



**CITY OF HAMILTON**  
**PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT**  
**General Manager's Office**  
**and**  
**CORPORATE SERVICES DEPARTMENT**  
**Financial Planning, Administration and Policy Division**

<b>TO:</b>	Mayor and Members General Issues Committee
<b>COMMITTEE DATE:</b>	February 16, 2022
<b>SUBJECT/REPORT NO:</b>	Provincial Streamline Development Approval Fund (PED22060 / FCS22018) (City Wide)
<b>WARD(S) AFFECTED:</b>	City Wide
<b>PREPARED BY:</b>	Jason Thorne (905) 546-2424 Ext. 4339 Kirk Weaver (905) 546-2424 Ext. 2878
<b>SUBMITTED BY:</b>	Jason Thorne General Manager Planning and Economic Development Department
<b>SIGNATURE:</b>	
<b>SUBMITTED BY:</b>	Brian McMullen Director, Financial Planning, Administration and Policy Corporate Services Department
<b>SIGNATURE:</b>	

**RECOMMENDATION(S)**

- (a) That the By-law to Authorize the Signing of a Municipal funding agreement for the transfer of the Streamline Development Approval Fund funds between the Minister of Municipal Affairs and Housing and the City of Hamilton, attached as Appendix "A" to Report PED22060 / FCS22018, be passed;
- (b) That certified copies of the approved by-laws authorizing the signing of the Municipal funding agreements for the Streamline Development Approval Fund be forwarded to the Minister of Municipal Affairs and Housing;
- (c) That Council authorize staff to single source third-party consultants, pursuant to Procurement Policy #11 – Non-competitive Procurements, where required to complete projects for the Streamline Development Approval Fund within the February 2023 deadline.

**EXECUTIVE SUMMARY**

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OUR Vision: To be the best place to raise a child and age successfully.  
OUR Mission: To provide high quality cost conscious public services that contribute to a healthy, safe and prosperous community, in a sustainable manner.  
OUR Culture: Collective Ownership, Steadfast Integrity, Courageous Change, Sensational Service, Engaged Empowered Employees.

On January 19, 2022, the Provincial government announced the launch of the Streamline Development Approval Fund (SDAF) for the stated purpose of helping Ontario's 39 largest municipalities implement actions to get development approved faster so more housing can be built. The funding is available to implement initiatives that will streamline development approval initiatives such as e-permitting systems, temporary staff (including interns) to address backlogs, online application portals and other projects aimed at unlocking housing supply.

Municipalities are expected to provide an interim report on the progress of their projects in April 2022 and a publicly posted final report in February 2023 on their use of the funding.

The City of Hamilton is eligible to receive up to \$1,750,000 under this program subject to the City executing a transfer payment agreement with the Province by March 1, 2022.

Staff is recommending that external third-party consultants, where required, for any projects under this program, be single sourced through Policy #11 of the City's Procurement Policy (By-law 21-215).

### **Alternatives for Consideration – Not Applicable**

### **FINANCIAL – STAFFING – LEGAL IMPLICATIONS**

**Financial:** There are no anticipated impacts to existing operating or capital budgets. Projects have been identified that do not create any additional ongoing capital or operating costs beyond the one-year term of the funding program.

**Staffing:** There are no staffing requirements associated with this report. Projects under the SDAF will be managed by existing City staff. City staff anticipates that the projects identified will require hiring short-term contract staff and / or interns to support the initiatives. These staffing costs would be fully funded by the SDAF Fund.

**Legal:** The City will be required to enter into a funding agreement to receive SDAF funds and may need to enter into other ancillary agreements. In addition, the Province requires that a by-law be passed by Council authorizing the City to enter the agreement and authorizing the Mayor and Clerk to execute the funding agreement.

### **HISTORICAL BACKGROUND**

On January 19, 2022, the Provincial government announced the launch of the Streamline Development Approval Fund (SDAF) for the stated purpose of helping Ontario's 39 largest municipalities implement actions to get development approved faster so more housing can be built.

