



DEVELOPMENT INDUSTRY LIAISON GROUP

9:00 a.m.

January 11, 2021

WEBEX

Present:

Alvin Chan, City of Hamilton
Angela Storey, City of Hamilton
Anita Fabac, City of Hamilton
Arden Semper, Branthaven Homes
Bert Posedowski, City of Hamilton
Bianca Bruzzese, BDO / WEHBA
Binu Korah, City of Hamilton
Claudio Leon, City of Hamilton
Craig Murdoch, City of Hamilton
Ed Fothergill, Fothergill Planning & Development
Ed VanderWindt, City of Hamilton
Joel McCormick, City of Hamilton
Joey Coleman, The Public Record
Jorge Caetano, City of Hamilton
Judy Lam, City of Hamilton
Gavin Norman, City of Hamilton
Kevin Hollingsworth, Metropolitan Consulting
Kirk Weaver, City of Hamilton

Lindsay Gillies, City of Hamilton
Mark Condello, GSAI
Matt Johnson, Urban Solutions
Mike Collins-Williams, WEHBA
Norm SchleeHahn, City of Hamilton
Paul Horton, City of Hamilton
Phil Caldwell, City of Hamilton
Richard Schumacher, Branthaven Homes
Rick Lintack, HBSA
Robert Lalli, City of Hamilton
Ryan Kent, City of Hamilton
Steve Robichaud, City of Hamilton
Steve Spicer, Multi-Area Developments
Steven Frankovich, S. Llewellyn & Assoc.
Terri Johns, WEHBA / T. Johns Consulting
Tony Sergi, City of Hamilton
Jason Thorne, City of Hamilton

MINUTES

1. Welcome - Tony Sergi / Terri Johns

Terri introduced Bianca Bruzzese as the new president and Michael Collins-Williams as the new CEO of WEHBA.

2. New Business

(a) Mayor's Task Force on Economic Recovery – December 9, 2020 Motion

The Mayor's Task Force on Economic Recovery was established by Hamilton City Council to provide multi-sectoral advice to guide Hamilton's sustainable and

equitable recovery during, and in the aftermath of the pandemic. Task Force Chair, Ron McKerlie and Vice-Chair, Terri Johns provided strategic leadership to the Task Force. Task Force membership included 28 representatives from across sectors of Hamilton's economy, as well as representatives from the Hamilton, Flamborough and Stoney Creek Chambers of Commerce, Building/ Skilled Trades, Workforce Planning Hamilton, the District Labour Council, City Council and the City of Hamilton. The MTFER report and motions was submitted to the GIC Committee on December 9, 2020. There were four recommendations that came from the motions that DILG should be aware of:

(a) That Planning staff be directed to report back to Planning Committee with options for modifying the City's existing cash-in-lieu of parking policy to provide for a temporary, reduced cash-in-lieu of parking fee within the Downtown Secondary Plan Area for a temporary period;

(b) That the Mayor be authorized and directed to write to the Premier of Ontario, the Minister of Municipal Affairs and Housing, and the local MPPs to request that the Province amend the Ontario Building Code Act to permit municipalities to utilize Building Permit Reserve funds to offset the cost of waiving Building Permit fees for affordable housing projects;

(c) That, if the amendments are made to the Ontario Building Code Act to permit municipalities to utilize Building Permit Reserve funds to offset the cost of waiving Building Permit fees for affordable housing projects, staff be directed to report back to the Planning Committee on a recommended program for waiving Building Permit fees for affordable housing projects, to be funded by the Building Permit Revenue Stabilization Reserve (Reserve Number 104050); and,

(d) That Finance and Legal staff be directed to report back to the Audit, Finance and Administration Committee on the potential for the use of surety bonds as financial security for development projects to secure municipal agreements.

For recommendation (a) above, Planning staff are hopeful to have a report submitted by February.

For recommendation (b) and (c) above, a letter from the Mayor's office to the Premier and Minister of Municipal Affairs and Housing was sent in December requesting the Province amend the Ontario Building Code Act to permit municipalities to utilize Building Permit Reserve funds to offset the cost of waiving Building Permit fees for affordable housing projects.

Jason suggested that the members also send in their support to the Premier and Minister of Municipal Affairs and Housing regarding the above. Members would like a copy of the letter sent. Sherree to provide to the members.

For recommendation (d) above, Finance staff are working with Legal Services to prepare a report to Council.

3. Minutes from November 16, 2020 - Tony Sergi

Time prevented the members from discussing, if any changes required to the minutes please contact Sherree Donald or Tony Sergi for correction. Otherwise approved.

