development Tax Increment Grant under the Program, as the context herein requires;

- An 'Eligible Project' shall mean a development located within the GREEN Hamilton CIPA that is subject to a site plan application and the City of Hamilton's Green Building Standards and which meets one of the Grant Levels contained in Section A, Table 1;
- The 'Hamilton Green Building Standards' or (HGBS) means those building standards as endorsed by Council on October 9, 2024 and subsequently on April XX, 2025 (TBD), as amended over time;
- A 'Tier 2 Building' is a building that is subject to the City of Hamilton's Green Building Standards and, at a minimum, meets the applicable "Tier 2" metrics found in the *Energy and Carbon* Impact Category, and one (1) other "Tier 2" metric, at the Applicant's discretion, from each of the remaining Impact Categories of Ecology and Biodiversity, Water, Waste Management and Materials, and Community and Urban Design found in the City of Hamilton's Green Building Standards Guidebook. A building is certified as "Tier 2" through the submission of the Post Construction Submission requirements, per the applicable Tier 2 metric found within the Green Building Standards Guidebook and to the satisfaction of the City of Hamilton or a third-party review by qualified professionals, at the Applicant's expense;
- A 'Qualified Professional' shall mean those with energy modelling experience, such as a certified or registered professional engineer, architect, engineering technologist or certified energy manager, who can conduct a building energy and emissions modelling analysis. The determination of an acceptable Qualified Professional under this Program shall be at the sole discretion of the City; and
- An 'Energy Modelling Report' shall mean a computer energy simulation using widely accepted software, for example Energy Plus and eQUEST (version 3.64 or higher), that meets the requirements as set out in ASHRAE 90.1-2013, G2.2.

This Program will apply to properties located within the City of Hamilton in accordance with the Growing a Resilient and Environmentally Sustainable Hamilton Community Improvement Project Area (GREEN CIPA) By-law.

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Applications under this Program are subject to approval at the absolute discretion of City Council and subject to the availability of funds.

Grants under this Program shall be provided to the Applicant who is the registered owner of the subject property except where provided for in Section C, Program Administration.

The City retains the right to assess the reasonableness of costs as well as the determination of cost eligibility and the confirmation of the designation of a "Tier 2 Building" or higher, via a third-party audit, at the Applicant's expense, under the terms of this Program.

All costs associated with the development and the requirements of this Program are to be borne by the Applicant including construction, design, community benefit charges, development charges, administration fees, appraisals, inspections, Municipal Property Assessment Corporation (MPAC) post development assessment estimates, legal and registration fees, where applicable.

The Economic Development Division will periodically review the terms and availability of this Program and undertake updates from time to time subject to City Council approval and/or direction.

B. PROGRAM ELIGIBILITY AND GRANT CRITERIA

1. Applications to this Program must meet the goals of the Growing a Resilient and Environmentally Sustainable Hamilton Community Improvement Plan (GREEN CIP).
2. This Program will apply city-wide as defined through the GREEN CIPA By-law.
3. Notwithstanding Paragraph 2, this Program shall not apply to a property(ies) or development where a designated heritage building has been demolished or for a development for the purposes of a proposed adult entertainment parlour, body rub establishment, correctional facility, corrections residence, emergency shelter, self-storage facility, lodging house or a residential care facility as defined in the applicable Zoning By-law. In addition, developments not subject to a Site Plan requirement are ineligible to participate in this Program.
4. This Program shall not apply and any grant pursuant to the Program shall not be paid where the development does not generate an increase in municipal property taxes.
5. An Applicant to this Program must be the registered owner of the Site and grant under the Program shall only be payable to a successful Applicant and a grant cannot be assigned or directed to any other payee unless otherwise provided for in the Program Administration section herein.

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6. Prior to any application approval and/or Grant payment being provided:
 - a. Any outstanding Building Code, Fire Code or property standards orders or any other order applicable to the Site by any judicial, governmental or regulatory authority shall be rectified; and
 - b. Any tax arrears on the subject Site shall be paid.
7. The Applicant will be required to enter into a Grant Payment Agreement with the City that sets out the conditions of the Grant. Before any Grant is provided, the Applicant and Site shall be in compliance with the Program's requirements and conditions and all additional requirements as set out in the Grant Payment Agreement as determined by the General Manager of Planning and Economic Development (GM).
8. Subject to the compliance with the terms and conditions of the Grant Payment Agreement, the first-year payment of the Grant is payable as follows:
 - a. the development of the Site being deemed complete by the City in accordance with paragraph 15;
 - b. the Site has been fully reassessed by the MPAC subject to the application of Paragraphs 9 and 10;
 - c. one full calendar year of taxes reflecting the reassessed value resulting from the development have been paid in full;
 - d. the development meets the requirements of the Grant Level being sought in Section A, Table and must reflect the Grant Level identified in the Program application submission; and
 - e. all municipal property taxes being paid in full and subject to the application of section 12 herein no unresolved assessment appeals in respect of the Site and confirmation that the assessment will not be appealed.
9. For non-condominium residential, commercial, and industrial developments, the first year Grant payment shall be regardless of the number of units/floor area occupied. However, where the assessment and resulting tax uplift to the municipality will be dependent on the occupancy of a unit(s), the City may, at its sole, absolute and unfettered discretion, after the submission of a written request from the Applicant, delay the qualifying first year payment to a tax year:
 - a. after which a full reassessment has occurred of the unit(s) as occupied; and
 - b. which is no later than two years from when the initial grant payment would have otherwise been eligible for payment.

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10. For condominium and mixed-use condominium developments (including commercial, residential, or industrial condominiums):
 - a. the first year Grant payment shall require 100% of the condominium units within the development to have been fully assessed. The City may, at its sole, absolute and unfettered discretion, after the submission of a written request from the Applicant permit the first year of the Grant to be payable during the calendar year in which 75% of the condominium units have been assessed;
 - b. the post-development municipal property taxes are calculated by taking the sum of the municipal property taxes of each of the assessed condominium units within the development. The Grant is calculated as a whole, and not calculated on a per condominium unit basis. Where the City has accepted a request that the first year of the Grant be payable during the calendar year in which 75% of the condominium units have been assessed, the Grant payments shall be calculated based only on the 75% of units fully assessed and shall continue to be paid only on these units over the duration of the Grant term without future amendment; and
 - c. If the one-year period following the date of registration of the Plan of Condominium for the development expires after December 31 of the year in which condominium units within the development are fully assessed in accordance with 8.b.i. herein, the Grant will be payable to the Applicant by the end of the first quarter of the year following the year in which the applicable condominium units within the development are fully assessed.
11. Notwithstanding paragraph 8, and subject to written approval by the Director of Economic Development, a percentage of the total Grant payment may be provided for phased/comprehensive/subdivision developments where a portion of the development will meet the aforementioned requirements with such Grant payments being apportioned based on the number of phases completed that meet the requirements set out in Section A, Table 1. Such partial Grant payments shall be limited to those developments where the incremental tax increase for individual phases can be determined to the City's satisfaction.
12. If the Applicant, third party or the municipality has appealed the change in the Site's assessment, the Grant will not be advanced until the appeal has been finally determined through the Assessment Review Board or any other permitted means and revised property taxes have been calculated and adjusted. However, in the case of a condominium development or mixed use condominium developments (including commercial, residential or industrial condominiums), the annual Grant may, as determined by the GM in their sole, absolute and unfettered discretion, continue to be payable to the Applicant but reduced on a pro-rated basis if an appeal has been filed with the MPAC by any of the condominium unit owners, whether such owner is the initial purchaser or a subsequent

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purchaser. The pro-rated holdback will not be released until the appeals are finally determined through the Assessment Review Board or other permitted means, and the revised property taxes have been calculated.

13. In the event of an appeal of assessment/taxes, the total value of the Grant provided under the Program will be reduced by:
 - a. the amount by which municipal property taxes have been cancelled or reduced for the Site pursuant to any other City programs and/or tax appeals under Sections 357 and 358 of the *Municipal Act*;
 - b. the amount by which municipal property taxes have been cancelled or reduced for the Site pursuant to a Request for Reconsideration; and
 - c. the amount by which municipal property taxes have been reduced or cancelled for the Site pursuant to any relief or reduction permitted under any legislation or order of any court or the Assessment Review Board.
14. The pre-development municipal property taxes used for determining the actual municipal property tax increment are those from the most recent tax year which represents the pre-development condition of the Site, as determined by the City.
15. For the purposes of this Program, a development shall be deemed to be complete where:
 - a. Occupancy of the development has been approved permitted by the City subject to tenant improvements and, in the case of a condominium development, the Plan of Condominium has been registered.
 - b. The development has achieved the designation of a "Tier 2 Building", as defined in Section A and as stated and in effect at the time of an application approval under this Program, in addition to the Post Construction submission requirements, per the City's Green Building Standards Guidebook, prepared by a Qualified Professional(s), demonstrating the achievement of the metrics in Section A, Table 1 for the applicable Grant Level being targeted. For all Grant Levels, the submission, including the Post Construction submission requirements, per the City's Green Building Standards Guidebook, is subject to the satisfaction of the City or to an independent third-party reviewer, at the Applicant's expense at the sole discretion of the GM.
16. The total Grant provided over the maximum applicable term of this Program shall not exceed the lesser of the estimated or actual costs of the project. Costs will be determined by the City after a review of a Quantity Survey report submitted by the Applicant after completion of the project which will be compared to the estimate of costs prepared by a Quantity Surveyor submitted with the application for the Grant.

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17. The eligible amount of the increase in municipal property taxes shall exclude special charges, including Business Improvement Area levies and any other charge identified within the Grant Payment Agreement, from the calculation.
18. Annual Grant payments shall not exceed the first year's Grant payment regardless of future increases in the municipal property taxes levied for each year that a Grant payment is to be provided. An annual Grant payment may be less than the first year's Grant payment where municipal taxes levied in a year in which a Grant payment is to be provided results in a lower Grant being paid than that provided in the first year in which case the lesser amount shall be that year's Grant amount.
19. For residential condominium developments, the units must be assessed as residential condominiums. If the development is assessed as multi-residential or new-multi-residential, no Grant will be payable without City Council approval.
20. The annual Grant will be calculated by taking the difference between the post-development municipal taxes (for the first full calendar year of paid taxes) and the pre-development municipal taxes as determined in accordance with paragraph 14 herein and applying the percentage based on the applicable Grant Level as described in Section A, Table 1.
21. If an Applicant is redeveloping a portion of the Site, the Grant will be based on that portion of the Site only. The Applicant will be required to provide an estimate of the annual property assessment valuation for the portion of the Site subject to the Program application from the MPAC for each year in which a Grant payment is to be provided for calculation purposes.
22. Work on the portion of the improvement/development that is at or above grade shall commence no longer than two years from the date an application under this Program was approved by City Council and the improvement/development shall be completed and capable of being fully occupied, and, in the case of a condominium development also have a Plan of Condominium registered, within five years from the date an application under this Program was approved by City Council.

The General Manager of Planning and Economic Development at their sole, absolute and unfettered discretion may grant extensions to the time periods set out in this Section 22 for phased/comprehensive developments or due to development specific extenuating circumstances after the submission to the City of a written request, prior to the lapsing of the applicable time period set out in this Section 22, which describes the reasons for the request including a detailed description of any extenuating circumstances if applicable.
23. Approval and the receiving of Grants under this Program shall not preclude eligibility, approval and the receiving of financial assistance for the same Site under any other

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available municipal program with the exception of any other tax increment-based or tax cancellation program which shall not be permitted to be combined with assistance under this Program.

24. A Grant under this Program will be provided to an approved Applicant if all terms and conditions of this Program have been satisfied including payment of all municipal property taxes. Notwithstanding any other term contained in this Program description, in the case of condominium developments, confirmation of payment of all taxes shall be limited to the period up to development completion and for any portion of the development retained by the Applicant after development completion.
25. If a building(s) erected on the Site is demolished before the applicable Grant period expires, the remaining Grant to be provided under this Program shall be forfeited.
26. A Grant under this Program shall not be permitted to be assigned.
27. In the event of a Change of Corporate Control where the Applicant is a corporation, the Applicant covenants and agrees that in the event that:
 - a. the Applicant fails to supply the City, in a form satisfactory to the City such information relating to the ownership of its shares as the City may from time to time require or;
 - b. without the written consent of the City first had and obtained:
 - i. the Applicant issues or redeems any of its shares or transfers any of its shares;
 - ii. there is a sale or sales of the shares of the Applicant which result in the transfer of the legal or beneficial interest of any of the shares of the Applicant or;
 - iii. the Applicant amalgamates, merges or consolidates with any other corporation; and

The result of any of the foregoing is a change in the effective control of the majority of the voting shares of the Applicant, or the requested information is not provided, then future Grant payments under the Program shall cease at the absolute discretion of the City.

28. Applications under this Program are subject to approval at the absolute discretion of City Council and subject to the availability of funds.
29. Without limiting the discretion as set out in paragraph 28 herein, City Council, whether or not an Applicant satisfies the requirements of the Program, may in its sole discretion, reject any application received from an Applicant where, in the opinion of City Council, the commercial relationship between the City and the Applicant has been impaired by, but not

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limited to, the Applicant being involved in litigation with the City. Applicants shall include but not be limited to the following: The Applicant identified on the application form and, if a corporation, any person or entity with an interest in the corporation or any officer or director of the corporation as determined by the City in its sole, absolute and unfettered discretion.

30. Without limiting the discretion as set out in paragraph 28 herein, City Council, whether or not an Applicant satisfies the requirements of the Program, may in its sole discretion, reject any application without further consideration where due diligence undertaken by the City identifies municipal property tax arrears owed on the Site, non-compliance with respect to Zoning By-law regulations or there exist outstanding property standards, Building Code or Fire Code orders in respect of the Site or any other judicial, regulatory or governmental order in respect of the Site.
31. Without limiting the discretion as set out in paragraph 28, herein, City Council, whether or not an Applicant satisfies the requirements of the Program, may in its sole discretion, reject any application received from an Applicant where there is credible information that the Applicant has been involved recently or repeatedly in illegal activity supporting the conclusion that they will not conduct themselves with honesty and integrity in undertaking the activity, operation or business for which a Grant under this Program is being sought. For corporate Applicants, the Applicant, for the purposes of this paragraph 31, will be considered to be the corporation, the officers and directors of the corporation and the shareholders and this paragraph 31 shall apply jointly and severally to each of them.
32. Buildings uses and developments shall conform to the City's Official Plan(s), applicable Secondary Plan(s), Zoning By-Laws(s), Site Plan approval and any other applicable and approved municipal policies, by-laws or guidelines (e.g. urban design guidelines) and any other laws applicable to the development.
33. A Program application may be denied by City Council if the development is not supported by City Council notwithstanding any approval of *Planning Act* applications by any other authority including but not limited to, the Ontario Land Tribunal or the Minister of Municipal Affairs and Housing, and that City Council's decision on the Program application will not fetter its discretion on *Planning Act* applications.
34. Approval of a Program application by City Council may provide for a reduced Grant amount such that no Grant is payable in respect of any portion of the development that is the subject of the Grant application which City Council does not support notwithstanding any approval of *Planning Act* applications by any other authority including, but not limited to, the Ontario Land Tribunal or the Minister of Municipal Affairs and Housing, and that City Council's decision on the Program application will not fetter its discretion on *Planning*

Act applications. In such cases, the Applicant shall be required to provide additional supporting documentation, at the Applicant's own expense, to support the providing of financial assistance in accordance with City Council's approval/direction, including but not limited to, all the MPAC post-development assessment estimates required by the City.

C. PROGRAM APPLICATION CRITERIA

Potential Applicants shall be required to have a pre-application consultation meeting with City staff in order to determine Program eligibility, proposed scope of work, project timing, etc.

A complete Program application shall be submitted to the Economic Development Division prior to the commencement of eligible works that are the subject of a Program application. Required documents and information forming a complete application shall be identified within the Program's application form. The application date for the purposes of the Program will be the date on which City staff have deemed the application complete in their sole discretion.

An application fee is payable upon submission of application. The fee will be authorized through a user-fee by-law passed by City Council. The rate of the fee may be changed from time to time as approved by City Council and will be identified on the Program's application form. Application fees are non-refundable including in the event an application is not approved.

Applications shall include plans, estimates, contracts, quantity survey, and other details as may be required to satisfy the City as to the cost of the project and any other details as may be required to satisfy the City as to the cost of the development's conformity with the objectives of this Program and the GREEN Hamilton CIP. The City may also require the submission of a Business Plan for the proposed development.

Applications under this Program will not be accepted if there is an outstanding dispute, proceeding or process including but not limited to: a Request for Reconsideration through the MPAC, an outstanding Assessment Review Board appeal, an outstanding divisional court appeal or an outstanding *Municipal Act* appeal, relating to the assessment of the Site or in respect of property taxes related to the Site. The Program application will only be accepted once any of the above applicable matters have been finally resolved and the revised (if applicable) property taxes have been calculated.

Applicants may be required to obtain a post-development assessment estimate from the MPAC as part of submitting a Program application. Developments which are the subject of this requirement will be identified in the Program's application form.

D. PROGRAM ADMINISTRATION

Economic Development Division staff will review applications for eligibility and completeness in accordance with the GREEN CIPA, GREEN CIP, the Program terms contained herein and in collaboration with other City departments as required. Acceptance of the application by the Economic Development Division in no way implies Grant approval.

The Site and Applicant will be the subject of due diligence undertaken by the City prior to any recommendation on the application being brought to City Council for consideration and prior to the Grant payment being provided. This will include, but may not be limited to, confirmation of the following: all municipal property taxes are paid and current on the Site, the Site is in compliance with Zoning By-law regulations, that there are no outstanding property standards violations or orders, Building Code violations or orders or Fire Code violation or orders, any violations of law or any orders by any other judicial, governmental or regulatory authority, regarding the Site or the development on the Site and that the Applicant is not in litigation with the City. Failure to comply with any of the above will result in an application not being approved or, if the application is approved, non-payment of a Grant under this Program.

Where the development requires approval of a Site Plan, a conditional Site Plan approval shall have been obtained from the City prior to City Council consideration of an application under this Program. Where a conditional Site Plan approval contains conditions which, until satisfied, may impact a post-development assessment of the development including but not limited, requirements to obtain Minor Variances through the Committee of Adjustment, the City may require these conditions to be satisfied prior to City Council consideration of the application.

Where an application has been submitted but not yet approved by City Council and the Site is sold/transferred to a new owner, the City may permit the transfer or assignment of the application, and any eligible costs incurred from the original date of application, to the new owner at the sole, absolute and unfettered discretion of the GM. An assignment or transfer may require the assignee or transferee to submit an application, assignment or transfer agreement and/or such other documents as determined by the GM in their sole, absolute and unfettered discretion. The new owner shall be subject to all applicable due diligence required under this Program, including, but not limited to, applicable corporate title and litigation searches, to the satisfaction of the City prior to the assignment being considered by GM.

Applications under this Program are subject to approval at the absolute discretion of City Council and subject to the availability of funds.

Approved Applicants shall be required to enter into a Grant Payment Agreement with the City containing (but not limited to) the terms and conditions set out in this Program description.

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The City reserves the right to require the submission of any additional documentation or enter into any additional agreements as deemed necessary by the City to ensure the goals and purpose of this Program and the GREEN CIP are met.

Notwithstanding any other term or condition of this Program, where an application has been approved by City Council, the application and the associated approval, including the assignment of any eligible costs incurred by the approved Applicant since the date of application submission, may be assigned to a future intended owner of the Site only in such instance where the registered owner of the Site at the time of City Council approval was the City of Hamilton, CityHousing Hamilton Corporation or any other entity wholly owned by the City of Hamilton and where the assignment will further facilitate the development or redevelopment of the Site and/or support the achievement of strategic City priorities/objectives. It is understood that one effect of such an assignment shall be that the future intended owner will assume all requirements and obligations required under this Program and become the recipient of any future Grant payments which may be eligible under the Program at such time as they become the registered owner. In such an instance, a request to assign the application shall be submitted in writing to the City by the existing owner and the City Council approved Applicant with accompanying rationale and be subject to approval by City Council in its sole discretion. The future intended owner shall be subject to all applicable due diligence required under this Program, including, but not limited to, applicable corporate title and litigation searches, to the satisfaction of the City prior to the assignment being considered by City Council. An assignment or transfer may require that the assignee or transferee submit an application, assignment or transfer agreement and/or such other documents as determined by the GM in their sole, absolute and unfettered discretion.

Once the development is complete, has been reassessed by the MPAC, and after one (1) full calendar year of taxes reflecting the reassessment have been paid, the City will undertake updated due diligence, including, but not limited to, ensuring that the Site is not in tax arrears and that the Site and development are still in conformity with the terms of the Grant Agreement. The City will calculate the actual tax increment and Grant payment. The City will then issue payment of the Grant in the form of a cheque in the amount specified as per the calculation of the actual Grant payment contained in Section A and B herein. If the Site is severed into multiple parcels or lots or if there is a conveyance of part of the Site (all referred to as severed parcels) prior to the first full year of reassessment resulting from the completion of the development, the municipal property taxes used to calculate the Grant shall be the sum of the amount which is the lesser of the post-development municipal property taxes or the municipal property taxes payable for the year for which a Grant payment is being made, for all the severed parcels but for the initial Grant payment means the amount which equals the sum of the post-development municipal property taxes for the severed parcels.

A Grant will not be made unless a written request for the Grant payment has been made by the Applicant in the year in which the Grant becomes payable. If a written request has not be made

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for Grant payment in the year in which it is payable, but all other conditions for its payment have been satisfied, the Grant payment shall accrue and be payable together with any other Grant payments for which a written request has not been made until such time as a written request has been made and upon such written request the Grant payment shall equal the sum of the accrued and previously unrequested Grant payments. If a request for the initial Grant payment is not made within three (3) years of the year in which the first-years' Grant is payable the agreement shall terminate and without limiting the generality of the foregoing the City shall not be obligated to make any Grant payments.

The City is not responsible for any costs incurred by the Applicant in any way relating to the Program, including without limitation, costs incurred in anticipation of an application approval or Grant being provided. Applications to this Program not yet approved by City Council shall be subject to any changes to the terms of this Program which are approved by City Council prior to the application being approved.

City Council may discontinue this Program at any time. However, Applicants with approved applications will still continue to receive the Grant subject to meeting the Program terms contained herein.

Summary of Green Building Standards Metrics to be Tracked

The following metrics are to be tracked and reported and will inform future updates and modifications to the Green Building Standards. Staff in the Climate Change Initiatives Division will oversee this tracking and will be responsible for reporting back to General Issues Committee every year going forward with required updates based on changing best practices and the results of the monitoring program.

General metrics to be tracked:

- Number of Green Building Standards Checklists received for review.
- Average staff time taken to review the Green Building Standards Checklist for compliance with Green Building Standards.
- Number of waivers issued, and for what metric(s).
- Identifying a pattern of any metrics that applicants are having difficulty achieving.
- Number of applications which go beyond Tier 1 (required) metrics, and if so, which Tier 2 (optional) metrics are being met.
- How many applications qualify for the Tax Increment Grant Program and receive the Grant.

Staff in Climate Change Initiatives have identified the following metrics to be tracked:

- Energy performance.
- Embodied carbon.
- Refrigerant leakage.
- Buildings achieving or committing to Tier 2 metrics.
- Community Energy plans.
- Building Commissioning Reports.
- Airtightness testing.
- Electric bicycle parking infrastructure & bicycle facilities.
- Tree planting.
- Stormwater management.
- Transportation Demand Management plans.
- Accessible design.
- Urban agriculture.
- Heat island effect.

Staff in Development Planning have identified the following metrics to be tracked:

- Building design features, energy conservation measures, renewable energy systems that builders/developers are using.

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- Carbon savings.
- Cost savings.
- Floorplates.
- Energy conservation.
- Electric Vehicle Parking and associated infrastructure.
- Percentage of native or adapted species used within new landscaping planted areas.



**Growing a Resilient and Environmentally
Sustainable Hamilton
Community Improvement Plan
PED25105
(City Wide)**

General Issues Committee – April 30, 2025

What is a Community Improvement Plan?

- Community Improvement Plan (CIP) is a tool under the *Planning Act* that allow municipalities to provide incentives not otherwise permitted under the *Municipal Act*
- Defined geographic areas or “Community Improvement Project Areas” (CIPAs) accompany CIPs to delineate where programs are offered
- CIPs and CIPAs are implemented as by-laws and must be undertaken in accordance with requirements of the *Planning Act* (s.28)
- The City’s practice is to review CIPs and their programs every five years
- These reviews are necessary to evaluate, amend or propose new programs (or a new CIP) and ensure City priorities, strategies and policies continue to be aligned with the CIP

What is being proposed?

- Staff have undertaken a review of the current Hamilton LEED'ing the Way (LEED) CIP and conducted consultation and are recommending a new CIP referred to as
 - The Growing a Resilient and Environmentally Sustainable Hamilton CIP as its replacement (the GREEN Hamilton CIP)
- The CIP document has been rewritten, and new programs have been proposed with the goal of continuing to support the planning, development and redevelopment of “green” buildings
- As part of this review, staff had the following review goals:
 - Maintain financially responsible and sustainable programs for the City
 - Realign the CIP and programs with any changes arising from consultation and Council priorities
 - Provide effective and meaningful financial incentives
 - Ensure that these programs are also economic catalysts

Background: Hamilton LEED'ing the Way CIP

- This CIP and the grant program supported the development of sustainable buildings that were seeking a LEED certification
- This CIP was adopted by By-law 08-214 and included a single incentive program referred to as the LEED Grant Program.
- Why the review?
 - Interest but little uptake to date
 - Created in 2010 and a lot has changed since then
 - City Council declared a Climate Change Emergency
 - The program can be expanded to capture other initiatives and goals
 - Goal of getting to Net Zero
- There are currently three additional applications either recently approved by Council and going through the legal agreement phase or being reviewed

Outcome of Consultation

- Staff undertook a public consultation open house on June 18, 2024
- One of the early considerations was increasing the requirements for eligibility for a grant (i.e. more sustainable building measures and/or other certifications outside of LEED)
- What we learned:
 - Other municipalities are looking for ways to incentivize the voluntary aspects of their respective Green Building Standards
 - There are still financial hurdles (risk) for developers to go “green”
 - There could be benefit to the promotions of specific sustainability programs in particular geographies of the city
 - This CIP is an opportunity to support the voluntary metrics of the City’s Green Building Standard tiers
 - Unclear if there is a “green” premium
 - This CIP is an opportunity to support the ultimate goal of reducing GHG emissions

Outcome of Consultation (cont'd)

- There are two development pieces to tackle:
 - Retrofits and the challenges/barriers
 - New development
- With CIPs, the City also considers the economic impact and some of the benefits of the CIP and program changes can be:
 - Increasing building value
 - Reshaping neighbourhoods
 - Potential to attract different businesses and tenants
 - Incentivize building ASAP to avoid delays in building toward net zero – cost of building will be more expensive the longer you wait

New GREEN Hamilton CIP Incentive Programs

GREEN Hamilton Study Grant Program

- This Program is intended to support the undertaking of a sustainability related study (e.g. an energy modelling report)
- It will be available city-wide for sites that are not subject to the City's Green Building Standards for commercial, industrial and multiple dwelling developments
- The incentive includes 50% of the cost of an eligible study to a maximum of \$10,000. Where this work is being completed for the purpose of a not-for-profit housing development, the grant will cover a 100% of the costs to a maximum of \$20,000.
- The studies may show metrics relating to things like operational energy use, life cycle assessment (embodied carbon) and operational cost savings.

New GREEN Hamilton CIP Incentive Programs

GREEN Hamilton Bayfront Industrial Area Retrofit Grant Program

- This Program is intended to provide grants that will support the physical improvements to existing industrial and commercial buildings within the Bayfront Industrial Area
- The incentive is only available in a specified geographic area, referred to as Sub-Area 1: Bayfront Industrial Area
- The incentive includes 50% of the cost up to the Program's maximums to achieve the GHGI metric below:
 - \$150,000 for a minimum 25% GHGI reduction
 - \$400,000 for a minimum 50% GHGI reduction
- The works eligible include any directly related and required costs (installation, labour and/or structural improvements) for things like solar panels, heat pumps, geothermal system etc.
- Recommending delegated authority to the GM up to the program maximums (by-law will be prepared to this effect)

New GREEN Hamilton CIP Incentive Programs

GREEN Hamilton Development Tax Increment Grant Program

- This Program provides grants for developments that are subject to the City's Green Building Standards. The incentive is available city wide.
- This is a tax increment-based grant, so the grant provided is relative to the actual increase in municipal property taxes generated as a result of a site's development.
- The Programs maximum incentive is dependent on achieving one of the three Grant Levels in the program

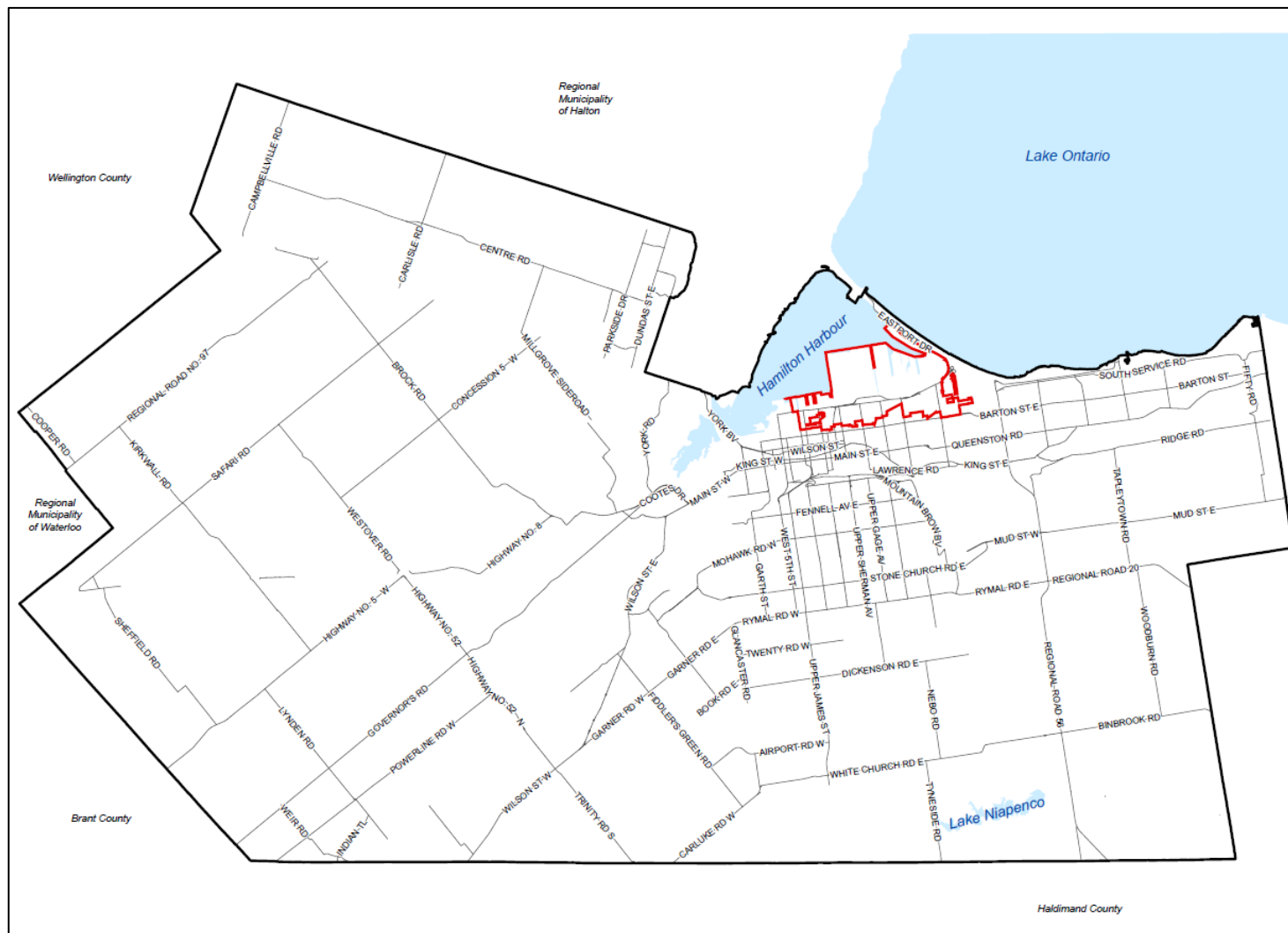
New GREEN Hamilton CIP Incentive Programs

GREEN Hamilton Development Tax Increment Grant Program

- This table shows the grant levels offered in the program. At a minimum, the voluntary metrics of the Green Building Standards must be met.
- “Tier 2” Building is a building that is subject to the City of Hamilton’s Green Building Standards and, at a minimum, meets the applicable “Tier 2” metrics found in the Energy and Carbon Impact Category, where applicable, and one (1) other “Tier 2” metric, at the applicant’s discretion, from each of the remaining Impact Categories.
- A building is certified as “Tier 2” through the submission of the Post Construction Submission requirements or a third-party review by Qualified Professionals, at the Applicant’s expense.

	Grant Level 1	Grant Level 2	Grant Level 3
Number of Annual Grant Payments	3	4	5
Annual Grant as a Percentage of Actual Municipal Property Tax Increment	80%*	90%*	100%*
Performance Standard	Meets the definition of a “Tier 2 Building”	Meets the Grant Level 1 requirements and the requirements of Tier 3 in the City of Hamilton’s Green Building Standards Guide Book	Meets the Grant Level 2 requirements, and reduces the embodied carbon by a minimum of 20%

New GREEN Hamilton CIPA



Conclusion/Next Steps

- The proposed programs will fulfill City priorities and commitments
- If the recommendations are supported, staff will:
 - prepare the required by-laws (CIP, CIPA and delegation authority) to implement
 - provide the public notice of the proposed Plan and new programs as required under the *Planning Act*
 - bring the proposed by-laws to a statutory public meeting of the Planning Committee for public comment and Committee consideration in Q2 2025 (targeting June 10, 2025)
- Staff are currently expediting the review and recommendation of existing applications under the LEED Grant Program in anticipation of the above Planning Committee date



THANK YOU



City of Hamilton Report for Consideration

To: Mayor and Members
General Issues Committee

Date: April 30, 2025

Report No: PED25105

Subject/Title: Growing a Resilient and Environmentally Sustainable Hamilton Community Improvement Plan

Ward(s) Affected: (City Wide)

Recommendations

- a) That staff **BE DIRECTED** to bring forward to the Planning Committee for a statutory public meeting, in accordance with Section 17(15)(d) of the *Planning Act*, Appendix A to Report PED25105 respecting a proposed new Growing a Resilient and Environmentally Sustainable Hamilton Community Improvement Plan;
- b) That staff **BE DIRECTED** to bring forward to the Planning Committee the following for consideration in conjunction with the proposed Growing a Resilient and Environmentally Sustainable Hamilton Community Improvement Plan:
 - (i) Appendix B to Report PED25105 respecting a proposed Growing a Resilient and Environmentally Sustainable Hamilton Community Improvement Project Area;
 - (ii) Appendix C to Report PED25105 respecting program terms for a proposed Growing a Resilient and Environmentally Sustainable Hamilton Study Grant Program;
 - (iii) Appendix D to Report PED25105 respecting program terms for a proposed Growing a Resilient and Environmentally Sustainable Hamilton Bayfront Industrial Area Retrofit Grant Program;

**Growing a Resilient and Environmentally Sustainable Hamilton Community
Improvement Plan (City Wide)
Page 2 of 19**

- (iv) Appendix E to Report PED25105 respecting program terms for a proposed Growing a Resilient and Environmentally Sustainable Hamilton Development Tax Increment Grant Program;
- c) That staff **BE DIRECTED** to implement necessary administrative processes required to enable the GREEN Project ID 8202508001 to be utilized for the provision of grants under the proposed new Growing a Resilient and Environmentally Sustainable Hamilton Study Grant Program and the proposed Growing a Resilient and Environmentally Sustainable Hamilton Bayfront Industrial Area Retrofit Grant Program;
- d) That staff **BE DIRECTED** to prepare a delegated authority by-law to be brought forward to Planning Committee in conjunction with the proposed Growing a Resilient and Environmentally Sustainable Hamilton Community Improvement Plan authorizing the General Manager of Planning and Economic Development to approve applications under the Growing a Resilient and Environmentally Sustainable Hamilton Bayfront Industrial Area Retrofit Grant Program up to an amount equal to the stated program maximums;
- e) That staff **BE DIRECTED** to prepare a delegated authority by-law to be brought forward to Planning Committee in conjunction with the proposed Growing a Resilient and Environmentally Sustainable Hamilton Community Improvement Plan authorizing the General Manager of Planning and Economic Development to approve applications under the Growing a Resilient and Environmentally Sustainable Hamilton Study Grant Program up to an amount equal to the stated program maximums.

Key Facts

The purpose of this Report is to present the Growing a Resilient and Environmentally Sustainable Hamilton Community Improvement Plan (herein referred to as “the Plan”), a new community improvement plan created to replace the existing Hamilton LEEDing the Way Community Improvement Plan as part of the City’s 2021-2025 Economic Development Action Plan.

Staff’s recommendations carry forward the general intent of the Hamilton LEEDing the Way Community Improvement Plan and, through the programs in the Plan, remove some of the financial barriers associated with environmentally responsible developments (newly constructed and retrofitted buildings) that enhance energy efficiency and/or reduce greenhouse gas emissions.

This proposed Plan aligns with Council priorities and is intended to implement Council approved policies and strategies and contributes to the City’s response to climate change.

