



AUDIT, FINANCE AND ADMINISTRATION COMMITTEE REPORT 23-007

9:30 a.m.
May 4, 2023
Council Chambers
Hamilton City Hall

Present: Councillors C. Kroetsch (Chair), J. Beattie, M. Spadafora M. Tadeson, A. Wilson, and M. Wilson

Absent with Regrets: Councillor T. Hwang (Vice-Chair) – City Business, Councillors J. Beattie and B. Clark - Personal

THE AUDIT, FINANCE AND ADMINISTRATION COMMITTEE PRESENTS REPORT 23-007 AND RESPECTFULLY RECOMMENDS:

1. Development Charges Indexing - Effective July 6, 2023 (FCS23047) (City Wide) (Item 9.1)

That Report FCS23047, respecting Development Charges Indexing - Effective July 6, 2023 (FCS23047) (City Wide), be received.

2. Development Charge Background Study – Parklands and Natural Assets (Item 11.2)

WHEREAS, the City's Development Charge By-law 19-142 will expire on June 13, 2024;

WHEREAS, growth-related Master Plans will guide the assessment of servicing and infrastructure needs to accommodate the City's future growth;

WHEREAS, the growth-related Master Plans provide the technical and financial basis used to support the development of the Development Charge Background Study; and

WHEREAS the Development Charge Background Study will provide the basis upon which the new Development Charge By-law will be based;

THEREFORE, BE IT RESOLVED:

- (a) That the Water, Wastewater & Stormwater Master Plan includes consideration for alternative policy approaches to traditional stormwater management techniques by considering a climate change impact and non-conventional

stormwater management facilities, including open space and parkland areas; and

- (b) That staff review and report back to the Audit, Finance and Administration Committee with options for the development of a framework to account for natural assets within the City's Development Charge Background Study in future Development Charge By-law updates beyond 2024.

FOR INFORMATION:

(a) CHANGES TO THE AGENDA (Item 2)

The Committee Clerk advised that there were no changes to the agenda.

The agenda for the May 4, 2023 Audit, Finance and Administration Committee meeting, was approved, as presented.

(b) DECLARATIONS OF INTEREST (Item 3)

There were no declarations of interest.

(c) APPROVAL OF MINUTES OF PREVIOUS MEETING (Item 4)

(i) April 20, 2023 (Item 4.1)

The Minutes of the April 20, 2023 meeting of the Audit, Finance and Administration Committee, were approved, as presented.

(d) MOTIONS

(i) Area Specific Development Charges (Item 11.1)

WHEREAS, the City is in the process of undertaking a Development Charges Background Study;

WHEREAS, Section 10 (2) (c.1) of the Development Charges Act, 1997, requires consideration of the use of more than one Development Charge by-law to reflect different needs for services in different areas;

WHEREAS, the Masterplan teams have been directed to consider area specific (variable) Development Charges in the completion of their Masterplans;

WHEREAS, the City currently uses average persons per unit as the basis for determining the Development Charge applicable for low, medium, and high density residential development which results in low density being charged a higher per-unit rate than medium or high density developments; and

WHEREAS, the City of Hamilton is committed to building a range and mix of housing types and tenures, including affordable housing, to meet the needs of the current and growing population;
THEREFORE, BE IT RESOLVED:

- (a) That staff be directed to consider alternative Development Charges which may include variation of the Development Charges based upon factors such as location, type of development, density and unit size/lot size; and
- (b) That consideration also be given to defensible charges which are higher for larger residential units than smaller residential units

(e) ADJOURNMENT (Item 15)

There being no further business, the Audit, Finance and Administration Committee, was adjourned at 9:50 a.m.

Respectfully submitted,

Councillor Cameron Kroetsch, Chair
Audit, Finance and Administration
Committee

Tamara Bates
Legislative Coordinator
Office of the City Clerk