



Development Charges By-law Background Study Re:
Amendments to the Downtown Community Improvement Project
Area (CIPA) Exemption

June 11, 2018

Background

“That staff be directed to report back on the feasibility of limiting Development Charge reductions, Parkland Dedication Fee reductions, or any Community Improvement Plan (CIP) incentives to the regulated height and density restrictions of the Council adopted Official Plan and / or Zoning By-law with full fees to be applied to all height and density that surpass the restrictions.”



Downtown Secondary Plan

- Council approved the update to the Downtown Secondary Plan and Zoning By-law;
- Applied best practice design approach;
- Provided clear approach to height within the Downtown; and,
- Introduced concept of Section 37 (Bonusing).



Council Approved Height Schedule



Full City Requirements of DCs and Downtown Parkland Dedication (Cash-in-lieu) Rates

	One-Bedroom Apartment	Two-Bedroom Apartment
City DC (rate as of July 6, 2018)	\$16,277.00	\$23,396.00
Parkland Dedication (cash-in-lieu)	\$17,422.00 (Avg. per unit)	\$17,422.00 (Avg. per unit)
Total Full Requirement	\$33,699.00	\$40,818.00
Downtown DC Rate (rate as of July 6, 2018)	\$4,883.10	\$7,018.80
Parkland Dedication (cash-in-lieu)	\$1,161.00 (Avg. per unit)	\$1,161.00 (Avg. per unit)
Total Downtown with exemptions	\$6,044.10	\$8,179.80



Conclusion

In order to reinforce and protect the newly articulated Council approved vision of Downtown Hamilton, incentives within the downtown must be limited to the articulated vision.

- Development Charges - This Report provides the background study to initiate the limit.
- Parkland Dedication rate – This was previously amended within Report PED18105.