**Growing a Resilient and Environmentally Sustainable Hamilton Community
Improvement Plan (City Wide)
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Financial Considerations

The Growing a Resilient and Environmentally Sustainable Hamilton Development Tax Increment Grant Program, the program proposed in recommendation (b) (iv), is funded directly through the municipal tax increment resulting from the increase in municipal taxes generated from the new development. As such, no additional funding is required to implement this recommendation.

Recommendations (b) (ii) and (b) (iii), the Growing a Resilient and Environmentally Sustainable Hamilton Study Grant Program and the Growing a Resilient and Environmentally Sustainable Hamilton Bayfront Industrial Area Retrofit Grant Program, respectively, have a total of \$2 million of Council approved funding. Council approved \$1,750,000 through the 2025 budget approval process in February 2025 (Account 8202508001 - Growing a Resilient and Environmentally Sustainable Incentive Program account) and the remaining \$250,000 comes from the Office of Climate Change Initiatives' Reserve account (Account No. 108062). This transfer was approved by Council in Report PED24165.

There are no new staffing requirements resulting from the recommendations of this Report.

Background

This Plan replaces the Hamilton LEEDing the Way Community Improvement Plan. The City's practice is to comprehensively review community improvement plans and the associated programs on five-year cycles. The review of the Hamilton LEEDing the Way Community Improvement Plan also arose from Council's approval of the 2021-2025 Economic Development Action Plan, Council approved in 2022, which was listed as one of the action items.

The Hamilton LEEDing the Way Community Improvement Plan was, as adopted by By-law 08-214 (as amended) and included a single incentive program, referred to as the Leadership in Energy and Environmental Design Grant Program. This program is a tax increment-based incentive program that rebates a portion of increased municipal property taxes resulting from development or redevelopment to provide financial support towards increased costs realized as a result of achieving the Leadership in Energy and Environmental Design building standards. It was initially intended to support environmentally focused community improvement efforts within the City's industrial parks and Bayfront and East Hamilton industrial areas. The central focus of the Plan was to incentivize developments within these areas to achieve the certification resulting in private and public health benefits including the reduction in energy consumption, improvements to indoor environments and a reduction in water usage and waste. In 2010, the Hamilton LEEDing the Way Community Improvement Plan and the affiliated program was expanded to all developments/redevelopments throughout the

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urban area that sought to achieve Leadership in Energy and Environmental Design building certification.

In 2024, as part of this comprehensive review, staff completed internal and external consultation, including a public open house on June 18, 2024, and additional meetings with industry stakeholders to develop an understanding of the elements they use and prefer with regard to sustainable building certifications and the limitations and constraints they are encountering. Staff's analysis also included discussions with neighbouring municipalities to understand any successes and challenges they have had producing financial incentive programs to further encourage sustainable development.

Overall, this new Plan maintains the intent of the original Hamilton LEEDing the Way Community Improvement Plan and past City actions and initiatives by continuing and expanding financial incentives to support environmentally sustainable development and ensures that the Plan's goals and incentive programs remain relevant to current Provincial and City policy direction, strategies and priorities respecting environmental sustainability and climate change.

The resulting Plan was guided by the following overarching review standards for a new community improvement plan:

- Maintain the practice of being financially responsible and providing financially sustainable programs for the City;
- Realign the Plan and the affiliate programs with any changes arising from community and Council priorities that support strategic initiatives being undertaken by the City respecting environmental sustainability and climate change;
- Provide property owners (and tenants) with effective and meaningful financial incentives to encourage environmentally sustainable development that result in the (ultimate) goal of the reduction in greenhouse gas emissions; and,
- Ensure that these programs are also economic catalysts for desired change that support new investment and assessment growth, particularly with respect to industrial and commercial development through sustainable development.

Analysis

The Guiding Framework

As noted, this Plan builds upon past City community improvement programs in support of the City's climate change effort and it is also intended to complement and support the vision, goals and policies of related plans and strategies including Provincial planning policies, the 2022-2026 Council Priorities, 2016-2025 Strategic Plan (2016), the Climate Action Strategy, the 2021-2025 Economic Development Action Plan, and the Urban and Rural Hamilton Official Plans, among others.

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Policies

The new Provincial Planning Statement, 2024, continues to establish the overarching policy direction for matters of Provincial interest on land use planning and development, including economic development and the protection of the environment, along with the efficient use of land, infrastructure and the provision of housing. The Provincial policy further provides general direction on the requirement for planning authorities to plan for the impacts of a changing climate and to reduce their greenhouse gas emissions.

The City's Urban and Rural Official Plan have a number of goals including developing healthy and safe communities as supported by the policies surrounding the mitigation and adaptation of a changing climate, improving resilience, reducing greenhouse gas emissions, and environmental sustainability. The official plans use a broad interpretation of health recognizing the inter-relationships between all aspects of our environment and the impacts on the health of citizens.

The Plan aligns with the relevant policies in these documents. The policies are outlined in Section 3.0 of the Plan, found in Appendix A to Report PED25105.

Approved Council Priorities and Strategies

2022-2026 Council Priorities

The members of the current term of Council approved the 2022-2026 Council Priorities to support the City's visions "to be the best place to raise a child and age successfully". There are three priorities, each with associated outcomes. As it applies to the purpose of this Plan, Priority 1, 'Sustainable Economic and Ecological Development', aligns with the Plan as it addresses each of the associated outcomes including: reducing the burden on residential taxpayers; facilitating the growth of key sectors; accelerating the response to climate change and protecting green space and waterways.

2021-2025 Economic Development Action Plan

In 2022, Council approved the 2021-2025 Economic Development Action Plan. This economic plan established specific action items including the expansion and re-envisioning of the Hamilton LEEDing the Way Community Improvement Plan, and actions identified to support the achievement of climate change targets, and the implementation of the Bayfront Industrial Area Strategy.

Bayfront Industrial Area Strategy

The Bayfront Industrial Area Strategy was also approved by Council in 2022 and is a strategy for the blueprint of its transformation. The Bayfront area has several significant barriers that are limiting new investment and sustainable redevelopment including contamination and the cost of retrofitting the buildings. In this respect, this strategy speaks to the importance of a plan, like the community improvement plan proposed in

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this Report, to promote environmental sustainability by encouraging the reduction in energy consumption and encouraging green building and sustainable design. The Council approved strategy also outright recommends the creation of a new community improvement plan for the area and the promotion of an eco-industrial park.

Climate Action Strategy

In March of 2019, Council unanimously declared a climate emergency and thereafter, in August of 2022, council endorsed Hamilton's Climate Action Strategy, which is the City's net zero roadmap. This strategy included the creation of the Office of Climate Change Initiatives above all demonstrating the City's commitment to taking action and establishing itself as a municipal leader in the response to climate change.

The Office of Climate Change Initiatives, as part of the Council approved Climate Action Strategy, brought forward the Community Energy and Emissions Plan that established a low-carbon scenario model to get the City to the goal of net zero greenhouse gas emissions by 2050. The Community Energy and Emissions Plan also provides an implementation strategy of actions for both the City and the community that includes five Low-Carbon Transformations based on current city wide data. The actions proposed are organized to focus on 5 key low-carbon transformations that will be pivotal in achieving Hamilton's low-carbon future, one of which is the "Transforming Our Buildings" action that includes modelled targets for retrofitting of existing buildings to be more energy efficient and encourages fuel switching.

The City's industrial emissions still are the largest source of greenhouse gas emissions; however, it is noted that the emissions related to the commercial and residential buildings are the third largest emissions source in the City and in a business as usual pathway, without intervention or a change to the usual practices, buildings will increase to the second largest source of emissions.

What We Heard and Learned from Consultations

One of the early considerations for the Plan was to expand the list of eligible certifications (i.e. beyond the Leadership in Energy and Environmental Design certificate), to include other certifications more widely used today. Certifications are generally used as part of the City's community improvement programs to help define eligibility in the program because they are third-party verified, have established goals and objectives and thereby reduces the need for additional staffing to analyse a project. However, as staff continued to discuss the merits of using certifications, it was determined that they are often seen as a burdensome administrative cost to any developer or property owner, no matter the size of development. Certifications could also potentially reduce flexibility with regard to design. This was also repeated by members of the Open For Business Sub-Committee where staff presented on July 16, 2024, when staff shared the preliminary information on this Plan. Committee members, in the development industry, shared the same sentiment and concern regarding certifications and instead suggested incentivizing projects that exceeded a benchmark

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as established by the Plan's programs. It was staff's impression therefore, that given the goal is to continue toward reducing greenhouse gas emissions that there should be flexibility in achieving that goal thereby allowing developers to pursue the certification if they so choose.

The certification(s) could be replaced by a relevant report(s), prepared by a qualified professional (e.g. a professional engineer), demonstrating the targeted metric is achieved and where needed, the City could request a peer review of that submitted study (e.g. an energy modelling report). This approach was also further solidified when it was determined that this Plan could be used as a means to incentivize and assist with the implementation of the City's Green Building Standards, where the City has their own established criteria for the performance of development. This is an opportunity to further promote the Green Building Standards, over other specific industry certifications. This also eliminates any confusion in having the City, through incentives, promote something other than the City's own Green Building Standards. However, there is an effort in the Green Building Standards, that harmonize, to an extent, the respective metrics with other standards and codes (e.g. the Toronto Green Standards, Leadership in Energy and Environmental Design or the Nation Energy Code of Canada for Buildings) that could help with streamlining submission reviews.

As part of the review process, staff also met with a number of municipalities. There are a limited number of municipalities, namely the City of Toronto, City of Waterloo and City of Kingston, that have specific programs in place that directly fund or reimburse sustainable developments to any meaningful extent (e.g. provide a refund of Development Charges for achieving a voluntary tier of a green building standard or an outright grant for meeting an energy efficiency metric in the National Energy Code of Canada for Buildings that is above and beyond the Ontario Building Code requirement). However, there are many municipalities that have recently implemented and/or are preparing green building standards, like the City of Hamilton. These municipalities are quickly trying to identify funding and/or currently exploring a financial incentive structure (i.e. a community improvement plan program) as they have identified that the uptake on the volunteer portions of their green building standards is low and the industry feedback has been that financial assistance is needed to build to these newly established and voluntary standards.

There is one recent exception to the above, being the City of Richmond Hill, which has approved a community improvement plan that provides funding for the building of affordable rental units that are sustainably designed, with that funding source being the Housing Accelerator Fund from the federal government.

Costs

The costs related to the development of sustainable buildings varies. This could be for a number of reasons that include the complexity of the build in question, the sustainability goal, the ease of access to resources to achieve the development goal, and the overall

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intended use of the building (i.e. industrial versus residential). Therefore, it is difficult to identify the exact incremental costs of developing “green”.

However, as noted, staff did meet with a number of industry developers. Many did not openly share their costs, however with respect to an industrial build of a net-zero development, staff obtained costs and share those in this Report to give an indication of the anticipated grants that could result through one of the proposed tax increment-based grant programs proposed in this Plan. Generally, it was shared that an all-electric, net zero industrial building was about 12% more expensive to build than an equivalent Ontario Building Code compliant building. For example, assuming a \$170/square foot building cost, the all-electric building generally has a premium of \$20/square foot.

With regard to the cost of leases, it was also shared with staff that net zero, all-electric buildings (or other highly certified buildings like Leadership in Energy and Environmental Design Platinum etc.) are not necessarily resulting in the rent premiums the developers were expecting. The demand for these buildings is generally coming from the larger, public corporations at this time at these premium prices given that they simply have the ability to pay and/or the requirement to pay given their corporate goals and objectives. With regard to the smaller tenants, despite wanting to be in a “green” building and despite the operational cost savings of these buildings, given that many commercial and industrial tenants pay their own utilities, it wasn’t clear whether the rent premium could be made up by reduced energy usage and/or increased energy cost savings by renting in a more efficient building.

Another interesting discussion that was had in these consultations related to planning for retrofits. Most governments have greenhouse gas emissions targets established for 2030 and 2050, including the City of Hamilton, and many corporations have adopted these targets (or similar ones) as well. This is, in part, reflected in the products the companies use and/or the operation of the buildings they own/tenant and so this is significant because owners need to account for these targets when assessing future retrofit plans for buildings. For example, the replacement of a heating ventilation and air conditioning system through a retrofit can significantly reduce the greenhouse gas emissions and potentially be more attractive and reduce vacancy, however, costs like these are typically amortized over 15-25 years. Given the payback period and depending on the date of the last HVAC retrofit, there would likely be complications and potential timing conflicts with the above target dates regarding the expiration of an HVAC system and the timing of a new retrofit. This all adds costs. In cases where those buildings are tenanted, it could come at a further cost of losing tenants if the tenant chooses to relocate to a more efficient buildings in a neighbouring municipality. This could result in a loss of tax revenue and could reduce the attractiveness and competitiveness of the City.

Why are Incentives Needed?

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Reaching the City's climate change targets will require immediate action. While the industry is changing and building more sustainably, the pace of adoption may not be quick enough. This extends to retrofitting buildings, which are often more costly and complicated. As time passes, more and more buildings will require retrofits to comply with climate change targets and so these proposed incentives are not just for new buildings but also to help, in a small way, address the "backlog" of buildings requiring retrofits.

Addressing the sustainability of a building is most financially prudent at inception or when retrofit plans are first being considered and so, any energy efficiency measures not considered today could be delayed for decades. This simply means lost time to reduce carbon emissions. The City has an inherent interest in influencing these decisions as soon as possible given the interest in growing a greener economy and addressing climate change. While buildings are only a part of the solution to the climate change crisis, delaying this Plan and the associated incentive programs and the resulting development of sustainable buildings could increase the risk to the City in falling behind its peers with respect to meeting climate change targets, attracting business and investors of a green economy, particularly among its peer municipalities, which compete for business.

There are several factors that have limited "green" development to date, among them including:

- Higher upfront capital cost, discouraging owners and tenants from adopting these technologies and work. While the benefits can be seen over the life of the buildings, because these financial benefits are not felt immediately, it is still hard to convince the adoption, therefore financial incentives, like those proposed here, help to de-risk the work toward sustainable development;
- Costs are particularly expensive for the reuse or retrofit of buildings, where a project can run into technical challenges and limitations that simply make the work unfeasible, especially if a business is accounting for any downtime associated with the construction;
- The nature of the development or more particularly the ownership tenure (condominium versus rental) plays a part. Condominium developers, who build and sell the units without maintaining any ownership, have less incentive to construct "green" buildings and have less incentive to invest more or change their established approach from previous projects that have been demonstrated to work for them;
- The sourcing of materials (e.g. triple glazed windows) could be difficult or the delays in obtaining specific materials (e.g. laminated veneer lumber) could be costly, however, both these factors seem to be improving;

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- The misconceptions, lack of local knowledge and expertise (shortage of skilled trades in this respect) and therefore limited awareness in some cases regarding these technologies including the potential savings that can be achieved (i.e. the significant reduction in operational costs);
- Utility concerns and the reliability of electricity given the movement to electrify;
- There could be other established priorities (e.g. affordable housing), which could be refocusing energies and refocusing government programs and incentives;
- The Ontario Building Code requirements regarding energy efficiency do not require “green” development (to the extent needed, like is being contemplated in the Plan); and,
- Market uncertainty and tenant demand is not yet clear, so the risk of investing, at this time, could outweigh the benefits for some businesses. The demand right now for the “green” buildings (associated with the growing corporate/business environmental social and governance mandates) is not yet met with a willingness to pay the higher rent premiums in all cases.

Therefore, without incentives, it is possible that the City can limit its economic competitiveness and the ability to attract business if this means less “green” buildings than demanded. At the extreme, this could also lead to a loss of talent particularly if the City’s neighbouring municipalities become more attractive in this regard. The sustainable development industry is gaining momentum and without investment in it could mean the City will miss out on any of the associated economic development opportunities and co-benefits.

Goal and Objectives of the Plan

The goal of the Plan is simply to support the planning, development and redevelopment of “green” buildings with the objective of:

- Achieving the City’s climate change goals;
- Improving environmental conditions within our communities and reducing those future associated risks;
- Increasing assessment and property tax generation, particularly those contributing to the City’s green economy to ensure the City continues to be an attractive place for investment;

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- Reducing the need (or the pressures) for greenfield or agricultural lands to accommodate future employment related growth;
- Efficiently utilizing existing infrastructure and reducing related costs, including the City's operating and capital costs by reinvigorating previous employment areas into sustainable destinations that will fulfil corporate environmental, social and governance mandates, and better utilize existing infrastructure and buildings;
- Supporting the achievement of Provincial/City residential unit/jobs density targets, where applicable;
- Enabling new economic development opportunities that support a strong and diverse local workforce as the Provincial and global green economy grows; and,
- Consistently monitoring for new and emerging regulatory or economic barriers and for current development practices respecting "green" development and redevelopment.

With respect to keeping this Plan relevant and current, this Plan is scheduled to undergo a review in five years, however this Plan could require a review sooner. Staff acknowledge that building practices will change over time and that some of the incentivized metrics (in this iteration of the Plan) may become standard practice.

Below are the Plan's programs summarized, which implement the above.

Summary of the Proposed Programs and Grant Amounts

Growing a Resilient and Environmentally Sustainable Hamilton Study Grant Program

This Program applies city wide and is intended to support the undertaking of a sustainability related study (e.g. an energy modelling report), for the development or redevelopment on sites that are exempt from a Plan of Subdivision application or a Site Plan application and therefore may not be subject to the City's Green Building Standards and which are for the proposed construction of a commercial, industrial or multiple dwelling. Low-rise residential dwellings (including single detached, semi-detached, townhouse and stacked townhouse units) do not qualify for this program.

The Program will provide 50% of the cost of an eligible study to a maximum of \$10,000. Where this work is being completed for the purpose of a not-for-profit housing development, the grant will cover 100% of the costs to a maximum of \$20,000. Eligible studies shall report on metrics like operational energy use and embodied carbon. The study shall also include a writeup that describes the reduction in the financial operating costs anticipated to be achieved through the proposed project in

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comparison to an established baseline, as determined by a qualified professional who is preparing the study.

The purpose of this Program is to promote an awareness of potential sustainable development options that can be incorporated into projects where there is no requirement to otherwise produce this study. Incentivizing these studies can help identify any potential long-term financial, operational and environmental benefits that can be had and assists the applicant in exploring those benefits brought forward in the study now that there are demonstrated financial savings to be had if the work is pursued.

Detailed Program terms are contained in Appendix C Report PED25105.

Growing a Resilient and Environmentally Sustainable Hamilton Bayfront Industrial Area Retrofit Grant Program

This Program is intended to provide grants that will support the physical improvements to existing industrial and commercial buildings within the Bayfront Industrial Area, which is identified in the Growing a Resilient and Environmentally Sustainable Hamilton Community Improvement Project Area By-law as “Sub-Area 1: Bayfront Industrial Area”. This is attached as Appendix B to this Report PED25105. These improvements must contribute to the reduction in greenhouse gas emissions as reported through their greenhouse gas intensity. This Program is proposed to include delegated authority to the General Manager of the Planning and Economic Development Department, per recommendations (e) to this Report, for approvals of grants up to the Program maximums, as noted below, and attached as Appendix D to Report PED25105.

This Program provides a grant equal to 50% of the costs for works subject to eligibility under this Program up to the Program’s maximums, as set out below:

- \$150,000 for a minimum 25% greenhouse gas intensity reduction compared to a baseline as established by a qualified professional and acceptable to the General Manager of the Planning and Economic Development Department; and,
- \$400,000 Grant for a minimum 50% greenhouse gas intensity reduction to a baseline as established by a qualified professional and acceptable to the General Manager of the Planning and Economic Development Department.

These works include any directly related and required costs (installation, labour and/or structural improvements) for things like solar panels, heat pumps, geothermal systems etc. By providing Grants to mitigate these financial impediments, the Program can be a catalyst for the Bayfront Industrial Area to be a destination for sustainable redevelopment, particularly on underutilized sites reducing the need for greenfield lands to accommodate future employment growth.

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Grants are provided after the development is completed along with supporting documentation that includes paid invoices, a final inspection report and study, by a qualified professional, to the General Manager's satisfaction, demonstrating the applicable greenhouse gas intensity target has been achieved. Approval and the receiving of the Grant under this Program does not preclude eligibility, approval and the receiving of Grants/Loans for the same site under any other available municipal program with the exception of the GREEN Hamilton Development Tax Increment Grant Program, Barton/Kenilworth Tax Increment Grant Program, Barton/Kenilworth Revitalization Grant Program and the Barton/Kenilworth Planning and Building Fees Rebate Program, which shall not be permitted to be combined with assistance under this Program.

The detailed Program is contained in Appendix D to Report PED25105.

Growing a Resilient and Environmentally Sustainable Hamilton Development Tax Increment Grant Program

This Program is a tax increment-based program that applies city wide. The grants provided are relative to the actual increase in municipal property taxes generated as a result of a site's development. The development must be subject to a site plan application and also subject to the City's Green Building Standards. The Program is intended to support the development of buildings that achieve, at a minimum, the voluntary "Tier 2" metrics in the City's Green Building Standards.

Grants under this Program are provided after project completion and based on the actual annual municipal property tax increment generated. Grants are provided relative to program specific compliance with voluntary tier of the City's Green Development Standards and/or specific greenhouse gas intensity and/or embodied carbon minimums as established through the Program terms. To qualify for the Grant, the completed development must be, at a minimum, designated as being a "Tier 2 Building", which is defined as:

- A building that is subject to the City of Hamilton's Green Building Standards and, at a minimum, meets the "Tier 2" metrics found in the Energy and Carbon Impact Category, where applicable, and one other "Tier 2" metric, at the Applicant's discretion, from each of the remaining Impact Categories found in the City of Hamilton's Green Building Standards Guidebook; and,
- A building is certified as "Tier 2" through the review of the submission of Post Construction Submission requirements, where required, or through confirmation of the completion of the Site Plan Submission requirements, as found in the Green Building Standards Guidebook all to the City's satisfaction or, at the City's discretion, a third-party reviewer by an applicable qualified professional, at the Applicant's expense. The site must have also gone through the City's site plan application process.

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The grants cannot exceed the project's cost of construction. This will be demonstrated through a Quantity Survey report that provides the detailed construction cost breakdown of the project.

Grant Levels

Table 1, below, illustrates the three Grant Levels being contemplated in this Program. Each of the Grants Levels builds upon the next Grant Level.

Grant Level 1 is provided for buildings that meet the definition of a "Tier 2 Building". A Grant Level 1 grant is equivalent to 80% of the municipal uplift in taxes generated from the development up to a maximum of three annual payments.

Grant Level 2 requires that the development continues to meet the definition of a "Tier 2 Building" but for the more stringent requirement that the building be net zero (from an operational emissions level).

Grant Level 3, again, requires that the "Tier 2 Building" definition but for the more stringent requirement that it be net zero and an alternative carbon reduction target of 20%.

Table 1: Grant Levels for the Growing a Resilient and Environmentally Sustainable Hamilton Development Tax Increment Grant Program

	Grant Level 1	Grant Level 2	Grant Level 3
Number of Annual Grant Payments	3	4	5
Annual Grant as a Percentage of Actual Municipal Property Tax Increment	80%	90%	100%
Applicable Performance Standard	Meets the definition of a "Tier 2 Building"	Meets the definition of a "Tier 2 Building" per Grant Level 1 and the following minimum alternative GHGI (kgCO ₂ /m ² /yr.) limits:	Meets the definition of a "Tier 2 Building", is a Net Zero Emissions building or meets the Tier 4 National Energy Code of Canada requirements per Grant Level 2, and meets the following minimum alternative embodied carbon reduction percentage:
Residential Part 3 and Part 9 Buildings per the Ontario Building Code that are less than 6 storeys in height		0* (Net Zero Emissions)	20%

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Residential Part 3 Buildings per the Ontario Building Code that are 6 storeys or greater in height		0* (Net Zero Emissions)	
Commercial Office		0* (Net Zero Emissions)	
Commercial Retail		0* (Net Zero Emissions)	
Industrial		Tier 4 National Energy Code of Canada Voluntary Compliance	

* A net zero emissions building is one that is highly energy-efficient and produces on-site, or procures, carbon-free and or renewable energy in an amount sufficient to offset the annual carbon emissions associated with its operations or simply eliminates operational carbon emissions altogether.

This Program will take effect on such day that the City's Green Building Standards come into effect.

Detailed Program terms are contained in Appendix E to Report PED25105.

Example of a Grant Under This Program

Staff have illustrated an example of a grant below that could occur through this Plan. An actual past development was used as a reference to provide a realistic municipal tax uplift number based on the size of the development and the use of the building.

Table 2: Potential tax increment grant scenario

GREEN Development Tax Increment Grant Program Grant Levels	Annual Grant Provided as a % of Municipal Tax Uplift Realized	Number of Annual Grants Provided	Industrial Case Study: Single Tenant Manufacturing Facility
			105,000 sq ft. Realized annual municipal tax uplift: \$362,276
Grant Level 1	80%	3	\$869,462.40
Grant Level 2	90%	4	\$1,304,193.60
Grant Level 3	100%	5	\$1,811,380.00

As demonstrated in Table 2, above, depending on the Grant Level reached, a single-tenant manufacturing facility, with an approximate 105,000 square foot build, could anticipate grants between approximately \$870,000 to \$1.8 million, assuming the applicant realizes a municipal tax uplift of at least \$360,000 annually.

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Policy Implications/Legislated Requirements and Implementation

The adoption of community improvement plans, and community improvement project areas allows a municipality to provide financial incentives/assistance within specified geographic areas (or community improvement project areas) that would otherwise be prohibited under Subsection 106(2) of the *Municipal Act*, which is often referred to as 'bonusing'. Under Section 28 of the *Planning Act*, municipalities with enabling policies in their Official Plans may adopt a community improvement plan for the purposes of providing grants and/or loans to property owners or tenants to support physical improvements within the specified geographic areas that Council has deemed appropriate. Within the City, this enabling policy is contained in Chapter F, Section 1.15 of the Urban Hamilton Official Plan and Rural Hamilton Official Plan and discussed in greater detail within Section 3.2 of the proposed updated Growing a Resilient and Environmentally Sustainable Hamilton Community Improvement Plan contained in Appendix A to Report PED25105.

The adoption of a community improvement plan is conducted in accordance with Sections 17 and 28 of the *Planning Act* as well as the City's Public Participation and Notification Policies contained in Chapter F, Section 1.17 of the Official Plan and similar to an official plan amendment process, these policies include requirements for stakeholder engagement, public notice and a statutory public meeting. Therefore, should Council support the proposed Plan along with the financial incentive programs, in accordance with the *Planning Act*, staff will prepare and bring forward, for Council's consideration, the appropriate by-laws required to implement the proposed Plan and community improvement project area contained in Appendix A to Report PED25105 and Appendix B to Report PED25105, respectively. These by-laws would be subject to public notice requirements and brought to Planning Committee for a statutory public meeting. At the future Planning Committee meeting, staff would also bring forward the proposed implementing program descriptions for Council consideration which contain the specific terms, eligibility criteria and administrative processes required to implement the programs described in the Plan. These draft program descriptions are contained in Appendix C to Report PED25105 through Appendix E to Report PED25105.

Public notice regarding the statutory meeting for the recommended community improvement plan and community improvement project area by-laws would be undertaken in accordance with the requirements of the *Planning Act* and Chapter F, Section 1.17 of the Official Plan.

Community improvement plan and community improvement project area by-laws and associated implementing program descriptions will come in to effect after the expiration of the required appeal period under the *Planning Act* and subject to the implementation of the City's Green Building Standards. At this time, any existing program applications which have not yet been approved by Council, will become subject to the new Plan and program descriptions, where the criteria have been met.

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This Plan will take effect when the appeal period has expired following the adoption of the by-laws as noted above, with one exception being the Growing a Resilient and Environmentally Sustainable Hamilton Development Tax Increment Grant Program. This specific program requires that the City's Green Building Standards are in full force and effect. As noted in the Report PED25117 prepared by Planning staff regarding the implementation of the Green Building Standards, the Planning Division has set a Green Building Standards implementation date of September 1, 2025, and therefore, the above noted tax increment grant will be in effect, at the earliest, on this date.

Monitoring

Staff acknowledge that the industry is changing and improving with respect to sustainable development, which includes potential changes to the Ontario Building Code, that could totally revamp the required sustainable features in new developments and retrofits. Further, the Green Building Standards will be periodically reviewed, which could result in changes, affecting this Plan. Planning staff have noted in Report PED25117 that following Q4 2026 an update that provides a review of the applications received to date could include recommendations for changes to the Green Building Standards.

Therefore, to continue to align with Council priorities, City approved strategies, and the Green Building Standards, and to avoid having the proposed incentives in this Plan over incentivize a development or redevelopment of a site, a review prior to the regularly scheduled five-year review cycle could be required. As part of this analysis, staff will be reporting on the following:

- Total area of land investigated through the study grant program that was redeveloped;
- The decrease in greenhouse gas emissions relative to grants dollars issued;
- The number of "green" sustainable developments meeting Grant Level 1, 2 or 3 relative to the overall development taking place that meets the mandatory requirements of Hamilton's Green Building Standards;
- The new Industrial Commercial Institutional floor area created as a result of grants;
- The increase in assessment and property tax generation within the Bayfront Industrial Area;
- The decrease in vacancy in the Bayfront Industrial Area; and,
- Private sector investment leveraged within the Bayfront Industrial Area relative to City grants/loans.

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Alternatives

Council may direct that the proposed programs be modified in a manner as deemed appropriate. Should Council elect to explore alternatives to staff's proposals, Council may refer this Report and provide direction to staff to investigate any such alternative direction along with any potential legal, financial, and economic impacts from such direction.

Given the declaration of a climate change emergency and therefore the importance of influencing sustainable development as soon as possible, staff do not recommend delaying or not pursuing the proposed Plan.

Relationship to Council Strategic Priorities

Staff's recommendations support the following key Council priority:

- Sustainable Economic and Ecological Development;
- Reduce the burden on residential taxpayers;
- Facilitate the growth of key sectors;
- Accelerate our response to climate change; and,
- Protect green space and waterways.

Consultation

- Michael Kovacevic, Solicitor, Corporate Services Department;
- Lynda Lukasik, Director, Office of Climate Change Initiatives, Planning and Economic Development Department;
- Trevor Imhoff, Senior Project Manager, Office of Climate Change Initiatives, Planning and Economic Development Department;
- Emily Coe, Manager, Zoning and Committee of Adjustment, Planning and Economic Development Department;
- Mallory Smith, Planner 1, Zoning and Committee of Adjustment, Planning and Economic Development Department;
- The Development Industry Liaison Group;
- WestEnd Home Builders Association; and,
- Developers with experience in building sustainable.

Appendices and Schedules Attached

Appendix A - Growing a Resilient and Environmentally Sustainable (GREEN) Hamilton Community Improvement Plan DRAFT

Appendix B - GREEN Hamilton Community Improvement Project Area

Appendix C - GREEN Hamilton Study Grant Program DRAFT

Appendix D - GREEN Hamilton Bayfront Industrial Area Retrofit Grant Program DRAFT

**Growing a Resilient and Environmentally Sustainable Hamilton Community
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Appendix E - GREEN Hamilton Development Tax Increment Grant Program DRAFT

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**Submitted and
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Growing a Resilient and Environmentally Sustainable (GREEN) Hamilton Community Improvement Plan

PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT

ECONOMIC DEVELOPMENT DIVISION

APRIL 2025



Hamilton

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DRAFT



1.0 INTRODUCTION

In 2019, the City of Hamilton's Council declared a climate change emergency and since then, City Council has committed to addressing the emergency, in part, through priorities that support "green" building. City Council also established an Office of Climate Change Initiatives, which has prepared the technical work to support the City's road map to net zero. City Council has also recently endorsed Green Building Standards, which set a higher threshold for new development with regard to sustainability. Despite these efforts, reaching the green house gas (GHG) emissions targets of 80% below the 1990 levels by 2030 and to be net zero by 2050 will be challenging. It will require a scaling up of action and ambition to implement the City's Low Carbon Scenario, which sets out those actions needed to achieve these targets including a focus on achieving sustainable and efficient buildings for both new developments and retrofits.

Buildings are the third largest contributor of GHG emissions in the City not taking into account the industrial sector, which is the largest contributor. Part of the GHG emissions contribution is from the relatively old and energy inefficient building stock. When many of these buildings were constructed, little consideration was given to their energy efficiency, the affects the building's emissions had on the climate or the building's ability to adapt to a changing climate. However, a lot has changed since then. Today, the adoption of green development practices is generally accelerating but not necessarily in the City at the level needed to reach the City's climate change targets. Additionally, the demand for "green" buildings are increasing and there is a potential that the City could face a shortage, which can become a significant economic issue if it begins to negatively impact business attraction and/or retention.

Addressing the sustainability of a building is most financially prudent at inception or when retrofit plans are first being considered. Therefore, any energy efficiency measures not considered today could be delayed for decades until the next retrofit cycle. The City has an inherent interest in influencing these decisions now given the interest in growing a greener economy and fighting climate change. While buildings are only a part of the solution to the climate change crisis, delaying this Plan and the associated incentive programs and the resulting development of sustainable buildings could increase the risk of the City falling behind its peers with respect to attracting business and investors of a green economy.

This Plan can help the City in reaching the established climate change goals that will inevitably generate a number of co-benefits including the creation of more vibrant communities, the improvement of public health outcomes, a stronger green economy, and the reduction of future municipal operating and capital costs.

2.0 PURPOSE OF THIS PLAN

The Growing a Resilient and Environmentally Sustainable (GREEN) Hamilton Community Improvement Plan (the Plan) is intended to provide a framework for the provision of financial assistance programs and other strategies that will help overcome the financial barriers associated with the development of “green” and sustainable development. It will also assist in having residents, developers and investors in the City explore the sustainable opportunities that are available on their properties as many owners and tenants may not be aware of the opportunities and/or benefits (financial or otherwise).

The expected outcome of this Plan is to support the City’s environmental sustainability and climate change objectives and result in driving the change to a more sustainable and economically prosperous economy. This Plan is also intended to be a catalyst to transform areas of the City that were not historically sustainably developed, including the areas associated with heavy, polluting industries, to ones that can support industries that are seeking to develop and operate sustainably and thereby presenting the City as a community that can (and does) support businesses with corporate environmental and sustainability priorities.

As an implementation tool, this Plan builds upon past City community improvement efforts in support of the City’s climate change effort and is intended to complement and support the vision, goals and policies of related plans and strategies including Provincial planning policies, the 2022-2026 Council Priorities, 2016-2025 Strategic Plan (2016), the Climate Action Strategy, the 2021-2025 Economic Development Action Plan, and the Urban and Rural Hamilton Official Plans, among others.

It is important to note that this Plan is not expected to exist in its current form far into the future. This Plan is scheduled to undergo a review in five (5) years, however this Plan could require a review sooner. Staff acknowledge that building practices will change over time and that some of the incentivized metrics (in this iteration of the Plan) may become standard practice. Therefore, this Plan should be viewed as a catalyst to get “green” development happening as soon as possible.

Plans and strategies directly supported by this Plan are reviewed in Section 5.0 with the Plan’s goals and objectives described in Section 6.0 and Section 7.0 respectively.

Monitoring of this Plan’s implementation is outlined through reporting as noted in Section 9.0.

This Plan may be amended from time to time in accordance with Section 10.0.

3.0 LEGISLATIVE AUTHORITY

The provision of financial assistance or other undertakings by a municipality to facilitate or carry-out community improvement in Ontario are primarily governed by the *Planning Act* and *Municipal Act*. Together these acts identify the tools, and their parameters, which municipalities may authorize and utilize for community improvement.

3.1 Provincial Legislation

Pursuant to Section 28 of the *Planning Act*, if a municipality has an Official Plan in effect that contains provisions relating to community improvement, it may, by by-law, designate the whole or any part of an area covered by such an Official Plan as a Community Improvement Project Area (CIPA). A CIPA is a geographic area in which a council of a municipality is of the opinion it is desirable to improve because of age, dilapidation, overcrowding, faulty arrangement, unsuitability of buildings or for any other environmental, social or community economic development reason.

When a by-law has been passed identifying a CIPA a municipal council may by by-law adopt a community improvement plan (CIP) for the purposes of facilitating the community improvement through various means including the provision of financial incentives or actions which would otherwise be prohibited under Sub-section 106(2) of the *Municipal Act*. For the purpose of carrying out the CIP, once it is in effect, a municipality may:

- Acquire, hold, clear, grade or otherwise prepare land for community improvement;
- Construct, repair, rehabilitate or improve buildings on land acquired or held by it in the CIPA in conformity with the CIP, and sell, lease or otherwise dispose of any such buildings and the land appurtenant thereto;
- Sell, lease or otherwise dispose of any land acquired or held by it in the CIPA to any person or governmental authority for use in conformity with the CIP;
- Provide grants and/or loans in conformity with the CIP, to registered owners, assessed owners and tenants of lands and buildings within the CIPA, and to any person to whom such an owner or tenant has assigned the right to receive a grant or loan, to pay for the whole, or any part of the, eligible costs of the CIP; and
- Provide grants and/or loans for eligible costs identified within the CIP which may include costs related to environmental site assessment, environmental remediation, development, redevelopment, construction and reconstruction of

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land and buildings for rehabilitation purposes or for the provision of energy efficient uses, buildings, structures, works, improvements or facilities.

The total of the grants and loans made in respect of particular lands and the tax assistance that is provided in respect of the lands and buildings cannot exceed the eligible cost of the community improvement plan with respect to those lands and buildings.

