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

2017
- Oct. 23, 2017

2018
- Feb. 12, 2018
- Mar. 1, 2018
- Mar. 26, 2018
- Jun. 14, 2018
- Sept. 13, 2018
- Nov. 5, 2018

2019
- Jan. 28, 2019
- Feb. 19, 2019
- Mar. 7, 2019
- Mar. 18, 2019
- Mar. 25, 2019
- Apr. 2, 2019
- Apr. 18, 2019
- May 2, 2019
- May 16, 2019
- Jun. 6, 2019
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

- 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
## Calculated DC Rates

<table>
<thead>
<tr>
<th>Calculated DC Rates</th>
<th>Combined Sewer System</th>
<th>Separated Sewer System</th>
</tr>
</thead>
<tbody>
<tr>
<td>(per dwelling unit unless otherwise stated)</td>
<td>2019 DC Initial</td>
<td>2019 DC As amended</td>
</tr>
<tr>
<td>Singles / Semi’s</td>
<td>$ 43,523</td>
<td>$ 43,489</td>
</tr>
<tr>
<td>Townhouse / Other Multiple</td>
<td>$ 31,152</td>
<td>$ 31,128</td>
</tr>
<tr>
<td>Apartment (2+ bdrms)</td>
<td>$ 25,487</td>
<td>$ 25,467</td>
</tr>
<tr>
<td>Apartment (1 bdrm)</td>
<td>$ 17,436</td>
<td>$ 17,422</td>
</tr>
<tr>
<td>Residential Facility (per bed)</td>
<td>$ 14,057</td>
<td>$ 14,046</td>
</tr>
<tr>
<td>Non-residential (per sq. ft.)</td>
<td>$ 18.02</td>
<td>$ 18.02</td>
</tr>
<tr>
<td>Industrial (per sq. ft.)</td>
<td>$ 10.99</td>
<td>$ 10.99</td>
</tr>
</tbody>
</table>
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

<table>
<thead>
<tr>
<th>Item</th>
<th>2019 DC By-law Policy</th>
</tr>
</thead>
<tbody>
<tr>
<td>Film, Production &amp; Artist Studios</td>
<td>Charged industrial rate</td>
</tr>
<tr>
<td>Industrial Rate</td>
<td>Receives a 39% reduction from the calculated charge</td>
</tr>
<tr>
<td>Parking Structures</td>
<td>No exemption provided for Commercial Parking as defined in section 1(w)</td>
</tr>
<tr>
<td>Academic</td>
<td>No exemption</td>
</tr>
<tr>
<td>Student Residences</td>
<td>50% exemption until June 30 2020</td>
</tr>
<tr>
<td>Affordable Housing</td>
<td>Dwelling units in an affordable housing project are exempt until Housing Services develops and implements a Development Charge Incentive Program</td>
</tr>
<tr>
<td>Agriculture</td>
<td>A farm business registration number is required to receive the exemption for bona-fide agricultural use as defined in section 1(c)</td>
</tr>
<tr>
<td>Places of Worship</td>
<td>Revenue generating space and clergy residence not exempt.</td>
</tr>
<tr>
<td>Laneway Housing</td>
<td>100% exempt</td>
</tr>
<tr>
<td>Stepped Rates</td>
<td>Phased Non-residential rates only apply in CIPAs and BIAs</td>
</tr>
<tr>
<td>Downtown Hamilton CIPA</td>
<td>70% Downtown CIPA exemption provided for major office development (Class A, &gt; 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%.</td>
</tr>
</tbody>
</table>
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