

## 2019 DC By-Law Policy Summary

2019 DC By-law Section	Item and Direction	2019 DC By-law Policy
Section 1 (oo)	Film, Production & Artist Studios  DC Sub-Committee, Feb 19, 2019; Report 19-002; FCS18062(a)	Artist Studios and Production Studios are included in the definition of industrial development.
Section 9	DC Rates  AF&AC, March 26, 2018, FCS18034	Stormwater calculated separately for the combined sewer system versus the separated sewer system  Water and Wastewater calculated based on the urban area  Special Area Charge for a pre-amalgamation wastewater service agreement for Dundas / Waterdown continues to apply to only Dundas and Waterdown  All other services calculated on a city-wide basis
Section 9 (c)	Industrial Rate  DC Sub-Committee, Feb 19, 2019; Report 19-002; FCS18062(a)	Industrial Development receives a 39% reduction from the calculated non-residential rate - Charged 100% of water, wastewater, and stormwater, and 80% of services related to a highway in the Combined Sewer System; - Charged 100% of water, wastewater, and stormwater, and 69% of services related to a highway in the Separated Sewer System
Section 19	Additional Units in existing dwellings  Mandated by DC Act	Up to a max of two additional dwelling within an existing single family home exempt  Up to one in other residential buildings exempt  Subject to gfa restrictions and one time use
Section 20	Exempted owners  Mandated by DC Act, and AF&AC, May 18, 2019, Motion	Buildings owned as used for the purposes of the City, a Board of Education, a local board or CityHousing Hamilton are exempt
Section 21 - 24	Industrial Expansion  Mandated by DC Act, and DC Sub-Committee, Feb 19, 2019; Report 19-002; FCS18062(a)	Industrial development can expand up to 50% of the existing gfa on site whether attached or detached each time a building permit is issued. Subject to the site as it existed as of July 16, 2018.
Section 25 (a)	Parking  DC Sub-Committee, Feb 19, 2019; Report 19-002; FCS18062(a)	Parking is exempt expect for Commercial Parking (parking provided for compensation where it is not associated with another use)
Section 25 (b)	Agriculture Use  DC Sub-Committee, Feb 19, 2019; Report 19-002; FCS18062(a)	Agriculture Use is exempt - A farm business registration number is required to receive the exemption for bona-fide agricultural use. Agricultural use does not include residential use, retail use or cannabis production facility.
Section 25 (c)	Places of Worship  DC Sub-Committee, Feb 19, 2019; Report 19-002; FCS18062(a)	Place of worship is exempt. Place of worship is limited to space where religious practices occurs and does not include revenue generating spaces.

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Section 25 (d)	Garden Suite  AF&AC, May 18, 2019, Motion	100% exempt
Section 25 (e)	Laneway Housing  DC Sub-Committee, Feb 19, 2019; Report 19-002; FCS18062(a)	100% exempt
Section 25 (f)	Temporary Building  No change from current policy, was in presentation Feb 19, 2019 DC Stakeholder Committee, no vote occurred	Temporary buildings (< one year) are exempt, subject to security requirements
Section 25 (g)	Affordable Housing  Only until Housing Services implements an alternate program. Removal approved DC Sub-Committee, Feb 19, 2019; Report 19-002; FCS18062(a)	Affordable Housing dwelling units are exempted if the unit is receiving upper level construction funding through and affordable housing program.
Section 26, 27 (a), 28	Downtown Hamilton CIPA  DC Sub-Committee, Feb 19, 2019; Report 19-002; FCS18062(a)	70% Downtown CIPA exemption provided for major office development (Class A, > 20,000 sq. ft.).  For all other development within CIPA, that is within the heights at the initial approval of the Downtown Secondary Plan, July 6, 2019 - July 5, 2020 - 60% exempt July 6, 2020 - July 5, 2021 - 50% exempt July 2, 2021 - July 6, 2024 - 40% exempt  The Downtown CIPA exemption cannot be combined/stacked with other exemptions. The exemption that results in the lowest amount payable will apply.
Section 27 (b)	Downtown Public Art  DC Sub-Committee, Feb 19, 2019; Report 19-002; FCS18062(a)	Dollar for dollar exemption for voluntary contributions to the City's Downtown Public Art Reserve up to a maximum of 10% of the calculated DC (prior to application of Downtown Hamilton CIPA exemption), with an annual limit of \$250K
Section 29 (a)	New Non-Industrial (Commercial/Institutional) Stepped Rates  DC Sub-Committee, Feb 19, 2019; Report 19-002; FCS18062(a)	Stepped rates are maintained only for office development (excludes medical clinic) and for non-industrial development within City's CIPAs or BIAs. 0-5,000 sq. ft - 50% exempt 5000 - 10,000 sq. ft - 25% exempt 10,000 + sq. ft - 0% exempt
Section 29 (b)	Expansion of Existing Non-Industrial (Commercial/Institutional)  DC Sub-Committee, Feb 19, 2019; Report 19-002; FCS18062(a)	The initial 5,000 sq. ft. expansion office developments ONLY (excluded medical clinic) is exempt, provided that the development did not received the stepped DC rates in the past.

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Section 29 (c)	Student Residences  DC Sub-Committee, Feb 19, 2019; Report 19-002; FCS18062(a)	50% exempt until June 30, 2020
Section 29 (d), (e)	Redevelopment of existing residential for the purpose of creating residential facilities / lodging rooms  DC Sub-Committee, Feb 19, 2019; Report 19-002; FCS18062(a)	Additional residential facility / lodging house units created within the existing building envelope are 50% exempt
Section 29 (f)	Heritage Buildings  DC Sub-Committee, Feb 19, 2019; Report 19-002; FCS18062(a)	Adaptive reuse is exempt within existing building envelope excluding any sections of the existing building that have no heritage value (not covered by the Heritage designation).
Section 30 , 31	Redevelopment/Demolition Credits  No change from current policy, was in presentation Feb 19, 2019 DC Stakeholder Committee, no vote occurred	A DC credit is provided for the previous use or demolished use based on the rates in effect for that use at the time of the relevant building permit.
Section 33	Timing of payment  Set by DC Act unless By-law provided other date	A DC is payable at the time a building permit is issued with respect to the development
Section 34	Deferral Agreements  DC Sub-Committee, Feb 19, 2019; Report 19-002; FCS18062(a)	Authority for GM of Corporate Services to enter into, and set terms, to Defer DC payment for: - Non-residential, Mixed use, Residential Facility, Lodging House, Apartments: 5 years, authority to extend up to 2 years: - Zero interest Deferrals to the maximum approved ERASE grant for a term to align with the ERASE grant payments - Podium Developments; 5 years  Authority for Council to approve Deferrals for hospitals (10 years), post-secondary institutions (30 years)
Section 38	DC Annual Indexing  Rate is prescribed by the DC Act	DC rates are indexed every July 6th according to the Statistics Canada's Building Construction price index, by type of building (non-residential building) (Table 18-10-0135-01) for the City of Toronto
Section 40, 41	Payable date and Transition Policy  DC Sub-Committee, Feb 19, 2019; Report 19-002; FCS18062(a)	DCs are payable at the rates in effect at building permit issuance, unless the following applies:  If a complete Building Permit application is received before July 6, the previous DC rates apply up to 6 months after the rate increase