3.2 Municipal Authorization

Community improvement policies authorizing the use of CIPs in the City's urban and rural areas are contained in Chapter F, Section 1.15 of both the Urban Hamilton Official Plan (UHOP) and Rural Hamilton Official Plan (RHOP) (as amended). Specifically, policies contained in Section 1.15 state:

- Council's intent, through community improvement, is to promote and maintain a high-quality living and working environment throughout the City accomplished through:
 - the upgrading and ongoing maintenance of communities or areas as characterized by obsolete buildings, and/or conflicting land uses and/or inadequate physical infrastructure and community services; and
 - the establishment of policies and programs to address identified economic, land development and housing supply issues or needs; and
- That community improvement shall be carried out through the designation, by Council, of CIPAs and through the preparation and implementation of CIPs pursuant to the Planning Act, R.S.O., 1990 c. P.13;
- It is the intent of Council that the entire urban/rural areas, or any part of the urban/rural areas as defined by the UHOP or RHOP, as amended, may, by by-law, be designated as a CIPA;
- That one or more of the following characteristics may be present when designating a CIPA:
 - building stock or property in need of rehabilitation;
 - buildings and structures of heritage or architectural significance;
 - encroachment of incompatible land uses or activities;



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- deteriorated or insufficient physical infrastructure such as, but not limited to, sanitary and storm sewers and water mains, public transit, roads/streets, curbs, sidewalks, street lighting and utilities;
- deteriorated or insufficient community services such as, but not limited to public indoor/outdoor recreational facilities, public open space and public social facilities;
- inadequate mix of housing types (UHOP only);
- inadequate affordable housing (UHOP only);
- known or perceived environmental contamination;
- deteriorated or insufficient parking facilities;
- poor overall visual amenity of the area;
- existing Business Improvement Areas (BIA) or potential for inclusion in a BIA designation;
- inappropriate road access and traffic circulation;
- shortage of land to accommodate building expansion and/or parking and loading facilities;
- other barriers to the improvement or redevelopment of under-utilized land or buildings; or
- any other environmental, social or community economic development reasons for designation; and
- That a CIP provide direction regarding the application of one or more of the following:
 - allocation of public funds such as grants, loans or other financial instruments for the physical rehabilitation, redevelopment or improvement of land/buildings;
 - municipal acquisition of land or buildings and subsequent clearance, rehabilitation, redevelopment or resale of these properties or other preparation of land or buildings for community improvement;
 - encouragement of infill and rehabilitation where feasible;
 - promotion of historic preservation through the appropriate local, provincial and federal legislation;

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- promotion of the viability of commercial areas through the establishment and support of BIAs; and
- other municipal actions, programs or investments for the purpose of strengthening and enhancing neighbourhood stability, stimulating production of a variety of housing types, facilitating local economic growth, improving social or environmental conditions, or promoting cultural development; and
- That all developments participating in programs and initiatives contained within CIPs shall conform to the policies contained in the respective Official Plan and comply with all municipal codes and regulations of the City and Province;
- That Council shall determine the priorities and sequences in which designated CIPAs shall have individual CIPs prepared.
- That any CIP shall endeavour to co-ordinate individual initiatives to improve properties with municipal actions to upgrade physical infrastructure and community services; and
- That Council shall be satisfied that community improvements are within the financial capability of the City.

4.0 PREVIOUS PLANS, PROGRAMS AND ON-GOING INITIATIVES

4.1 Historical City of Hamilton Environmental Sustainability and Climate Change Actions and Initiatives

In March of 2019, Hamilton City Council unanimously declared a climate emergency and shortly thereafter, in August of 2022, council endorsed Hamilton's Climate Action Strategy, which is the City's net zero roadmap. This strategy included the creation of the Office of Climate Change Initiatives. In 2023, the Priority Areas of Focus were also laid out, which included the support for "green" buildings.

4.2 Hamilton LEEDing the Way Community Improvement Plan (2008)

This Plan replaces the Hamilton LEED'ing the Way Community Improvement Plan as adopted by By-law 08-214 (as amended) (hereon referred to as the 'LEED CIP') and is a continuation of efforts to incentivize environmentally sustainable developments in the City.

The LEED CIP was initially intended to support environmentally focused community improvement efforts within in the city's industrial parks and Bayfront and East Hamilton

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industrial areas. The central focus of the plan was to incentivize developments within these areas to achieve LEED building design standards as a means of achieving a number of private and public benefits including reducing energy consumption, reducing potable water use, reduce solid waste, achieve healthier indoor environments and generally reduce overall environmental impact. A single incentive program was established, the LEED Grant Program (LGP), a tax increment-based incentive program that would rebate a portion of increased municipal property taxes resulting from development or redevelopment to provide financial support towards increased costs realized as a result of achieving LEED building standards.

In 2010, the LEED CIP and LGP was expanded to all developments/redevelopments throughout the urban area that sought to achieve LEED building certification.

Overall, this Plan maintains the intent of original LEED CIP and past City actions and initiatives by continuing and expanding financial incentives to support environmentally sustainable development and ensures that the CIP's goals and incentive programs remain relevant to current Provincial and City policy direction respecting environmental sustainability and climate change as discussed in Section 5.0.

5.0 SUPPORTING FRAMEWORK

Existing Provincial and City policy frameworks contain policies that support the purpose, goals and objectives of this Plan as outlined in Sections 2.0 and 7.0 respectively as well as the associated assistance program(s) described in Section 8.0. The key supporting policies from applicable policy documents are outlined below.

5.1 Provincial Planning Statement, 2024

The Province of Ontario's Provincial Planning Statement, 2024 (PPS) provides policy direction for land use planning and development matters which are of Provincial interest including protecting resources, supporting public health and safety and creating high-quality natural and built environments.

This Plan is consistent with the PPS and specifically addresses the following provincial interests identified within the PPS:

- Planning authorities shall promote economic development and competitiveness by:
 - providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs;
 - providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses

which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses; identifying strategic sites for investment, monitoring the availability and suitability of employment sites, including market-ready sites, and seeking to address potential barriers to investment (PPS, Subsection 2.8.1.1 a)-c))

- Planning authorities shall plan to reduce greenhouse gas emissions and prepare for the impacts of a changing climate through approaches that:
 - support energy conservation and efficiency; and
 - take into consideration any additional approaches that help reduce greenhouse gas emissions and build community resilience to the impacts of a changing climate (PPS, Subsection 2.9.1 b)-e))
- Planning authorities shall prepare for the impacts of a changing climate that may increase the risk associated with natural hazards (PPS, Subsection 5.2.4)

5.2 2022-2026 Council Priorities

The 2022-2026 Council Priorities were developed by the City Council to support the City's visions "to be the best place to raise a child and age successfully". The three priorities are: Sustainable Economic and Ecological Development (Priority 1), Safe and Thriving Neighbourhoods (Priority 2), and Responsiveness and Transparency (Priority 3). Each of the priorities has a set of outcomes and measures of success. As it applies to the purpose of this Plan, Priority 1 particularly aligns with this Plan with an Outcome being to accelerate the city's response to climate change.

5.3 City of Hamilton 2016-2025 Strategic Plan (2016)

The City of Hamilton's 2016-2025 Strategic Plan (the Strategic Plan) establishes a 10-year vision for the City that provides the context within which City services are provided in order to achieve the Plan's stated mission "to provide high quality cost conscious public services that contribute to a healthy, safe and prosperous community, in a sustainable manner". To achieve this, the Strategic Plan establishes seven priorities which were identified through community engagement and resident conversations including those that occurred through the Our Future Hamilton: Communities in Conversation initiative.

These priorities are:

- Community Engagement and Participation
- Economic Prosperity and Growth
- Healthy and Safe Communities

- Clean and Green
- Building Environment and Infrastructure
- Culture and Diversity
- Our People and Performance

This Plan contributes towards the achievement of the Strategic Plan's vision for Hamilton as further outlined in Section 9.0 Monitoring, whereby performance measures and monitoring of this Plan and its associated programs are established and linked to the achievement of the Strategic Plan's vision.

5.4 2021-2025 Economic Development Action Plan (2021)

The 2021-2025 Economic Development Action Plan (EDAP) is a Council approved, city-wide, action-oriented document that identifies areas of focus and key industry sectors where the City will concentrate resources and identify actions for in support of the City's economy. The EDAP identifies six key priority areas that are intended to build a stronger and more equitable economy for Hamilton's future. Of these, this Plan most directly supports the "Growing Business and Investments", "Revitalizing Priority Areas and Placemaking" and "Building Transformation Projects" priorities which, among other actions, are supported by attracting new business and investment opportunities as the economy shifts toward a "green" economy, encouraging growth, investment and activity to meet the future needs of consumers, and the intensification and optimization of strategic business lands.

The EDAP further identifies specific actions to support the goals and objectives of the Plan within the time horizon:

- #32 "Encourage environmental sustainability expansion of the LEED CIP" ;
- #60, "Re-envision the existing Hamilton LEEDing the Way Community Improvement Plan to better incentivize environmentally sustainable development and investments";
- #62, "Revise incentive programs to support the achievement of climate change targets" ;
- #68, "Implement the Bayfront Strategy";
- #73, "Explore and implement decarbonization initiatives with Local Industry"
- #74, "Promote Hamilton's District Energy Systems to major construction projects as a climate change benefit and as a low carbon alternative to traditional energy systems"; and,
- #75, "Encourage new development within the Airport and AEGD to incorporate District Energy Systems to reduce environmental impacts"

5.5 Recharge Hamilton - Our Community Energy and Emissions Plan (CEEP) (2022)

The CEEP establishes a low-carbon scenario model based on 28 targets to get the City to the goal of net-zero GHG emissions by 2050. The CEEP also provides an implementation strategy of actions for both the City of Hamilton and the community that includes five Low-Carbon Transformations based on current city-wide data: Innovating Our Industry, Transforming our Buildings, Changing How We Move, Revolutionizing Renewables and Growing Green.

"Transforming Our Buildings includes actions that support the retrofitting of existing buildings to be more energy efficient and to encourage fuel switching. Although specifically in Hamilton industrial emissions continue to represent the largest sources of GHG emissions, emissions related to the commercial and residential sector represent the third largest in Hamilton" (Transforming our buildings (#2), CEEP)

5.6 Bayfront Industrial Area Strategy (2022)

The Bayfront Industrial Area (the Bayfront) is Hamilton's oldest industrial area comprising over 1,600 hectares of land on the shores of Hamilton Harbour, and the immediate area.

In September 2022, City Council approved the Bayfront Industrial Area Strategy (BIAS) as a comprehensive strategy, identifying short, medium and long-term actions, that together would help address barriers to redevelopment and support continued industrial productivity and investment in the Bayfront.

A significant barrier to redevelopment in the Bayfront continues to be potential contamination of properties, however, the age of the buildings and cost of retrofitting them in a sustainable manner is also a consequential factor affecting redevelopment. In this respect, the BIAS speaks to the continued importance of this Plan to support its strategies and redevelopment goals in the Bayfront, specifically stating the following:

- Promote environmental sustainability through the following:
 - Encouraging green building certification or similar sustainable design tools for buildings and infrastructure for new and redevelopment (e.g. LEED, Green Globes, Park Smart, BREEAM etc.);
 - Encourage reduction in resource consumption and energy efficiency
 (BIAS, Subsection 3.2.3.7. iii. and vi.)

- Investigate the feasibility of new financial incentive programs through the creation of a new Bayfront specific CIP intended to support Climate Change Readiness and industrial Building Improvements... This would be a scoped CIP with a climate change and historic industrial lens making it specific to the Bayfront Industrial Area (BIAS, Action 2.18); and,
- Create, brand and promote an Eco-Industrial Park - a community of businesses seeking to achieve enhanced environmental and economic performance through collaboration in managing environmental and resource issues through the physical exchange of materials, energy, water and by-products (BIAS, Action 3.28)

5.7 Urban and Rural Hamilton Official Plans (2013)

The Urban and Rural Hamilton Official Plans (UHOP/RHOP) establish the City's long-term policy framework outlining the City's vision for the future in terms of managing growth, land use change and the physical development of the City including related environmental, social and economic factors. The UHOP/RHOP includes land use policy that establishes the land use structure of the respective urban and rural areas of the city accompanied by overlaying land use designations that guide the development and redevelopment of the City. The UHOP/RHOP also contains the necessary policies to enable the creation of this Plan, in accordance with the *Planning Act*, through Chapter F, Section 1.15 of the UHOP and further discussed in Section 3.2 "Municipal Authorization" of this Plan.

Goals UHOP/RHOP

- Health and safety in our communities is essential. Policies ensure that our communities are safe and healthy, mitigate and adapt to the impacts of a changing climate, improve resilience, reduce greenhouse gas emissions, and contribute to environmental sustainability. A broad interpretation of health recognizes the inter-relationships between all aspects of our environment and the impacts on the health of citizens. Policies in this section enable healthy lifestyles, promote a healthy and safe community, and promote a high quality of life (UHOP/RHOP, Chapter B)

UHOP Policies

- Residential intensification developments within the built-up area shall be evaluated based on the following criteria...the incorporation and utilization of green infrastructure and sustainable design elements in the proposed development (UHOP Chapter B, Subsection 2.4.1.4 g))

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- Urban design should promote the reduction of greenhouse gas emissions, ability to adapt to the impacts of a changing climate now and in the future, and protect and enhance the natural urban environment by:
 - Encouraging on-site storm water management and infiltration through the use of techniques and technologies, including storm water management ponds, green roofs, vegetated swales, and low impact development techniques and green infrastructure (UHOP Chapter B, Subsection 3.3.2.8 c))
 - Encouraging the use of Leadership in Energy and Environmental Design (LEED), R-2000 Home, Passive House, Canadian Green Building Council's Zero Carbon Standard, or other environmental building rating tools and techniques that reduce energy consumption and greenhouse gas emissions for buildings and infrastructure for all development and redevelopment (UHOP Chapter B, Subsection 3.3.2.8 d))
 - Encouraging the reduction of resource consumption in building and site development and avoiding the release of contaminants into the environment, including promoting building conservation and adaptive reuse and encouraging the use of locally sourced and reclaimed building materials to reduce the amount of embodied carbon (UHOP Chapter B, Subsection 3.3.2.8 e))
- The City shall prepare for the impacts of a changing climate by encouraging energy efficient and environmental designed development and redevelopment through:
 - Approval of planning applications, including applications for zoning by-law amendments, site plan approval, and plans of subdivision or condominium, as appropriate (UHOP Chapter B, Subsection 3.7.2 a))
 - The use of environmental building rating systems such as certification under the Leadership in Energy and Environmental Design (LEED) program, R-2000 Home, Passive House, Canadian Green Building Council's Zero Carbon Standard, or an equivalent rating system or building techniques for upgrading/retrofitting of existing development and new development (UHOP Chapter B, Subsection 3.7.2 b))
 - Designs which use renewable energy systems or alternative energy systems (UHOP Chapter B, Subsection 3.7.2 c))
 - Designs which use cogeneration energy systems (UHOP Chapter B, Subsection 3.7.2 d))
 - Designs which minimize building heat loss and capture or retain solar heat energy in winter, and minimize solar heat penetration in summer. Consideration shall be given to such measures as green roofs or reflective



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- roofs, discouraging excessive surface parking, allowing direct access to sunlight, and effective landscaping (UHOP Chapter B, Subsection 3.7.2 e))
- Building or structure orientations that maximize solar or wind energy (UHOP Chapter B, Subsection 3.7.2 f))
 - Designs that facilitate cooperation/joint energy efficiency between developments to optimize the efficient use of resources, including district energy systems (UHOP Chapter B, Subsection 3.7.2 h))
 - Water and storm water conservation/management practices and low impact development techniques, such as green roofs, water recycling systems, urban storm water swales, etc. (UHOP Chapter B, Subsection 3.7.2 j))
 - Promoting building conservation and adaptive reuse (UHOP Chapter B, Subsection 3.7.2 k))
 - Encouraging the use of locally sourced and reclaimed building materials to reduce the amount of embodied carbon as appropriate (UHOP Chapter B, Subsection 3.7.2 l))
 - Pilot projects and community energy plans as appropriate (UHOP Chapter B, Subsection 3.7.2 m))
- Other environmental development standards that encourage energy efficiency and environmental design as contained in the City's approved engineering policies and standards and master planning studies, and are supported by the City's financial incentive programs (UHOP Chapter B, Subsection 3.7.2 n)). The City shall develop and update Sustainable Building and Development Guidelines, including a development review checklist, to promote energy efficient development and redevelopment proposals, and implement the Guidelines through the development approvals process (UHOP Chapter B, Subsection 3.7.3)
 - Corporately, the City shall support energy efficiency by:
 - Complying with the Corporate energy and Sustainability Policy, including its energy and greenhouse gas targets and implementing the City's approved Corporate Goals and Areas of Focus for Climate Change Mitigation and Adaptation, as set out in the Corporate Climate Change Task Force Report (UHOP Chapter B, Subsection 3.7.4 a))
 - Participating in energy conservation programs (UHOP Chapter B, Subsection 3.7.4 b))
 - Supporting City and City/private partnership pilot projects which are energy efficient and have good environmental design, such as district energy generation (UHOP Chapter B, Subsection 3.7.4 c))
 - For medium density residential uses, the maximum height shall be six storeys, but the height may be increased to 12 storeys without an amendment to this Plan,



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provided the Applicant demonstrates that...the development shall incorporate sustainable building and design principles including but not limited to the use of locally sourced and/or recycled materials, water conservation, energy efficiency techniques, and low impact development approaches (UHOP Chapter E, Subsection 3.5.8 b))

- Development within the high density residential category shall be evaluated on the basis of the following criteria, development shall...incorporate sustainable building and design principles including but not limited to use of locally sourced and/or recycled materials, water conservation and energy efficiently techniques and low impact development approaches (UHOP Chapter E, Subsection 3.6.7 d) v))
- Proponents of development applications may be required to prepare an Energy and Environmental Assessment Report to indicate how the proposal incorporates environmental and sustainable design features and practices, such as active transportation, energy efficiency through building and site design, and water conservation and is consistent with the principles and policies identified in Section B.3.7 – Energy and Environmental Design and other applicable policies in Chapter E – Urban Systems and Designations (UHOP Chapter F, Subsection 3.2.9.1))

RHOP Policies

- The City shall support energy efficient, low impact, and environmental designed development through:
 - approval of planning applications, including applications for zoning by-law amendments, site plan approval, and plans of subdivision or condominium, as appropriate;
 - the use of environmental building rating systems such as certification under the Leadership in Energy and Environmental Design (LEED) program or an equivalent rating system for upgrading/retrofitting of existing development and new development;
 - designs which use renewable energy systems or alternative energy systems;
 - designs which use cogeneration energy systems;
 - designs which minimize building heat loss and capture or retain solar heat energy in winter, and minimize solar heat penetration in summer. Consideration shall be given to such measures as green roofs or reflective roofs, discouraging excessive surface parking, allowing direct access to sunlight, and effective landscaping;
 - building or structure orientations that maximize solar or wind energy;
 - designs that facilitate cooperation/joint energy efficiency between developments to optimize the efficient use of resources;
 - energy conservation initiatives, including energy demand management;



- water and storm water conservation/management practices such as green roofs, water recycling systems, etc.;
 - encouraging the use of reclaimed building materials as appropriate;
 - pilot projects and community energy plans as appropriate; and,
 - other environmental development standards that encourage energy efficiency and environmental design as contained in the City's approved engineering policies and standards and master planning studies, and are supported by the City's financial incentive programs (RHOP, Chapter B, Subsection 3.7.1))
- Corporately, the City shall support energy efficiency by: supporting City and City/private partnership pilot projects which are energy efficient and have good environmental design (RHOP, Chapter B, Subsection 3.7.2b))
 - The City's objective is to increase the number of good air quality days, where the Province's Air Quality Index (AQI) is less than 30, over the lifetime of this Plan, by encouraging and undertaking actions to reduce greenhouse gas emissions towards the locally established targets. (OPA 26) (RHOP, Chapter F, 3.4.18)

6.0 COMMUNITY IMPROVEMENT PROJECT AREA

This majority of this Plan applies city-wide, which has been geographically delineated within the companion GREEN CIPA By-law. However, as this Plan is also intended to provide programs that may address unique or area specific environmental and associated development challenges, there is an exception to this delineated as Sub-Area 1 in the GREEN CIPA By-law where an additional program is contained as found in Section 11.0 Appendices.

The sub-area includes:

- Sub-Area 1: Bayfront Industrial Area - encompassing the Bayfront Industrial Area that has historically been the location of significant industrial activities that have left a legacy of unique redevelopment and investment challenges including outdated buildings and structures that are energy inefficient and some of which are underutilized.

Notwithstanding the above descriptions and the geographic boundaries delineated within the companion GREEN CIPA By-law, the following shall also apply with respect to properties eligible to participate in the programs of this Plan:

- A property which is partially located within the Sub-Area 1 boundary shall be deemed to be either wholly, partially or not at all located within Sub-Area 1 at the sole discretion of the City based on considerations that may include, but may not be limited to, the relative proportion of the property located within the Sub-Area 1 boundary versus that located outside the CIPA boundary and/or the planned use of existing/planned buildings as well

as the ability to meet the purpose and goals of this Plan and any potentially applicable programs.

7.0 GOALS AND OBJECTIVES

With consideration to the purpose of this Plan as outlined in Section 2.0, and the cited Provincial and City plans, policies and strategies detailed in Section 5.0, the goals of this Plan are to support the planning, development and redevelopment of “green” buildings in order to:

- Achieve the City’s climate change goals (e.g. realising the Low Carbon Scenario), with respect to the role buildings play including things such as energy efficiency and meeting the GHG emissions targets;
- Improve environmental conditions within our communities and reduce future risk;
- Increase assessment and property tax generation, particularly those contributing to the City’s green economy to ensure the City continues to be an attractive place for investment;
- Reduce the need for greenfield or agricultural lands to accommodate future employment related growth;
- Efficiently utilize existing infrastructure and reduce related costs, including the City’s operating and capital costs by reinvigorating previous employment areas into sustainable destinations that will fulfill corporate ESG goals, better utilize existing infrastructure and buildings;
- Support the achievement of Provincial/City residential unit/jobs density targets, where applicable;
- Enable new economic development opportunities that support a strong and diverse local workforce as the Provincial and global green economy grows; and
- Consistently monitor for new and emerging regulatory or economic barriers and for current development practices respecting “green” development and redevelopment.

8.0 FINANCIAL ASSISTANCE PROGRAMS AND OTHER INITIATIVES

This section identifies the primary purpose and parameters of financial assistance programs and other initiatives the City may employ to achieve this Plan’s goals within areas identified in the companion GREEN CIPA By-law. Additional detailed descriptions outlining the terms, eligibility criteria and administrative processes for each program/initiative described in this section, as

adopted by City Council resolution, are contained in Section 11.0 Appendices of this Plan for reference.

The applicable program descriptions shall be those that were approved by City Council and in effect on the date an application under any program in this section was approved by City Council or their delegate.

Notwithstanding any program descriptions approved by City Council, applications under any program authorized under this Plan can be rejected by City Council for any reason. Such a decision can take into account matters not set forth in the applicable program descriptions and are within City Council's, or its delegate, sole, absolute and unfettered discretion.

Decisions and reasons for the City's accepting or rejecting an application shall not act as a precedent for any other application.

8.1 GREEN Hamilton Study Grant Program

The GREEN Hamilton Study Grant Program is intended to support the undertaking of a sustainability related study, prepared by a Qualified Professional, for the development or redevelopment (retrofit or adaptive reuse) on Sites that are not subject to Site Plan Control or that are exempt from a Site Plan application and thereby not subject to the City's Green Building Standards. Eligible studies (e.g. an Energy Modelling Report) shall illustrate metrics such as operational energy use and embodied carbon, which may include thermal energy demand intensity (TEDI), total energy use intensity (TEUI) and/or greenhouse gas intensity (GHGI) reductions anticipated. The study shall also include a writeup that describes the reduction in the financial operational costs anticipated to be achieved through the proposed project in comparison to an established baseline, as determined by the Qualified Professional who is preparing the study.

The purpose of this Program is to promote an awareness of potential sustainable development options that can be incorporated into projects, particularly where there is no requirement to do so. Incentivizing these studies can help identify any potential long-term financial, operation and environmental benefits that can be had and assists the applicant in exploring those benefits, like operational savings, brought forward in the study.

The Program will provide 50% of the cost of an eligible study to a maximum of \$10,000, however where the investigation is being undertaken for a not-for-profit housing development, the grant provided will cover 100% of the costs of an Eligible Study to a maximum of \$20,000.

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Approval and the receiving of the Grant under this Program shall not preclude eligibility, approval and the receiving of Grants/Loans for the same Site under any other available municipal program.

This Program will apply city wide, as defined through the GREEN CIPA By-law.

Detailed Program terms including, but not limited to, definitions, eligibility criteria, eligible studies/costs, grant criteria, grant maximums and calculations, application criteria and administrative procedures, as adopted by City Council resolution, are contained in Appendix A.

8.2 GREEN Hamilton Bayfront Industrial Area Retrofit Grant Program

The GREEN Hamilton Bayfront Industrial Area Retrofit Grant Program is intended to provide Grants that will support the physical improvements to existing industrial and commercial buildings within the Bayfront Industrial Area. These improvements must contribute to the reduction in the City's GHG emissions. By providing Grants to mitigate these financial impediments, the Program can be a catalyst for the Bayfront Industrial Area to be a destination for sustainable redevelopment, particularly on underutilized sites reducing the need for greenfield lands to accommodate future employment growth.

This Program provides a grant equal to 50% of costs that are the responsibility of the applicant (taking into account any other government or agency funding sources) for works subject to eligibility under this Program up to the Program's maximums, as set out below:

The maximum Grant amount under this Program is equal to 50% of the costs up to a maximum of:

- a. \$150,000 for a minimum 25% GHGI reduction compared to a baseline as established by a Qualified Professional and acceptable to the GM; and
- b. \$400,000 Grant for a minimum 50% GHGI reduction to a baseline as established by a Qualified Professional and acceptable to the GM.

Grants are provided after the work is complete as determined by a Qualified Professional and to the satisfaction of the GM. Approval and the receiving of the Grant under this Program shall not preclude eligibility, approval and the receiving of Grants/Loans for the

same Site under any other available municipal program with the exception of the GREEN Hamilton Development Tax Increment Grant Program, Barton/Kenilworth Tax Increment Grant Program, Barton/Kenilworth Revitalization Grant Program and the Barton/Kenilworth Planning and Building Fees Rebate Program, which shall not be permitted to be combined with assistance under this Program.

This Program will apply within Sub-Area 1: Bayfront Industrial Area as defined through the GREEN CIPA By-law.

Detailed Program terms including, but not limited to, definitions, eligibility criteria, eligible costs, grant criteria, grant maximums and calculations, application criteria and administrative procedures, as adopted by City Council resolution, are contained in Appendix B.

8.3 GREEN Hamilton Development Tax Increment Grant Program Description

The GREEN Hamilton Development Tax Increment Grant Program is intended to support the development of buildings that achieve voluntary compliance with the City of Hamilton's Green Building Standards and beyond. The financial assistance provided through this Program will also allow the City to continue to progressively develop its economy, in part, by attracting sustainably minded businesses and green investors that assist in the growth and assessment uplift of tax generation.

As a tax increment-based program, Grants are provided relative to the actual increase in municipal property taxes generated as a result of a site's development or the retrofit/reuse of an existing building.

Grants under this Program are provided after project completion and based on the actual annual municipal property tax increment generated (and a full calendar year of property taxes having been paid). Grants are provided relative to program specific compliance with voluntary tier of the City's Green Building Standards and/or specific greenhouse gas intensity (GHGI) and/or embodied carbon targets as established through the Program terms contained in Appendix C and subject to change over time with evolving sustainability standards, practices and expectations of the City, subject to Council approval. To qualify for the Grant, the completed development must be, at a minimum, a "Tier 2 Building", verified through the submission of post construction plans and reports, per the City's Green Building Standard Guide Book for the applicable metric, and subject to the City's satisfaction or a third-party review by a Qualified Professional(s), at the Applicant's expense.

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The grants under this Program shall not exceed the project's cost of construction. Furthermore, annual grant payments provided under this Program shall not exceed:

- 100% of the actual municipal tax increment generated by a project; and
- 5 annual payments.

Notwithstanding the above program maximums, Council may, through the approval of detailed programs terms contained in Appendix C establish lesser maximums relative to the varying sustainability achievements and project performance metrics as established therein.

This Program will apply city-wide as defined through the GREEN CIPA By-law.

Other municipal tax increment-based Grants shall not be permitted to be combined with assistance under this Program.

This Program will take effect on such day that the City's Green Building Standards come into effect.

Detailed Program terms including, but not limited to, definitions, eligibility criteria, eligible costs, tax cancellation criteria, tax cancellation maximums and calculations, application criteria and administrative procedures, as adopted by City Council resolution, are contained in Appendix C.

9.0 MONITORING

Monitoring the Plan's implementation is undertaken through the City's performance measurement reporting and annual reports prepared by the Economic Development Division.

Performance measures will be based on the objectives and desired outcomes as identified in this Plan, key activities set out in the Department's business plan and the City's 2016-2025 Strategic Plan. Performance measures, which may be evaluated, include, but may not be limited to:

- Total area of land investigated and redeveloped;
- The decrease in GHG emissions relative to grants dollars;
- The number of "green" sustainable developments meeting Grant Level 1, 2 or 3 relative to the overall development taking place that meets the minimum Ontario Building Code energy requirements or Hamilton's Green Building Standards;
- The number of new jobs and/or Industrial Commercial Institutional floor area created in key employment areas;

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- Increase in assessment and property tax generation within the Bayfront Industrial Area;
- Decrease in vacancy in the Bayfront Industrial Area;
- Private sector investment leveraged within the Bayfront Industrial Area relative to City grants/loans or other assistance provided.

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10.0 AMENDMENTS AND TRANSITIONAL MATTERS

This Plan will be reviewed from time to time to ensure that it is adequately reflecting existing City policies and priorities, Provincial policies and community needs. Community and applicant feedback regarding this Plan and its associated assistance programs may also lead to amendments and / or minor revisions to the detailed incentive program descriptions contained in the Appendices to this Plan.

10.1 Formal Amendments

A formal amendment to this Plan is required in the following instances:

- To introduce new financial assistance programs;
- To increase the amount of financial assistance that may be provided to registered owners, assessed owners, tenants and to any person to whom such an owner or tenant has assigned the right to receive a grant or loan except where the maximum amount of assistance is not referenced in Section 8.0 or the conditions under which increased assistance under a program may be provided is already established within this same section; or
- To add, extend, remove or otherwise change the Community Improvement Project Area's which are the subject of this Plan.

Formal amendments will require approval by City Council and shall be undertaken in accordance with Section 28 of the *Planning Act* and the City's Public Participation and Notification Policies contained in Chapter F – Implementation, Section 1.17.2 of the UHOP and RHOP. In addition, the City may undertake other communication methods to provide information and seek input, such as public information open houses, workshops, public meetings, the City's web site and direct or electronic mail outs and surveys.

10.2 Other Amendments

Detailed program descriptions providing for the efficient administration of each program authorized through this Plan will be adopted, through resolution, by City Council. The program descriptions shall include, but not be limited to, program terms, eligibility criteria, grant calculations, assignability, repayment requirements and detailed administrative procedures terms and will form appendices to this Plan. Changes to the appendices will be adopted by City Council through resolution. Formal amendments, including public meetings under the *Planning Act*, shall not be required for updates or amendments to program descriptions attached to this Plan as appendices. Minor administrative amendments to this Plan such as format changes, typographical errors, grammatical errors and policy number changes shall not require a formal amendment.

10.3 Transitional Matters

Program applications will be processed under the terms of the program in effect at the time the application was submitted. When program terms are revised, applications submitted but not yet approved will be subject to and processed under the revised terms. Application already approved at the time revised program terms are in effect will continue to be subject to the program terms in effect at the time the application was approved.

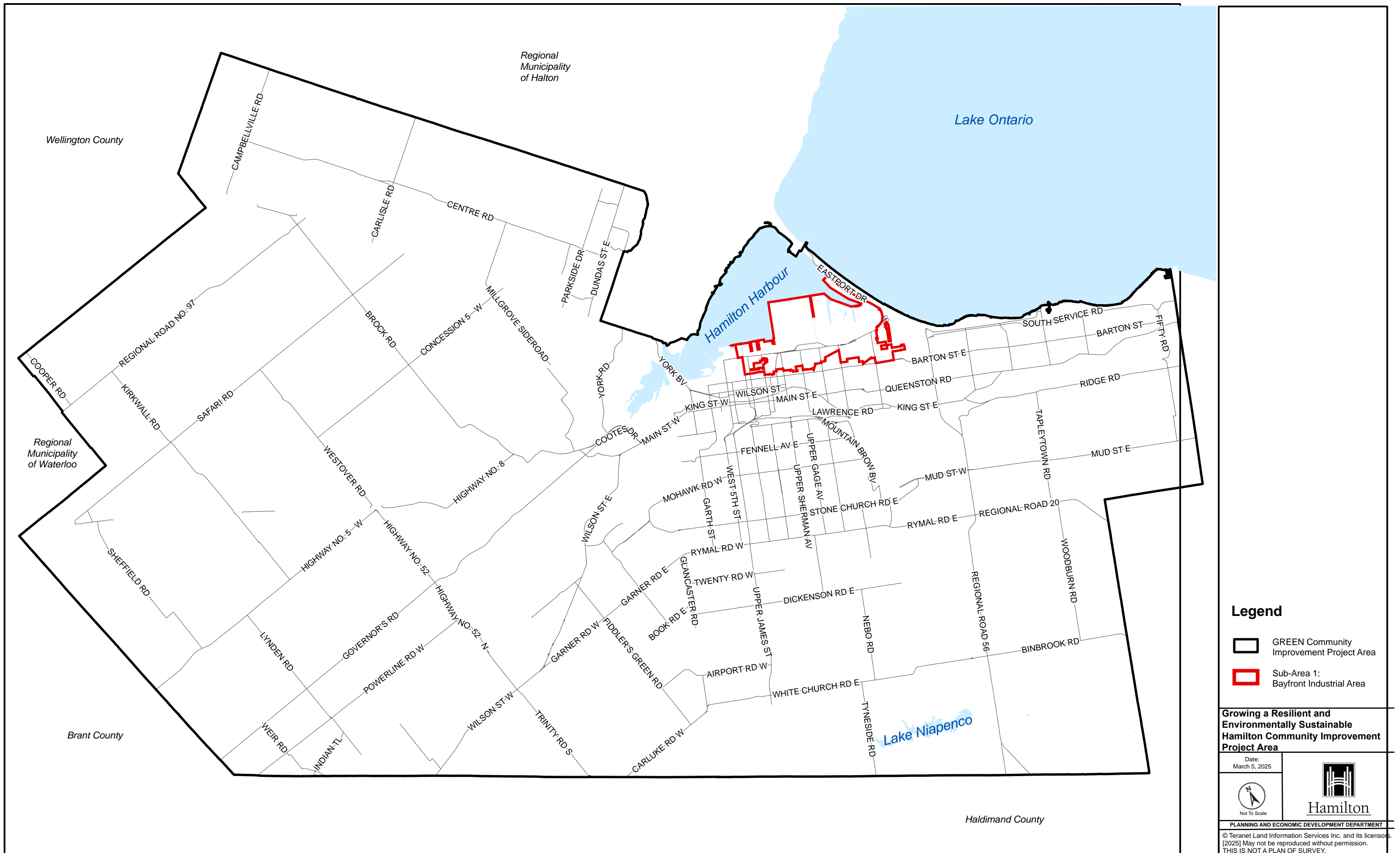
11.0 APPENDICES

The following appendices are provided under separate cover and adopted by Council resolution:

Appendix A – GREEN Hamilton Study Grant Program Description

Appendix B – GREEN Hamilton Bayfront Industrial Area Retrofit Grant Program Description

Appendix C – GREEN Hamilton Development Tax Increment Grant Program Description



GREEN Hamilton Study Grant Program



A. PROGRAM

DESCRIPTION

The GREEN Hamilton Study Grant Program (the Program) is intended to support the undertaking of an energy modelling report in support of a retrofit of a building for an existing use or an adaptive reuse of an underutilized building, where the Site is exempt from site plan control and not otherwise subject to the requirements of the City's Green Building Standards and which is a commercial, industrial or multiple dwelling. Incentivizing these studies will encourage developers and property owners to explore opportunities for sustainable development options leading to an understanding of potential environmental and long-term financial benefits to further support the City's environmental, climate, and economic goals and objectives.

This Program will apply city-wide as defined through the Growing a Resilient and Environmentally Sustainable Hamilton Community Improvement Project Area (GREEN Hamilton CIPA) By-law.

Grants under this Program are subject to approval at the absolute discretion of the General Manager of the Planning and Economic Development Department (GM) or their delegate and subject to the availability of funding.

Grants under this Program shall be provided to the Applicant who is the registered owner of the Site, or those provided with written consent of the registered owner to apply to this Program, and who incur the cost of the Eligible Study, but shall not include the consultant hired to undertake the Eligible Study.

The City retains the right to assess the reasonableness of costs via audit as well as the determination of cost eligibility under the terms of this Program.

For the purpose of this Program:

- A 'Site' shall mean all properties on which the building is the subject of the retrofit or adaptive reuse is located;
- A 'Qualified Professional' shall mean those with energy modelling

experience, such as a certified or registered professional engineer, architect, engineering technologist or certified energy manager, who can conduct a building energy and emissions modelling analysis. The determination of an acceptable Qualified Professional under this Program shall be at the sole discretion of the City; and

- 'Non-profit Housing Development' means the development of a building or structure intended for use as a residential premises containing one or more dwelling units, as defined in section 3 of the City of Hamilton Zoning By-law No. 05-200, and developed by,
 - (a) a corporation to which the Not-for-Profit Corporations Act, 2010, S.O. 2010, c. 15 applies, that is in good standing under that Act and whose primary object is to provide housing,
 - (b) a corporation without share capital to which the Canada Not-for-profit Corporations Act, S.C. 2009, c. 23 applies, that is in good standing under that Act and whose primary object is to provide housing, or
 - (c) a non-profit housing co-operative that is in good standing under the Co-operative Corporations Act, R.S.O. 1990, c. C.35,
- An 'Eligible Study' shall include:
 - An 'Energy Modelling Report', which is defined as a computer energy simulation acceptable to the GM or their delegate in their sole discretion and which is produced using widely accepted software, for example Energy Plus and eQUEST (version 3.64 or higher), that meets the requirements as set out in ASHRAE 90.1-2013, G2.2.

