



DEVELOPMENT INDUSTRY LIAISON GROUP

9:00 a.m.

November 16, 2020

WEBEX

Present:

Alvin Chan, City of Hamilton
Anders Knudsen, City of Hamilton
Binu Korah, City of Hamilton
Brenda Khes, GSP Group Inc
Brian Hollingworth, City of Hamilton
Carlo Gorni, City of Hamilton
Christine Newbold, City of Hamilton
Dana Lezau, City of Hamilton
Doug Corby, McMaster Insurance
Ed Fothergill, Fothergill Planning & Development
Frank Peter, City of Hamilton
Gavin Norman, City of Hamilton
Jason Thorne, City of Hamilton
Joanne Hickey-Evans, City of Hamilton
Joey Coleman, The Public Record
Judy Lam, City of Hamilton
Kevin Hollingsworth, Metropolitan Consulting
Kirstin Jensen, West End Home Builders
Association (WEHBA)

Kirk Weaver, City of Hamilton
Kornelia Banach, City of Hamilton
Larry Tansley, City of Hamilton
Lindsay Gillies, City of Hamilton
Mike Kyne, City of Hamilton
Norm Schleeahn, City of Hamilton
Phil Caldwell, City of Hamilton
Richard Schumacher, Branthaven Homes
Rick Lintack, HBSA
Robert Lalli, City of Hamilton
Steve Robichaud, City of Hamilton
Steve Spicer, Multi-Area Developments
Steven Frankovich, S. Llewellyn & Assoc.
Susan Nicholson, City of Hamilton
Terri Johns, T. Johns Consulting
Tina Iacoe, City of Hamilton
Tony Sergi, City of Hamilton

MINUTES

1. Welcome - Tony Sergi

2. New Business

(a) GRIDS2 Land Needs Assessment Studies – Steve Robichaud

The various reports and studies related to the GRIDS2 Land Needs Assessment have now been posted on the City's website.

The public can access them here <https://www.hamilton.ca/city-planning/official-plan-zoning-by-law/land-needs-assessment>

Council had directed staff to release these reports early, in order to give the public time to review them prior to the Special GIC meeting scheduled for December 14, 2020.

3. Minutes from October 19, 2020 - Tony Sergi

Approved with the following correction.

Item 4, Actions to be replaced to say: Transportation staff are to look at how to achieve the deadlines/timelines, and at what cost to get it done. Report back to the DILG at a future meeting.

4. Modern Surety Bonds Presentation – Michael Naples / Doug Corby

Michael reviewed his Subdivision Bonds v. Letters of Credit presentation with the members and representatives from our Legal Services Section and Finance Division.

- Explained the difference between performance Bonds being a default instrument and Subdivision Bonds being a demand instrument;
- Highlighted the comparison between Subdivision Bonds and Letters of Credit;
- Noted that Subdivision Bond can also be used as a Site Plan Bond;
- Municipalities are including Subdivision Bonds, in place of Letters of Credit for the following reasons:
 - (i) The bonds can be structured to have the same flexibility as a Letter of Credit;
 - (ii) Like Letters of Credit, bonds auto-renew (do not expire);
 - (iii) Bonds bind developers to the obligations of the development agreement just as easily as Letters of Credit;
 - (iv) Bonds can be liquidated just as easily as Letters of Credit;
 - (v) Security reductions for bonds are handled in the same way as reductions for Letters of Credit.
- Provided examples of Subdivision Bonds being implemented by municipalities who have found they are a direct replacement for Letters of Credit;
- Reviewed the Implementations Proces.

It was noted this topic is part of the Mayor's Economic Recovery Task Force and the Mayors Open for Business Task Force discussions.

5. Community Improvement Plan (CIP) Consultation Presentation - Phil Caldwell / Carlo Gorni

- CIP first introduced in 1997 (last update was in 2016);
- CIP Comprehensively Reviewed every 5 years, now reviewing for 2020-2025;
- Originally CIP focused on revitalization of Downtown Hamilton but has since expanded to include other commercial districts;
- Consists of 12 different incentive programs;
- Programs currently focus on promoting: commercial façade improvements, residential unit creation, heritage retention, redevelopment, office tenancy assistance;
- In 2019 these programs generated 149 applications;
- The goal of this review is to identify potential amendments which may be needed to ensure incentive programs continue to be effective and well positioned to attract investment by property owners, commercial tenants and developers that support the continued revitalization of Hamilton's commercial

- districts;
- DCR CIP Areas included are communities downtown, BIAs/commercial corridors, designated heritage properties, downtown Hamilton and Mount Hope/Airport Gateway;
- **Project Timeline** - September 2020 start of review, September/October 2020 public and stakeholder engagement, November 2020 to February 2021 staff development of proposed amendments, March 2021 proposed amendments completed and presented for consideration by City Council, May 2021 effective date of updated incentive programs and Community Improvement Plan.
- If you have any comments or suggestions you want to share, please submit to engage.hamilton.ca

Action: Sergio Manchia to provide a list for Phil Caldwell regarding his suggestions to expand to certain areas such as new home buyers, other areas that need to be revitalized to include new housing, to use as incentives for market affordability in new neighbourhoods etc.

6. **Urban Hamilton Official Plan and Rural Hamilton Official Plan Housekeeping and Update Amendments – Joanne Hickey Evans**

The purpose of Report PED20201 (Planning Committee December 8), Urban Hamilton Official Plan (UHOP) and Rural Hamilton Official Plan (RHOP) housekeeping amendments is to undertake policy and map changes required to maintain policy intent and ensure clear implementation of the plans. Housekeeping Amendments form part of the ongoing maintenance of the City's Official Plans and, are periodically undertaken to ensure the Plans are clear, accurate, and policy implementation is clear.

The application of the UHOP policies and mapping, through the development review process and in the preparation of secondary plans, has identified areas where revisions to the existing policies are required to provide clarity of intent. Changes are also proposed where policy and mapping are in conflict and/or are inconsistent, which has caused implementation issues.

Similar to the UHOP, the application of the RHOP through the development review process has resulted in the identification of areas where revisions to the existing policies and mapping are required to provide clarity with respect to intent.

Proposed policy changes also include those related to Bill 108 (More Homes, More Choice Act, 2019), concerning the requirement for municipalities to establish Official Plan policies to permit Second Dwelling Unit(s) (SDUs), and mapping changes include those resulting from a Provincial Order in Council approving an amendment to the Niagara Escarpment Plan for a portion of lands located at 1375 Stone Church Road East and 60 Harbour Road, Hamilton.

Members can forward a list of issues they perceive will affect future amendments that will be reviewed for the next update and housekeeping amendments.

7. **Future Agenda Items**

- (a) Tree Protection Process – 1-year Monitoring Update - Anita Fabac
- (b) Stall Size Transition – Steve Robichaud

- (c) Section 37 – Supportive Documents (how to enforce and studies that have no terms of reference, i.e. Salt Management Studies)
- (d) Renovation with Building Scoping Group
- (e) External Works - Offsite and Onsite Legislative Controls
- (f) Architectural Control Condition of Development
- (g) Backlog of Planning Applications – Transportation Comments

Sherree Donald, Minute Taker (meeting ended 1100 am)
Administrative Assistant, Growth Management Division