



## DEVELOPMENT INDUSTRY LIAISON GROUP

(November 20, 2023)

9:30 AM

Webex

### Present:

Ashraf Hanna, City of Hamilton  
Steve Frankovitch  
Anni Buelles – Dillon Consulting  
Binu Korah, City of Hamilton  
Tony Sergi, City of Hamilton  
Dave Heyworth, City of Hamilton  
Shannon McKie, City of Hamilton  
Franz Kloibhofer  
Brian Hollingworth, City of Hamilton  
Kevin Hollingworth  
Joyanne Beckett  
Carolyn Paton, City of Hamilton  
Omar Shams, City of Hamilton  
Tomide Olaniyi  
Mike Collins-Williams  
Steve Molloy, City of Hamilton  
Anita Fabac, City of Hamilton  
Steve Spicer  
Ken Coit, City of Hamilton  
Mallory Smith, City of Hamilton  
Terri Johns, T, Johns Consulting  
Joey Coleman  
Lauren Vraets, City of Hamilton  
David Pau Arcadis  
Carlo Ammendolia, City of Hamilton

Brenda Khes  
Heather Travis, City of Hamilton  
Nicole Cimadamore, NHDG  
Alana Fulford, City of Hamilton  
Alan Shaw, City of Hamilton  
Scott Johnston, Arcadis  
Ed Fothergill  
Elisha Vankleef  
Jorge Caetano, City of Hamilton  
Monir Moniruzzaman, City of Hamilton  
Robert Lalli, City of Hamilton  
Bill Curran, CGS Architects  
Michelle Diplock  
Matt Johnston - UrbanSolutions  
Stephanie Mirtitsch, MHBC  
Arden Semper  
Travis Skelton  
Tracey Muto, City of Hamilton  
Gavin Norman, City of Hamilton  
Taylor Brown, City of Hamilton

1. **Welcome – Steve Frankovitch**
2. **Minutes from September 11, 2023**  
  
Approved, no comments.
3. **Discussion items**
  - 3.1. Major Transit Station Report. (10 minutes)  
*Lauren Vraets*

Major Transit Station Area's generally are defined as the area within an approximate 500-800 metre radius of a transit station. MTSAs Density Targets (Growth Plan) is to meet 160 people and Jobs per hectare (min) land served by LRT and 150 people and jobs for hectare (min) lands served by Go Transit. The Project timeline was shared, they are currently in the "Public and Stakeholder Engagement" period and request any comments from DILG regarding the project to be provided by November 30th via this email: [GRIDS2-MCR@hamilton.ca](mailto:GRIDS2-MCR@hamilton.ca).

**3.2. Vacant Unit Tax Implementation and Information for Builders. (10 minutes)**  
*Kirk Weaver*

The main objective of the Residential Vacant Unit Tax (VUT) is intended to support the City's housing efforts by encouraging owners to make vacant properties available. The Residential Vacant Unit Tax (VUT) is an annual tax payable by the owner of a residential unit that has been vacant for more than 183 days in the previous calendar year. New developments will be eligible once they are included in the roll. How the program works: All owners of residential units must submit an annual declaration on the status of their property, failure to submit a declaration will result in the unit being deemed vacant and made subject to the VUT. The declaration period is January 16th – March 31st (Late declaration period: April 1st – 30th accepted with a fee). Exemptions of the program were shared.

**3.3 Development Charges Background Study – Update on Public Consultation. (5 minutes)**  
*Carolyn Paton*

The City of Hamilton's Development Charges by-law expires on June 12th, 2024, so the city is working on updating this by-law. Three reports will be going to council on November 21st after being approved at the Development Charges Sub-Committee on November 16th. The 3 reports were development charge overview, a report on area specific development charges, and a report on local service policy. The background study and the Draft DC by-law will be released mid December for consultation to the public. There is a public meeting on February 22nd, 2024, further communication will be sent out to the public regarding this.

**3.4. Transportation Background Study – Development Charges By-law. (10 minutes)**  
*Scott Johnston, David Pau, John Kemp*

The Strategic Transportation Network Review (STNR) is a study to determine the short and long-term transportation needs to support servicing requirements to the year 2041. The STNR will provide input to the 2024 Development Charges By-Law. The evaluation framework included five categories: Transportation, Environment, Social, Economic, and Implementation. The apportioning benefit of Road Projects, Transit, Active Transportation and Structures, and Programs were outlined. The total gross of capital cost (before deductions) of all projects is approximately \$1,630,000,000. After accounting for additional provisional PPB deductions and reserve fund adjustments, the total potential DC chargeable cost is approximately \$635,000,000. The intent is to bring this information to the public through a PIC #2 which is currently being scheduled. Request made to DILG to provide any comments by Dec 4, 2023 via contacts: Omar Shams [Omar.shams@hamilton.ca](mailto:Omar.shams@hamilton.ca) or Scott Johnston [scott.johnston@arcadis.com](mailto:scott.johnston@arcadis.com).

**3.5. Mid Rise Residential / Transit Oriented Corridor Zone Draft Bylaws. (10 minutes)**  
*Shannon McKie*

Phase 1 of the Official Plan Review – “Municipal Comprehensive Review: Provincial conformity update” has been completed. The City of Hamilton initiated the GRIDS 2 process – an update to the Growth Related Integrated Development Strategy to plan for future growth. The City’s Zoning By-laws have been amended to: expand the uses permitted within Low Density Residential (LDR) Zones; Permit the conversion of existing dwellings to contain up to 3 Additional Dwelling Units; and, Permit Detached Additional Dwelling Units on residential properties. The changes allow up to 4 dwelling units on most low density residential zones. Two resident zones were introduced: Mid Rise Residential (R3) Zone and the Mid Rise Residential – Small Lot (R3a) Zone. A summary of zone provisions was shared. Planning staff has been working on Neighbourhood Infill Design Guidelines and Zoning Regulations. The infill design guidelines are Intended for purpose-built triplexes, fourplexes, and applications for fiveplexes and sixplexes (multiplexes). The key topic areas that are covered within the guidelines are: landscaping and amenity area, parking, building masses and height, setbacks, façade treatment, and implementation. The next phase is to provide the public with further updates through public open houses and an update to DILG in January 2024.

**Adjournment:**

Special DILG Meeting on LRT Project - Development Review Process: December 7, 2023

Next DILG meeting: January 22, 2024

Taylor Brown, Minute Taker  
Administrative Assistant II, Growth Management Division