The Economic Development Division will periodically review the terms and availability of this Program and undertake updates from time to time subject to City Council approval and/or direction.

B. PROGRAM ELIGIBILITY AND GRANT CRITERIA

1. Applications to this Program must meet the goals of the Growing a Resilient and Environmentally Sustainable Hamilton Community Improvement Plan (GREEN Hamilton CIP).

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2. This Program will apply city-wide as defined through the GREEN Hamilton CIPA By-law.
3. The maximum Grant under this Program per Site shall be 50% of the lowest quote submitted for the Eligible Study (excluding HST) up to a maximum of \$10,000.
4. Notwithstanding paragraph 3, for Sites that include a Non-Profit Housing Development, the maximum Grant provided under this Program per Site shall be 100% of the lowest quote for the Eligible Study (excluding HST) up to a maximum of \$20,000.
5. A maximum of one (1) Eligible Study Grant is permitted per Site.
6. Eligible Program Applicants include the registered owner or those provided with written consent of the registered owner to apply to this Program but shall not include the consultant hired to undertake the Eligible Study, with grants only payable to the successful Program Applicant. The payment of the Grant cannot be assigned or directed to any other payee unless otherwise provided for in the Program Administration section herein.
7. Two (2) separate quotes for the Eligible Study shall be required. The maximum grant will be the lower of the two quotes up to a maximum of \$10,000 or \$20,000 for Non-profit Housing Development. A single quote may be accepted in extenuating circumstances at the discretion of the GM or their delegate.
8. Prior to any application approval and/or Grant being provided, and subject to waiver by the GM in their sole, absolute, and unfettered discretion:
 - a. Any outstanding Building Code, Fire Code or property standards orders or any other order applicable to the Site by any judicial, governmental or regulatory authority shall be rectified; and
 - b. Any tax arrears on the Site shall be paid.
9. Approval and the receiving of financial assistance under this Program shall not preclude eligibility, approval and the receiving of financial assistance under any other available municipal program.

A Grant may be reduced or cancelled if the Eligible Study is not completed, not completed as approved, not completed within two (2) years of the City's application approval. A one (1) year extension may be granted due to extenuating circumstances outlined in a formal request submitted by the Applicant to the City prior to the lapsing of the above time period and considered at the discretion of the Manager of Commercial Districts and Small Business.

The Grant will only be paid after the consultant conducting the Eligible Study is paid in full by the Applicant.

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10. Completed studies will be reviewed and approved by the GM or their delegate for consistency with the quote and work plan submitted in support of the application and for compliance under the Program terms contained herein. If the Eligible Study is found to be insufficient by the Manager of Commercial Districts and Small Business, in their sole, absolute and unfettered discretion, the Grant may be reduced or cancelled unless it is resubmitted in a form and content satisfactory to the Manager of Commercial Districts and Small Business, in their sole, absolute and unfettered discretion.
11. The Applicant shall be required to submit, to the satisfaction of the City, one digital copy of the completed Eligible Study, invoices for the Eligible Study and proof that the Eligible Study consultants have been paid in full.
12. The City reserves the right to audit the cost of the Eligible Study prior to advancing the Grant.
13. The City reserves the right to share studies received under this Program within the City of Hamilton as required.
14. Grants shall only be payable to the approved Program Applicant.
15. Grants under this Program are subject to approval at the absolute discretion of the Manager of Commercial Districts and Small Business and subject to the availability of funding.
16. Without limiting the discretion as set out in paragraph 15 herein, City Council, or its delegate, whether or not an Applicant satisfies the requirements of the Program, may in its sole discretion, reject any application received from an Applicant where, in the opinion of City Council, or its delegate, the commercial relationship between the City and the Applicant has been impaired by, but not limited to, the Applicant being involved in litigation with the City. Applicants shall include but not be limited to the following: the Applicant identified on the application form and, if a corporation, any person or entity with an interest in the corporation or any officer or director of the corporation as determined by the City in its sole, absolute and unfettered discretion.
17. Without limiting the discretion as set out in paragraph 15 herein, City Council, or its delegate, whether or not an Applicant satisfies the requirements of the Program, may in its sole discretion, reject any application without further consideration where due diligence undertaken by the City identifies municipal property tax arrears owed on the Site, non-compliance with respect to Zoning By-law regulations or there exist outstanding property standards, Building Code or Fire Code orders in respect of the Site or any other judicial, regulatory or governmental order in respect of the Site.

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18. Without limiting the discretion as set out in paragraph 15, herein, City Council, or its delegate, whether or not an Applicant satisfies the requirements of the Program, may in its sole discretion, reject any application received from an Applicant where there is credible information that the Applicant has been involved recently or repeatedly in illegal activity supporting the conclusion that they will not conduct themselves with honesty and integrity in undertaking the activity, operation or business for which a Grant under this Program is being sought. For corporate Applicants, the Applicant, for the purposes of this paragraph 20, will be considered to be the corporation, the officers and directors of the corporation and the shareholders and this paragraph 20 shall apply jointly and severally to each of them.

C. ELIGIBLE/INELIGIBLE STUDIES

An Eligible Study under this Program means an 'Energy Modelling Report', which is defined as a computer energy simulation acceptable to the GM in their sole discretion and which is produced using widely accepted software, for example Energy Plus and eQUEST (version 3.64 or higher), that meets the requirements as set out in ASHRAE 90.1-2013, G2.2. Ineligible studies shall be any study not identified in this Section or any study that has been initiated prior to the date an application was submitted under this Program and accepted by the City. An Applicant shall assume the risk, and bear the sole responsibility, for any cost incurred after an application has been submitted but prior to approval under this Program being received should the application not be approved for any reason.

The City reserves the right to reject any application under this Program that is deemed by the GM or its delegate, in their sole and unfettered discretion, to not meet the requirements of the Program.

D. PROGRAM APPLICATION CRITERIA

A complete Program application shall be submitted to the Economic Development Division prior to commencing the Eligible Study (retroactive applications are not permitted). Required documents and information forming a complete application shall be identified within the Program's application form. The application date for the purposes of the Program will be the date on which City staff have deemed the application complete in their sole discretion.

An application fee is payable upon submission of application. The fee will be authorized through a user-fee by-law passed by City Council. The rate of the fee may be changed from time to time as approved by City Council and will be identified on the Program's application form. Application fees are non-refundable including in the event an application is not approved.

E. PROGRAM ADMINISTRATION

Economic Development Division staff will review applications for eligibility and completeness in accordance with the GREEN Hamilton CIPA, GREEN Hamilton CIP, the Program terms contained herein and in collaboration with other City departments as required. Acceptance of the application by the Economic Development Division in no way implies Grant approval.

The Site and Applicant will be the subject of due diligence undertaken by the City prior to any approval being provided or payment of a Grant under this Program. This will include, but may not be limited to, confirmation of the following: all municipal property taxes are paid and current on the Site, the Site is in compliance with Zoning By-law regulations, that there are no outstanding property standards violations or orders, Building Code violations or orders or Fire Code violation or orders, any violations of law or any orders by any other judicial, governmental or regulatory authority, regarding the Site or the development on the Site and that the Applicant is not in litigation with the City. Failure to comply with any of the above will result in an application not being approved or, if the application is approved, non-payment of a Grant under this Program.

Grants under this Program are subject to approval at the absolute discretion of the Manager of Commercial Districts and Small Business and subject to the availability of funding.

If an application is approved, the Applicant will be provided an approval letter that outlines the terms and conditions of the Grant.

Upon Eligible Study completion, and in order to receive payment of the Grant the Applicant must provide the City with paid invoices for the Eligible Study and a digital copy of the completed Eligible Study. The Grant payment will be based on the City's review, satisfaction and acceptance of the Eligible Study and the aforesaid invoices and all supporting reports and documentation submitted outlining the full scope and cost of the work completed. Any and all of these costs may be subject to audit, at the expense of the Applicant, at the City's discretion.

The City reserves the right to require the submission of any additional documentation or enter into any additional agreements as deemed necessary by the City to ensure the goals and purpose of this Program and the GREEN Hamilton CIP are met.

Once the terms of the Program have been satisfied, a cheque will be requisitioned and issued, in the approved Program Applicant's name, in an amount determine in accordance with Section B herein. Grant calculation and payment exclude HST.

The City is not responsible for any costs incurred by the Applicant in any way relating to the Program, including without limitation, costs incurred in anticipation of an application approval or Grant being provided.

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Applications to this Program not yet approved shall be subject to any changes to the terms of this Program that are approved by City Council prior to the application being approved.

City Council may discontinue this Program at any time. However, Applicants with approved applications will continue to receive the Grant subject to meeting the Program terms contained herein.

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GREEN Hamilton Bayfront Industrial Area Retrofit Grant Program



A. PROGRAM DESCRIPTION

The GREEN Hamilton Bayfront Industrial Area Retrofit Grant Program (the Program) is intended to provide Grants, equal to a maximum of 50% of the Eligible Costs, that will support the physical improvements of otherwise underutilized existing industrial and commercial buildings. These improvements must contribute to the reduction in Greenhouse Gas (GHG) emissions as reported through Greenhouse Gas Intensity (GHGI) measurements in Energy Modelling Reports that support the Grant application. Activities supported by this program include exterior or interior renovations and on-site energy generation.

This Program is not intended to provide support for temporary or non-permanently affixed improvements. This program will provide support for the payment of Eligible Costs for Eligible Improvements as described in Section C.

This Program will apply to properties that contain existing industrial and commercial buildings that are zoned to permit the existing use and that are located in Sub-Area 1: Bayfront Industrial Area as defined through the Growing a Resilient and Environmentally Sustainable Hamilton Community Improvement Project Area (GREEN Hamilton CIPA) By-law.

Applications under this Program are subject to approval at the sole, absolute and unfettered discretion by the General Manager of Planning and Economic Development (GM) and subject to the availability of funds.

Grants provided under this Program shall be provided to the Applicant who is the owner registered on title of the Site that is the subject of the Program application or an authorized tenant of said Site. The Applicant must continue to be the owner or authorized tenant at the time of the Grant payment or be an approved owner or authorized tenant pursuant to an assignment of the application approved by the GM in accordance with the requirements set out herein.

All costs associated with the improvement of the Site and the requirements of this Program are to be borne by the Applicant including Program application fees, administration fees, permitting fees, inspection fees, legal fees, appraisal fees,

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registration fees, development charges or any other application fee or charge required by any level of government or service provider (e.g. Electra, Enbridge etc.) except where deemed eligible within Section C herein.

The City retains the right to assess the reasonableness of costs and which costs are eligible for funding under the terms of the Program.

For the purpose of this Program:

- A 'Site' shall mean all properties forming part of the development for which an application under the Program has been made;
- A 'Qualified Professional' shall mean those with energy modelling experience, such as a certified or registered professional engineer, architect, engineering technologist or certified energy manager, who can conduct a building energy and emissions modelling analysis.

The determination of an acceptable Qualified Professional under this Program shall be at the sole discretion of the GM; and

- An 'Energy Modelling Report' shall mean a computer energy simulation, acceptable to the GM in their sole discretion, using widely accepted software, for example Energy Plus and eQUEST (version 3.64 or higher), and that meets the requirements as set out in ASHRAE 90.1-2013, G2.2.

The Economic Development Division will periodically review the terms and availability of this Program and undertake updates from time to time subject to City Council approval and/or direction.

B. PROGRAM ELIGIBILITY AND GRANT CRITERIA

1. Applications to this Program must meet the goals of the GREEN Hamilton CIP.
2. This Program will apply to industrial and commercial properties zoned to permit such uses located in Sub-Area 1: Bayfront Industrial Area as defined through the GREEN Hamilton CIP By-law.
3. Notwithstanding Paragraph 2, this Program shall not apply to a currently operating or proposed adult entertainment parlour, body rub establishment, self-storage facility, correctional facility, corrections residence, emergency shelter, lodging house, residential care facility or any residential uses as defined in the applicable Zoning By-law or to a proposed development where a designated heritage building has been demolished.

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4. The maximum Grant amount under this Program is dependent on the GHGI reduction achieved equal to 50% of the Eligible Costs up to a maximum of:
 - a. \$150,000 for a minimum 25% GHGI reduction compared to a baseline as established by a Qualified Professional and acceptable to the GM; and
 - b. \$400,000 for a minimum 50% GHGI reduction compared to a baseline as established by a Qualified Professional and acceptable to the GM.
5. Applications and approvals under this Program shall be provided on a first come first serve basis, subject to the availability of funding. If applications surpass available funding, priority will be given to those applications with the greater reduction of GHGI for those remaining applications that have yet to be approved by the GM for a Grant.
6. Prior to any Grant being provided, any outstanding building code, fire code or property standards orders, lien(s) on title, or any other order applicable to the property(s) or the project by any governmental authority shall be rectified.
7. Each application shall be supported by an Energy Modelling Report, prepared by a Qualified Professional and satisfactory to the GM in its sole discretion, to demonstrate that the GHGI will be reduced by the minimum percentages established in Paragraph 4, to be eligible to receive a Grant.
8. Property owners registered on title as well as tenants authorized in writing by the registered property owner are eligible to apply for a Grant under the Program.
9. A Site is eligible for a maximum of one Grant. For clarification, if an Owner has been approved for a Grant for the Site a tenant cannot apply for a second Grant and if a tenant has been approved for a Grant the Owner cannot apply for a second Grant.
10. Eligibility requirements for the Program relating to the Eligible Improvements to be funded will be specifically identified. A cost estimate prepared by a Qualified Person for the Eligible Costs of the Eligible Improvements is to be provided. An estimated Grant amount will be provided based on the cost estimate. A final Grant amount will be calculated based on confirmation of the final invoice(s) paid. A final Grant amount will be based off the lesser of the cost estimate of the Eligible Improvements provided and the final paid invoices.
11. Approval and the receiving of the Grant under this Program shall not preclude eligibility, approval and the receiving of financial assistance for the same Site under any other available municipal grant program with the exception of the GREEN Hamilton Development Tax Increment Grant Program, Barton/Kenilworth Tax Increment Grant Program, Barton/Kenilworth

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Revitalization Grant Program and the Barton/Kenilworth Planning and Building Fees Rebate Program.

12. Proposed improvements are to be completed within two (2) years from the date the Program application was approved in order to be eligible for payment. A one-year extension may be authorized by the GM if an Applicant has extenuating circumstances which would warrant an extension.
13. The Eligible Improvements completed must be consistent with estimates, and work proposed and identified within the application unless previously discussed and approved by the GM.
14. The Applicant shall provide to the City's Commercial Districts and Small Business Section copies of paid invoices, and proof of payment to the satisfaction of the GM for all the Eligible Improvements undertaken for which the Grant is applicable.
15. A final inspection report, prepared by a Qualified Professional, and a final Energy Modelling Report, prepared by a Qualified Professional, shall confirm that all the proposed Eligible Improvements have been carried out satisfactorily and the percentage of the reduction in GHGI achieved meets the minimum requirements set out in Paragraph 4, prior to the City releasing any Grant funds.
16. A Grant under this Program will be provided to an approved Applicant if all terms and conditions of this Program have been complied with to the satisfaction of the GM in their sole discretion, including the payment of all property taxes and completion of all Eligible Improvements.
17. A successful Applicant will enter into a legal agreement with the City containing (but not limited to) the terms and conditions set out in this Program description.
18. Applications must be submitted prior to the issuance of an above-grade Building Permit for the construction of Eligible Improvements subject to the Program application. An Applicant shall assume the risk of any costs incurred after an application has been submitted but prior to approval under this Program having been received.
19. The Applicant must continue to be the owner or authorized tenant at the time of the Grant payment. However, where a Program application has been submitted by a property owner/tenant and accepted by the City but not yet approved, and the Site is to be transferred to a new owner/new tenant, the City may permit the transfer or assignment of the application to the new owner/new tenant at the sole, absolute and unfettered discretion of the GM. The assignee who has

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requested to become the Program Applicant and receive funding under this Program shall be subject to all the same due diligence and program terms required for any applicant as contained herein and to the satisfaction of the GM. An assignment or transfer may require the assignee or transferee to submit an application, assignment or transfer agreement and/or such other documents as determined by the GM in their sole, absolute and unfettered discretion.

20. Applications under this Program are subject to approval at the absolute discretion of the GM subject to the availability of funds.
21. Without limiting the discretion as set out in paragraph 20 herein, the GM, whether or not an Applicant satisfies the requirements of the Program, may in its sole discretion, reject any application received from an Applicant where, in the opinion of Council, the commercial relationship between the City and the Applicant, or the owner of the Site if the Applicant is the tenant, has been impaired by, but not limited to, the Applicant, or the owner of the Site if the Applicant is the tenant, being involved in litigation with the City. Applicants shall include but not be limited to the following: the Applicant identified on the application form and, if a corporation, any person or entity with an interest in the corporation or any officer or director of the corporation as determined by the GM in their sole, absolute and unfettered discretion.
22. Without limiting the discretion as set out in paragraph 20 herein, the GM, whether or not an Applicant satisfies the requirements of the Program, may in its sole discretion, reject any application without further consideration where due diligence undertaken by the City identifies property tax arrears owed on the subject property(s) or other properties owned by the Applicant, or the owner of the Site if the Applicant is the tenant, within the City of Hamilton, non-compliance with respect to Zoning By-law regulations or there exist outstanding property standards, building code, lien(s) on title, or fire code orders on the subject property(s).
23. Without limiting the discretion as set out in paragraph 20 herein, the GM, whether or not an Applicant satisfies the requirements of the Program, may in its sole discretion, reject any application received from an Applicant where there is credible information that the Applicant, or the owner of the Site if the Applicant is the tenant, has been involved recently or repeatedly in illegal activity supporting the conclusion that they will not conduct themselves with honesty and integrity in undertaking the activity, operation or business for which a Grant under this Program is being sought. For corporate Applicants, the Applicant, for the purposes of this paragraph 23, will be considered to be the corporation, the officers and directors of the corporation and the shareholders and this paragraph

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23 shall apply jointly and severally to each of them.

24. In the event of a Change of Corporate Control where the Applicant is a corporation, the Applicant covenants and agrees that in the event that:

a. the Applicant fails to supply the City, in a form satisfactory to the City such information relating to the ownership of its shares as the City may from time to time require or;

b. without the written consent of the City first had and obtained:

- i. the Applicant issues or redeems any of its shares or transfers any of its shares;
- ii. there is a sale or sales of the shares of the Applicant which result in the transfer of the legal or beneficial interest of any of the shares of the Applicant or;
- iii. the Applicant amalgamates, merges or consolidates with any other corporation; and

The result of any of the foregoing is a change in the effective control of the majority of the voting shares of the Applicant, or the requested information is not provided, then the future Grant payment under the Program shall cease at the absolute discretion of the GM.

25. Buildings, uses and improvements/developments shall conform to the City's Official Plan(s), applicable Secondary Plan(s), Zoning By-Laws(s), Site Plan approval and any other applicable and approved municipal policies, by-laws or guidelines (e.g. urban design guidelines) and any other laws applicable to the improvement/development.

C. ELIGIBLE IMPROVEMENTS

Eligible Improvements under this Program include the following works:

- Solar panels;
- Heat pumps;
- Geothermal systems;
- Building equipment supporting a transition from natural gas service (or other fossil fuel energy source) to electrification or other transition that supports the reduction in GHGI;
- Energy storage associated with alternative energy sources (non-fossil fuel) produced on-site;
- Improvements to the building envelope that improve the energy performance; and,
- Any other building improvement that demonstrates the proposed works will contribute towards a reduction in the building's GHGI, as identified through an Energy Modelling Report.

ELIGIBLE COSTS

Eligible Costs under this Program include the labour and material costs, excluding HST, to complete Eligible Improvements and shall also include costs, excluding HST, incurred by professionals (e.g. an architect, engineering or BCIN designer etc.), who are required to design, test and study the above Eligible Improvements, up to a maximum of \$20,000 as part of the total paid invoice submitted for the Grant.

INELIGIBLE COSTS

Ineligible costs shall be any cost not identified in this Section or any cost identified above which has been incurred prior to the date an application was submitted under this Program. Ineligible costs also include:

- Any associated ongoing maintenance or operating costs of any Eligible Improvements;
- Any temporary or non-permanently affixed improvements;
- Landscaping;
- Program Application fees, administration fees, permitting fees, inspection fees, legal fees, appraisal fees, registration fees, development charges or any other application fee or charge required by any level of government or service provider (e.g. Electra, Enbridge etc.);
- Business related equipment or business interruption expenses;

- Paving;
- Tools; and
- Any other cost deemed not to meet the intent of this Program at the sole discretion of the GM.

An Applicant shall assume the risk, and bear the sole responsibility, for any cost incurred after an application has been submitted but prior to approval under this Program being received should the application not be approved for any reason.

D. PROGRAM APPLICATION CRITERIA

A complete Program application shall be submitted to the Economic Development Division prior to the commencement of works that are the subject of a Program application. Required documents and information forming a complete application shall be identified within the Program's application form.

An application fee is payable upon submission of application. The fee will be authorized through a user-fee by-law passed by City Council. The rate of the fee may be changed from time to time as approved by City Council and will be identified on the Program's application form.

Applications to this program are subject to the approval of GM in their sole discretion and subject to the availability of funding.

Applications shall include an Energy Modelling Report, plans, estimates, contracts and other details as may be required to satisfy the City as to the cost of the improvement/development and conformity with the objectives of the GREEN Hamilton CIP.

E. PROGRAM ADMINISTRATION

Economic Development Division staff will review applications for eligibility in collaboration with other City departments as required with approval of applications subject to a decision by the GM in their sole and unfettered discretion.

Applicants and properties will be the subject of due diligence undertaken by the City prior to any approval being provided or payment of a Grant under this Program. This will include, but may not be limited to, confirmation of the following: a final inspection report and an Energy Modelling Report, prepared by a Qualified Professional, all property taxes are paid and current on the subject property(s) or other properties owned by the Applicant within the City of Hamilton, the property is in compliance with Zoning By-law regulations, that there are no outstanding property standards orders, lien(s) on title, building code orders or fire code orders on the subject property(s) and that the Applicant is not in litigation with the City. Failure to comply with any of the above will result in an application not being approved

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or, if the application is approved, non-payment of a Grant under this Program.

Where the development requires approval of a Site Plan, a conditional Site Plan approval shall have been obtained from the City prior to City Council consideration of an application under this Program. Where no Site Plan is required for the development, City Council's consideration of an application will occur after such time as the Economic Development Division is satisfied that all necessary information has been provided to inform eligibility in this program.

Approved Applicants shall be required to enter into a Grant Payment Agreement with the City.

The City reserves the right to require the submission of any additional documentation or enter into any additional agreements as deemed necessary by the GM to ensure the goals and purpose of this Program and the GREEN Hamilton CIP are met.

Grant Payment

Paid Invoices for all Eligible Costs incurred will be supplied to the City and the Grant will be based on the City's review, satisfaction and acceptance of these invoices and all supporting reports and documentation submitted outlining the full scope and cost of the Eligible Improvements completed including a written request for the Grant payment. Any and all of these costs may be subject to audit, at the expense of the Applicant, at the GM's discretion. The Grant may be reduced or cancelled if the Eligible Improvements proposed are not completed, not completed within the time required by the Program, not completed as approved and/or where documentation/invoicing of said costs is not provided to the GM's satisfaction. In addition, invoices must be billed to the Applicant.

A final Grant amount will be calculated based on confirmation of the final invoice(s) paid. A final Grant amount will be based off the lesser of the cost estimate provided and the final paid invoices.

The City is not responsible for any costs incurred by the Applicant in any way relating to the Program, including without limitation, costs incurred in anticipation of an application approval or Grant being provided. Applications to this Program not yet approved by City Council shall be subject to any changes to the terms of this Program which are approved by City Council prior to the application being approved.

City Council may discontinue this Program at any time. However, Applicants with approved applications will continue to receive the Grant subject to meeting the Program terms contained herein.

GREEN Hamilton Development Tax Increment Grant Program



A. PROGRAM

DESCRIPTION

The GREEN Hamilton Development Tax Increment Grant Program (the Program) provides grants to support the development or retrofit/reuse of buildings that achieve, at a minimum, the voluntary compliance with the City of Hamilton's Green Building Standards and that will generate new municipal tax revenue to the City. Grants under the program are intended to serve as an economic catalyst for the development of environmentally sustainable buildings to support future population and employment growth.

As a tax increment-based program, Grants are provided relative to the actual increase in municipal property taxes generated as a result of a Site's development or the retrofit/reuse of an existing building.

Grants under this Program are provided after project completion. The duration and value of grants provided are illustrated in Table 1 herein and they are based on the achievement of the minimum performance standards.

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Table 1: Prescribed Grant Levels

	Grant Level 1	Grant Level 2	Grant Level 3
Number of Annual Grant Payments	3	4	5
Annual Grant as a Percentage of Actual Municipal Property Tax Increment	80%*	90%*	100%*
Applicable Performance Standard		Meets the definition of a "Tier 2 Building" per Grant Level 1 and the following minimum alternative GHGI (kgCO ₂ /m ² /yr) limits:	Meets the definition of a "Tier 2 Building", is a Net Zero Emissions buildings or meets the Tier 4 National Energy Code of Canada requirements per Grant Level 2, and Meets the following minimum alternative embodied carbon reduction percentage:
Residential Part 3 and Part 9 Buildings per the Ontario Building Code that are less than 6 storeys in height	Meets the definition of a "Tier 2 Building"	0** (Net Zero Emissions)	20%
Residential Part 3 Buildings per the Ontario Building Code that are 6 storeys or greater in height		0** (Net Zero Emissions)	
Commercial Office		0** (Net Zero Emissions)	
Commercial Retail		0** (Net Zero Emissions)	
Industrial		Tier 4 National Energy Code of Canada Voluntary Compliance	

* The total Grant provided over the maximum applicable term of this Program shall not exceed the lesser of the estimated or actual costs of the project. Costs will be determined by the City after a review of a Quantity Survey report submitted by the Applicant after completion of the Project which will be compared to the estimate of costs prepared by a Quantity Surveyor submitted with the application for the Grant.

** A net zero emissions building is one that is highly energy-efficient and produces on-site, or procures, carbon-free and or renewable energy in an amount sufficient to offset the annual carbon emissions associated with its operations or simply eliminates operational carbon emissions altogether.

For the purposes of this Program:

- 'Site' shall mean all properties forming part of the development for which a GREEN Hamilton Development Tax Increment Grant has been approved

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under the Program or is the subject of an application for a GREEN Hamilton Development Tax Increment Grant under the Program, as the context herein requires;

- An 'Eligible Project' shall mean a development located within the GREEN Hamilton CIPA that is subject to a site plan application and the City of Hamilton's Green Building Standards and which meets one of the Grant Levels contained in Section A, Table 1;
- The 'Hamilton Green Building Standards' or (HGBS) means those building standards as endorsed by Council on October 9, 2024 and subsequently on April XX, 2025 (TBD), as amended over time;
- A 'Tier 2 Building' is a building that is subject to the City of Hamilton's Green Building Standards and, at a minimum, meets the applicable "Tier 2" metrics found in the *Energy and Carbon* Impact Category, and one (1) other "Tier 2" metric, at the Applicant's discretion, from each of the remaining Impact Categories of Ecology and Biodiversity, Water, Waste Management and Materials, and Community and Urban Design found in the City of Hamilton's Green Building Standards Guidebook. A building is certified as "Tier 2" through the submission of the Post Construction Submission requirements, per the applicable Tier 2 metric found within the Green Building Standards Guidebook and to the satisfaction of the City of Hamilton or a third-party review by qualified professionals, at the Applicant's expense;
- A 'Qualified Professional' shall mean those with energy modelling experience, such as a certified or registered professional engineer, architect, engineering technologist or certified energy manager, who can conduct a building energy and emissions modelling analysis. The determination of an acceptable Qualified Professional under this Program shall be at the sole discretion of the City; and
- An 'Energy Modelling Report' shall mean a computer energy simulation using widely accepted software, for example Energy Plus and eQUEST (version 3.64 or higher), that meets the requirements as set out in ASHRAE 90.1-2013, G2.2.

This Program will apply to properties located within the City of Hamilton in accordance with the Growing a Resilient and Environmentally Sustainable Hamilton Community Improvement Project Area (GREEN CIPA) By-law.

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Applications under this Program are subject to approval at the absolute discretion of City Council and subject to the availability of funds.

Grants under this Program shall be provided to the Applicant who is the registered owner of the subject property except where provided for in Section C, Program Administration.

The City retains the right to assess the reasonableness of costs as well as the determination of cost eligibility and the confirmation of the designation of a "Tier 2 Building" or higher, via a third-party audit, at the Applicant's expense, under the terms of this Program.

All costs associated with the development and the requirements of this Program are to be borne by the Applicant including construction, design, community benefit charges, development charges, administration fees, appraisals, inspections, Municipal Property Assessment Corporation (MPAC) post development assessment estimates, legal and registration fees, where applicable.

The Economic Development Division will periodically review the terms and availability of this Program and undertake updates from time to time subject to City Council approval and/or direction.

B. PROGRAM ELIGIBILITY AND GRANT CRITERIA

1. Applications to this Program must meet the goals of the Growing a Resilient and Environmentally Sustainable Hamilton Community Improvement Plan (GREEN CIP).
2. This Program will apply city-wide as defined through the GREEN CIPA By-law.
3. Notwithstanding Paragraph 2, this Program shall not apply to a property(ies) or development where a designated heritage building has been demolished or for a development for the purposes of a proposed adult entertainment parlour, body rub establishment, correctional facility, corrections residence, emergency shelter, self-storage facility, lodging house or a residential care facility as defined in the applicable Zoning By-law. In addition, developments not subject to a Site Plan requirement are ineligible to participate in this Program.
4. This Program shall not apply and any grant pursuant to the Program shall not be paid where the development does not generate an increase in municipal property taxes.
5. An Applicant to this Program must be the registered owner of the Site and grant under the Program shall only be payable to a successful Applicant and a grant cannot be assigned or directed to any other payee unless otherwise provided for in the Program Administration section herein.

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6. Prior to any application approval and/or Grant payment being provided:
 - a. Any outstanding Building Code, Fire Code or property standards orders or any other order applicable to the Site by any judicial, governmental or regulatory authority shall be rectified; and
 - b. Any tax arrears on the subject Site shall be paid.
7. The Applicant will be required to enter into a Grant Payment Agreement with the City that sets out the conditions of the Grant. Before any Grant is provided, the Applicant and Site shall be in compliance with the Program's requirements and conditions and all additional requirements as set out in the Grant Payment Agreement as determined by the General Manager of Planning and Economic Development (GM) .
8. Subject to the compliance with the terms and conditions of the Grant Payment Agreement, the first-year payment of the Grant is payable as follows:
 - a. the development of the Site being deemed complete by the City in accordance with paragraph 15;
 - b. the Site has been fully reassessed by the MPAC subject to the application of Paragraphs 9 and 10;
 - c. one full calendar year of taxes reflecting the reassessed value resulting from the development have been paid in full;
 - d. the development meets the requirements of the Grant Level being sought in Section A, Table and must reflect the Grant Level identified in the Program application submission; and
 - e. all municipal property taxes being paid in full and subject to the application of section 12 herein no unresolved assessment appeals in respect of the Site and confirmation that the assessment will not be appealed.
9. For non-condominium residential, commercial and industrial developments, the first year Grant payment shall be regardless of the number of units/floor area occupied. However, where the assessment and resulting tax uplift to the municipality will be dependent on the occupancy of a unit(s), the City may, at its sole, absolute and unfettered discretion, after the submission of a written request from the Applicant, delay the qualifying first year payment to a tax year:
 - a. after which a full reassessment has occurred of the unit(s) as occupied; and
 - b. which is no later than two years from when the initial grant payment would have otherwise been eligible for payment.

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10. For condominium and mixed-use condominium developments (including commercial, residential or industrial condominiums):
 - a. the first year Grant payment shall require 100% of the condominium units within the development to have been fully assessed. The City may, at its sole, absolute and unfettered discretion, after the submission of a written request from the Applicant permit the first year of the Grant to be payable during the calendar year in which 75% of the condominium units have been assessed;
 - b. the post-development municipal property taxes are calculated by taking the sum of the municipal property taxes of each of the assessed condominium units within the development. The Grant is calculated as a whole, and not calculated on a per condominium unit basis. Where the City has accepted a request that the first year of the Grant be payable during the calendar year in which 75% of the condominium units have been assessed, the Grant payments shall be calculated based only on the 75% of units fully assessed and shall continue to be paid only on these units over the duration of the Grant term without future amendment; and
 - c. If the one-year period following the date of registration of the Plan of Condominium for the development expires after December 31 of the year in which condominium units within the development are fully assessed in accordance with 8.b.i. herein, the Grant will be payable to the Applicant by the end of the first quarter of the year following the year in which the applicable condominium units within the development are fully assessed.
11. Notwithstanding paragraph 8, and subject to written approval by the Director of Economic Development, a percentage of the total Grant payment may be provided for phased/comprehensive/subdivision developments where a portion of the development will meet the aforementioned requirements with such Grant payments being apportioned based on the number of phases completed that meet the requirements set out in Section A, Table 1. Such partial Grant payments shall be limited to those developments where the incremental tax increase for individual phases can be determined to the City's satisfaction.
12. If the Applicant, third party or the municipality has appealed the change in the Site's assessment, the Grant will not be advanced until the appeal has been finally determined through the Assessment Review Board or any other permitted means and revised property taxes have been calculated and adjusted. However, in the case of a condominium development or mixed use condominium developments (including commercial, residential or industrial condominiums), the annual Grant may, as determined by the GM in their sole, absolute and unfettered discretion, continue to be payable to the Applicant but reduced on a pro-rated basis if an appeal has been filed with the MPAC by any of the condominium unit owners, whether such owner is the initial purchaser or a subsequent

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purchaser. The pro-rated holdback will not be released until the appeals are finally determined through the Assessment Review Board or other permitted means, and the revised property taxes have been calculated.

13. In the event of an appeal of assessment/taxes, the total value of the Grant provided under the Program will be reduced by:
 - a. the amount by which municipal property taxes have been cancelled or reduced for the Site pursuant to any other City programs and/or tax appeals under Sections 357 and 358 of the *Municipal Act*;
 - b. the amount by which municipal property taxes have been cancelled or reduced for the Site pursuant to a Request for Reconsideration; and
 - c. the amount by which municipal property taxes have been reduced or cancelled for the Site pursuant to any relief or reduction permitted under any legislation or order of any court or the Assessment Review Board.
14. The pre-development municipal property taxes used for determining the actual municipal property tax increment are those from the most recent tax year which represents the pre-development condition of the Site, as determined by the City.
15. For the purposes of this Program, a development shall be deemed to be complete where:
 - a. Occupancy of the development has been approved permitted by the City subject to tenant improvements and, in the case of a condominium development, the Plan of Condominium has been registered.
 - b. The development has achieved the designation of a "Tier 2 Building", as defined in Section A and as stated and in effect at the time of an application approval under this Program, in addition to the Post Construction submission requirements, per the City's Green Building Standards Guidebook, prepared by a Qualified Professional(s), demonstrating the achievement of the metrics in Section A, Table 1 for the applicable Grant Level being targeted. For all Grant Levels, the submission, including the Post Construction submission requirements, per the City's Green Building Standards Guidebook, is subject to the satisfaction of the City or to an independent third-party reviewer, at the Applicant's expense at the sole discretion of the GM.
16. The total Grant provided over the maximum applicable term of this Program shall not exceed the lesser of the estimated or actual costs of the project. Costs will be determined by the City after a review of a Quantity Survey report submitted by the Applicant after completion of the project which will be compared to the estimate of costs prepared by a Quantity Surveyor submitted with the application for the Grant.

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17. The eligible amount of the increase in municipal property taxes shall exclude special charges, including Business Improvement Area levies and any other charge identified within the Grant Payment Agreement, from the calculation.
18. Annual Grant payments shall not exceed the first year's Grant payment regardless of future increases in the municipal property taxes levied for each year that a Grant payment is to be provided. An annual Grant payment may be less than the first year's Grant payment where municipal taxes levied in a year in which a Grant payment is to be provided results in a lower Grant being paid than that provided in the first year in which case the lesser amount shall be that year's Grant amount.
19. For residential condominium developments, the units must be assessed as residential condominiums. If the development is assessed as multi-residential or new-multi-residential, no Grant will be payable without City Council approval.
20. The annual Grant will be calculated by taking the difference between the post-development municipal taxes (for the first full calendar year of paid taxes) and the pre-development municipal taxes as determined in accordance with paragraph 14 herein and applying the percentage based on the applicable Grant Level as described in Section A, Table 1.
21. If an Applicant is redeveloping a portion of the Site, the Grant will be based on that portion of the Site only. The Applicant will be required to provide an estimate of the annual property assessment valuation for the portion of the Site subject to the Program application from the MPAC for each year in which a Grant payment is to be provided for calculation purposes.
22. Work on the portion of the improvement/development that is at or above grade shall commence no longer than two years from the date an application under this Program was approved by City Council and the improvement/development shall be completed and capable of being fully occupied, and, in the case of a condominium development also have a Plan of Condominium registered, within five years from the date an application under this Program was approved by City Council.

