



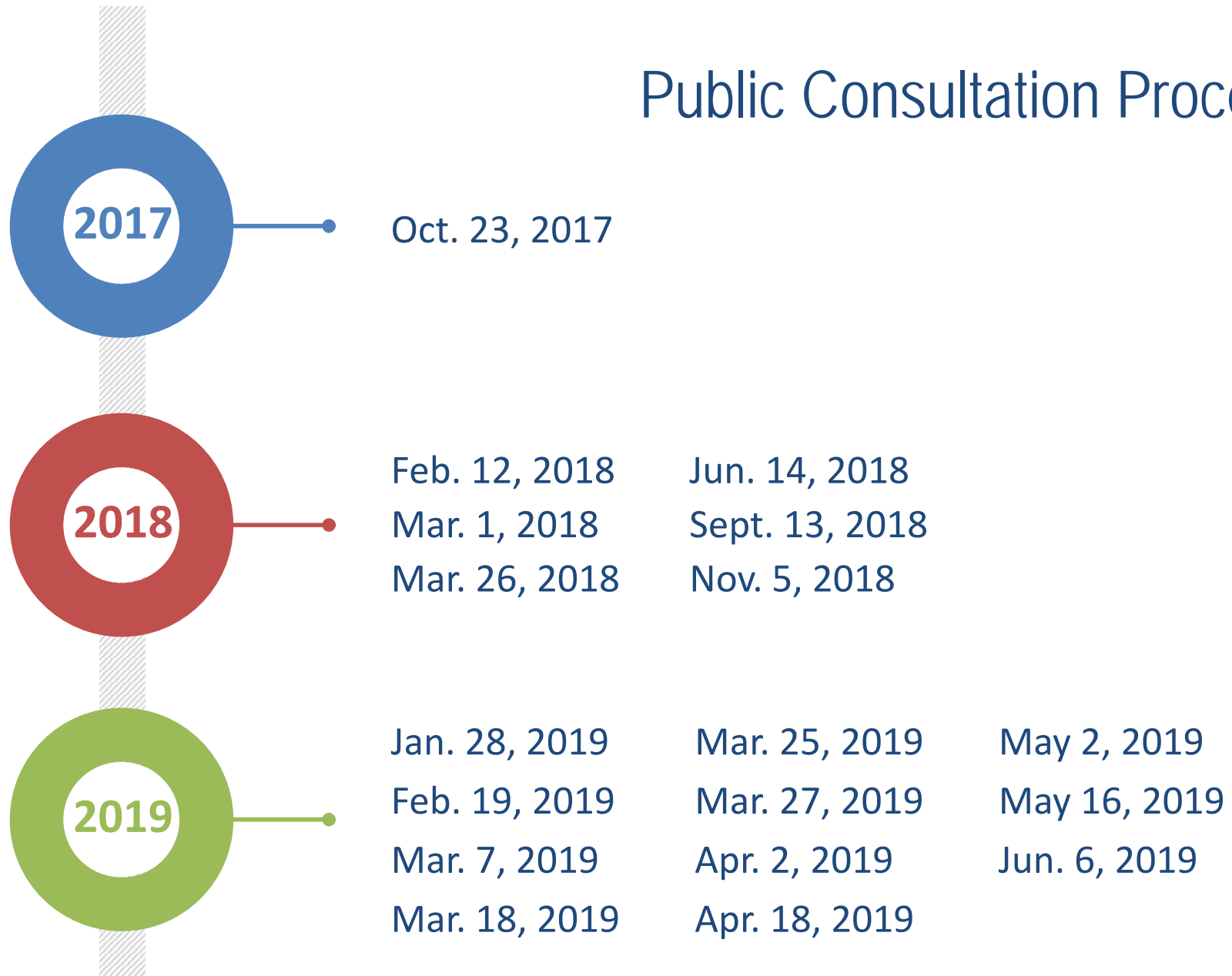
2019 DEVELOPMENT CHARGES – BY-LAW

June 6 2019

Agenda

- Public Consultation Process
- Bill 108 Update
- Amendments since March 13 DC Background Study release
 - Addendum Summary
 - Motion Summary
- DC Exemption Summary
- Next Steps