4. Waste Collection Guidelines – Ryan Kent / Angela Storey

A presentation on Proposed Changes to Waste Design Requirements was reviewed and discussed. Public Works is targeting spring, 2021 PW Committee meeting for adoption of these guidelines. A sample of a Townhouse concept was provided for discussion of the Use of T-turnarounds/Hammerheads. Concerns from the industry regarding balancing multiple requirements in terms of how a site is designed and of multiple access points to the road network. PW staff advised that this concept would not meet the criteria and would not be approved. The industry also raised concerns regarding a two weeks response time. Four weeks was granted for the industry to respond with their comments. The approved Revised Guidelines will only effect new applications submitted. Previous applications will fall under the old guidelines.

Action: Terri will provide WEHBA members with the proposed changes. WEHBA members and city staff to meet/discuss early February. Sherree to set up.

5. Demolition Control By-law – Alissa Golden

Presentation on the proposed Updated Demolition Control By-law. Reviewed areas of the By-law being updated, existing language and proposed language, etc. WEHBA will circulate to their members and contact Alissa with their comments.

(Alissa.Golden@hamilton.ca)

6. ERASE Redevelopment Grant Program's Development Charge Reduction Option – Phil Caldwell

Under the ERG program applicants may elect to utilize a Development Charge Reduction (DCR) option which allows applicants to apply the value of their actual grant towards payable DCs. The DCR option is facilitated via the DC By-law. Through the 2019 update, some changes to the DCR option were made. The presentation provided the changes and potential amendments.

Please provide Phil any feedback you may have (Phil.Caldwell@hamilton.ca).

7. HSR - Road Closure Fees - Tony Sergi

No fees have been assessed at this time. No change in process.

8. Bonds as Security Update – Lindsay Gillies

As directed by the Mayor's Task Force on Economic Recovery, Corporate Services/ Financial Planning Administration are working with staff from Legal Services to develop a joint agreement template. Projecting April / May to Committee for approval.

9. Draft Urban Forestry Reports Update – Steve Robichaud

Planning Report PED20173 was passed at the PC December 8, with the recommendation for the public to review and comment by way of:

Urban Forest Strategy Consultation

- One virtual public meeting
- Online survey
- Online poll
- Post reports and submit comments to Anita Fabac or Cathy Plosz (by mail, email, telephone)
- Video presentation (overview of UFS report)

Starting January 25, the project web page will be live (<https://www.hamilton.ca/city-initiatives/strategies-actions/urban-forest-strategy>) as well as the Engage Hamilton site (<https://engage.hamilton.ca/>) for updates on how people can provide input.

10. Secondary Dwelling Unit Process Update – Steve Robichaud

The consultation process has been completed, Planning staff are projecting March 23, 2021 Planning Committee date for the Zoning By-law 05-00 report to be amended.

11. GRIDS Update - Steve Robichaud

Residents are invited to share their feedback on the findings of the draft Land Needs Assessment (LNA) through a survey that will take approximately 10 minutes to complete. The survey will allow residents to comment on intensification, density and climate change implications related to planning for future residential and employment growth.

Residents can also participate in the virtual engagement sessions scheduled on Monday January 18, 2021 from 6:00 p.m. – 8:00 p.m. and Wednesday January 20, 2021 from 1:30 p.m. – 3:30 p.m. Sessions will review the findings of the draft Land Needs Assessment, address public comments about the growth scenarios and intensification and density targets, and go over the next steps in the planning process.

12. Wastewater Generation Method OBC vs. MOE – Binu Korah

Steven Frankovich / Binu Korah / Bert Posedowski discussed after the DILG meeting.

13. Combined Sanitary Sewers (Overcontrol Discharge) - Binu Korah

Steven Frankovich / Binu Korah / Bert Posedowski discussed after the DILG meeting.

14. Backflow Prevention for Fire Water Services (Check Valves in Chambers) - Binu Korah

Steven Frankovich / Binu Korah / Bert Posedowski discussed after the DILG meeting.

15. AEGD Drainage Area Wastewater Allocation Policy Consultation – Gavin Norman

The City of Hamilton would like to hear from you regarding the draft Airport Employment Growth District (AEGD) Drainage Area Wastewater Allocation Policy. The draft policy contents, location map and staff report to Council can be viewed at the following project web page: www.hamilton.ca/WastewaterAllocationPolicy.

In order to solicit feedback on the draft policy, we are hosting a virtual WebEx Event on Monday, January 25, 2020, 1:30 - 3:30 p.m.

If you cannot attend and/or have questions or comments, please contact us at iplanning@hamilton.ca.

WEHBA confirmed they received the email notice.

16. Update on Changes to Site Plan Guidelines – Steve Robichaud

Planning staff are in early stages of updating the Site Plan Guidelines, specific to developing new zoning by-laws. Staff are not at the stage of having public consultation yet. Will keep the DILG members updated.

17. 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 11:00 am)
Administrative Assistant, Growth Management Division