The General Manager of Planning and Economic Development at their sole, absolute and unfettered discretion may grant extensions to the time periods set out in this Section 22 for phased/comprehensive developments or due to development specific extenuating circumstances after the submission to the City of a written request, prior to the lapsing of the applicable time period set out in this Section 22, which describes the reasons for the request including a detailed description of any extenuating circumstances if applicable.

23. Approval and the receiving of Grants under this Program shall not preclude eligibility, approval and the receiving of financial assistance for the same Site under any other

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available municipal program with the exception of any other tax increment-based or tax cancellation program which shall not be permitted to be combined with assistance under this Program.

24. A Grant under this Program will be provided to an approved Applicant if all terms and conditions of this Program have been satisfied including payment of all municipal property taxes. Notwithstanding any other term contained in this Program description, in the case of condominium developments, confirmation of payment of all taxes shall be limited to the period up to development completion and for any portion of the development retained by the Applicant after development completion.
25. If a building(s) erected on the Site is demolished before the applicable Grant period expires, the remaining Grant to be provided under this Program shall be forfeited.
26. A Grant under this Program shall not be permitted to be assigned.
27. In the event of a Change of Corporate Control where the Applicant is a corporation, the Applicant covenants and agrees that in the event that:
 - a. the Applicant fails to supply the City, in a form satisfactory to the City such information relating to the ownership of its shares as the City may from time to time require or;
 - b. without the written consent of the City first had and obtained:
 - i. the Applicant issues or redeems any of its shares or transfers any of its shares;
 - ii. there is a sale or sales of the shares of the Applicant which result in the transfer of the legal or beneficial interest of any of the shares of the Applicant or;
 - iii. the Applicant amalgamates, merges or consolidates with any other corporation; and

The result of any of the foregoing is a change in the effective control of the majority of the voting shares of the Applicant, or the requested information is not provided, then future Grant payments under the Program shall cease at the absolute discretion of the City.

28. Applications under this Program are subject to approval at the absolute discretion of City Council and subject to the availability of funds.
29. Without limiting the discretion as set out in paragraph 28 herein, City Council, whether or not an Applicant satisfies the requirements of the Program, may in its sole discretion, reject any application received from an Applicant where, in the opinion of City Council, the commercial relationship between the City and the Applicant has been impaired by, but not

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limited to, the Applicant being involved in litigation with the City. Applicants shall include but not be limited to the following: The Applicant identified on the application form and, if a corporation, any person or entity with an interest in the corporation or any officer or director of the corporation as determined by the City in its sole, absolute and unfettered discretion.

30. Without limiting the discretion as set out in paragraph 28 herein, City Council, whether or not an Applicant satisfies the requirements of the Program, may in its sole discretion, reject any application without further consideration where due diligence undertaken by the City identifies municipal property tax arrears owed on the Site, non-compliance with respect to Zoning By-law regulations or there exist outstanding property standards, Building Code or Fire Code orders in respect of the Site or any other judicial, regulatory or governmental order in respect of the Site.
31. Without limiting the discretion as set out in paragraph 28, herein, City Council, whether or not an Applicant satisfies the requirements of the Program, may in its sole discretion, reject any application received from an Applicant where there is credible information that the Applicant has been involved recently or repeatedly in illegal activity supporting the conclusion that they will not conduct themselves with honesty and integrity in undertaking the activity, operation or business for which a Grant under this Program is being sought. For corporate Applicants, the Applicant, for the purposes of this paragraph 31, will be considered to be the corporation, the officers and directors of the corporation and the shareholders and this paragraph 31 shall apply jointly and severally to each of them.
32. Buildings uses and developments shall conform to the City's Official Plan(s), applicable Secondary Plan(s), Zoning By-Laws(s), Site Plan approval and any other applicable and approved municipal policies, by-laws or guidelines (e.g. urban design guidelines) and any other laws applicable to the development.
33. A Program application may be denied by City Council if the development is not supported by City Council notwithstanding any approval of *Planning Act* applications by any other authority including but not limited to, the Ontario Land Tribunal or the Minister of Municipal Affairs and Housing, and that City Council's decision on the Program application will not fetter its discretion on *Planning Act* applications.
34. Approval of a Program application by City Council may provide for a reduced Grant amount such that no Grant is payable in respect of any portion of the development that is the subject of the Grant application which City Council does not support notwithstanding any approval of *Planning Act* applications by any other authority including, but not limited to, the Ontario Land Tribunal or the Minister of Municipal Affairs and Housing, and that City Council's decision on the Program application will not fetter its discretion on *Planning*

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Act applications. In such cases, the Applicant shall be required to provide additional supporting documentation, at the Applicant's own expense, to support the providing of financial assistance in accordance with City Council's approval/direction, including but not limited to, all the MPAC post-development assessment estimates required by the City.

C. PROGRAM APPLICATION CRITERIA

Potential Applicants shall be required to have a pre-application consultation meeting with City staff in order to determine Program eligibility, proposed scope of work, project timing, etc.

A complete Program application shall be submitted to the Economic Development Division prior to the commencement of eligible works that are the subject of a Program application. Required documents and information forming a complete application shall be identified within the Program's application form. The application date for the purposes of the Program will be the date on which City staff have deemed the application complete in their sole discretion.

An application fee is payable upon submission of application. The fee will be authorized through a user-fee by-law passed by City Council. The rate of the fee may be changed from time to time as approved by City Council and will be identified on the Program's application form. Application fees are non-refundable including in the event an application is not approved.

Applications shall include plans, estimates, contracts, quantity survey, and other details as may be required to satisfy the City as to the cost of the project and any other details as may be required to satisfy the City as to the cost of the development's conformity with the objectives of this Program and the GREEN Hamilton CIP. The City may also require the submission of a Business Plan for the proposed development.

Applications under this Program will not be accepted if there is an outstanding dispute, proceeding or process including but not limited to: a Request for Reconsideration through the MPAC, an outstanding Assessment Review Board appeal, an outstanding divisional court appeal or an outstanding *Municipal Act* appeal, relating to the assessment of the Site or in respect of property taxes related to the Site. The Program application will only be accepted once any of the above applicable matters have been finally resolved and the revised (if applicable) property taxes have been calculated.

Applicants may be required to obtain a post-development assessment estimate from the MPAC as part of submitting a Program application. Developments which are the subject of this requirement will be identified in the Program's application form.

D. PROGRAM ADMINISTRATION

Economic Development Division staff will review applications for eligibility and completeness in accordance with the GREEN CIPA, GREEN CIP, the Program terms contained herein and in collaboration with other City departments as required. Acceptance of the application by the Economic Development Division in no way implies Grant approval.

The Site and Applicant will be the subject of due diligence undertaken by the City prior to any recommendation on the application being brought to City Council for consideration and prior to the Grant payment being provided. This will include, but may not be limited to, confirmation of the following: all municipal property taxes are paid and current on the Site, the Site is in compliance with Zoning By-law regulations, that there are no outstanding property standards violations or orders, Building Code violations or orders or Fire Code violation or orders, any violations of law or any orders by any other judicial, governmental or regulatory authority, regarding the Site or the development on the Site and that the Applicant is not in litigation with the City. Failure to comply with any of the above will result in an application not being approved or, if the application is approved, non-payment of a Grant under this Program.

Where the development requires approval of a Site Plan, a conditional Site Plan approval shall have been obtained from the City prior to City Council consideration of an application under this Program. Where a conditional Site Plan approval contains conditions which, until satisfied, may impact a post-development assessment of the development including but not limited, requirements to obtain Minor Variances through the Committee of Adjustment, the City may require these conditions to be satisfied prior to City Council consideration of the application.

Where an application has been submitted but not yet approved by City Council and the Site is sold/transferred to a new owner, the City may permit the transfer or assignment of the application, and any eligible costs incurred from the original date of application, to the new owner at the sole, absolute and unfettered discretion of the GM. An assignment or transfer may require the assignee or transferee to submit an application, assignment or transfer agreement and/or such other documents as determined by the GM in their sole, absolute and unfettered discretion. The new owner shall be subject to all applicable due diligence required under this Program, including, but not limited to, applicable corporate title and litigation searches, to the satisfaction of the City prior to the assignment being considered by GM.

Applications under this Program are subject to approval at the absolute discretion of City Council and subject to the availability of funds.

Approved Applicants shall be required to enter into a Grant Payment Agreement with the City containing (but not limited to) the terms and conditions set out in this Program description.

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The City reserves the right to require the submission of any additional documentation or enter into any additional agreements as deemed necessary by the City to ensure the goals and purpose of this Program and the GREEN CIP are met.

Notwithstanding any other term or condition of this Program, where an application has been approved by City Council, the application and the associated approval, including the assignment of any eligible costs incurred by the approved Applicant since the date of application submission, may be assigned to a future intended owner of the Site only in such instance where the registered owner of the Site at the time of City Council approval was the City of Hamilton, CityHousing Hamilton Corporation or any other entity wholly owned by the City of Hamilton and where the assignment will further facilitate the development or redevelopment of the Site and/or support the achievement of strategic City priorities/objectives. It is understood that one effect of such an assignment shall be that the future intended owner will assume all requirements and obligations required under this Program and become the recipient of any future Grant payments which may be eligible under the Program at such time as they become the registered owner. In such an instance, a request to assign the application shall be submitted in writing to the City by the existing owner and the City Council approved Applicant with accompanying rationale and be subject to approval by City Council in its sole discretion. The future intended owner shall be subject to all applicable due diligence required under this Program, including, but not limited to, applicable corporate title and litigation searches, to the satisfaction of the City prior to the assignment being considered by City Council. An assignment or transfer may require that the assignee or transferee submit an application, assignment or transfer agreement and/or such other documents as determined by the GM in their sole, absolute and unfettered discretion.

Once the development is complete, has been reassessed by the MPAC, and after one (1) full calendar year of taxes reflecting the reassessment have been paid, the City will undertake updated due diligence, including, but not limited to, ensuring that the Site is not in tax arrears and that the Site and development are still in conformity with the terms of the Grant Agreement. The City will calculate the actual tax increment and Grant payment. The City will then issue payment of the Grant in the form of a cheque in the amount specified as per the calculation of the actual Grant payment contained in Section A and B herein. If the Site is severed into multiple parcels or lots or if there is a conveyance of part of the Site (all referred to as severed parcels) prior to the first full year of reassessment resulting from the completion of the development, the municipal property taxes used to calculate the Grant shall be the sum of the amount which is the lesser of the post-development municipal property taxes or the municipal property taxes payable for the year for which a Grant payment is being made, for all the severed parcels but for the initial Grant payment means the amount which equals the sum of the post-development municipal property taxes for the severed parcels.

A Grant will not be made unless a written request for the Grant payment has been made by the Applicant in the year in which the Grant becomes payable. If a written request has not be made

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for Grant payment in the year in which it is payable, but all other conditions for its payment have been satisfied, the Grant payment shall accrue and be payable together with any other Grant payments for which a written request has not been made until such time as a written request has been made and upon such written request the Grant payment shall equal the sum of the accrued and previously unrequested Grant payments. If a request for the initial Grant payment is not made within three (3) years of the year in which the first-years' Grant is payable the agreement shall terminate and without limiting the generality of the foregoing the City shall not be obligated to make any Grant payments.

The City is not responsible for any costs incurred by the Applicant in any way relating to the Program, including without limitation, costs incurred in anticipation of an application approval or Grant being provided. Applications to this Program not yet approved by City Council shall be subject to any changes to the terms of this Program which are approved by City Council prior to the application being approved.

City Council may discontinue this Program at any time. However, Applicants with approved applications will still continue to receive the Grant subject to meeting the Program terms contained herein.



City of Hamilton Report for Consideration

To: Mayor and Members, General Issues Committee
Date: April 30, 2025
Report No: FCS25023
Subject/Title: 2025 Tax Policies and Area Rating
Ward(s) Affected: City Wide

Recommendations

1. That the following optional property classes **BE APPROVED** for the 2025 taxation year:
 - a) Parking Lot and Vacant Land;
 - b) Large Industrial;
2. That, the following final tax ratios for the 2025 taxation year **BE APPROVED**:

a) Residential	1.0000
b) Multi-Residential	2.0000
c) New Multi-Residential	1.0000
d) Commercial	1.9800
e) Industrial - Large	3.4189
f) Industrial - Residual	2.9156
g) Pipelines	1.7947
h) Farmlands	0.1767
i) Farmland Awaiting Development	0.7500
j) Managed Forests	0.2500
k) Landfills	2.9696
l) Aggregate Extraction	2.4465
m) Farm	0.1767

2025 Tax Policies and Area Rating (FCS25023) (City Wide)

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3. That the following tax reductions for the 2025 taxation year **BE APPROVED**:

a) Farmland awaiting development (1st Subclass)	25%
b) Farmland awaiting development (2nd Subclass)	0%
c) Excess land Subclass (Residual Commercial)	0%
d) Excess land Subclass (Residual Industrial)	0%
e) Vacant land Subclass (Residual Industrial)	0%
f) Excess land Subclass (Large Industrial)	0%
 4. That the Area Rated Levies as identified in Appendix “A” to Report FCS25023, **BE APPROVED**;
 5. That the Draft By-law “To Set and Levy the Rates of Taxation for the Year 2025” as identified in Appendix “C” to Report FCS25023, **BE PRESENTED TO COUNCIL FOR CONSIDERATION**;
 6. That the Draft By-law “To Set Optional Property Classes Within the City of Hamilton for the Year 2025” as identified in Appendix “D” to Report FCS25023, **BE PRESENTED TO COUNCIL FOR CONSIDERATION**;
 7. That the Draft By-law “To Establish Tax Ratios and Tax Reductions for the Year 2025” as identified in Appendix “E” to Report FCS25023, **BE PRESENTED TO COUNCIL FOR CONSIDERATION**;
 8. That the Draft By-law “To Levy a Special Charge Upon the Rateable Property in the Business Improvement Areas for the Year 2025”, as identified in Appendix “F” to Report FCS25023, **BE PRESENTED TO COUNCIL FOR CONSIDERATION**;
 9. That the continuation of the Deferral of Tax Increases for Seniors and Low-Income Persons with Disabilities Program (Deferral of Tax Increases Program) for 2025 **BE APPROVED**;
 10. That the continuation of the Full Tax Deferral Program for Seniors and Low-Income Persons with Disabilities Program (Full Tax Deferral Program) for 2025 **BE APPROVED**;
 11. That the continuation of the Seniors’ (65+) Tax Rebate Program for 2025 **BE APPROVED**; and
 12. That the continuation of the 40% Tax Rebate for eligible charities and similar organizations for 2025 **BE APPROVED**.

2025 Tax Policies and Area Rating (FCS25023) (City Wide)

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Key Facts

- Report FCS25023 highlights the tax policy tools and options for the current taxation year and includes tax impacts.
- The combined impacts of the final approved 2025 Tax Supported Operating Budget, inclusive of the final growth, tax policies and education impacts resulted in a total City-wide residential tax impact of 5.6 % or \$285 for the average residential property valued at \$386,600.
- A new “Aggregate Extraction” property class is introduced for 2025.
- 2025 marks the final year of the phase-out of the area rating of Recreation, Sidewalks and Streetlights.
- The phase-in of the new methodology for the area rating of Fire is complete and starting in 2025, Fire is area rated based on full time service, volunteer service and composite service.
- The tax ratio for the Multi-Residential property class has been set at 2.0 and therefore, this property class is now subject to budgetary impacts.
- The tax policies being recommended are consistent with previous year’s approvals.

Financial Considerations

Current and future tax policies impact the City financially in terms of revenue streams and their sources. The policies recommended in Report FCS25023 have no budget impact since they have all been incorporated into the 2025 adopted budget.

Table 1 shows the combined impacts of the final adopted 2025 Tax Supported Budget, inclusive of the final growth, tax policies and education impacts. However, area rating, tax policies and reassessment may result in varying tax impacts throughout the City and on a property-by-property basis.

Table 1
2025 Total Average Residential Tax Impact for
Property Valued at \$386,600

	\$	%
Municipal Taxes	\$285	5.56%
Education Taxes	\$0	0.0%
Total Taxes – City Wide Average	\$285	5.56%

Table 2 shows the average percentage impact of the recommended tax policy by different property classes. As shown in Table 2, the average tax impacts vary between property classes. The tax impacts vary between different property classes as a result of budgetary changes, previously approved changes in the methodology of area rating, the provincially legislated restrictions on the Multi-Residential and the Industrial property classes and the Education tax.

2025 Tax Policies and Area Rating (FCS25023) (City Wide)

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Table 2
2025 Total Average Tax Impacts by Property Class Including Education

Property Class	Total Impact %
Residential	5.56%
Multi-Residential	2.35%
Commercial	4.46%
Industrial	2.50%
Farm	5.80%

Background

The policies included in Report FCS25023 are recommended in accordance with the legislative requirements contained in the *Assessment Act, 2001*.

Each year, staff bring forward tax policy recommendations following the annual tax budget adoption. The tax policies being recommended are consistent with the assumptions used when identifying tax impacts to Council during the 2025 Tax budget process.

The 2025 assessment roll has been updated to reflect assessment changes due to net growth, appeals and request for reconsiderations; however, there is no updated assessment from Municipal Property Assessment Corporation (MPAC) and, therefore, the assessment value continues to be based as of January 1, 2016 assessment. Per Ontario Regulation 510/24, "Aggregate Extraction" has been added as a new property class. Previously, these properties were included in the Industrial Class.

On March 30, 2022, through Report FCS21078(b), "Area Rating Review", Council approved changes to eliminate the area rating for Sidewalk Snow Removal in 2023 and to phase-out the area rating for Recreation, Sidewalks and Streetlighting over a four-year period. This four-year period concludes in 2025 and, therefore, the entire levy for Recreation, Sidewalks and Streetlighting is not included in the General Levy. Elimination of the area rating for Parkland Purchases will end once the existing internal debt has been paid off.

On February 17, 2023, through Report FCS21078(d), "Area Rating Review", Council approved changing the area rating of the Fire Service to a "Full Time / Composite / Volunteer" model to align with the existing boundaries of the Fire Response Type. The phase-in from the previous model is now complete.

2025 Tax Policies and Area Rating (FCS25023) (City Wide)

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Analysis**Policy Implications and Legislative Requirements**

Report FCS25023 recommends the tax policies for the 2025 taxation year and includes the tax impacts by ward. Some of the policies included in this report have previously been approved by Council.

The following are the tax policies recommended for the 2025 tax year.

Tax Policy Tool	Mandatory vs. Discretionary	Recommendation	Rationale for Discretionary
Tax Ratios	Mandatory	<ul style="list-style-type: none"> Reduction of the Multi-Residential tax ratio to adhere to Provincial legislation that prevents municipalities from passing on any reassessment and budgetary related increases onto this class. By meeting the Provincial threshold, the City is no longer restricted from applying reassessment or budgetary increases to this class. Reduction of the Industrial tax ratio to adhere to the levy restriction and only pass on 50% (maximum allowable) of the residential budgetary tax increase. 	

2025 Tax Policies and Area Rating (FCS25023) (City Wide)

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Tax Policy Tool	Mandatory vs. Discretionary	Recommendation	Rationale for Discretionary
Tax Ratios	Discretionary	<ul style="list-style-type: none"> Commercial tax ratio to continue at the Provincial threshold 	<ul style="list-style-type: none"> Reducing the commercial tax ratio below the provincial threshold will result in a shift of the tax burden among classes, specifically to the Residential property class.
Optional Property Classes	Discretionary	<ul style="list-style-type: none"> Maintain existing Parking Lot and (Commercial) Vacant Land and Large Industrial optional property classes. The City has not adopted the small-scale on-farm business subclasses or the Small Business Sub-class. Staff is not recommending that the City adopts the New Multi-Residential property (municipal reduction) subclass in 2025. 	<ul style="list-style-type: none"> Established to allow for the application of different tax rates due to the special nature of these properties. Discounts for Parking lot and vacant land have been eliminated. Providing discounts for the small-scale on-farm subclasses and the small business subclass will result in a shift of the tax burden among classes, specifically to the Residential property class. The Farmland tax ratio is below the provincial threshold.
Reduction Programs	Mandatory	<ul style="list-style-type: none"> Reductions to the farmland awaiting development 1st subclass. 	

2025 Tax Policies and Area Rating (FCS25023) (City Wide)

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Tax Policy Tool	Mandatory vs. Discretionary	Recommendation	Rationale for Discretionary
Seniors Tax Rebate Program	Discretionary	<ul style="list-style-type: none"> Continue existing program as approved by Council (Report FCS18005). 2025 updated rebate amount = \$236 (2024 amount of \$230 + CPI). Increase assessment threshold to \$505,694 (120% of the updated city-wide average assessed value for a single-family dwelling). Increase income threshold to \$43,704 (150% of updated Guaranteed Income Supplement for a couple). 	<ul style="list-style-type: none"> To provide assistance to low-income seniors.
Deferral of Tax Increases Program	Mandatory	<ul style="list-style-type: none"> Continue existing program as approved by Council (Report FCS18005). Update income threshold to \$43,704 (150% of updated Guaranteed Income Supplement for a couple). 	

2025 Tax Policies and Area Rating (FCS25023) (City Wide)

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Tax Policy Tool	Mandatory vs. Discretionary	Recommendation	Rationale for Discretionary
Full Tax Deferral Program	Discretionary	<ul style="list-style-type: none"> Continue existing program as approved by Council Report FCS18005(a) Update income threshold to \$43,704 (150% of updated Guaranteed Income Supplement for a couple). Application fee: \$200+HST; Interest at 5.5% per annum. 	<ul style="list-style-type: none"> To provide assistance to low-income seniors and low-income persons with disabilities.
Area Rating	Discretionary	<ul style="list-style-type: none"> Area rating based on the Council approved (April 2011) Urban/Rural model (Reports FCS09087 / FCS09087a / FCS11042). Fire Urban/Rural boundaries updated in 2020 (Report HSC19026). Area rating updated on March 2022 and February 2023 through reports FCS21078(b) and FCS21078(d) respectively. Appendix "A" to Report FCS25023 identifies the area rated levies for 2025. 	<ul style="list-style-type: none"> Existing area rated services (Transit, Fire, Infrastructure levy) have different levels of service across the City. Recreation, sidewalk / streetlights and parkland purchases are being phased-out.

2025 Tax Policies and Area Rating (FCS25023) (City Wide)

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Tax Policy Tool	Mandatory vs. Discretionary	Recommendation	Rationale for Discretionary
Rebates to Charities and Similar Organizations	Mandatory	<ul style="list-style-type: none"> • Continue with existing program. • 40% rebate for charities. • 100% rebate for accredited educational institutions that rent their property. • 100% rebate for Veteran's Clubhouses and Legion Halls that would otherwise be tax exempt. 	

Tax Ratios

Tax Ratios distribute the tax burden across the property classes relative to the Residential property class tax ratio, which is set at 1.0000. For example, a property in a property class with a tax ratio of 2.0 would pay twice the amount of municipal tax as a similarly valued residential property. Tax ratios must be set within flexibility ranges determined by Provincial regulations:

- Reduction of the Multi-Residential tax ratio to adhere to Provincial legislation that prevents municipalities from passing on any reassessment and budgetary related increases onto this class.
- Reduction of the Industrial tax ratio to adhere to the levy restriction and only pass on 50% (maximum allowable) of the residential budgetary tax increase. The City also has the discretion to reduce the commercial tax ratio below the provincial threshold, which would result in a shift of the tax burden among classes, specifically to the Residential property class.

For 2025, a new property class "Aggregate Extraction" has been added per O. Reg 370/24. The Province approved a transition ratio of 2.44649 as per O. Reg. 385/98. Since this ratio is below the provincial threshold of 2.63, staff is recommending to adopt this ratio for the 2025 taxation year.

Table 3 identifies the recommended 2025 final tax ratios compared to the 2024 final approved tax ratios and the Provincial thresholds.

2025 Tax Policies and Area Rating (FCS25023) (City Wide)

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Table 3: Recommended 2025 Tax Ratios

Property Class	2024 Budget Ratios	2025 Budget Ratios	Provincial Threshold
Residential	1.0000	1.0000	
Multi-Residential	2.0658	2.0000	2.0000
Commercial	1.9800	1.9800	1.9800
Industrial – Large	3.5256	3.4189	2.6300
Industrial – Residual	3.0066	2.9156	2.6300
Pipelines	1.7947	1.7947	
Landfills	2.9696	2.9696	3.1189
Farm	0.1767	0.1767	
Aggregate Extraction	-	2.4465	<i>New class in 2025</i>

For the 2025 taxation year, the City is adopting a tax ratio of 2.0 for the Multi-Residential property class. By meeting the Provincial threshold, the City is no longer restricted from applying reassessment or budgetary increases to this class. This is the first year since 2017 that Multi-Residential properties will see a tax increase, (2.35% as shown in Table 2). Table 4 lists the trends in Weighted Current Value Assessment, Levy, and Tax Ratios for Multi Residential Property Class (MT) for the period 2015-2025:

Table 4 - Multi Residential Property Class: MT
Tax Ratio, Weighted Current Value Assessment and Levy
Trends: Period 2015-2025

Year	Tax Ratio	Weighted Current Value Assessment \$'000	LEVY \$'000
			Municipal
Column#	1	2	3
2015	2.7400	7,360,228	86,566
2016	2.7400	7,672,583	89,511
2017	2.6913	7,775,360	87,178
2018	2.6913	7,100,636	74,947
2019	2.5671	7,019,118	73,412
2020	2.5671	7,269,650	71,972
2021	2.4407	6,854,692	71,374
2022	2.3584	6,607,470	71,203
2023	2.3594	6,610,271	71,172
2024	2.0658	5,806,592	72,576
2025	2.0000	5,717,836	75,653

2025 Tax Policies and Area Rating (FCS25023) (City Wide)

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Table 4 shows that Multi-Residential assessment has steadily declined since 2017 but due to Provincial restrictions in those years, the corresponding municipal levy did not reflect the budget increases each year until year 2025 when some of the budget increase has been passed on to this assessment class.

Residential Tax Impacts

The total residential tax impact is the sum of the general City-wide tax levy plus special municipal levies for “area rating” for certain areas within different wards where specific services are provided. Therefore, the average residential tax impact may vary by ward depending on the amount of the area rating component.

Appendix “A” to Report FCS25023 provides the overall summary of the Area Rated levies. Appendix “B” to Report FCS25023 provides further details of the Area Rating impact for residential properties by ward

Table 5 below shows the percentage changes in the total Transit kilometres served by the City in the different former municipalities that are reflected in the distribution of the levy for Transit services in 2025.

Table 5

Share of TRANSIT Kilometres			
Former Municipality	2023 KM	2024 KM	2025 KM
Stoney Creek	7.6%	8.3%	9.4%
Glanbrook	3.1%	3.3%	3.8%
Ancaster	4.8%	4.8%	5.7%
Hamilton	81.1%	80.5%	77.3%
Dundas	1.9%	1.9%	2.1%
Flamborough	1.5%	1.3%	1.7%
Total	100.0%	100.0%	100.0%

The following by-laws are attached to Report FCS25023 for Council's consideration:

- Appendix “C”: By-law “To Set and Levy the Rates of Taxation for the Year 2025”
- Appendix “D”: By-law “To Set Optional Property Classes Within the City of Hamilton for the Year 2025”
- Appendix “E”: By-law “To Establish Tax Ratios and Tax Reductions for the Year 2025”
- Appendix “F”: By-law “To Levy a Special Charge Upon the Rateable Property in the Business Improvement Areas for the Year 2025”

2025 Tax Policies and Area Rating (FCS25023) (City Wide)

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Relationship to Council Strategic Priorities

The City's 2025 operating budget reflects the overall Council priorities in all of the areas of City involvement. This tax policy is designed to raise the necessary funds for the City's operating budget via property tax as permissible by the *Assessment Act, 2001* and consistent with City policies as they relate to area rating, promotion of Business Improvement Areas, relief for charities, seniors and persons with disabilities.

Consultation

Subject Matter	Consulted With	Title	Department	Division
Tax Policy Compliance with the Assessment Act	Maria Di Santo	Manager Taxation	Corporate Services	Revenue Services
Tax Policy Compliance with the Assessment Act	Jennifer Sheryer	Solicitor	Corporate Services	Legal and Risk Management Services
Area Rating	Nick Chaloux	Manager, Transit Strategic Planning	Public Works	Transit
Area Rating	Dianne Bartol	Senior Financial Tax Analyst	Corporate Services	Revenue Services

Appendices and Schedules Attached

- Appendix "A" to Report FCS25023 – 2025 Area Rated Levies
- Appendix "B" to Report FCS25023 – Total 2025 Residential Tax Impacts (Municipal and Education)
- Appendix "C" to Report FCS25023 – By-law "To Set and Levy the Rates of Taxation for the Year 2025"
- Appendix "D" to Report FCS25023 – By-law "To Set Optional Property Classes Within the City of Hamilton for the Year 2025"
- Appendix "E" to Report FCS25023 – By-law "To Establish Tax Ratios and Tax Reductions for the Year 2025"
- Appendix "F" to Report FCS25023 – By-law "To Levy a Special Charge Upon the Rateable Property in the Business Improvement Areas for the Year 2025"

Prepared by:

Gloria Rojas, Senior Advisor
 Healthy and Safe Communities, Housing Secretariat
 Cyrus Patel, Acting Senior Tax Policy Advisor, Corporate Services, Financial Planning Administration and Policy Division

Submitted and recommended by:

Kirk Weaver, Acting Director, Financial Planning Administration and Policy
 Corporate Services, Financial Planning Administration and Policy Division

2025 AREA RATED LEVIES SUMMARY

FIRE

Full Time	95,071,969
Volunteer	3,354,102
Full Time to Composite	18,165,217
TOTAL	116,591,288

TRANSIT

Stoney Creek	8,147,471
Glanbrook	3,287,407
Ancaster	4,930,584
Hamilton	77,038,152
Dundas	1,919,008
Flamborough	1,426,371
TOTAL	96,748,993

SPECIAL INFRASTRUCTURE LEVY

Hamilton	13,428,870
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AREA RATED LEVIES BEING PHASED OUT

Parkland Purchases	2,165,537
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TOTAL AREA RATED LEVIES	228,934,688
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Table 1
2025 Total Residential Tax Impacts (Municipal and Education):
Urban / Full Time Fire

(inclusive of growth, reassessment, area rating, tax policies and education taxes)

BY WARD

	Residential Properties	% of Total Properties in Ward	Average Residential Assessment	Tax Impact (%)	Tax Impact (\$)
Ward 1	10,157	100%	\$ 407,694	5.1%	\$ 299
Ward 2	8,518	100%	\$ 282,272	5.1%	\$ 207
Ward 3	12,611	100%	\$ 231,112	5.1%	\$ 169
Ward 4	13,984	100%	\$ 237,361	5.1%	\$ 174
Ward 5 - HM	2,326	100%	\$ 306,180	5.1%	\$ 224
Ward 5 - SC	9,399	100%	\$ 372,332	5.8%	\$ 280
Ward 6	11,771	100%	\$ 335,197	5.1%	\$ 245
Ward 7	13,570	100%	\$ 339,232	5.1%	\$ 248
Ward 8	11,042	100%	\$ 375,828	5.1%	\$ 275
Ward 9 - HM	-	-	-	-	-
Ward 9 - SC		1%	\$ 408,654	5.8%	\$ 308
Ward 9 - GL	-	0%	\$ 444,259	6.1%	\$ 357
Ward 10 - HM	32	0%	\$ 698,734	5.1%	\$ 512
Ward 10 - SC	2,431	16%	\$ 413,164	5.8%	\$ 311
Ward 11 - GL	2,511	24%	\$ 412,073	6.1%	\$ 331
Ward 12 - AN	7,661	47%	\$ 559,092	5.7%	\$ 416
Ward 12 - FL	-	-	-	-	-
Ward 13 - DN	7,837	67%	\$ 471,994	5.7%	\$ 346
Ward 13 - FL	-	-	-	-	-
Ward 14 - HM	9,652	95%	\$ 394,411	5.1%	\$ 289
Ward 14 - AN	442	4%	\$ 696,519	5.7%	\$ 518
Ward 14 - GL	-	0%	\$ 470,308	6.1%	\$ 378
Ward 15 - FL	13	10%	\$ 523,147	5.6%	\$ 369

City-Wide Average	\$ 386,650	5.60%	\$ 285
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Anomalies in totals due to rounding

Table 2
2025 Total Residential Tax Impacts (Municipal and Education):
Urban / Volunteer Fire

(inclusive of growth, reassessment, area rating, tax policies and education taxes)

BY WARD

	Residential Properties	% of Total Properties in Ward	Average Residential Assessment	Tax Impact (%)	Tax Impact (\$)
Ward 1	-	0%	\$ -	0.0%	\$ -
Ward 2	-	0%	\$ -	0.0%	\$ -
Ward 3	-	0%	\$ -	0.0%	\$ -
Ward 4	-	0%	\$ -	0.0%	\$ -
Ward 5 - HM	-	0%	\$ -	0.0%	\$ -
Ward 5 - SC	-	0%	\$ -	0.0%	\$ -
Ward 6	-	0%	\$ -	0.0%	\$ -
Ward 7	-	0%	\$ -	0.0%	\$ -
Ward 8	-	0%	\$ -	0.0%	\$ -
Ward 9 - HM	-	-	-	-	-
Ward 9 - SC	10	0%	\$ 408,654	6.0%	\$ 292
Ward 9 - GL	-	0%	\$ -	0.0%	\$ -
Ward 10 - HM	-	0%	\$ -	0.0%	\$ -
Ward 10 - SC	-	0%	\$ -	0.0%	\$ -
Ward 11 - GL	1,370	13%	\$ 412,073	6.3%	\$ 316
Ward 12 - AN	-	0%	\$ -	0.0%	\$ -
Ward 12 - FL	-	-	-	-	-
Ward 13 - DN	-	0%	\$ -	0.0%	\$ -
Ward 13 - FL	-	-	-	-	-
Ward 14 - HM	-	0%	\$ -	0.0%	\$ -
Ward 14 - AN	-	0%	\$ -	0.0%	\$ -
Ward 14 - GL	-	0%	\$ -	0.0%	\$ -
Ward 15 - FL	-	0%	\$ -	0.0%	\$ -

City-Wide Average	\$ 386,650	5.60%	\$ 285
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Anomalies in totals due to rounding

Table 3
2025 Total Residential Tax Impacts (Municipal and Education):
Urban / Composite Fire

(inclusive of growth, reassessment, area rating, tax policies and education taxes)

BY WARD

	Residential Properties	% of Total Properties in Ward	Average Residential Assessment	Tax Impact (%)	Tax Impact (\$)
Ward 1	-	0%	\$ -	0.0%	\$ -
Ward 2	-	0%	\$ -	0.0%	\$ -
Ward 3	-	0%	\$ -	0.0%	\$ -
Ward 4	-	0%	\$ -	0.0%	\$ -
Ward 5 - HM	-	0%	\$ -	0.0%	\$ -
Ward 5 - SC	-	0%	\$ -	0.0%	\$ -
Ward 6	-	0%	\$ -	0.0%	\$ -
Ward 7	-	0%	\$ -	0.0%	\$ -
Ward 8	-	0%	\$ -	0.0%	\$ -
Ward 9 - HM	126	0	572,775	0	402
Ward 9 - SC	8,541	70%	\$ 408,654	5.9%	\$ 296
Ward 9 - GL	2,540	21%	\$ 444,259	6.3%	\$ 344
Ward 10 - HM	-	0%	\$ -	0.0%	\$ -
Ward 10 - SC	12,293	83%	\$ 413,164	5.9%	\$ 299
Ward 11 - GL	324	3%	\$ 412,073	6.3%	\$ 319
Ward 12 - AN	5,787	35%	\$ -	5.9%	\$ 399
Ward 12 - FL	-	-	-	-	-
Ward 13 - DN	-	0%	\$ -	0.0%	\$ -
Ward 13 - FL	-	-	-	-	-
Ward 14 - HM	-	0%	\$ -	0.0%	\$ -
Ward 14 - AN	-	0%	\$ -	0.0%	\$ -
Ward 14 - GL	-	0%	\$ -	0.0%	\$ -
Ward 15 - FL	9,075	75%	\$ 523,147	5.7%	\$ 353

City-Wide Average	\$ 386,650	5.60%	\$ 285
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Anomalies in totals due to rounding

Table 4
2025 Total Residential Tax Impacts (Municipal and Education):
Rural / Full Time Fire

(inclusive of growth, reassessment, area rating, tax policies and education taxes)

BY WARD

	Residential Properties	% of Total Properties in Ward	Average Residential Assessment	Tax Impact (%)	Tax Impact (\$)
Ward 1	-	0%	\$ -	0.0%	\$ -
Ward 2	-	0%	\$ -	0.0%	\$ -
Ward 3	-	0%	\$ -	0.0%	\$ -
Ward 4	-	0%	\$ -	0.0%	\$ -
Ward 5 - HM	-	0%	\$ -	0.0%	\$ -
Ward 5 - SC	-	0%	\$ -	0.0%	\$ -
Ward 6	-	0%	\$ -	0.0%	\$ -
Ward 7	-	0%	\$ -	0.0%	\$ -
Ward 8	-	0%	\$ -	0.0%	\$ -
Ward 9 - HM	-	-	-	-	-
Ward 9 - SC	-	0%	\$ -	0.0%	\$ -
Ward 9 - GL	-	0%	\$ -	0.0%	\$ -
Ward 10 - HM	-	0%	\$ -	0.0%	\$ -
Ward 10 - SC	-	0%	\$ -	0.0%	\$ -
Ward 11 - GL	85	1%	\$ 412,073	6.0%	\$ 305
Ward 12 - AN	139	1%	\$ -	5.9%	\$ 413
Ward 12 - FL	-	-	-	-	-
Ward 13 - DN	170	1%	\$ 471,994	6.0%	\$ 349
Ward 13 - FL	-	-	-	-	-
Ward 14 - HM	-	0%	\$ -	0.0%	\$ -
Ward 14 - AN	-	0%	\$ -	0.0%	\$ -
Ward 14 - GL	-	0%	\$ -	0.0%	\$ -
Ward 15 - FL	-	0%	\$ -	0.0%	\$ -

City-Wide Average	\$ 386,650	5.60%	\$ 285
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Anomalies in totals due to rounding

Table 5
2025 Total Residential Tax Impacts (Municipal and Education):
Rural / Volunteer Fire

(inclusive of growth, reassessment, area rating, tax policies and education taxes)

BY WARD

	Residential Properties	% of Total Properties in Ward	Average Residential Assessment	Tax Impact (%)	Tax Impact (\$)
Ward 1	-	0%	\$ -	0.0%	\$ -
Ward 2	-	0%	\$ -	0.0%	\$ -
Ward 3	-	0%	\$ -	0.0%	\$ -
Ward 4	-	0%	\$ -	0.0%	\$ -
Ward 5 - HM	-	0%	\$ -	0.0%	\$ -
Ward 5 - SC	-	0%	\$ -	0.0%	\$ -
Ward 6	-	0%	\$ -	0.0%	\$ -
Ward 7	-	0%	\$ -	0.0%	\$ -
Ward 8	-	0%	\$ -	0.0%	\$ -
Ward 9 - HM	-	-	-	-	-
Ward 9 - SC	647	5%	\$ 408,654	6.2%	\$ 286
Ward 9 - GL	48	0%	\$ 444,259	6.2%	\$ 311
Ward 10 - HM	-	0%	\$ -	0.0%	\$ -
Ward 10 - SC	-	0%	\$ -	0.0%	\$ -
Ward 11 - GL	5,818	55%	\$ 412,073	6.2%	\$ 289
Ward 12 - AN	320	2%	\$ -	6.1%	\$ 391
Ward 12 - FL	1,334	0	449,921	0	315
Ward 13 - DN	-	0%	\$ -	0.0%	\$ -
Ward 13 - FL	3,514	0	550,254	0	385
Ward 14 - HM	-	0%	\$ -	0.0%	\$ -
Ward 14 - AN	-	0%	\$ -	0.0%	\$ -
Ward 14 - GL	-	0%	\$ -	0.0%	\$ -
Ward 15 - FL	1,905	17%	\$ 523,147	6.2%	\$ 366

City-Wide Average	\$ 386,650	5.60%	\$ 285
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Anomalies in totals due to rounding

Table 6
2025 Total Residential Tax Impacts (Municipal and Education):
Rural / Composite Fire

(inclusive of growth, reassessment, area rating, tax policies and education taxes)

BY WARD

	Residential Properties	% of Total Properties in Ward	Average Residential Assessment	Tax Impact (%)	Tax Impact (\$)
Ward 1	-	0%	\$ -	0.0%	\$ -
Ward 2	-	0%	\$ -	0.0%	\$ -
Ward 3	-	0%	\$ -	0.0%	\$ -
Ward 4	-	0%	\$ -	0.0%	\$ -
Ward 5 - HM	-	0%	\$ -	0.0%	\$ -
Ward 5 - SC	-	0%	\$ -	0.0%	\$ -
Ward 6	-	0%	\$ -	0.0%	\$ -
Ward 7	-	0%	\$ -	0.0%	\$ -
Ward 8	-	0%	\$ -	0.0%	\$ -
Ward 9 - HM	-	-	-	-	-
Ward 9 - SC	-	0%	\$ -	0.0%	\$ -
Ward 9 - GL	-	0%	\$ -	0.0%	\$ -
Ward 10 - HM	-	0%	\$ -	0.0%	\$ -
Ward 10 - SC	-	0%	\$ -	0.0%	\$ -
Ward 11 - GL	400	4%	\$ 412,073	6.1%	\$ 292
Ward 12 - AN	74	0%	\$ -	6.1%	\$ 396
Ward 12 - FL	-	-	-	-	-
Ward 13 - DN	-	0%	\$ -	0.0%	\$ -
Ward 13 - FL	-	-	-	-	-
Ward 14 - HM	-	0%	\$ -	0.0%	\$ -
Ward 14 - AN	-	0%	\$ -	0.0%	\$ -
Ward 14 - GL	-	0%	\$ -	0.0%	\$ -
Ward 15 - FL	-	0%	\$ -	0.0%	\$ -

City-Wide Average	\$ 386,650	5.60%	\$ 285
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Anomalies in totals due to rounding

Authority: Item ,
Report
CM: Ward: City Wide

Bill No.