On January 28, 2022, the City received correspondence from the Ministry of Municipal Affairs and Housing indicating that a transfer payment agreement would be provided for the City's signature in early February. That agreement was provided on February 7, 2022 and it will need to be signed by the municipality and sent back by March 1, 2022.

Given the Committee and Council schedule, staff is seeking the necessary authority from Council to enter into the transfer payment agreement and any other necessary documents in advance of the March 1, 2022 deadline.

## **POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS**

N/A

## **RELEVANT CONSULTATION**

The following divisions provided project proposals for submission consideration under the SDA Fund:

- Planning Division, Planning and Economic Development Department
- Growth Management Division, Planning and Economic Development Department
- Building Division, Planning and Economic Development Department
- Transportation Planning and Parking Division, Planning and Economic Development Department

## **ANALYSIS AND RATIONALE FOR RECOMMENDATION**

The stated purpose of the Streamline Development Approval (SDA) Fund is to help Ontario's 39 largest municipalities implement actions to get development approved faster so more housing can be built. The funding is available to implement initiatives that will streamline development approval initiatives such as e-permitting systems, temporary staff (including interns) to address backlogs, online application portals and other projects aimed at unlocking housing supply.

All projects will need to be completed by February 2023 and an interim report will need to be provided by April 2022.

City staff have identified a list of potential projects within some key theme areas relevant to the stated goals of the SDA Fund. Projects were prioritized that:

- build on the efforts already taken or underway in the City of Hamilton to provide for a timely and efficient development review process, including the ongoing Open for Business initiative
- can be completed within the short duration of the funding program
- will provide for a lasting impact on development approvals timelines, such as, through updating and modernizing City policies and standards
- would have staffing and / or consultant resources available to complete them
- are relevant and impactful in the Hamilton context

Based on the above considerations, staff has identified the themes and potential projects below, subject to confirmation of the funding program eligibility.

#### Land Use Policy and Development Guidelines

- Engineering Guidelines update, including addition of complete streets and low impact development guidelines
- Transportation Impact Statement guidelines update
- Zoning By-law updates for residential uses
- Review of minimum parking standards
- Finalize review of housing policies, including inclusionary zoning and family friendly housing
- Update of Transit-Oriented Corridor Zoning
- Major Transit Station Area policy review and update

#### Practices and Processes

- Update of policies and procedures for securities and City share contributions

#### Technology

- Development of 3D modelling for design and development review
- Advance the City's on-line development application portal for Building and Planning applications

#### Data and Key Performance Indicators

- Expansion of Power BI and Amanda platform for data and KPI tracking
- Annual housing report

#### Staffing and Resourcing

- Temporary staffing (e.g. internships and contractual staff) to support development reviews
- Finalize data and addressing to support AIMS migration

According to City of Hamilton By-law 21-215, Procurement Policy #11 - "Non-competitive Procurements", staff must obtain Council approval for single source requests greater than \$250 K. For some of the SDAF projects, staff may need to

procure external third-party consulting services and with program deadlines, single sourcing may be required. Consulting and fee for service resources are eligible costs identified in the SDAF guidelines.

## **ALTERNATIVES FOR CONSIDERATION**

N/A

## **ALIGNMENT TO THE 2016 – 2025 STRATEGIC PLAN**

### **Healthy and Safe Communities**

Hamilton is a safe and supportive City where people are active, healthy, and have a high quality of life.

### **Clean and Green**

Hamilton is environmentally sustainable with a healthy balance of natural and urban spaces.

### **Built Environment and Infrastructure**

Hamilton is supported by state-of-the-art infrastructure, transportation options, buildings and public spaces that create a dynamic City.

### **Culture and Diversity**

Hamilton is a thriving, vibrant place for arts, culture, and heritage where diversity and inclusivity are embraced and celebrated.

## **APPENDICES AND SCHEDULES ATTACHED**

Appendix “A” to Report PED22060 / FCS22018 – A Bylaw to Authorize the Signing of a Municipal funding agreement for the Streamline Development Approval Fund between the Minister of Municipal Affairs and the City of Hamilton

JT/KW/mo/dt