

Slide 1

Thank you, committee members, Staff and the chair for affording me the opportunity to speak to this staff report. I believe I should only need 5 minutes however I ask for understanding from the chair if I am a little long.

Slide 2 -> I hope this committee will recall back in March 2021 when the Development Charges Update Study came back to the council from Watson & Associates. At that time, I spoke about the urgency for the city to begin an investigation of the new Community Benefit Charges (CBCs), especially in light of the fact that unlike other municipalities we did not take advantage of the then section 37 bonusing. I raised specific concerns around the way Development charges were being calculated based on the assessment of the city's future needs at that time.

Slide 3 -> Here is the relevant Community Benefit Legislation wording Planning Act ONTARIO REGULATION 509/20 - COMMUNITY BENEFITS CHARGES AND PARKLAND. As you can see the City has an option to charge upto 4%, make give firm instructions to staff and developers that the full 4% charge be collected. Also as you can see, like the information given in the staff report, these charges can be applied to anything a full DC charge. There are many uses for these charges beyond the limited examples in the report.

I am happy to hear the city, albeit quite late, given the Sept 2022 deadline to formalize a CBC bylaw. So I want to bring forward a few issues to flag for your attention about this report and considerations for the direction the staff and Watson & Associates, the consultant on this issue.

Slide 4) The Development Charges Update Study from March 2021 which could influence how and what we change DCs on, and thus what we might Charge CBCs on, I am told by staff in Grids2 stakeholder meeting, will need to be reconsidered in light of the No Urban Boundary direction of council. This could have profound impacts on when CBCs can be charged and when DCs would be.

Slide 5) How much given the limited time staff and the consultants have put on themselves (June 2022 to report to council) what extent will they engage in "Stakeholder and Community consideration". The Development industry is mentioned several times in the report as "key development groups" for consultation. What about other stakeholders? What about the general public and community?

Slide 6) The regulations and differences between DCs and CBCs are posted in the chart on the screen. I won't read them but just remember the charges are for any building over "five or more storeys with ten or more residential units (or redevelopment of a five or greater storey structure which will add ten new residential units". Not just the downtown area. Will staff and the consultants consider that the new bylaw will be implemented city wide and not restricted to certain development areas?

Slide 7) As always how much of a climate lens, Equity, Diversity and Inclusion (EDI) Lens and acknowledgement of the affordable housing crisis will go into the staff and consultant directions on the studying of the potential application for CBCs? We the charges collected from the increased growth and gentrification of our city go to offset some of the challenges new development creates?

In the staff report, it is mentioned Several services for consideration in CBCs which do not seem to apply that lens at all, for example, more parking, or expansions to landfills. Even additional airport lands. No

mention of affordable housing or other ambitious social long term capital investments are centred. Ottawa and Toronto are all considering much more progressive uses for their CBCs! Can't we do better?

Slide 8 -> Lastly, I want this committee to consider the stated scenarios in this report, which will form staff and consultant directions at the end of page 3, start of page 4 also listed on the screen: are:

And consider if these directions really envision actual Community Benefits from these charges, if they ask staff and the consultants to be creative and imaginative in using this new capital revenue source for actual gains to address the challenges of our city, especially around affordable housing. Finally, I would ask you to empower staff to be bold in the uses of these charges, which are new, subject to interpretation and make sure these charges do benefit the Community of Hamilton and not just to offset the loss of parking DC revenue.

Thank you