**CITY OF HAMILTON
BY-LAW NO.**

To Set and Levy the Rates of Taxation for the Year 2025

WHEREAS the *Municipal Act, 2001*, provides the authority for the Council of the City of Hamilton to levy on the whole rateable property according to the last returned assessment roll for the current year, the tax rates required for Municipal and Education purposes; and

WHEREAS the total taxable assessable property according to the last returned assessment roll is \$ 1,243,889,437; and

WHEREAS subsection 307(2) of the *Municipal Act, 2001* provides that for each municipal levy, the tax rates to be levied on the different classes of property shall be in the same proportion to each other as the tax ratios established under section 308 of the *Municipal Act* for the property classes are to each other; and

WHEREAS section 312 of the *Municipal Act, 2001* provides for the passing of a by-law which levies a separate tax rate on the rateable assessment in each property class in the local municipality for local municipality purposes to raise the general municipal levy; and

WHEREAS City of Hamilton By-law No. 25-XXX establishes optional property classes within the City of Hamilton; and

WHEREAS City of Hamilton By-law No. 25-XXX establishes tax ratios and tax reductions for the 2025 taxation year; and

WHEREAS section 15 of the *City of Hamilton Act, 1999* provides for the establishment of one or more municipal service areas and the ability to levy one or more special municipality levies in the municipal service areas for the purpose of raising all or part of its costs for services including public transportation, fire protection and prevention and storm sewer services; and

WHEREAS sections 12 of the *City of Hamilton Act, 1999* provide for the establishment of merged areas and the taxation within these merged areas for special services and other adjustments to the general municipality levy; and

WHEREAS section 326 of the *Municipal Act, 2001* provides for the identification of special services and for taxation in the form of a special municipal levy for these special services; and

WHEREAS the *Education Act* provides the tax rates for education purposes.

NOW THEREFORE the Council of the City of Hamilton enacts as follows:

1. For the purposes of this By-law the Transit/Urban, means the area shown on Schedule "E" attached to this By-law.
2. For the purposes of this By-law the No Transit/Rural, means the area shown on Schedule "E" attached to this By-law.
3. For the purposes of this By-law the Full Time Fire Area means the area shown on Schedule "F" attached to this By-law.
4. For the purposes of this By-law the Volunteer Fire Area means the area shown on Schedule "F" attached to this By-law.
5. For the purposes of this By-law the Composite Fire Area means the area shown on Schedule "F" attached to this By-law.
6. For the purposes of this By-law the Commercial Property Class is comprised of the following Property Classes and related subclasses: Commercial, Office Building, Shopping Centre, and Parking Lot.
7. For the purposes of this By-law the Industrial Property Class is comprised of the Industrial Property Class and related subclasses.
8. For the purposes of this By-law the Large Industrial Property Class is comprised of the Large Industrial Property Class and related subclasses.
9.
 - (a) The sum of \$ 1,243,889,437, as set out in Schedule "A" attached to this By-law, is adopted as the amount required for general and special municipal levies for the 2025 taxation year.
 - (b) The Council of the City of Hamilton adopts transit, fire, parkland purchases and special infrastructure re-investment as special services for the 2025 taxation year.
 - (c) The levies for Municipal and Education purposes as set out in Schedule "B" attached to this By-law, shall be collected on the rateable property of the City of Hamilton.
10. For Municipal and Education purposes the Tax Rates set out in Schedule "C" attached to this By-law, shall be levied upon the Residential Assessment, the New Multi-Residential Assessment, the Multi-Residential Assessment, the Commercial Assessment, the Parking Lot and Vacant Land Assessment, the Industrial Assessment, the Large Industrial Assessment, the Pipeline Assessment, the Farm Assessment, the Managed Forest Assessment, the Aggregate Extraction Assessment and the Landfill Assessment and the applicable subclasses for general municipal and education levies as set out therein on the ratable property in the City of Hamilton.

10.

- (a) In addition to the Tax Rates levied on Schedule "C" attached to this By-law the Transit Tax Rates set out in Schedule "D1" attached to this By-law, shall be levied upon the Residential Assessment, the New Multi-Residential Assessment, the Multi-Residential Assessment, the Commercial Assessment, the Parking Lot and Vacant Land Assessment, the Industrial Assessment, the Large Industrial Assessment, the Pipeline Assessment, the Farm Assessment, the Managed Forest Assessment, the Aggregate Extraction Assessment and the Landfill Assessment and the applicable subclasses in the Transit/Urban Area and upon roll numbers:

2518902220608500000,
2518902220494050000,
2518902220618000000 and
2518902220716600000

(known respectively as Canada Bread, Country Wide Recycling, Maple Leaf and Sarnia Developments) for Transit purposes as set out therein.

- (b) In addition to the Tax Rates levied on Schedule "C" attached to this By-law the Full Time Fire Tax Rates set out in Schedule "D2" attached to this By-law, shall be levied upon the Residential Assessment, the New Multi-Residential Assessment, the Multi-Residential Assessment, the Commercial Assessment, the Parking Lot and Vacant Land Assessment, the Industrial Assessment, the Large Industrial Assessment, the Pipeline Assessment, the Farm Assessment, the Managed Forest Assessment, the Aggregate Extraction Assessment and the Landfills Assessment and the applicable subclasses in the Full Time Fire Area and upon roll numbers:

251890231012800
251890231016602
251890231016603
251890231016605
251890231016606
251890231016607
251890231016608
251890231016609
251890231016610
251890231017400
251890231018800
251890231029600

for Fire purposes as set out therein.

- (c) For the purposes of calculating the payment in lieu of taxes for roll numbers 251890231020100 and 25189023103220 subsection 10(g) shall apply.

- (d) In addition to the Tax Rates levied on Schedule "C" attached to this By-law the Volunteer Fire Tax Rates set out in Schedule "D2" attached to this By-law, shall be levied upon the Residential Assessment, the New Multi-Residential Assessment, the Multi-Residential Assessment, the Commercial Assessment, the Parking Lot and Vacant Land Assessment, the Industrial Assessment, the Large Industrial Assessment, the Pipeline Assessment, the Farm Assessment, the Managed

Forest Assessment , the Aggregate Extraction Assessment and the Landfills Assessment and the applicable subclasses in the Volunteer Fire Area for Fire purposes as set out therein.

- (e) In addition to the Tax Rates levied on Schedule "C" attached to this By-law the Composite Fire Tax Rates set out in Schedule "D2" attached to this By-law, shall be levied upon the Residential Assessment, the New Multi-Residential Assessment, the Multi-Residential Assessment, the Commercial Assessment, the Parking Lot and Vacant Land Assessment, the Industrial Assessment, the Large Industrial Assessment, the Pipeline Assessment, the Farm Assessment, the Managed Forest Assessment, the Aggregate Extraction Assessment and the Landfills Assessment and the applicable subclasses in the Full Time to Composite Fire Area for Fire purposes as set out therein.
 - (f) In addition to the Tax Rates levied on Schedule "C" attached to this By-law the Parkland Purchase Tax Rates set out in Schedule "D3" attached to this By-law, shall be levied upon the Residential Assessment, the New Multi-Residential Assessment, the Multi-Residential Assessment, the Commercial Assessment, the Parking Lot and Vacant Land Assessment, the Industrial Assessment, the Large Industrial Assessment, the Pipeline Assessment, the Farm Assessment, the Managed Forest Assessment the Aggregate Extraction Assessment and the Landfills Assessment and the applicable subclasses in the former municipalities of Stoney Creek, Hamilton, Ancaster and Dundas for Parkland Purchase purposes as set out therein.
 - (g) In addition to the Tax Rates levied on "C" attached to this By-law the Infrastructure Renewal Tax Rates set out in Schedule "D4" attached to this By-law, shall be levied upon the Residential Assessment, the New Multi-Residential Assessment, the Multi-Residential Assessment, the Commercial Assessment, the Parking Lot and Vacant Land Assessment, the Industrial Assessment, the Large Industrial Assessment, the Pipeline Assessment, the Farm Assessment, the Managed Forest Assessment, the Aggregate Extraction Assessment and the Landfills Assessment and the applicable subclasses in the former municipality of Hamilton for Infrastructure Renewal purposes as set out therein.
11. The Treasurer shall collect the amount to be raised by this By-law, together with all other sums on the tax roll in the manner as set forth in the *Assessment Act*, the *Municipal Act, 2001* and any other applicable Acts and the By-laws in force in the City of Hamilton.
 12. All property taxes and special levies other than those levied by interim levy, shall be paid in two instalments, the first due July 2, 2025 and the second due September 30, 2025, or 21 days after an instalment tax bill is mailed out, whichever is later.
 13. Pursuant to subsection 342(1)(b) of the *Municipal Act, 2001* which allows for alternative instalment due dates to spread the payment of taxes more evenly over the year, the final tax levy and any special levies, other than those levied by interim levy, shall be as follows:

- (i) for those on one of the 12-month pre-authorized automatic bank withdrawal payment plans, shall be paid in 6 equal instalments due on the first working day of each month, July to December, inclusive, or due on the first working day on or after the 15th of each month, July to December, inclusive.
- (ii) for those on the 10-month pre-authorized automatic bank withdrawal payment plan shall be paid in 5 equal instalments, due on the first working day of each month, July to November, inclusive.

The payment plans set out in subsections (i) and (ii) shall be penalty free for so long as the taxpayer is in good standing with the terms of the plan agreement.

- 14. When payment of any instalment or any part of any instalment of taxes levied by this By-law is in default, penalties and where applicable interest, shall be imposed respectively in accordance with City of Hamilton By-law 13-136 and section 345 of the *Municipal Act, 2001*.
- 15. The Treasurer is authorized and directed to serve personally or to mail or cause to be mailed, notices of the taxes levied by this By-law to the person or persons taxed at the address of the resident or place of business of such person.
- 16. The Treasurer is authorized to accept part payment from time to time on account of any taxes due, or alternatively are authorized to refuse acceptance of any such part payment.
- 17. Schedules "A", "B", "C" "D1", "D2" "D3", "D4" attached to this By-law, form part of this By-law.
- 18. This By-law is deemed to have come into force on January 1st, 2025.

PASSED this xx nd day of May, 2025.

A. Horwath
Mayor

M. Trennum
City Clerk

CITY OF HAMILTON

BY-LAW NO. xx-xxx

Schedule "A"

Page 1 of 1

2025 OPERATING BUDGET

2025 LEVY

City Services

Planning & Economic Development	39,997,260
Public Works	285,720,682
Legislative	7,733,171
City Manager	17,363,206
Corporate Services	52,442,591
Outside Boards & Agencies	23,148,552
Library	37,481,489
City Enrichment Fund	7,769,531
Healthy and Safe Communities	49,144,772
Corporate Financials / Capital Financing / Revenue	54,884,997

Sub-Total Property Tax Levy for City Services **575,686,250**

Police Services **211,139,649**

Provincially Shared Programs **197,128,849**

Provincially Legislated Impacts **31,000,000**

Total General Municipal Levy **1,014,954,749**

Special Services (Area Rated)

Transit	96,748,993
Parkland Purchase	2,165,537
Fire	116,591,288
Re-investment for infrastructure renewal	13,428,870

Total Special Municipal Levy (Area Rated) **228,934,688**

Total Municipal Property Tax Levy Requirement **1,243,889,437**

Note: Each respective budget includes related Capital Financing

Anomalies in totals due to rounding

CITY OF HAMILTON
BY-LAW NO. xx-xxx

Schedule "B"
Page 1 of 1

2025 TAX RATES AND LEVY - TOTAL TAX LEVY

Property Class		General Levy	Transit Levy	Fire Levy	Parkland Purchase Levy	Infrastructure Renewal Levy	Education Levy	Total All Levies
Residential	RT	717,938,316	64,686,992	80,588,131	1,519,183	8,692,357	108,289,016	981,713,996
Farmland Awaiting Development - Com	C1	20,389	714	1,364	53	-	3,075	25,595
Farmland Awaiting Development - Multi-Res	M1	33,654	2,384	3,129	28	-	5,076	44,270
New Multi-Residential	NT	7,340,302	1,040,691	1,028,076	16,676	178,967	1,107,162	10,711,874
Multi-Residential	MT	57,999,721	7,907,306	8,275,350	126,173	1,313,004	4,374,145	79,995,699
Commercial	CT	121,805,883	12,727,919	14,575,080	272,547	1,800,189	53,369,310	204,550,928
- excess land	CU	1,965,892	180,038	204,402	4,536	22,762	861,357	3,238,987
- small-scale on farm	C7, C0	10,681	24	596	17	-	1,170	12,488
Commercial - Office Building	DT	4,005,077	531,569	546,743	10,363	86,293	1,754,827	6,934,871
- excess land	DU	2,629	385	373	7	66	1,152	4,612
Commercial - Parking Lot	GT	1,501,176	218,637	216,189	3,432	37,482	657,741	2,634,656
- vacant land	CX	4,367,085	472,088	530,241	11,158	67,581	1,913,440	7,361,593
Commercial - Shopping	ST	39,958,392	4,547,017	4,983,443	94,385	669,198	17,507,790	67,760,225
- excess land	SU	394,459	32,979	39,472	533	4,547	172,833	644,823
Industrial	IT	21,005,198	1,792,861	2,211,912	45,673	232,017	6,250,080	31,537,739
- vacant land, excess land,	IU, IX	4,582,976	252,555	464,939	6,954	23,815	1,363,661	6,694,899
- small-scale on farm	I7, I0	5,575	194	396	14	-	415	6,594
Industrial - Large	LT	21,200,452	2,027,921	2,201,626	39,258	246,401	5,379,552	31,095,210
- excess land	LU	670,660	85,205	85,009	1,671	13,348	170,178	1,026,072
Aggregate Extraction	VT	570,736	-	21,942	191	-	117,522	710,391
Pipelines	PT	6,560,454	233,040	471,635	9,223	40,622	3,171,256	10,486,230
Landfills	HT	155,195	8,464	10,383	383	-	45,338	219,764
Farm	FT	2,807,092	-	128,289	3,006	211	599,042	3,537,640
Managed Forests	TT	52,756	-	2,570	74	9	7,957	63,366
TOTAL		1,014,954,749	96,748,983	116,591,288	2,165,537	13,428,870	207,123,095	1,451,012,523
Total City Levy		1,243,889,437						

CITY OF HAMILTON

BY-LAW NO. xx-xxx

Schedule "C"

Page 1 of 1

2025 TAX RATES AND LEVY - GENERAL PURPOSES AND SCHOOL (EDUCATION) PURPOSES

Property Class		Current Value Assessment	GENERAL RATES AND LEVY								Total General		Education Rate	Education Levy
			Other General Rate	Other General Levy	Provincially Shared Programs Rate	Provincially Shared Programs Levy	Provincially Legislated Impacts Rate	Provincially Legislated Impacts Levy	Police Rate	Police Levy	Municipal Rate	Municipal Levy		
Residential	RT	70,777,134,434	0.00575352	407,217,383	0.00197014	139,441,048	0.00030982	21,928,158	0.00211017	149,351,726	0.01014365	717,938,315	0.00153000	108,289,016
Farmland Awaiting	C1	2,680,000	0.00431514	11,565	0.00147761	3,960	0.00023236	623	0.00158263	4,241	0.00760774	20,389	0.00114750	3,075
Development - Com														
Farmland Awaiting	M1	4,423,600	0.00431514	19,088	0.00147761	6,536	0.00023236	1,028	0.00158263	7,001	0.00760774	33,654	0.00114750	5,076
Development - Multi-Res														
New Multi-Residential	NT	723,635,371	0.00575352	4,163,448	0.00197014	1,425,665	0.00030982	224,197	0.00211017	1,526,993	0.01014365	7,340,302	0.00153000	1,107,162
Multi-Residential	MT	2,858,918,367	0.01150703	32,897,666	0.00394029	11,264,954	0.00061964	1,771,499	0.00422034	12,065,603	0.02028730	57,999,721	0.00153000	4,374,145
													-	-
Commercial	CT	6,064,694,341	0.01139196	69,088,767	0.00390088	23,657,659	0.00061344	3,720,346	0.00417813	25,339,111	0.02008442	121,805,883	0.00880000	53,369,310
- excess land	CU	97,881,431	0.01139196	1,115,062	0.00390088	381,824	0.00061344	60,045	0.00417813	408,962	0.02008442	1,965,892	0.00880000	861,357
- small-scale on farm	C7, C0	531,800	0.01139196	6,058	0.00390088	2,074	0.00061344	326	0.00417813	2,222	0.02008442	10,681	0.00220000	1,170
Commercial - Office Building	DT	199,412,117	0.01139196	2,271,695	0.00390088	777,883	0.00061344	122,328	0.00417813	833,171	0.02008442	4,005,077	0.00880000	1,754,827
- excess land	DU	130,900	0.01139196	1,491	0.00390088	511	0.00061344	80	0.00417813	547	0.02008442	2,629	0.00880000	1,152
Commercial - Parking Lot	GT	74,743,300	0.01139196	851,473	0.00390088	291,565	0.00061344	45,851	0.00417813	312,288	0.02008442	1,501,176	0.00880000	657,741
- vacant land	CX	217,436,400	0.01139196	2,477,027	0.00390088	848,194	0.00061344	133,385	0.00417813	908,479	0.02008442	4,367,085	0.00880000	1,913,440
Commercial - Shopping	ST	1,989,521,603	0.01139196	22,664,554	0.00390088	7,760,890	0.00061344	1,220,459	0.00417813	8,312,490	0.02008442	39,958,392	0.00880000	17,507,790
- excess land	SU	19,640,071	0.01139196	223,739	0.00390088	76,614	0.00061344	12,048	0.00417813	82,059	0.02008442	394,459	0.00880000	172,833
													-	-
													-	-
Industrial	IT	710,236,336	0.01677502	11,914,229	0.00574417	4,079,719	0.00090331	641,567	0.00615243	4,369,683	0.02957494	21,005,198	0.00880000	6,250,080
- vacant land, excess land, IU, IX		154,961,456	0.01677502	2,599,482	0.00574417	890,125	0.00090331	139,979	0.00615243	953,390	0.02957494	4,582,976	0.00880000	1,363,661
		-	-	-	-	-	-	-	-	-	-	-	-	-
- small-scale on farm	I7, I0	188,500	0.01677502	3,162	0.00574417	1,083	0.00090331	170	0.00615243	1,160	0.02957494	5,575	0.00220000	415
Industrial - Large	LT	611,312,708	0.01967075	12,024,978	0.00673574	4,117,642	0.00105925	647,530	0.00721448	4,410,301	0.03468021	21,200,452	0.00880000	5,379,552
- excess land	LU	19,338,414	0.01967075	380,401	0.00673574	130,258	0.00105925	20,484	0.00721448	139,517	0.03468021	670,660	0.00880000	170,178
Aggregate Extraction	VT	22,998,400	0.01407592	323,724	0.00481993	110,851	0.00075797	17,432	0.00516251	118,729	0.02481633	570,736	0.00511000	117,522
Pipelines	PT	360,370,000	0.01032582	3,721,115	0.00353581	1,274,199	0.00055603	200,377	0.00378711	1,364,762	0.01820477	6,560,454	0.00880000	3,171,256
Landfills	HT	5,152,100	0.01708572	88,027	0.00585056	30,143	0.00092005	4,740	0.00626639	32,285	0.03012272	155,195	0.00880000	45,338
Farm	FT	1,566,123,431	0.00101665	1,592,194	0.00034812	545,205	0.00005475	85,738	0.00037287	583,956	0.00179238	2,807,092	0.00038250	599,042
Managed Forests	TT	20,803,600	0.00143838	29,923	0.00049254	10,247	0.00007745	1,611	0.00052754	10,975	0.00253591	52,756	0.00038250	7,957
TOTAL		86,502,268,680		575,686,251		197,128,849		31,000,000		211,139,649		1,014,954,749		207,123,095

CITY OF HAMILTON

BY-LAW NO. xx-xxx

Schedule "D1"

2025 TAX RATES AND LEVY - SPECIAL MUNICIPAL LEVY: Transit

Page 1 of 3

Table 1 - Stoney Creek

Property Class		Current Value Assessment URBAN	Transit Rate	Transit Levy
Residential	RT	10,569,766,218	0.00055319	5,847,103
Farmland Awaiting Development - Com	C1	-	0.00041489	-
Farmland Awaiting Development - Multi-Res	M1	1,472,000	0.00041489	611
New Multi-Residential	NT	24,676,000	0.00055319	13,651
Multi-Residential	MT	195,301,500	0.00110638	216,078
Commercial	CT	940,099,156	0.00109532	1,029,708
- excess land	CU	18,000,686	0.00109532	19,716
- small-scale on farm	C7, C0	7,000	0.00109532	8
Commercial - Office Building	DT	15,587,338	0.00109532	17,073
- excess land	DU	-	0.00109532	-
Commercial - Parking Lot	GT	792,500	0.00109532	868
- vacant land	CX	34,922,000	0.00109532	38,251
Commercial - Shopping	ST	288,636,602	0.00109532	316,149
- excess land	SU	1,362,800	0.00109532	1,493
Industrial	IT	204,131,018	0.00161289	329,241
- vacant land, excess land,	IU, IX	28,208,000	0.00161289	45,496
- small-scale on farm	I7, I0	100,000	0.00161289	161
Industrial - Large	LT	135,438,800	0.00189131	256,157
- excess land	LU	3,829,100	0.00189131	7,242
Aggregate Extraction	VT	-	0.00135338	-
Pipelines	PT	-	0.00099281	-
Landfills	HT	5,152,100	0.00164276	8,464
Farm	FT	32,957,080	-	-
Managed Forests	TT	323,900	-	-
TOTAL		12,500,763,798		8,147,471

Table 2 - Hamilton

Property Class		Current Value Assessment URBAN	Transit Rate	Transit Levy
Residential	RT	32,527,382,529	0.00153307	49,866,752
Farmland Awaiting Development - Com	C1	-	0.00114980	-
Farmland Awaiting Development - Multi-Res	M1	-	0.00114980	-
New Multi-Residential	NT	669,706,771	0.00153307	1,026,707
Multi-Residential	MT	2,456,674,567	0.00306614	7,532,508
Commercial	CT	3,402,235,753	0.00303548	10,327,413
- excess land	CU	43,019,229	0.00303548	130,584
- small-scale on farm	C7, C0	-	0.00303548	-
Commercial - Office Building	DT	163,088,369	0.00303548	495,051
- excess land	DU	125,000	0.00303548	379
Commercial - Parking Lot	GT	70,837,700	0.00303548	215,026
- vacant land	CX	127,724,400	0.00303548	387,705
Commercial - Shopping	ST	1,264,739,348	0.00303548	3,839,089
- excess land	SU	8,594,271	0.00303548	26,088
Industrial	IT	297,783,847	0.00446984	1,331,045
- vacant land, excess land,	IU, IX	30,565,200	0.00446984	136,621
- small-scale on farm	I7, I0	-	0.00446984	-
Industrial - Large	LT	269,691,000	0.00524143	1,413,566
- excess land	LU	14,609,900	0.00524143	76,577
Aggregate Extraction	VT	-	0.00375064	-
Pipelines	PT	84,699,000	0.00275140	233,040
Landfills	HT	-	0.00455263	-
Farm	FT	4,476,100	-	-
Managed Forests	TT	134,700	-	-
TOTAL		41,436,087,684		77,038,152

CITY OF HAMILTON

BY-LAW NO. xx-xxx

Schedule "D1"

2025 TAX RATES AND LEVY - SPECIAL MUNICIPAL LEVY: Transit

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Table 3 - Ancaster

Property Class		Current Value Assessment URBAN	Transit Rate	Transit Levy
Residential	RT	7,982,392,028	0.00049802	3,975,406
Farmland Awaiting Development - Com	C1	1,224,000	0.00037352	457
Farmland Awaiting Development - Multi-Res	M1	-	0.00037352	-
New Multi-Residential	NT	-	0.00049802	-
Multi-Residential	MT	14,829,000	0.00099604	14,770
Commercial	CT	559,166,584	0.00098608	551,385
- excess land	CU	13,935,800	0.00098608	13,742
- small-scale on farm	C7, C0	16,700	0.00098608	16
Commercial - Office Building	DT	16,687,110	0.00098608	16,455
- excess land	DU	5,900	0.00098608	6
Commercial - Parking Lot	GT	704,100	0.00098608	694
- vacant land	CX	30,031,300	0.00098608	29,613
Commercial - Shopping	ST	180,959,203	0.00098608	178,441
- excess land	SU	498,000	0.00098608	491
Industrial	IT	52,034,500	0.00145204	75,556
- vacant land, excess land,	IU, IX	16,765,500	0.00145204	24,344
- small-scale on farm	I7, I0	22,400	0.00145204	33
Industrial - Large	LT	28,141,900	0.00170269	47,917
- excess land	LU	738,100	0.00170269	1,257
Aggregate Extraction	VT	-	0.00121841	-
Pipelines	PT	-	0.00089380	-
Landfills	HT	-	0.00147893	-
Farm	FT	13,842,500	-	-
Managed Forests	TT	-	-	-
TOTAL		8,911,994,625		4,930,584

Table 4 - Dundas

Property Class		Current Value Assessment URBAN	Transit Rate	Transit Levy
Residential	RT	3,715,858,732	0.00042936	1,595,457
Farmland Awaiting Development - Com	C1	-	0.00032202	-
Farmland Awaiting Development - Multi-Res	M1	-	0.00032202	-
New Multi-Residential	NT	241,200	0.00042936	104
Multi-Residential	MT	146,203,000	0.00085873	125,549
Commercial	CT	161,776,932	0.00085014	137,533
- excess land	CU	1,319,176	0.00085014	1,121
- small-scale on farm	C7, C0	-	0.00085014	-
Commercial - Office Building	DT	2,872,700	0.00085014	2,442
- excess land	DU	-	0.00085014	-
Commercial - Parking Lot	GT	2,409,000	0.00085014	2,048
- vacant land	CX	3,327,900	0.00085014	2,829
Commercial - Shopping	ST	30,974,500	0.00085014	26,333
- excess land	SU	-	0.00085014	-
Industrial	IT	17,813,820	0.00125186	22,300
- vacant land, excess land,	IU, IX	2,628,900	0.00125186	3,291
- small-scale on farm	I7, I0	-	0.00125186	-
Industrial - Large	LT	-	0.00146796	-
- excess land	LU	-	0.00146796	-
Aggregate Extraction	VT	-	0.00105044	-
Pipelines	PT	-	0.00077058	-
Landfills	HT	-	0.00127505	-
Farm	FT	11,400	-	-
Managed Forests	TT	441,500	-	-
TOTAL		4,085,878,760		1,919,008

CITY OF HAMILTON

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2025 TAX RATES AND LEVY - SPECIAL MUNICIPAL LEVY: Transit

Table 5 - Flamborough

Property Class		Current Value Assessment URBAN	Transit Rate	Transit Levy
Residential	RT	4,650,871,248	0.00023495	1,092,704
Farmland Awaiting Development - Com	C1	1,456,000	0.00017621	257
Farmland Awaiting Development - Multi-Res	M1	-	0.00017621	-
New Multi-Residential	NT	976,000	0.00023495	229
Multi-Residential	MT	39,160,300	0.00046989	18,401
Commercial	CT	264,695,486	0.00046519	123,135
- excess land	CU	5,402,500	0.00046519	2,513
- small-scale on farm	C7, C0	-	-	-
Commercial - Office Building	DT	1,176,600	0.00046519	547
- excess land	DU	-	0.00046519	-
Commercial - Parking Lot	GT	-	0.00046519	-
- vacant land	CX	13,534,100	0.00046519	6,296
Commercial - Shopping	ST	122,651,490	0.00046519	57,057
- excess land	SU	7,547,600	0.00046519	3,511
Industrial	IT	45,309,300	0.00068501	31,037
- vacant land, excess land,	IU, IX	24,763,000	0.00068501	16,963
- small-scale on farm	I7, I0	-	-	-
Industrial - Large	LT	91,616,008	0.00080326	73,591
- excess land	LU	161,314	0.00080326	130
Aggregate Extraction	VT	-	0.00057479	-
Pipelines	PT	-	0.00042166	-
Landfills	HT	-	0.00069770	-
Farm	FT	3,239,200	-	-
Managed Forests	TT	-	-	-
TOTAL		5,272,560,146		1,426,371

Table 6 - Glanbrook

Property Class		Current Value Assessment URBAN	Transit Rate	Transit Levy
Residential	RT	2,883,218,181	0.00080104	2,309,570
Farmland Awaiting Development - Com	C1	-	0.00060078	-
Farmland Awaiting Development - Multi-Res	M1	2,951,600	0.00060078	1,773
New Multi-Residential	NT	-	0.00080104	-
Multi-Residential	MT	-	0.00160208	-
Commercial	CT	352,285,444	0.00158606	558,745
- excess land	CU	7,793,756	0.00158606	12,361
- small-scale on farm	C7, C0	6,000	-	-
Commercial - Office Building	DT	-	0.00158606	-
- excess land	DU	-	0.00158606	-
Commercial - Parking Lot	GT	-	0.00158606	-
- vacant land	CX	4,662,000	0.00158606	7,394
Commercial - Shopping	ST	81,931,700	0.00158606	129,948
- excess land	SU	880,400	0.00158606	1,396
Industrial	IT	1,575,800	0.00233552	3,680
- vacant land, excess land,	IU, IX	11,063,700	0.00233552	25,839
- small-scale on farm	I7, I0	-	-	-
Industrial - Large	LT	86,425,000	0.00273868	236,690
- excess land	LU	-	0.00273868	-
Aggregate Extraction	VT	-	0.00195973	-
Pipelines	PT	-	0.00143762	-
Landfills	HT	-	0.00237878	-
Farm	FT	3,819,700	-	-
Managed Forests	TT	-	-	-
		3,436,613,281		3,287,398

CITY OF HAMILTON

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Schedule "D2"

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2025 TAX RATES AND LEVY - SPECIAL MUNICIPAL LEVY: Fire

Table 1 - City-wide

Property Class		Current Value Assessment FULL TIME	Full Time Fire Rate	Full Time Fire Levy	Current Value Assessment VOLUNTEER	Volunteer Fire Rate	Volunteer Fire Levy
Residential	RT	43,685,080,657	0.00147342	64,366,678	7,311,455,545	0.00038256	2,797,050
Farmland Awaiting Development - Com	C1	-	0.00110507	-	-	0.00028692	-
Farmland Awaiting Development - Multi-Res	M1	1,472,000	0.00110507	1,627	-	0.00028692	-
New Multi-Residential	NT	686,082,971	0.00147342	1,010,892	28,035,400	0.00038256	10,725
Multi-Residential	MT	2,767,409,567	0.00294685	8,155,139	6,750,000	0.00076511	5,165
Commercial	CT	4,179,840,072	0.00291738	12,194,186	259,071,826	0.00075746	196,237
- excess land	CU	49,355,161	0.00291738	143,988	8,175,453	0.00075746	6,193
- small-scale on farm	C7, C0	23,700	0.00291738	69	265,300	0.00075746	201
Commercial - Office Building	DT	177,158,832	0.00291738	516,840	-	0.00075746	-
- excess land	DU	125,000	0.00291738	365	-	0.00075746	-
Commercial - Parking Lot	GT	73,557,700	0.00291738	214,596	-	0.00075746	-
- vacant land	CX	152,277,900	0.00291738	444,253	2,675,700	0.00075746	2,027
Commercial - Shopping	ST	1,473,412,214	0.00291738	4,298,505	14,647,060	0.00075746	11,095
- excess land	SU	8,594,271	0.00291738	25,073	757,000	0.00075746	573
Industrial	IT	364,553,668	0.00429593	1,566,099	44,244,550	0.00111539	49,350
- vacant land, excess land,	IU, IX	69,290,756	0.00429593	297,669	2,604,700	0.00111539	2,905
- small-scale on farm	I7, I0	22,400	0.00429593	96	33,300	0.00111539	37
Industrial - Large	LT	288,236,900	0.00503750	1,451,995	-	0.00130793	-
- excess land	LU	14,772,000	0.00503750	74,414	-	0.00130793	-
Aggregate Extraction	VT	-	0.00360472	-	22,422,200	0.00093592	20,985
Pipelines	PT	114,525,000	0.00264435	302,844	245,845,000	0.00068657	168,791
Landfills	HT	-	0.00437550	-	-	0.00113605	-
Farm	FT	24,565,000	0.00026035	6,396	1,203,521,551	0.00006760	81,355
Managed Forests	TT	672,500	0.00036836	248	14,773,800	0.00009564	1,413
TOTAL		54,131,028,269		95,071,969	9,165,278,385		3,354,102

CITY OF HAMILTON

BY-LAW NO. xx-xxx

Schedule "D2"

