



**AUDIT, FINANCE AND ADMINISTRATION COMMITTEE
(SPECIAL)
MINUTES 24-005**

1:30 p.m.
April 4, 2024
Council Chambers
Hamilton City Hall

Present: Councillors T. Hwang (Chair), J. Beattie, B. Clark, M. Spadafora, M. Tadeson, A. Wilson, and M. Wilson

**Absent with
Regrets:** Councillor C. Kroetsch – City Business

**Also
Present:** Councillor J.P. Danko

THE FOLLOWING ITEMS WERE REFERRED TO COUNCIL FOR INFORMATION:

(a) CHANGES TO THE AGENDA (Item 1)

The Committee Clerk advised of the following changes to the agenda:

3. COMMUNICATIONS

- 3.1 Julie Sergi, Realtors Association of Hamilton and Burlington, respecting Proposed Amending Motion to Item 3 of the Audit, Finance and Administration Committee Report 24-004, respecting 2024 Development Charges Background Study and By-Law Update

Recommendation: Be received and referred to the consideration of Item 6.1 (a).

- 3.2 Ryan Miller, Emblem, respecting Proposed Amending Motion to Item 3 of the Audit, Finance and Administration Committee Report 24-004, respecting 2024 Development Charges Background Study and By-Law Update

Recommendation: Be received and referred to the consideration of Item 6.1 (a).

- 3.3 Alan Leela and Shamil Jiwani, Vantage Developments, respecting Proposed Amending Motion to Item 3 of the Audit, Finance and Administration Committee Report 24-004, respecting 2024 Development Charges Background Study and By-Law Update

Recommendation: Be received and referred to the consideration of Item 6.1 (a).

- 3.4 Michael Krasic, Coletara Development, respecting Proposed Amending Motion to Item 3 of the Audit, Finance and Administration Committee Report 24-004, respecting 2024 Development Charges Background Study and By-Law Update

Recommendation: Be received and referred to the consideration of Item 6.1 (a).

- 3.5 Marwin Zahra, Belmont Equity, respecting Proposed Amending Motion to Item 3 of the Audit, Finance and Administration Committee Report 24-004, respecting 2024 Development Charges Background Study and By-Law Update

Recommendation: Be received and referred to the consideration of Item 6.1 (a).

4. DELEGATION REQUESTS

- 4.1 Michelle Diplock, West End Home Builders Association, respecting 2024 Development Charges Background Study and By-law Update (for today's meeting)

(Spadafora/Clark)

That the agenda for the April 4, 2024 Audit, Finance and Administration Committee (Special) meeting, be approved, as amended.

Result: Motion CARRIED by a vote of 7 to 0, as follows:

YES - Ward 1 Councillor Maureen Wilson
ABSENT - Ward 2 Councillor Cameron Kroetsch
YES - CHAIR - Ward 4 Councillor Tammy Hwang
YES - Ward 9 Councillor Brad Clark
YES - Ward 10 Councillor Jeff Beattie
YES - Ward 11 Councillor Mark Tadeson
YES - Ward 13 Councillor Alex Wilson
YES - Ward 14 Councillor Mike Spadafora

(b) DECLARATIONS OF INTEREST (Item 3)

There were no declarations of interest.

(c) COMMUNICATIONS (Item 3)

(Spadafora/Tadeson)

That the following Communications Items, be received and referred to the consideration of Item 6.1 (a).

- (i) Julie Sergi, Realtors Association of Hamilton and Burlington, respecting Proposed Amending Motion to Item 3 of the Audit, Finance and Administration Committee Report 24-004, respecting 2024 Development Charges Background Study and By-Law Update (Added Item 3.1)
- (ii) Ryan Miller, Emblem, respecting Proposed Amending Motion to Item 3 of the Audit, Finance and Administration Committee Report 24-004, respecting 2024 Development Charges Background Study and By-Law Update (Added Item 3.2)
- (iii) Alan Leela and Shamil Jiwani, Vantage Developments, respecting Proposed Amending Motion to Item 3 of the Audit, Finance and Administration Committee Report 24-004, respecting 2024 Development Charges Background Study and By-Law Update (Added Item 3.3)
- (iv) Michael Krasic, Coletara Development, respecting Proposed Amending Motion to Item 3 of the Audit, Finance and Administration Committee Report 24-004, respecting 2024 Development Charges Background Study and By-Law Update (Added Item 3.4)
- (v) Marwin Zahra, Belmont Equity, respecting Proposed Amending Motion to Item 3 of the Audit, Finance and Administration Committee Report 24-004, respecting 2024 Development Charges Background Study and By-Law Update (Added Item 3.5)

