



City of Hamilton
DEVELOPMENT INDUSTRY LIAISON GROUP
AGENDA

Date: May 16, 2025

Time: 10:00 a.m.

Location: YouTube Channel Streaming for Virtual Meetings

All electronic meetings can be viewed at:

City's YouTube Channel:

<https://www.youtube.com/user/InsideCityofHamilton>

Taylor Brown (905) 546-2424 ext. 3841

1. WELCOME

Ashraf Hanna

2. DISCUSSION ITEMS

2.1 Review of Development Charges & Development Incentives

Ailish Brooke and Sheila DuVerney

3. ADJOURNMENT

DEVELOPMENT CHARGES AMENDMENTS ROUNDTABLE DISCUSSION

Discussion Question – 1

- a) We understand that international trade uncertainty, tariffs, and a slower development market may be affecting your projects. Can you share details on any projects your organization has paused, cancelled, or scaled back in the first half of 2025?

- b) We know this is a sensitive topic, so if you're more comfortable, please share the overall impact rather than specific project details—for example, the total square footage of industrial/commercial space that won't be built, or the number of housing units that won't move forward.

Discussion Question – 2

Before we discuss specific DC By-law changes, we want to understand how recent delays in building permit approvals have affected your projects. Can you share examples or impacts related to that?

Discussion Question – 3

City staff have shared a list of possible short-term changes to the DC By-law. These include:

- Deferring when DCs are collected
- Cancelling upcoming fee increases (indexing)
- Giving a discount for 2- and 3-bedroom apartment units
- Pausing the phase-out of the Downtown CIPA discount
- Pausing the phase-out of the industrial discount for non-manufacturing
- Extending the 6-month transition period to 12 months
- Extending the demolition credit period from 5 to 10 years

Please rank the changes in the Teams Poll that would have the biggest impact on helping you move forward with delayed or at-risk projects over the next two years.

Discussion Question – 4

Aside from the options discussed, are there any other types of support the City could offer that would help restart or move forward your paused, scaled-back, or cancelled projects? How would those supports make a difference?

Discussion Question – 5

What kinds of changes—locally or beyond (e.g., in the provincial, national, or global economy)—would need to happen for your paused or cancelled projects to move ahead again?

Discussion Question – 6

If the City of Hamilton made recommendations to the provincial and federal government about financial supports/programs for the building sector, what would have the most positive impact on your operations?