Table 2 - City-wide

Property Class		Current Value Assessment COMPOSITE	FT to Composite Fire Rate	FT to Composite Fire Levy
Residential	RT	19,780,598,232	0.00067867	13,424,403
Farmland Awaiting Development - Com	C1	2,680,000	0.00050900	1,364
Farmland Awaiting Development - Multi-Res	M1	2,951,600	0.00050900	1,502
New Multi-Residential	NT	9,517,000	0.00067867	6,459
Multi-Residential	MT	84,758,800	0.00135733	115,046
Commercial	CT	1,625,782,443	0.00134376	2,184,657
- excess land	CU	40,350,817	0.00134376	54,222
- small-scale on farm	C7, C0	242,800	0.00134376	326
Commercial - Office Building	DT	22,253,285	0.00134376	29,903
- excess land	DU	5,900	0.00134376	8
Commercial - Parking Lot	GT	1,185,600	0.00134376	1,593
- vacant land	CX	62,482,800	0.00134376	83,962
Commercial - Shopping	ST	501,462,329	0.00134376	673,844
- excess land	SU	10,288,800	0.00134376	13,826
Industrial	IT	301,438,118	0.00197872	596,463
- vacant land, excess land,	IU, IX	83,066,000	0.00197872	164,365
- small-scale on farm	I7, I0	132,800	0.00197872	263
Industrial - Large	LT	323,075,808	0.00232029	749,631
- excess land	LU	4,566,414	0.00232029	10,595
Aggregate Extraction	VT	576,200	0.00166035	957
Pipelines	PT	-	0.00121800	-
Landfills	HT	5,152,100	0.00201537	10,383
Farm	FT	338,036,880	0.00011992	40,537
Managed Forests	TT	5,357,300	0.00016967	909
TOTAL		23,205,962,026		18,165,217

2025 Tax Rates and Levy - Special Municipal Levy - Parkland Purchase**Table 1 - Stoney Creek**

Property Class		Current Value Assessment TOTAL	Parkland Purchase Rate	Parkland Purchase Levy
Residential	RT	10,944,553,218	0.00002503	273,979
Farmland Awaiting Development - Com	C1	-	0.00001878	-
Farmland Awaiting Development - Multi-Res	M1	1,472,000	0.00001878	28
New Multi-Residential	NT	24,676,000	0.00002503	618
Multi-Residential	MT	195,301,500	0.00005007	9,778
Commercial	CT	965,271,256	0.00004957	47,845
- excess land	CU	18,626,686	0.00004957	923
- small-scale on farm	C7, CO	96,300	0.00004957	5
Commercial - Office Building	DT	15,587,338	0.00004957	773
- excess land	DU	-	0.00004957	-
Commercial - Parking Lot	GT	792,500	0.00004957	39
- vacant land	CX	35,033,000	0.00004957	1,736
Commercial - Shopping	ST	288,636,602	0.00004957	14,307
- excess land	SU	1,362,800	0.00004957	68
Industrial	IT	208,803,118	0.00007299	15,240
- vacant land, excess land,	IU, IX	28,465,100	0.00007299	2,078
- small-scale on farm	I7, I0	110,700	0.00007299	8
Industrial - Large	LT	135,438,800	0.00008559	11,592
- excess land	LU	3,829,100	0.00008559	328
Aggregate Extraction	VT	1,785,800	0.00006124	109
Pipelines	PT	20,046,000	0.00004493	901
Landfills	HT	5,152,100	0.00007434	383
Farm	FT	98,905,180	0.00000442	437
Managed Forests	TT	789,100	0.00000626	5
TOTAL		12,994,734,198		381,178

Residual Commercial is comprised of Commercial-Residual, Commercial-Office Building, Commercial-Shopping, Commercial (New Construction), Office Building (New Construction), Shopping (New Construction) and related subclasses

Residual Industrial is comprised of Industrial-Residual, Industrial (New Construction) and related subclasses

Large Industrial is comprised of Industrial-Large, Large Industrial (New Construction) and related subclasses

2025 Tax Rates and Levy - Special Municipal Levy - Parkland Purchase**Table 2 - Hamilton**

Property Class		Current Value Assessment TOTAL	Parkland Purchase Rate	Parkland Purchase Levy
Residential	RT	32,527,382,529	0.00002398	780,069
Farmland Awaiting Development - Com	C1	-	0.00001799	-
Farmland Awaiting Development - Multi-Res	M1	-	0.00001799	-
New Multi-Residential	NT	669,706,771	0.00002398	16,061
Multi-Residential	MT	2,456,674,567	0.00004796	117,832
Commercial	CT	3,402,235,753	0.00004748	161,552
- excess land	CU	43,019,229	0.00004748	2,043
- small-scale on farm	C7, CC	-	0.00004748	-
Commercial - Office Building	DT	163,088,369	0.00004748	7,744
- excess land	DU	125,000	0.00004748	6
Commercial - Parking Lot	GT	70,837,700	0.00004748	3,364
- vacant land	CX	127,724,400	0.00004748	6,065
Commercial - Shopping	ST	1,264,739,348	0.00004748	60,055
- excess land	SU	8,594,271	0.00004748	408
Industrial	IT	297,783,847	0.00006992	20,822
- vacant land, excess land,	IU, IX	30,565,200	0.00006992	2,137
- small-scale on farm	I7, I0	-	0.00006992	-
Industrial - Large	LT	269,691,000	0.00008199	22,113
- excess land	LU	14,609,900	0.00008199	1,198
Aggregate Extraction	VT	-	0.00005867	-
Pipelines	PT	84,699,000	0.00004304	3,645
Landfills	HT	-	0.00007122	-
Farm	FT	4,476,100	0.00000424	19
Managed Forests	TT	134,700	0.00000600	1
TOTAL		41,436,087,684		1,205,133

2025 Tax Rates and Levy - Special Municipal Levy - Parkland PurchaseSchedule "D3"
Page 3 of 4**Table 3 - Ancaster**

Property Class		Current Value Assessment TOTAL	Parkland Purchase Rate	Parkland Purchase Levy
Residential	RT	8,780,904,045	0.00005773	506,896
Farmland Awaiting Development - Com	C1	1,224,000	0.00004330	53
Farmland Awaiting Development - Multi-Res	M1	-	0.00004330	-
New Multi-Residential	NT	-	0.00005773	-
Multi-Residential	MT	14,829,000	0.00011545	1,712
Commercial	CT	583,291,667	0.00011430	66,670
- excess land	CU	14,031,600	0.00011430	1,604
- small-scale on farm	C7, C8	106,500	0.00011430	12
Commercial - Office Building	DT	16,687,110	0.00011430	1,907
- excess land	DU	5,900	0.00011430	1
Commercial - Parking Lot	GT	704,100	0.00011430	80
- vacant land	CX	30,031,300	0.00011430	3,433
Commercial - Shopping	ST	180,959,203	0.00011430	20,684
- excess land	SU	498,000	0.00011430	57
Industrial	IT	60,462,600	0.00016831	10,176
- vacant land, excess land,	IU, IX	16,765,500	0.00016831	2,822
- small-scale on farm	I7, I8	37,000	0.00016831	6
Industrial - Large	LT	28,141,900	0.00019736	5,554
- excess land	LU	738,100	0.00019736	146
Aggregate Extraction	VT	576,200	0.00014123	81
Pipelines	PT	46,557,000	0.00010360	4,823
Landfills	HT	-	0.00017143	-
Farm	FT	250,273,000	0.00001020	2,553
Managed Forests	TT	4,856,500	0.00001443	70
TOTAL		10,031,680,225		629,341

2025 Tax Rates and Levy - Special Municipal Levy - Parkland Purchase**Table 4 - Dundas**

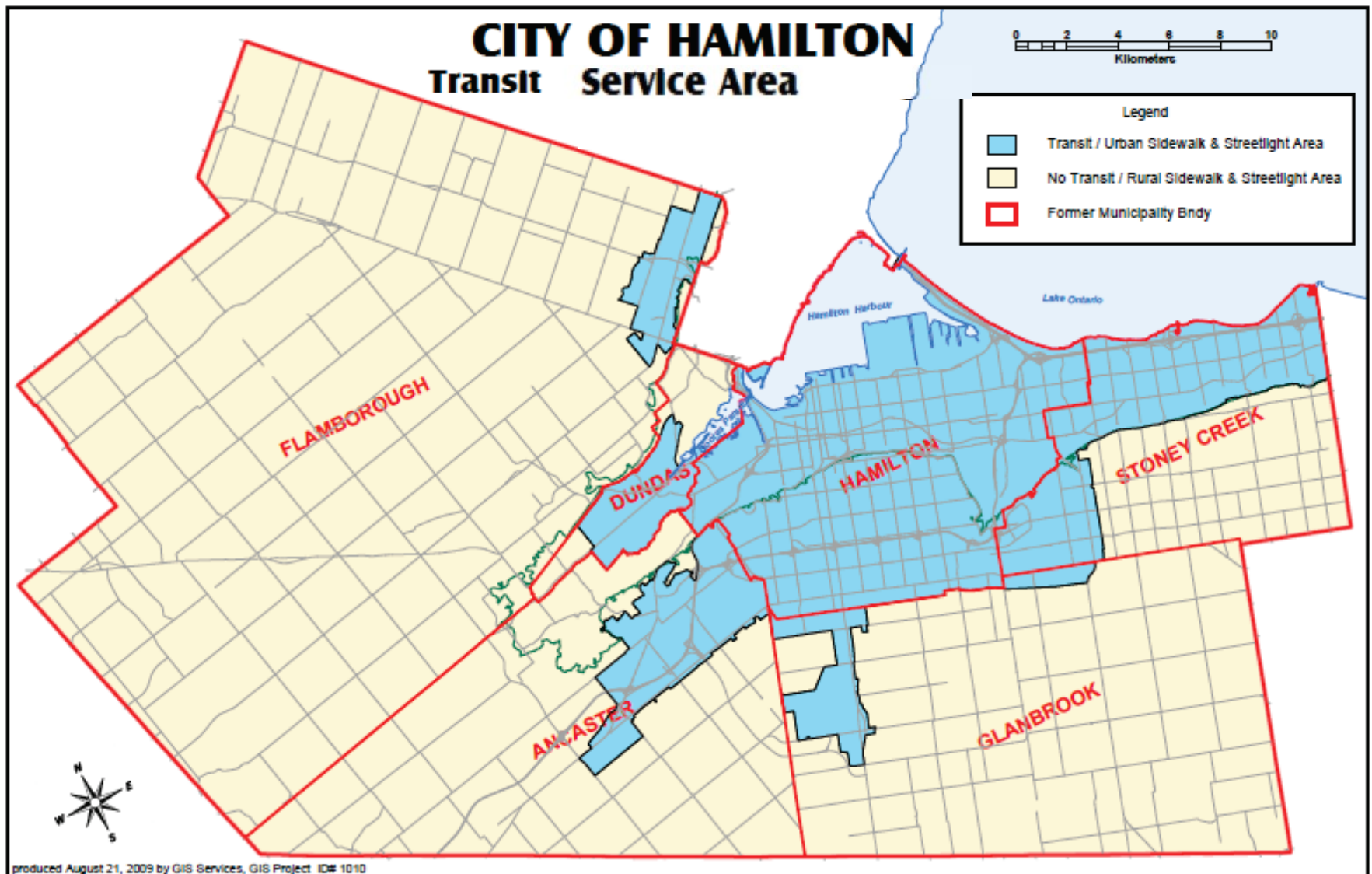
Property Class		Current Value Assessment TOTAL		Parkland Purchase Rate	Parkland Purchase Levy
Residential	RT	3,877,898,814	-	0.00001077	(41,760)
Farmland Awaiting Development - Com	C1	-	-	0.00000808	-
Farmland Awaiting Development - Multi-Res	M1	-	-	0.00000808	-
New Multi-Residential	NT	241,200	-	0.00001077	(3)
Multi-Residential	MT	146,203,000	-	0.00002154	(3,149)
Commercial	CT	165,079,953	-	0.00002132	(3,520)
- excess land	CU	1,599,307	-	0.00002132	(34)
- small-scale on farm	C7, C8	-	-	0.00002132	-
Commercial - Office Building	DT	2,872,700	-	0.00002132	(61)
- excess land	DU	-	-	0.00002132	-
Commercial - Parking Lot	GT	2,409,000	-	0.00002132	(51)
- vacant land	CX	3,575,900	-	0.00002132	(76)
Commercial - Shopping	ST	30,974,500	-	0.00002132	(660)
- excess land	SU	-	-	0.00002132	-
Industrial	IT	18,003,477	-	0.00003140	(565)
- vacant land, excess land,	IU, IX	2,628,900	-	0.00003140	(83)
- small-scale on farm	I7, I8	-	-	0.00003140	-
Industrial - Large	LT	-	-	0.00003682	-
- excess land	LU	-	-	0.00003682	-
Aggregate Extraction	VT	-	-	0.00002635	-
Pipelines	PT	7,594,000	-	0.00001933	(147)
Landfills	HT	-	-	0.00003198	-
Farm	FT	2,005,300	-	0.00000190	(4)
Managed Forests	TT	537,800	-	0.00000269	(1)
TOTAL		4,261,623,851			- 50,115

2025 TAX RATES AND LEVY - SPECIAL MUNICIPAL LEVY: Infrastructure Renewal

Table 1 - Hamilton

Property Class		Current Value Assessment TOTAL	Infrastructure Renewal Rate	Infrastructure Renewal Levy
Residential	RT	32,527,382,529	0.00026723	8,692,357
Farmland Awaiting Development - Com	C1	-	0.00020042	-
Farmland Awaiting Development - Multi-Res	M1	-	0.00020042	-
New Multi-Residential	NT	669,706,771	0.00026723	178,967
Multi-Residential	MT	2,456,674,567	0.00053446	1,313,004
Commercial	CT	3,402,235,753	0.00052912	1,800,189
- excess land	CU	43,019,229	0.00052912	22,762
- small-scale on farm	C7, C0	-	0.00052912	-
Commercial - Office Building	DT	163,088,369	0.00052912	86,293
- excess land	DU	125,000	0.00052912	66
Commercial - Parking Lot	GT	70,837,700	0.00052912	37,482
- vacant land	CX	127,724,400	0.00052912	67,581
Commercial - Shopping	ST	1,264,739,348	0.00052912	669,198
- excess land	SU	8,594,271	0.00052912	4,547
Industrial	IT	297,783,847	0.00077914	232,017
- vacant land, excess land,	IU, IX	30,565,200	0.00077914	23,815
- small-scale on farm	I7, I0	-	0.00077914	-
Industrial - Large	LT	269,691,000	0.00091364	246,401
- excess land	LU	14,609,900	0.00091364	13,348
Aggregate Extraction	VT	-	0.00065378	-
Pipelines	PT	84,699,000	0.00047960	40,622
Landfills	HT	-	0.00079358	-
Farm	FT	4,476,100	0.00004722	211
Managed Forests	TT	134,700	0.00006681	9
TOTAL		41,436,087,684		13,428,870

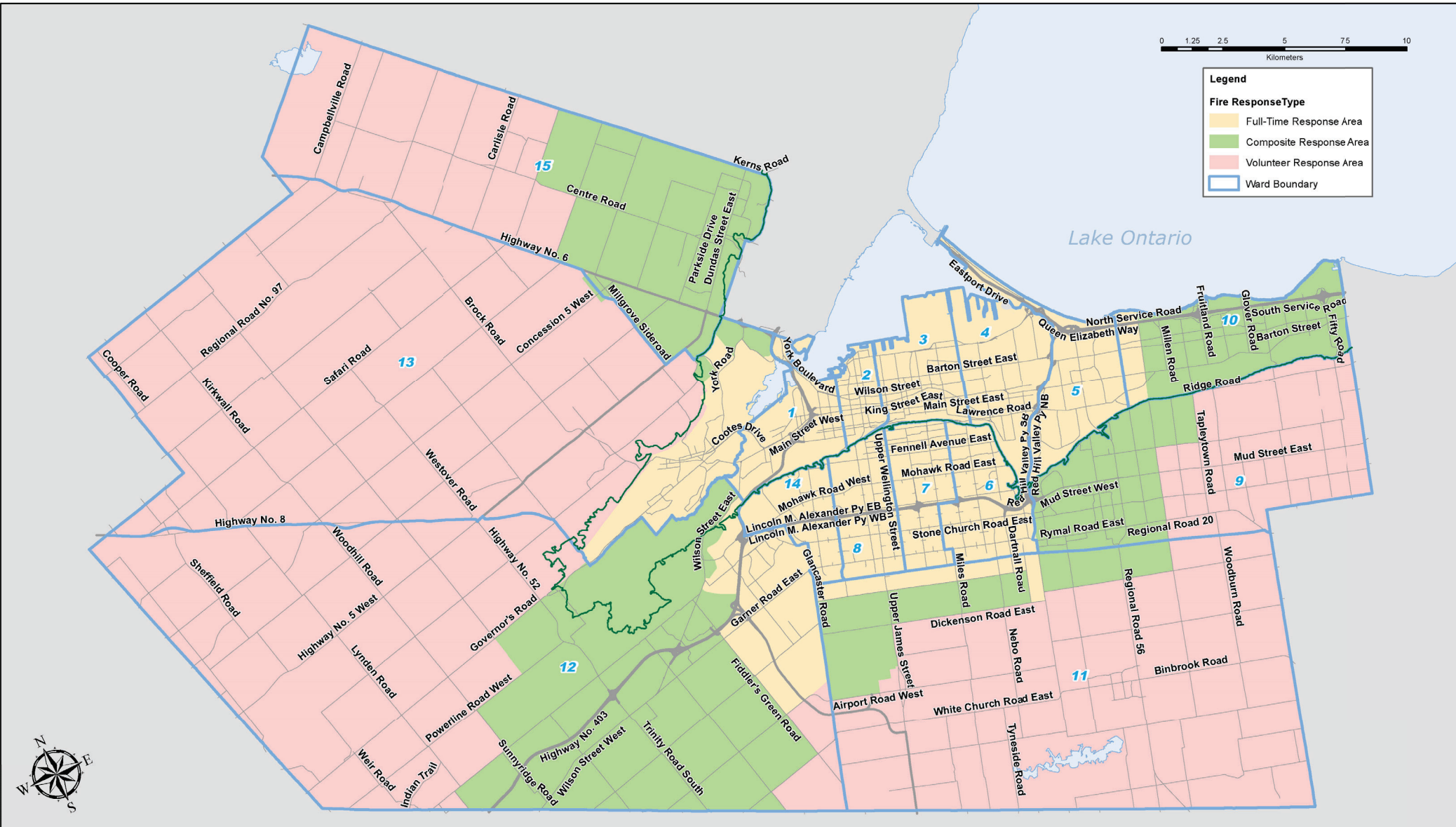
Schedule "E"



Schedule F



CITY OF HAMILTON - FIRE RESPONSE TYPE



Authority: Item ,
Report
CM:
Ward: City Wide

Bill No.

**CITY OF HAMILTON
BY-LAW NO.**

To Set Optional Property Classes Within the City of Hamilton for the Year 2025

WHEREAS the property classes have been prescribed by the *Municipal Act, 2001*, S.O. 2001, c. 25, and by the Minister of Finance under Ontario Regulation 282/98; and

WHEREAS Ontario Regulation 282/98 authorizes the Council of the City of Hamilton to adopt optional property classes by by-law.

NOW THEREFORE the Council of the City of Hamilton enacts as follows:

1. For the 2025 taxation year, the following optional classes as defined in Ontario Regulation 282/98 shall apply in the City of Hamilton:
 - (a) parking lots and vacant land property class; and
 - (b) large industrial property class.
2. This By-law is deemed to have come into force on January 1st, 2025.

PASSED this xxnd day of May, 2025.

A. Horwath
Mayor

M. Trennum
City Clerk

Authority: Item
Committee Report
CM:
Ward: City Wide

Bill No.

CITY OF HAMILTON BY-LAW NO.

To Establish Tax Ratios and Tax Reductions for the Year 2025

WHEREAS it is necessary for the Council of the City of Hamilton, pursuant to section 308 of the *Municipal Act, 2001*, S.O. 2001, c. 25, to establish tax ratios for the 2025 taxation year for the City of Hamilton; and

WHEREAS the tax ratios determine the relative amount of taxation to be borne by each property class; and

WHEREAS it is necessary for the Council of the City of Hamilton, pursuant to section 308 of the *Municipal Act, 2001*, S.O. 2001, c. 25, to establish tax ratios for the 2025 taxation year for the City of Hamilton; and

WHEREAS the tax ratios determine the relative amount of taxation to be borne by each property class; and

WHEREAS the property classes have been prescribed by the *Assessment Act*, R.S.O. 1990, c. A.31 and by the Minister of Finance under Ontario Regulation 282/98; and

WHEREAS tax transition ratios have been prescribed by the Minister of Finance under Ontario Regulation 385/98; and

WHEREAS it is necessary for the Council of the City of Hamilton, pursuant to section 313 of the *Municipal Act, 2001*, S.O. 2001, c. 25, to establish tax rate reductions for prescribed property subclasses for the 2024 taxation year; and

WHEREAS the tax rate reductions applicable to each property subclass reduce the property tax amounts that would otherwise be levied for municipal purposes; and

WHEREAS the property subclasses for which tax rate reductions are to be established are in accordance with subsection 8(1) of the *Assessment Act*, R.S.O. 1990, c. A.31.

NOW THEREFORE the Council of the City of Hamilton enacts as follows:

1. This By-law applies to all rateable property within the City of Hamilton.
2. For the 2025 taxation year, the tax ratio for property in:

i.	Residential	is 1.0000
ii.	Multi-Residential	is 2.0000
iii.	New Multi-Residential	is 1.0000
iv.	Commercial	is 1.9800
v.	Industrial - Large	is 3.4189
vi.	Industrial - Residual	is 2.9156
vii.	Pipelines	is 1.7947
viii.	Farmlands	is 0.1767
ix.	Farmland Awaiting Development	is 0.7500
x.	Managed Forests	is 0.2500
xi.	Landfills	is 2.9696
xii.	Aggregate Extraction	is 2.4465
xiii.	Farm	is 0.1767
3. For the 2025 taxation year, the tax rate reduction for:
 - (a) the first class of farmland awaiting development in the residential, multi-residential, commercial or industrial property classes is 25%;
 - (b) the second class of farmland awaiting development in the residential, multi-residential, commercial or industrial property classes is 0%;
 - (c) the excess land subclasses in the commercial property class is 0%;
 - (d) the excess land subclasses in the industrial property class is 0%;
 - (e) the vacant land subclass in the industrial property class is 0%;
 - (f) the excess land subclass in the large industrial property class is 0%;
4. Lands in a property tax class or subclass referred to in this By-law shall include all lands in said property tax class or subclass as provided for in Ontario Regulation 282/98.
5. This By-law is deemed to come into force as of January 1, 2025.

PASSED this xxnd day of May, 2025.

A. Horwath
Mayor

M. Trennum
City Clerk

Authority: Item ,
Report
CM: Ward: City Wide

Bill No.

**CITY OF HAMILTON
BY-LAW NO.**

**To Levy a Special Charge Upon the Rateable Property in the
Business Improvement Areas for the Year 2025**

WHEREAS section 208 of the *Municipal Act, 2001*, S.O. 2001, c. 25, authorizes the City of Hamilton to levy a special charge upon the rateable properties in the Business Improvement Areas that are in a prescribed business property class sufficient to raise the amount required for the purposes of the Boards of Management of the Business Improvement Areas; and

WHEREAS City of Hamilton By-law No. 2-XXX establishes optional property classes within the City of Hamilton; and

WHEREAS City of Hamilton By-law No. 2-XXX establishes tax ratios and tax reductions for the 2025 taxation year; and

WHEREAS the City of Hamilton has created 13 Business Improvement Areas as listed in Schedule "A" attached to this By-law; and

WHEREAS the amount of money to be provided by the City of Hamilton for each of the 11 Business Improvement Areas' Boards of Management with an approved 2025 budget for the 2025 taxation year is set out in Schedule "A" attached to this By-law; and

WHEREAS the total rateable property in each Business Improvement Area, upon which assessment will be levied, is set out in Schedule "A" attached to this By-law and which said assessment is the basis upon which the taxes for the Business Improvement Area will be raised.

NOW THEREFORE the Council of the City of Hamilton enacts as follows:

1. This By-law applies to all land within the 13 Business Improvement Areas identified in City of Hamilton By-law 14-253. Any reference to Schedule "A" in this By-law means Schedule "A" attached to this By-law.
2. Within each Business Improvement Area identified in Schedule "A" the respective tax rate identified in Schedule "A" shall be levied upon the rateable properties for the tax classes and subclasses identified in the Schedule "A" in the Business Improvement Area in which the rateable property is located.

3. The Treasurer shall collect the amount to be raised by this By-law, together with all other sums on the tax roll in the manner as set forth in the Assessment Act, the *Municipal Act, 2001* and any other applicable Acts and the By-laws in force in the City of Hamilton.
4. The special charge levied by this By-law other than that levied by the interim levy, shall be paid in two instalments, the first due July 2, 2025 and the second due September 30, 2025, or 21 days after an instalment tax bill is mailed out, whichever is later.
5. Pursuant to subsection 342(1)(b) of the Municipal Act, 2001, which allows for alternative instalment due dates to spread the payment of taxes more evenly over the year, the final tax levy and any special levies, other than those levied by interim levy, shall be as follows:
 - (i) for those on one of the 12-month pre-authorized automatic bank withdrawal payment plans, shall be paid in 6 equal instalments due on the first working day of each month, July to December, inclusive, or due on the first working day on or after the 15th of each month, July to December, inclusive.
 - (ii) for those on the 10-month pre-authorized automatic bank withdrawal payment plan, paid in 5 equal instalments, due on the first working day of each month, July to November, inclusive.

The payment plans set out in subsections (i) and (ii) shall be penalty free for so long as the taxpayer is in good standing with the terms of the plan agreement.
6. When payment of any instalment or any part of any instalment of taxes levied by this By-law is in default, penalties and where applicable interest, shall be imposed respectively in accordance with City of Hamilton By-law 13-136 and section 345 of the *Municipal Act, 2001*.
7. The Treasurer is authorized and directed to serve personally or to mail or cause to be mailed, notices of the taxes levied to the person or persons taxed at the address of the resident or place of business of such person.
8. The Treasurer is authorized to accept part payment from time to time on account of any taxes due, or alternatively is authorized to refuse acceptance of any such part payment.
9. Schedule "A", attached to this By-law, forms part of this By-law.
10. This By-law is deemed to have come into force on January 1, 2025.

PASSED this xxnd day of May, 2025.

A. Horwath
Mayor

M. Trennum
City Clerk

2025 LEVIES AND TAX RATES - BUSINESS IMPROVEMENT AREAS

Table 1 - Downtown Dundas BIA

Property Class	Current Value Assessment	Tax Ratio	Weighted Assessment	BIA Tax Rate	BIA Levy
Commercial	35,095,903	1.9800	69,489,888	0.5196504%	\$ 182,376
Industrial		2.9156	-	0.7652015%	\$ -
Large Industrial		3.4189	-	0.8972916%	\$ -
Total	\$ 35,095,903		\$ 69,489,888		\$ 182,376
Approved 2025 Levy \$ 182,376 (divided by weighted assessment) = 0.00262450 tax rate at tax ratio of 1.00					

Table 2 - Barton Village

Property Class	Current Value Assessment	Tax Ratio	Weighted Assessment	BIA Tax Rate	BIA Levy
Commercial	41,888,771	1.9800	82,939,767	0.4530079%	\$ 189,759
Industrial	1,535,160	2.9156	4,475,931	0.6670683%	\$ 10,241
Large Industrial		3.4189	-	0.7822185%	\$ -
Total	\$ 43,423,931		\$ 87,415,697		\$ 200,000
Approved 2025 Levy \$ 200,000 (divided by weighted assessment) = 0.00228792 tax rate at tax ratio of 1.00					

* Use Rateable Assessment (Report PED24012)

		Gross Assessment	Adjustment	Rateable Assessment	Gross Tax	Net Tax
Commercial	030.233.06055	1,035,000	207,000	828,000	4,689	3,751
Commercial	030.233.06040	7,507,000	1,501,400	6,005,600	34,007	27,206
Commercial	030.237.03410	436,000	87,200	348,800	1,975	1,580
Commercial	030.233.06050	3,470,800	694,160	2,776,640	15,723	12,578
Industrial	030.233.06050	1,690,200	338,040	1,352,160	11,275	9,020
		14,139,000	2,827,800	11,311,200	67,669	54,135

Table 3 - Consession Street

Property Class	Current Value Assessment	Tax Ratio	Weighted Assessment	BIA Tax Rate	BIA Levy
Commercial	44,383,983	1.9800	87,880,286	0.4905148%	\$ 217,710
Industrial		2.9156	-	0.7222984%	\$ -
Large Industrial		3.4189	-	0.8469825%	\$ -
Total	\$ 44,383,983		\$ 87,880,286		\$ 217,710
Approved 2025 Levy \$ 217,710 (divided by weighted assessment) = 0.00247735 tax rate at tax ratio of 1.00					

Table 4 - Downtown Hamilton

Property Class	Current Value Assessment	Tax Ratio	Weighted Assessment	BIA Tax Rate	BIA Levy
Commercial	216,949,512	1.9800	429,560,034	0.2074215%	\$ 450,000
Industrial		2.9156	-	0.3054347%	\$ -
Large Industrial		3.4189	-	0.3581593%	\$ -
Total	\$ 216,949,512		\$ 429,560,034		\$ 450,000
Approved 2025 Levy \$ 450,000 (divided by weighted assessment) = 0.00104758 tax rate at tax ratio of 1.00					

Use Rateable Assessment

Table 5 - Waterdown

Property Class	Current Value Assessment	Tax Ratio	Weighted Assessment	BIA Tax Rate	BIA Levy
Commercial	136,110,596	1.9800	269,498,980	0.2230354%	\$ 303,575
Industrial	59,400	2.9156	173,187	0.3284266%	\$ 195
Large Industrial		3.4189	-	0.3851201%	\$ -
Commercial - Farmland Awaiting Development	1,456,000	0.7500	1,092,000	0.0844831%	\$ 1,230
Total	\$ 137,625,996		\$ 270,764,167		\$ 305,000
Approved 2025 Levy \$ 305,000 (divided by weighted assessment) = 0.00112644 tax rate at tax ratio of 1.00					

Schedule A

Table 6 - International Village

Property Class	Current Value Assessment	Tax Ratio	Weighted Assessment	BIA Tax Rate	BIA Levy
Commercial	71,422,984	1.9800	141,417,508	0.3304258%	\$ 236,000
Industrial		2.9156	-	0.4865624%	\$ -
Large Industrial		3.4189	-	0.5705535%	\$ -
Total	\$ 71,422,984		\$ 141,417,508		\$ 236,000
Approved 2025 Levy \$ 236,000 (divided by weighted assessment) = 0.00166882 tax rate at tax ratio of 1.00					

Table 7 - King Street West

Property Class	Current Value Assessment	Tax Ratio	Weighted Assessment	BIA Tax Rate	BIA Levy
Commercial	11,421,900	1.9800	22,615,362	0.0000000%	\$ -
Industrial		2.9156	-	0.0000000%	\$ -
Large Industrial		3.4189	-	0.0000000%	\$ -
Total	\$ 11,421,900		\$ 22,615,362		\$ -
Approved 2025 Levy \$ - (divided by weighted assessment) = - tax rate at tax ratio of 1.00					

Table 8 - Locke Street

Property Class	Current Value Assessment	Tax Ratio	Weighted Assessment	BIA Tax Rate	BIA Levy
Commercial	36,879,231	1.9800	73,020,877	0.1276464%	\$ 47,075
Industrial		2.9156	-	0.1879633%	\$ -
Large Industrial		3.4189	-	0.2204098%	\$ -
Total	\$ 36,879,231		\$ 73,020,877		\$ 47,075
Approved 2025 Levy \$ 47,075 (divided by weighted assessment) = 0.00064468 tax rate at tax ratio of 1.00					

Table 9 - Main West Esplanade

Property Class	Current Value Assessment	Tax Ratio	Weighted Assessment	BIA Tax Rate	BIA Levy
Commercial	22,041,325	1.9800	43,641,824	0.0000000%	\$ -
Industrial		2.9156	-	0.0000000%	\$ -
Large Industrial		3.4189	-	0.0000000%	\$ -
Total	\$ 22,041,325		\$ 43,641,824		\$ -
Approved 2025 Levy \$ - (divided by weighted assessment) = - tax rate at tax ratio of 1.00					

Table 10 - Ancaster Heritage Village

Property Class	Current Value Assessment	Tax Ratio	Weighted Assessment	BIA Tax Rate	BIA Levy
Commercial	49,693,022	1.9800	98,392,184	0.2826094%	\$ 140,437
Industrial	1,553,000	2.9156	4,527,945	0.4161512%	\$ 6,463
Large Industrial		3.4189	-	0.4879878%	\$ -
Total	\$ 51,246,022		\$ 102,920,129		\$ 146,900
Approved 2025 Levy \$ 146,900 (divided by weighted assessment) = 0.00142732 tax rate at tax ratio of 1.00					

Table 11 - Ottawa Street

Property Class	Current Value Assessment	Tax Ratio	Weighted Assessment	BIA Tax Rate	BIA Levy
Commercial	30,705,656	1.9800	60,797,199	0.5047572%	\$ 154,989
Industrial		2.9156	-	0.7432707%	\$ -
Large Industrial		3.4189	-	0.8715751%	\$ -
Total	\$ 30,705,656		\$ 60,797,199		\$ 154,989
Approved 2025 Levy \$ 154,989 (divided by weighted assessment) = 0.00254928 tax rate at tax ratio of 1.00					

Schedule A

Table 12 - Stoney Creek

Property Class	Current Value Assessment	Tax Ratio	Weighted Assessment	BIA Tax Rate	BIA Levy
Commercial	18,093,955	1.9800	35,826,031	0.4611731%	\$ 83,444
Industrial	146,600	2.9156	427,429	0.6790918%	\$ 996
Large Industrial		3.4189	-	0.7963176%	\$ -
Total	\$ 18,240,555		\$ 36,253,460		\$ 84,440
Approved 2025 Levy \$ 84,440 (divided by weighted assessment) = 0.00232916 tax rate at tax ratio of 1.00					

Table 13 - Westdale Village

Property Class	Current Value Assessment	Tax Ratio	Weighted Assessment	BIA Tax Rate	BIA Levy
Commercial	32,751,489	1.9800	64,847,948	0.4218312%	\$ 138,156
Industrial		2.9156	-	0.6211597%	\$ -
Large Industrial		3.4189	-	0.7283851%	\$ -
Total	\$ 32,751,489		\$ 64,847,948		\$ 138,156
Approved 2025 Levy \$ 138,156 (divided by weighted assessment) = 0.00213046 tax rate at tax ratio of 1.00					



City of Hamilton Report for Information

To: Chair and Members
General Issues Committee

Date: April 30, 2025

Report No: HSC24027(e)

Subject/Title: Reducing Homelessness and Managing Encampments

Ward(s) Affected: City Wide

Recommendations

- 1) That staff **BE DIRECTED** to identify up to \$4.6M in previously approved 2024/25 Housing Services operating and program costs to be applied to the Temporary Barton Tiffany Shelter capital project, and that these costs be offset through the Federal Unsheltered Homelessness and Encampments Initiative (Federal Community Encampment Response Plan) commitment of \$5.26M.
- 2) That Council **APPROVE** \$586,970 in previously approved 2024/25 Housing Sustainability Investment Roadmap Reserve funding for shelter expansion (HSC24027b) to the Temporary Barton Tiffany Shelter capital project that is available as a result of the Provincial Encampment Response Initiative funding of \$586,970.

Key Facts

- The Temporary Barton Tiffany Shelter (TBTS) was initiated following Mayoral Directive MDI-2024-02 in August 2024 and the Council approval of Report HSC24027(b) / FCS24028 / PED24162 in September 2024. Planning and design began immediately, with construction starting on December 2. The first occupant was welcomed on February 4, 2025, and all units became fully operational by March 14, 2025 – the substantial performance date. This report provides an overview of the project's procurement, costing, and delivery.

- To expedite implementation, Council approved a single-source procurement process for the shelter operator, the supply and installation of shelter units and amenities, and all site construction.
- Council approved \$7M in total funding for the Temporary Outdoor Shelter initiative, including \$4.2M for operating and \$2.8M for capital implementation. While capital costs exceeded initial projections due to on-site environmental mitigation, essential health and safety upgrades, and compliance-related requirements which were not known at the time of project budgeting, additional costs have been offset by Federal and Provincial funding. The City is also actively exploring cost recovery options with Legal Services and Procurement for deficiencies, errors, or unmet contractual obligations. Appendix “B” to Report HSC24027(e) provides a breakdown of capital project costs.
- The project required extensive interdepartmental coordination, third-party expertise, and rapid mobilization to meet permitting, construction, and occupancy requirements.
- The TBTS is now fully operational. Operated by Good Shepherd Centre Hamilton (Good Shepherd), it offers 80 safe, low-barrier shelter beds, with coordinated intake prioritizing unhoused residents from encampments, including couples and those with pets. The full implementation of the temporary shelter expansion has coincided with a measurable reduction in encampments, as the City continues to take a coordinated, compassionate approach that prioritizes supporting encampment residents in safely transitioning into newly created shelter spaces.

Financial Considerations

Capital expenditures for the implementation of the Temporary Barton Tiffany Shelter (TBTS) are detailed in Appendix “B” to Report HSC24027(e). These costs reflect the complexity of site activation, including environmental mitigation, infrastructure servicing, and regulatory compliance.

The Housing Services Division continues to explore ways to offset these costs through applicable Federal and Provincial funding programs and is working with Legal Services and Procurement on active cost recovery processes related to vendor performance and contractual obligations.

In addition, \$586,970 from the Provincial Encampment Response Initiative, as approved in Report HSC25020, may be repurposed to support the TBTS capital project. In order to do so, Council approval is required to allow the allocation of these funds from the temporary emergency shelter expansion to the TBTS project. Funding for the temporary emergency shelter expansion will be through the Housing Sustainability and Investment Roadmap (HSIR) fund as originally approved by Council.