Public Consultation Process



Bill 108 Update

- Hard and soft services changes
- Creation of a Community Benefits Charges (CBC)
- DC rate set at the later of site plan or zoning application
- Changes to the statutory exemption for secondary dwellings
- Payment due at occupancy and paid in six annual instalments for rental and non-profit housing as well as Institutional, Commercial and Industrial

Amendments - Addendum Summary



Addendum #1 to the March 13, 2019
Development Charges Background
Study
City of Hamilton

- Elfrida stormwater calculation has been revised
- Net impact of amending the total capital costs included in the DC calculation downward from:
 - \$2.275 B to \$2.202 B in the separated sewer system
 - \$1.873 B to \$1.872 B in the combined sewer system
- A number of smaller amendments

Amendments - Addendum Summary

Calculated DC Rates	Combined Sewer System			Separated Sewer System		
(per dwelling unit unless otherwise stated)	2019 DC Initial	2019 DC As amended	Decrease	2019 DC Initial	2019 DC As amended	Decrease
Singles / Semi's	\$ 43,523	\$ 43,489	\$ 34	\$ 52,561	\$ 50,003	\$ 2,558
Townhouse / Other Multiple	\$ 31,152	\$ 31,128	\$ 24	\$ 37,620	\$ 35,790	\$ 1,830
Apartment (2+ bdrms)	\$ 25,487	\$ 25,467	\$ 20	\$ 30,780	\$ 29,282	\$ 1,498
Apartment (1 bdrm)	\$ 17,436	\$ 17,422	\$ 14	\$ 21,056	\$ 20,031	\$ 1,025
Residential Facility (per bed)	\$ 14,057	\$ 14,046	\$ 11	\$ 16,977	\$ 16,151	\$ 826
Non-residential (per sq. ft.)	\$ 18.02	\$ 18.02	\$ -	\$ 20.30	\$ 20.18	\$ 0.12
Industrial (per sq. ft.)	\$ 10.99	\$ 10.99	\$ -	\$ 12.39	\$ 12.30	\$ 0.09

Amendments - Motion Summary

- **CityHousing Hamilton**
 - Housekeeping
- **Commercial Greenhouse**
 - Re-title as “Retail Greenhouse” and remove from the definition of industrial development to be consistent with comparator municipalities
 - Add growing to the Cannabis Production Facility definition
- **Garden Suites**
 - Add exemption
- **Academic and Student Residence Development Program**
 - Report back on options available to Council

DC Exemptions Summary

Item	2019 DC By-law Policy
Film, Production & Artist Studios	Charged industrial rate
Industrial Rate	Receives a 39% reduction from the calculated charge
Parking Structures	No exemption provided for Commercial Parking as defined in section 1(w)
Academic	No exemption
Student Residences	50% exemption until June 30 2020
Affordable Housing	Dwelling units in an affordable housing project are exempt until Housing Services develops and implements a Development Charge Incentive Program
Agriculture	A farm business registration number is required to receive the exemption for bona-fide agricultural use as defined in section 1(c)
Places of Worship	Revenue generating space and clergy residence not exempt.
Laneway Housing	100% exempt
Stepped Rates	Phased Non-residential rates only apply in CIPAs and BIAs
Downtown Hamilton CIPA	70% Downtown CIPA exemption provided for major office development (Class A, > 20,000 sq. ft.); For all other development within CIPA, exemption rates to be phased in for a 5-yr period, starting July 6, 2019 and followed by each DC annual indexing anniversary at 60%,50%,40%,40%,40%.

Next Steps

- 2019 DC By-Law Passage – June 12, 2019 Council
 - 2019 DC By-law effective July 6, 2019
 - Pamphlet made available
 - Notice of Passing placed in newspapers
 - Last day for appeal is 40 days after passage (July 22, 2019)
- Monitor Bill 108



THANK YOU