\$4.6M of previously approved 2024/25 Housing Services operating, and program costs will be identified and offset by the Unsheltered Homelessness and Encampments Initiative (through the Federal Community Encampment Response Plan) as approved by Council in report HSC24051. The resulting savings will be utilized to fund the TBTS capital project costs as identified in Appendix “B”.

Together, these two funding sources will more than adequately cover the additional capital costs associated with the TBTS project, as identified in Appendix “B”.

While the City is grateful for the funding provided by other levels of government toward this project, staff will continue to advocate for coordinated and sustained investment from senior government partners to address Hamilton’s critical housing needs - including permanent supportive housing, affordable housing, and expanded mental health and addiction services - as part of a comprehensive response to homelessness.

Background

On August 6, 2024, Mayoral Directive MDI-2024-02 directed staff to research and assess options for the manufacture, installation, and operation of temporary shelter structures in Hamilton. This included an analysis of costs, potential vendors, site requirements, legal considerations, and service delivery models.

On September 25, 2024, Council approved Report HSC24027(b) / FCS24028 / PED24162 - Reducing Homelessness and Managing Encampments, authorizing the General Manager of Healthy and Safe Communities to negotiate and execute contracts for the procurement and delivery of a temporary outdoor shelter.

On January 14, 2025, the City of Hamilton received Federal funding of up to \$5,256,716 through the Unsheltered Homelessness and Encampments Initiative (Federal Community Encampment Response Plan).

On January 22, 2025, Council approved motion ‘A Review of the Barton Tiffany Shelter Purchase’ directing staff to report back to General Issues Committee with:

- A review of the details of the Barton Tiffany structure provider and outdoor shelter operator single-source contracts including compliance with City purchasing policy and contract terms; and
- A financial evaluation of the single source Barton Tiffany structure provider contract versus the units delivered and assembled on site in terms of value for money.

On January 27, 2025, the City of Hamilton received one-time Provincial funding of \$586,970 through the Encampment Response Initiative under the Homelessness Prevention Program.

On April 9, 2025, General Issues Committee received Report HSC25025 - Temporary Emergency Shelter Expansion – Implementation Update, providing a status update on the full implementation of the temporary shelter expansion including the opening of 272 new temporary emergency shelter beds (the 80-bed Temporary Barton Tiffany Shelter at 250 Hess Street North and 192 additional emergency shelter beds across multiple locations).

Analysis

Procurement Approach and Vendor Selection

To support the accelerated delivery of the Temporary Barton Tiffany Shelter (TBTS) as a crisis response, Council authorized a single-source procurement process for the supply of temporary shelter structures and site preparation. Additional vendors were subsequently engaged to carry out environmental testing and diligence, site servicing, compliance and technical oversight, and construction.

MicroShelters Inc., an Indigenous-owned company based in Brantford, Ontario, was selected in fall 2024 to supply 40 collapsible double shelter units and common building space. The vendor was chosen based on their stated ability to meet the urgent timeline, offer the lowest cost among evaluated options, and provide flexible, reusable units. The units were uniquely suited to Hamilton's operational goals, particularly their ability to accommodate couples and those with pets - a critical factor given the barriers that many face when accessing traditional emergency shelter spaces. The collapsable, movable design also supported the potential future re-deployment in emergency situations, making the investment both flexible and strategic. A summary of the proposals reviewed during the vendor selection process is provided in Appendix "A" to Report HSC24027(e).

At the same time, the City selected 8540527 Canada Inc. doing business as Seche-Mains Comac ("Comac Corporation Inc."), based in Longueuil, Quebec, to supply two mobile trailers equipped with washroom, shower, and laundry facilities. These trailers were procured to ensure access to essential hygiene services and were integrated into the early stages of the site layout and infrastructure design. Agreements with both MicroShelters Inc. and Comac Corporation Inc. were finalized in October 2024, following Council authorization in September.

After completing environmental due diligence and finalizing the site plan, the City engaged additional vendors - some through Procurement Policy 11 (Non-Competitive Procurements) - under the authority granted to the General Manager of Healthy and Safe Communities through Council-approved Report HSC24027(b) / FCS24028 / PED24162. This approach was necessary due to the project's complexity, limited internal capacity for specialized work, and the City's dual role as both implementer and approver of regulatory elements:

- **Rankin Construction Inc. ("Rankin")** was engaged to lead on-site construction and servicing. Selected for their strong record on City projects and stated capacity to meet the deadlines, Rankin was responsible for grading, erosion control, coordinating utility connections, fencing, and the installation of the shelter units and common buildings. A time-and-materials contract was used to maintain flexibility due to the evolving site requirements. Rankin worked on site 7 days a week until project completion.
- **Dillon Consulting Limited ("Dillon Consulting")** was retained as the City's vendor of record for engineering and design services. Dillon Consulting's expertise in site planning, and urban design was evaluated as part of the City's Professional and Consultant Services Roster C12-13-21. Their responsibilities

included project management, civil and electrical engineering, site plan development, construction inspections, and permit coordination.

- **Toms + McNally Design Inc. (“Toms + McNally”)**, a local architectural consulting firm, was proactively contracted to support permit development, assess the units for compliance with health, safety, and Building Code requirements, and ensure the appropriate documentation and submissions were in place. Their assignment, also through the City’s Professional and Consulting Services Roster C12-13-21 (Architecture category), was important in addressing local regulatory requirements and ensuring required documentation for occupancy approvals.

This vendor collaboration model was necessary given the highly specialized nature of the project and the lack of comparable precedent projects to draw from to inform the costing, design, and construction. Given the City’s concurrent role in regulatory approvals (e.g., permitting, inspections), third-party expertise was required to help ensure objectivity, compliance, and quality assurance. This approach promoted transparency and accountability, reduced potential conflict of interest, and was central to the strategy to meet project timelines.

Vendor work was overseen by Housing Services and Public Works, in coordination with key internal departments/divisions such as Planning and Economic Development, the Building Division, Procurement, and Legal Services.

Compliance with City Purchasing Policy

The procurement of the goods and services required for the establishment of the Temporary Barton Tiffany Shelter was carried out in accordance with the City’s Procurement Policy, specifically *Policy #9 Consulting and Professional Services* and *Policy #11 Non-Competitive Procurements* and were executed under the authority granted to the General Manager of Healthy and Safe Communities through Council-approved Report HSC24027(b) / FCS24028 / PED24162:

- The procurement of the shelters and auxiliary buildings (common building and hygiene facilities) were conducted as a Policy #11, Non-Competitive Procurement with the structure providers MicroShelters Inc. and Comac Corporation Inc.
- The assignment to Dillon Consulting Limited was initially conducted as a Policy #9 Consulting and Professional Services, in accordance the terms and conditions as set out in Contract No. C12-13-21 - Professional and Consultant Services Roster and was subsequently expanded under Policy #11 Non-Competitive Procurements, due to the complexity of the project and need for continuity and ongoing, specialized support.
- The construction contract with Rankin Construction Inc. was issued through Policy #11 Non-Competitive Procurements, using the City’s standard contract for works. Rankin Construction Inc. was chosen based on their proven ability to manage complex and evolving construction sites, prior experience with City projects, and immediate availability to meet the urgent timeline.

- The assignment to Toms + McNally was conducted as a Policy #9 Consulting and Professional Services, in accordance the terms and conditions as set out in Contract No. C12-13-21 - Professional and Consultant Services Roster.
- The selection of Good Shepherd as the site operator is exempt from the Procurement Policy; however, was carried out in accordance with the delegated authority provided under Report HSC24027(b) / FCS24028 / PED24162.

In summary, the Policy #11 Non-Competitive Procurements carried out with MicroShelters Inc., Comac Corporation Inc., Dillon Consulting Limited and Rankin Construction Ltd. were necessary to ensure rapid mobilization, adequately address technical complexity and evolving project scope, and maintain compliance within a highly complex project environment. Issuing an open, competitive procurement process would have caused significant delays and would not have aligned with the urgent timelines required for project delivery.

Implementation and Project Delivery

Council originally approved a capital budget of \$2.8M for the implementation of the Temporary Barton Tiffany Shelter, based on projected costs for unit procurement and essential infrastructure. These estimates were informed by similar small-scale models but did not fully reflect the complexity of developing a site of this nature in an urban setting with a compressed timeframe.

The first phase of implementation involved an environmental site review, completed to assess potential health risks and determine appropriate mitigation measures. This work built on a previously completed Phase One Environmental Site Assessment (ESA), prepared in 2018 by AMEC Foster Wheeler Environment & Infrastructure. The assessment helped inform early planning and reinforced the need for targeted mitigation measures. The land was not shovel-ready, and the scale of the required environmental work introduced a slight delay to the initial project schedule. Nonetheless, the City prioritized this due diligence to ensure the highest standard of health and safety for future residents and staff.

Dillon Consulting and Toms + McNally provided ongoing support for site and unit design modifications, code reviews, and permitting submissions. Rankin Construction Inc. led the on-site build-out and infrastructure installation. These vendors worked alongside City staff to ensure the site was compliant and ready for phased occupancy. Although the original opening target was December 2024, construction and occupancy timelines were revised in response to the evolving complexity of site conditions, infrastructure requirements, delivery schedules, and regulatory obligations.

The first shipment of MicroShelters units arrived on-site on January 13, 2025, with all units delivered by January 21, 2025. These timelines still reflect an accelerated delivery schedule given the nature of the site, allowing phased installation and occupancy to begin later that month.

Toms + McNally Design Inc. was proactively engaged by the City before delivery of the shelter units to support building permit development and review technical documentation. This early involvement aimed to align the units with local health, safety, and occupancy standards, and support a smoother occupancy approval process.

Despite this proactive planning, post-delivery inspections of the shelter units identified deficiencies, particularly related to electrical wiring and lighting components that did not meet CSA standards. As a result, all units required full rewiring before occupancy.

Additional architectural validation of MicroShelters Inc.'s technical documentation was required to confirm compliance with local occupancy standards. Hamilton Fire was also consulted throughout the process to assess both the site layout and individual shelter units, ensuring fire safety standards were met for the specific site conditions. These coordinated reviews revealed the need for design changes and supporting documentation to meet all permitting and regulatory requirements.

As project implementation progressed, capital costs rose to a projected \$7.9M, driven by several key factors:

- **Site-related construction costs:** Addressing contaminated site conditions required unanticipated grading, servicing, erosion control, and infrastructure installation work. By comparison, had this project been delivered without environmental or servicing constraints, costs potentially could have been lower; however, there were no suitable alternative sites to consider at the time.
- **Code compliance and design modifications:** This included the need for an alternative to the proposed community buildings due to production and delivery timelines, rewiring the shelter units to meet CSA standards, and making adjustments in order to meet occupancy requirements.
- **Engagement of specialized consultants and vendors:** Architectural, engineering, and environmental experts were needed to support health and safety standards and permitting obligations.

Additional costs incurred have been offset through applicable Federal and Provincial funding sources where possible. The City is also actively exploring detailed cost recovery options with Legal Services and Procurement related to deficiencies, errors, or unmet contractual obligations. A breakdown of capital related project costs, including additional costs incurred by the City, is provided in Appendix "B" to Report HSC24027(e).

Throughout the implementation process, the City had to navigate planning and building regulations not designed for temporary outdoor shelters. Despite growing support from senior levels of government for these types of projects, there is currently no adapted legislative or permitting framework specific to this form of emergency shelter. As a result, the project was held to the standards applied to permanent structures, including compliance with zoning, planning, and Ontario Building Code requirements. Despite these challenges, the City consistently prioritized high standards for health and safety to ensure the well-being of shelter residents and staff.

While capital costs were higher than anticipated, these investments were essential and every adjustment was necessary to ensure safe, timely, and compliant delivery, while also meeting the goal of strengthening the City's ability to support unsheltered residents and address urgent gaps in the existing emergency shelter system. This was Hamilton's first municipally owned, low-barrier outdoor shelter. With no local precedent and unique challenges, including site contamination, unique types of shelter units, and tight delivery timelines, the project was fundamentally unlike anything undertaken previously. The

experience and lessons learned through implementation will inform and strengthen future efforts of this kind.

Site Operations and Service Delivery

To carry out the day-to-day operation of the Temporary Barton Tiffany Shelter, the City identified and secured Good Shepherd as the non-profit operator for the site. The operator was selected based on their extensive experience delivering emergency shelter services in Hamilton and their capacity to implement a low-barrier model aligned with Council approved direction.

Good Shepherd is responsible for on-site service delivery, including 24/7 staffing, resident intake, case management, and the coordination and integration of support services such as mental health, addiction recovery, and housing-focused programming. The operational model reflects the service framework approved by Council through Report HSC24027(b) / FCS24028 / PED24162 and is designed to support residents in transitioning from encampments into safe, temporary shelter while working toward permanent housing solutions.

Operating costs for the site have been projected across a 13-month period (December 1, 2024 to December 31, 2025), with:

- ~\$1.49M in actual costs incurred from December 1, 2024 to March 31, 2025;
- ~\$2.85M in forecasted costs for April to December 2025.

This represents a total projected cost of approximately \$4.34M over the 13 months. On a 12-month basis, this equates to approximately \$3.96M, which aligns with the original operating funding approved by Council as part of the \$7M total project funding for the Temporary Outdoor Shelter initiative.

City staff continue to work closely with Good Shepherd and community partners to ensure effective referral pathways, coordinated service delivery, and a safe and supportive environment for residents. Staff also continue to ensure coordination alongside other City departments related to established site maintenance protocols, including the implementation of general property maintenance at the site, litter monitoring and collection along the right of way, and response to larger ad-hoc clean ups and street sweeping along the right of way.

Key Learnings

This was Hamilton's first municipally-led and owned temporary outdoor shelter project, designed and built from the ground up to provide low-barrier, emergency accommodations for residents experiencing unsheltered homelessness. Delivering this type of shelter required a new and innovative thinking, creative problem-solving, and real-time adaptation at every step in the site activation process.

Despite the project's scale and scope, challenging site conditions, and site servicing requirements, it was completed on an accelerated timeline when compared to similar initiatives reviewed during planning. Even under tight timelines, staff prioritized health and safety due diligence throughout the process.

Several key learnings emerged:

- **Project complexity is high:** Few municipalities have implemented this model, and local governments often have limited internal expertise with this type of infrastructure deployment. Given the urgency, staff had limited time to conduct formal site visits, prepare detailed environmental design plans in advance, or develop full technical specifications before procurement. These limitations contributed to higher costs as additional design, safety, and compliance needs were uncovered during implementation. In the future, a more structured planning and procurement phase would help reduce unknowns and avoid mid-stream modifications.
- **Regulatory frameworks have not kept pace with emerging shelter models:** While there is increased support for outdoor shelter initiatives from senior levels of government, municipalities must still deliver these projects within existing zoning, planning, and Ontario Building Code requirements—regulations originally designed for permanent structures. This adds complexity, cost, and time, particularly when applied to temporary, rapid-deployment projects on constrained urban sites.
- **Cross-departmental collaboration was essential:** Success depended on close coordination between Housing Services, Public Works, Planning and Economic Development, Building, Procurement, and Legal Services. While collaboration was effective, assigning dedicated and re-deployed staff leads from each area earlier in the process may have streamlined execution and reduced initial coordination challenges.
- **Due diligence impacts timelines:** While these processes are essential and planned for, elements like environmental review, health and safety, and code compliance can surface unexpected issues. Timelines are often affected, and this must be anticipated in any rapid response project.
- **Vendor partnerships and readiness:** Validating vendor capacity and reviewing technical documentation early — especially with new providers — is essential to managing risk. Future initiatives would benefit from a formal prequalification process, including early assessment of vendor readiness. Having partners who were flexible and solution-oriented during the project was key to overcoming challenges and staying on track.
- **Flexible tools and agile processes:** Using time-and-materials contracts and prequalified vendor rosters (where applicable) supported responsiveness and adaptability through the process. Future projects would benefit from stronger upfront cost modeling and contingency planning, as well as increased project planning/lead time to address these factors.

Dedicated project oversight and strong cross-departmental collaboration enabled real-time problem solving and mid-stream course corrections, reinforcing the importance of flexible processes and coordinated leadership in rapid-response infrastructure projects.

Next Steps

Staff will continue to finalize project close-out activities, making final vendor payments and confirming final overall project costs. A future report on the broader emergency shelter system expansion will provide further insight into the effectiveness of these investments and help guide next-phase planning.

Staff remain committed to transparency and accountability throughout every stage of project delivery. The lessons learned from this initiative, including the importance of third-party expertise, flexible contracting models, and strong interdepartmental collaboration, will help shape future emergency response strategies and infrastructure planning.

Alternatives – n/a

Relationship to Council Strategic Priorities

Priority 2: Safe & Thriving Neighbourhoods

- Outcome 1: Increase the supply of affordable and supportive housing and reduce chronic homelessness

Previous Reports Submitted

- [Temporary Emergency Shelter Expansion – Implementation Update \(HSC25025\)](#) - April 9, 2025
- [Reducing Homelessness and Managing Encampments \(HSC24027\(b\) / FCS24028 / PED24162\)](#), September 18, 2024, General Issues Committee.
- [Analysis of Sanctioned Site Models \(HSC24031\) \(City Wide\)](#) – August 12, 2024, General Issues Committee.

Consultation

- Carlyle Khan, General Manager, Public Works
- Steve Robichaud, General Manager, Planning and Economic Development
- Mike Zegarac, General Manager, Finance and Corporate Services
- Cynthia Graham, Director Environmental Services, Public Works
- Angela Storey, Director of Waste Management, Public Works
- Tina Iacoe, Director of Procurement, Corporate Services
- Lisa Shields, City Solicitor, Corporate Services
- Kaush Parameswaran, Deputy City Solicitor, Corporate Services

Appendices and Schedules Attached

Appendix A: Proposals Received for Individual Structures for the Temporary Outdoor Shelter Site

HSC24027(e) Reducing Homelessness and Managing Encampments

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Appendix B: Temporary Barton Tiffany Shelter - Updated Projected Costs and Revised Financing Strategy

Prepared by: Michelle Baird, Director - Housing Services Division, Healthy and Safe Communities

Greg Tedesco, Senior Project Manager, Housing Services
Projects & Initiatives
Housing Services Division, Healthy & Safe Communities

**Submitted and
recommended by:** Grace Mater, General Manager -
Healthy & Safe Communities

Appendix A to Report HSC24027(e)
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Appendix A: Proposals Received for Individual Structures for the Temporary Outdoor Shelter Site

Supplier:	Lead Time:	Type of Structure:	Cost:	Notes:
MicroShelters Identified as an Indigenous owned company, located in Brantford, ON	6 – 8 Weeks	8 x 20 Double or Divided Unit Folding Structure (80 Sq foot for single, 160 Sq foot for couples)	\$32,142.50 CAD per structure	<ul style="list-style-type: none"> Suitable for couples; collapsible and reusable design not offered by other vendors. Includes beds, mattresses, and tables. <p>Not included based on initial quote:</p> <ul style="list-style-type: none"> Site preparation; Disconnect, electrical interface with controls; Main electrical panel and hook up; Labor or materials to install, modify, or level shelter unit; and, Planned maintenance. <p>Proposal presented 40 double structures.</p>
		Heavy duty foldable bed which transforms into 2 benches and a table	\$3,461.90 CAD per structure	
		16 x 40 Non-Divided Unit Folding Structure (Community Building)	\$100,187.50 per structure	
			Cost Breakdown: $\$32,142.50 \times 40 = \$1,285,700.00$ $\$3,461.90 \times 80 = \$276,952.00$ $\$100,187.50 \times 2 = \$200,375.00$ TOTAL: \$1,763,027	

Appendix A to Report HSC24027(e)

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Supplier:	Lead Time:	Type of Structure:	Cost:	Notes:
Portable Steel Structures Identified as three local businesses consisting of Schilthuis Construction, Invizij Architects, and Future Storage.	6 – 8 Weeks	10 x 8 (80 Sq foot) Uplift Steel Cabins “small and simple” design	\$20,500 CAD per structure	<ul style="list-style-type: none"> • Not suitable for couples Not included based on initial quote: <ul style="list-style-type: none"> • Beds; • Mattresses; • Tables; • Site preparation; • Disconnect, electrical interface with controls; • Main electrical panel and hook up; • Labor or materials to install, modify, or level shelter unit; and, • Planned maintenance. Proposal presented 50 structures.
		Community House Includes 20 x 40 Structure	\$155,000 CAD per structure	
			Cost Breakdown: $\$20,500 \times 80 = \$1,640,000$ $\$155,000 \times 1 = \$155,000$ TOTAL: \$1,795,000	

Appendix A to Report HSC24027(e)

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Supplier:	Lead Time:	Type of Structure:	Cost:	Notes:
Pallet Shelters Identified as a Public Benefit American company based in Washington.	6 – 8 Weeks	S2 70 Sq foot Sleeper (approximately 7x10); Fully furnished with Twin XL bed frame, Twin XL Mattress, S2 Desk	\$21,070.22 USD or \$28,664.24 CAD	<ul style="list-style-type: none"> • Not suitable for couples • Includes bed frames, mattresses, and desks. Not included based on initial quote: <ul style="list-style-type: none"> • Site preparation; • Disconnect, electrical interface with controls; • Main electrical panel and hook up; • Labor or materials to install, modify, or level shelter unit; and, • Planned maintenance. Proposal only quoted on delivering 25 structures.
		Community Room consisting of three-unit trailers that make up 550 sq ft	\$325,000 CAD	
			Cost breakdown: $\$28,664.24 \times 80 = \$2,293,139.20$ $\$325,000 \times 1 = \$325,000$ TOTAL: \$2,618,139.20	

Appendix B to Report HSC24027(e)

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Appendix B: Temporary Barton Tiffany Shelter - Updated Projected Costs and Revised Financing Strategy

Temporary Barton Tiffany Shelter: Updated Projected Costs			
Council Approval:		September 18, 2024 Council Report - HSC24027(b) , Recommendation (c)(iv)	
Summary by Phase:	Details:	Current Projected (April 2025):	Notes and additional context:
Shelter Unit, Common Building and Washroom Facilities Purchases	Cabins and common building, as well as unit installation estimate; washroom / shower / laundry trailers.	\$2,432,972	n/a
Planning	Environmental review; site plan; permits & design; site preparation, including perimeter fence; and, unit architectural / structural review. Includes contingency allocation.	\$646,878	Additional external professional support (architect / engineering) required for structural and building code review; additional environmental assessments required as site adjacent work that was planned / completed. Includes contingency / holdback.
Design	Multi-disciplinary consultation and design services for the shelter project, as well as professional services to support site inspection to ensure facilities are constructed and installed as intended. Includes contingency allocation.	\$414,672	Third party professional expertise necessary to ensure that design and inspection activities were arms-length from City staff.

Appendix B to Report HSC24027(e)
Page 2 of 3

Summary by Phase:	Details:	Current Projected (April 2025):	Notes and additional context:
Site Construction	All site construction labour and materials, electrical servicing, interior fencing, site grading and seeding, additional environmental testing. Includes contingency allocation.	\$4,240,314	Additional labour, materials and equipment costs as construction progressed to open the site as soon as possible; 7 days/week on-site construction; additionally, this also includes installation of all recommended environmental mitigation measures, further environmental testing for adjacent siteworks, site security costs, and some unit modification work, as well as further necessary planned site works to complete landscaping on site into the spring/summer.
Unit Modifications	Adaptations as a result of programming considerations and/or as a result of architectural review / assessment.	\$239,193	Unit modifications to the common building which required structural and accessibility changes to best meet the needs of the shelter program and code requirements.
Cost Recovery (confirmed)	Confirmed costs recovered to date.	\$(52,488)	n/a
Total projected cost for setup of the site:		\$7,921,541	<i>(Inclusive of HST)</i>

Appendix B to Report HSC24027(e)

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Temporary Barton Tiffany Shelter: Revised Financing Strategy	
Source of Funding	Funding Amount
Original Approved Budget – HSC24027(b) , Recommendation (c)(iv)	\$2,800,000
Federal Unsheltered Homelessness and Encampments Initiative (Federal Community Encampment Response Plan)	\$4,600,000
Provincial Encampment Response Initiative	\$586,970
Total Funding	\$7,986,970
Budget Variance (Over)/Under	(\$65,459)



Hamilton

CLEANLINESS AND SECURITY IN THE DOWNTOWN CORE TASK FORCE MINUTES CSDC 25-001

1:30 p.m.

Tuesday, April 1, 2025

Council Chambers, Hamilton City Hall (Hybrid)

71 Main Street West

Present: Councillor M. Wilson
 S. Braithwaite (Vice-Chair), International Village BIA
 K. Roe, Citizen Member (virtually)
 E. Wakeford, Citizen Member
 H. Caplette, Citizen Member (virtually)
 E. Walsh, Downtown BIA

Absent

With Regrets: Councillor C. Kroetsch (Chair) - Personal

1. CALL TO ORDER

Acting Chair Braithwaite called the meeting to order at 1:30 p.m.

2. CEREMONIAL ACTIVITIES

There were no ceremonial activities.

3. APPROVAL OF AGENDA

(Wakeford/M. Wilson)

That the agenda for the April 1, 2025 Cleanliness and Security in the Downtown Core Task Force, be approved, as presented.

CARRIED

4. DECLARATIONS OF INTEREST

There were no declarations of interest.

5. APPROVAL OF MINUTES OF PREVIOUS MEETING

**(i) September 12, 2024
 (Wakeford/M. Wilson)**

General Issues Committee – April 30, 2025

**Cleanliness and Security in the Downtown Core Task Force
Minutes CSDC 25-001**

**April 1, 2025
Page 2 of 4**

That the Minutes of the September 12, 2024, meeting of the Cleanliness and Security in the Downtown Core Task Force be adopted, as presented.

CARRIED

6. DELEGATIONS

There were no Delegations.

7. ITEMS FOR INFORMATION

S. Braithwaite relinquished the Chair to E. Walsh

7.1 Intersection at King Street East and Walnut Street North (No Copy)

S. Braithwaite provided a verbal overview respecting the Intersection at King Street East and Walnut Street North.

S. Braithwaite assumed the Chair.

7.2 Street Light Bases (No Copy)

Carolyn Ryall, Director of Transportation, provided a verbal update respecting Street Light Bases.

7.3 Selection Process for New Members to the Cleanliness and Security in the Downtown Task Force

(Walsh/Wakeford)

That the Selection Committee for Agencies, Boards and Sub-Committees be requested to fill the three small business vacancies on the Cleanliness and Security in the Downtown Core Task Force.

CARRIED

7.4 Sidewalk Safety and Private Property (No Copy)

No update.

7.5 People Experiencing Homelessness and Forced to Live on City Sidewalks (No Copy)

Grace Mater, General Manager of Healthy and Safe Communities, and Michelle Baird, Director of Housing Services, addressed Committee respecting People Experiencing Homelessness and Forced to Live on City Sidewalks.

7.6 Ferguson Station Gate Repairs (No Copy)

Cynthia Graham, Director of Environmental Services, provided a verbal update respecting the Ferguson Station Gate Repairs.

(M. Wilson/Walsh)

That staff report back to the Cleanliness and Security in the Downtown Core Task Force respecting what information presently exists on the condition and infrastructure present at Ferguson Station.

CARRIED

7.7 Ferguson Avenue Fountain (No Copy)

Cynthia Graham, Director of Environmental Services, provided a verbal update respecting the Ferguson Avenue Fountain.

7.8 Noise Control By-law and Street Performance Policy (No Copy)

Devon Hogue, Business Development Consultant, addressed Committee respecting the Noise Control By-law and Street Performance Policy, with the aid of a PowerPoint presentation.

(i) (Caplette/Walsh)

(a) That the following Items for Information, be received:

- (1) Intersection at King Street East and Walnut Street North (Item 7.1)
- (2) Street Light Bases (Item 7.2)
- (3) People Experiencing Homelessness and Forced to Live on City Sidewalks (Item 7.5)
- (4) Ferguson Station Gate Repairs (Item 7.6)
- (5) Ferguson Avenue Fountain (Item 7.7)

(b) That the following presentation be received:

- (1) Noise Control By-law and Street Performance Policy (Item 7.8)

CARRIED

8. ITEMS FOR CONSIDERATION

8.1 Re-Naming the Cleanliness and Security in the Downtown Core Task Force

(Walsh/M. Wilson)

**Cleanliness and Security in the Downtown Core Task Force
Minutes CSDC 25-001**

**April 1, 2025
Page 4 of 4**

That Re-Naming of the Cleanliness and Security in the Downtown Core Task Force be deferred to the next meeting of the Committee.

CARRIED

9. MOTIONS

There were no Motions.

10. NOTICE OF MOTIONS

There were no Notice of Motions.

11. GENERAL INFORMATION / OTHER BUSINESS

There was no General Information / Other Business.

12. ADJOURNMENT

There being no further business, the Cleanliness and Security in the Downtown Core Task Force adjourned at 2:28 p.m.

Respectfully submitted,

Carrie McIntosh
Legislative Coordinator
Office the City Clerk

Susie Braithwaite
Acting Chair, Cleanliness and
Security in the Downtown Core Task
Force

CITY OF HAMILTON

MOTION

General Issues Committee Date: April 30, 2025

MOVED BY COUNCILLOR T. HWANG

SECONDED BY COUNCILLOR.....

Exploring Opportunities to Further the Revitalization of the Kenilworth Avenue North Commercial Corridor through the Creation of Live/Work Opportunities

WHEREAS, a neighbourhood meeting was held on March 26th 2025, respecting a proposal to redevelop a municipal parking lot at 70 Hope Avenue for affordable housing;

WHEREAS, the property at 70 Hope Avenue is adjacent to the Kenilworth Avenue North commercial corridor located between Main Street East and Barton Street East;

WHEREAS, the neighbourhood raised concerns about the lack of progress in revitalizing the Kenilworth Avenue North commercial corridor;

WHEREAS, the last comprehensive strategic review of the Kenilworth Avenue North commercial corridor occurred through the Barton-Kenilworth Commercial Corridor Study in 2014 which resulted in, among other items, the corridor specific financial incentive programs to support the corridors revitalization;

WHEREAS, a thriving commercial corridor is vital to serving the needs of local residents and attracting and supporting new investment and housing opportunities;

WHEREAS, a portion of Kenilworth Avenue North has been identified as being within a proposed Major Transit Station Area through the City's ongoing review and update to the Urban Hamilton Official Plan to establish Major Transit Station Areas;

AND WHEREAS, the Kenilworth Avenue North commercial corridor may provide a unique opportunity to address a need in the community for long-term and sustainable live/work housing opportunities with a particular focus on supporting opportunities for entrepreneurs, artists and local retail.

THEREFORE, BE IT RESOLVED:

- (a) That staff from the Planning and Economic Development, and Tourism & Culture Divisions collaborate to review planning policies, zoning permissions, financial incentive programs, and business/artist/entrepreneur attraction efforts; and
- (b) That Planning and Economic Development and Tourism & Culture staff be directed to report back to the General issues Committee before the end of Q4 2025 with recommendations that would further enable long-term and sustainable live/work opportunities along the Kenilworth Avenue North commercial corridor with a particular focus on supporting entrepreneurs, artists and local retail.

CITY OF HAMILTON

MOTION

General Issues Committee Date: April 30, 2025

MOVED BY COUNCILLOR HWANG.....

SECONDED BY COUNCILLOR.....

Exploring Options for Additional Below-market and Attainable Homeownership Opportunities and Supporting City of Hamilton Incentives in the Roxborough Park Housing Demonstration Project

WHEREAS Roxborough Park is a joint public-private housing demonstration project in the McQueston neighbourhood of East Hamilton which is delivering a mix of market and below-market homeownership and rental housing options in the city;

WHEREAS in 2019 City Council approved the creation of two financial incentive programs under the Housing for Hamilton Community Improvement Plan, the Roxborough Access to Homeownership Grant Program and Roxborough Rental Housing Loan Program, which provide grants and forgivable loans respectively, to support the creation of below-market homeownership and rental housing opportunities in the project;

WHEREAS in 2022, the City entered into a Grant Agreement with Roxborough Park Inc. to provide grants under the Roxborough Access to Homeownership Grant Program in respect of the development of attainable homeownership townhouse units; and,

THEREFORE, BE IT RESOLVED:

That staff engage with Roxborough Park Inc. to review the status of the project and the creation of the remaining attainable townhouse units within the project, and report back to the General Issues Committee before Q3 2025 with the outcomes of this engagement, identifying any additional incentive program funding and program amendments that would be required to support the remaining homeownership townhouse units in the project.

CITY OF HAMILTON

MOTION

General Issues Committee: April 30, 2025

MOVED BY COUNCILLOR J. BEATTIE.....

SECONDED BY COUNCILLOR.....

Request for Staff Report Back on the Implementation of a Municipal Vaping Products Tax

WHEREAS, Members of the Stoney Creek Youth Council have routinely prioritized Teen Vaping as a primary area of concern among young people in our community;

WHEREAS, According to the Canadian Community Health Survey (2022), conducted by Health Canada, 14% of youth aged 15-19 and 18% of young adults aged 20-24 are more likely to have vaped in the past 30 days as compared to only 4% in the population aged 25 and up;

WHEREAS, According to the Canadian Student Tobacco, Alcohol and Drugs Survey (2021-2022) 16% of students have used an e-cigarette with nicotine in the past 30 days;

WHEREAS, According to the same Survey 55% of the students thought it would be "fairly easy" or "very easy" to get an e-cigarette with nicotine if they wanted one;

WHEREAS, The Survey also reports that Among students who used cannabis, 54% reported vaping liquid cannabis;

WHEREAS, Unlike traditional tobacco or cannabis cigarettes, vape products are often colourless, odourless, and often undetectable when used;

WHEREAS, Chemicals and contaminants found in vaping aerosol are associated with negative health effects and can also lead to throat and mouth irritation, headache, cough, and nausea;

WHEREAS, the long-term risks of vaping are not yet known, but may include cancer, as well as cardiovascular, respiratory, and other diseases, particularly in those who begin vaping at a young age;

WHEREAS, the Hamilton City Council recently received a comprehensive report from Staff on possible additional revenue tools, which included discussion on municipal tobacco taxation;

WHEREAS, Taxation has been widely used by Provincial and Federal Governments as a method of changing consumer consumption behaviours in the general public; and,

WHEREAS, Taxation has been widely acknowledged as a tool used by higher order Government to reduce tobacco consumption in Canada over the past few decades;

THEREFORE, BE IT RESOLVED:

That Finance and Legal staff be directed to investigate options, mechanisms, and authority requirements by which the City of Hamilton might impose a Municipal Vaping Products Tax as a method of reducing Vape Usage in Hamilton, and report back to the General Issues Committee by Q4 2025.

CITY OF HAMILTON

MOTION

General Issues Committee Date: April 30, 2025

MOVED BY COUNCILLOR M. TADESON.....

SECONDED BY COUNCILLOR.....

Coordination of Current Infrastructure Projects to Support Glanbrook Arena and Proposed Recreation Centre

WHEREAS, a Feasibility Study (FS) was funded for the 2024 calendar year to assess construction details of a proposed Glanbrook Community Recreation Centre;

WHEREAS, in February 2024, a Glanbrook Arena and Recreation Facility Servicing Overview described steps to evaluate water and wastewater municipal servicing options for the Glanbrook Arena and the future Recreation Centre site identified as 4300 and 4280 Binbrook Road;

WHEREAS, as multiple PIC were conducted in November/December 2024 and as a result it was stated in a subsequent PIC in February 2025 that the Glanbrook Arena Property is now officially the preferred site for the New Recreation Centre and Indoor pool for Ward 11;

WHEREAS, Municipal water and wastewater servicing assessment work has not begun and is expected to be triggered through a specific request from Recreation staff once their higher level coordination strategy has been developed;

WHEREAS, there is current, ongoing, and planned residential, commercial, and institutional infrastructure development to the lands east of Glanbrook Arena;

WHEREAS, the proposed Glanbrook Community Recreation Centre is a vital municipal priority that directly impacts community well-being, economic development, and quality of life for Ward 11 residents and must be placed at the forefront of infrastructure planning and execution;

WHEREAS, failure to prioritize and integrate the Recreation Centre within ongoing and future developments risks inefficiencies, increased costs, and the potential for infrastructure misalignment, which could significantly delay or impede the project's progress; and,

WHEREAS, without prioritization, there are no guiding principles to direct various City departments working with current developers in the immediate area to ensure current and upcoming construction is completed in a cost-effective, synergistic manner that recognizes the importance of preplanning for connecting city water and sewers to the arena site, inclusive of the future recreation centre;

THEREFORE, BE IT RESOLVED:

- (a) That Council identify the Glanbrook Community Recreation Centre as a municipal priority for Ward 11 and identify the preferred location for the new Recreation Centre, Indoor Pool, Gymnasium and walking track as the City-owned 27 acres at Glanbrook Arena;
- (b) That staff BE DIRECTED to complete the feasibility study and report back by Q3, 2025 including the following:
 - (i) an assessment of required municipal resourcing, servicing options, planning policy implications of different options, and legal implications for the preferred site;
 - (ii) An assessment of the impacts of reserving sufficient municipal capacity for the Recreation Centre from any future development proposals in Binbrook to prioritize the Recreation Centre; and,
 - (iii) an analysis of any future Official Plan Amendments that may be needed for the extension of services, notwithstanding that the extension of services does not comply with the Greenbelt Plan and the City's Rural Hamilton Official Plan, based on information available at this time; and,
- (c) That STAFF BE DIRECTED TO PRIORITIZE the new Glanbrook Recreation Centre, Indoor Pool, Gymnasium and Walking Track to be built on the preferred site, over other projects until staff report back to Council on the outcome of the feasibility study.