Result: Motion CARRIED by a vote of 7 to 0, as follows:

YES - Ward 1 Councillor Maureen Wilson
ABSENT - Ward 2 Councillor Cameron Kroetsch
YES - CHAIR - Ward 4 Councillor Tammy Hwang
YES - Ward 9 Councillor Brad Clark
YES - Ward 10 Councillor Jeff Beattie
YES - Ward 11 Councillor Mark Tadeson
YES - Ward 13 Councillor Alex Wilson
YES - Ward 14 Councillor Mike Spadafora

(d) DELEGATION REQUESTS (Item 4)

- (i) **Michelle Diplock, West End Home Builders Association, respecting 2024 Development Charges Background Study and By-law Update (for today's meeting) (Added Item 4.1)**

(Tadeson/Spadafora)

That the Delegation Request from Michelle Diplock, West End Home Builders Association, respecting 2024 Development Charges Background Study and By-law Update, be approved for today's meeting.

Result: Motion CARRIED by a vote of 7 to 0, as follows:

YES - Ward 1 Councillor Maureen Wilson
ABSENT - Ward 2 Councillor Cameron Kroetsch
YES - CHAIR - Ward 4 Councillor Tammy Hwang
YES - Ward 9 Councillor Brad Clark
YES - Ward 10 Councillor Jeff Beattie
YES - Ward 11 Councillor Mark Tadeson
YES - Ward 13 Councillor Alex Wilson
YES - Ward 14 Councillor Mike Spadafora

(e) DELEGATIONS (Item 5)

(i) Michelle Diplock, West End Home Builders Association, respecting 2024 Development Charges Background Study and By-law Update (for today's meeting) (Added Item 5.1)

Michelle Diplock, West End Home Builders Association, addressed Committee respecting the 2024 Development Charges Background Study and By-law Update.

(Spadafora/Tadeson)

That the Delegation from Michelle Diplock, West End Home Builders Association, respecting 2024 Development Charges Background Study and By-law Update, be received and referred to the consideration of Item 6.1(a).

Result: Motion CARRIED by a vote of 7 to 0, as follows:

YES - Ward 1 Councillor Maureen Wilson
ABSENT - Ward 2 Councillor Cameron Kroetsch
YES - CHAIR - Ward 4 Councillor Tammy Hwang
YES - Ward 9 Councillor Brad Clark
YES - Ward 10 Councillor Jeff Beattie
YES - Ward 11 Councillor Mark Tadeson
YES - Ward 13 Councillor Alex Wilson
YES - Ward 14 Councillor Mike Spadafora

Chair Hwang relinquished the Chair to Vice-Chair Spadafora.

(f) DISCUSSION ITEMS (Item 6)

(i) 2024 Development Charges Background Study and By-law Update - Open House Feedback (FCS23103(a)) - Referred from Council, March 27, 2024 (Item 6.1)

(1) **(Hwang/Tadeson)**

That Report FCS23103(a), respecting 2024 Development Charges Background Study and By-law Update - Open House Feedback, be received.

(2) **(Hwang/Spadafora)**

That Report FCS23103(a), respecting 2024 Development Charges Background Study and By-law Update – Open House Feedback, **be amended**, as follows:

(a) That Report FCS23103(a), respecting 2024 Development Charges Background Study and By-law Update - Open House Feedback, be received;

(b) ***That staff be directed to include, within the 2024 Development Charges By-law Report to the Audit, Finance and Administration Committee on May 2, 2024:***

(i) ***an analysis for the possibility of exempting City Development Charges for non-profit Daycare Centres operating under the Child Care and Early Years Act, 2014;***

(ii) ***an analysis of the City Development Charge rate that would be applicable to buildings constructed on municipally owned lands and operated or managed by TradePort International Corporation (TradePort) under the terms of the Airport Lease between the City and TradePort within the Airport Employment Growth District compared to similar airports such as Kitchener and London; and***

(c) ***That staff be directed to include, within the 2024 Development Charges By-law Report to the Audit, Finance and Administration Committee on May 2, 2024, an analysis for the possibility of the following scenarios for the first year of the Development Charge By-laws prior to moving to Staff Recommended rate and policy changes:***

(i) ***maintain the current City Development Charges rates, adjusted for indexing, along with the 40% exemption for Residential development Downtown Community Project Area, the 37% exemption for all Industrial development, and maintaining the 50% expansion exemption for detached industrial expansions;***

(ii) ***updating the City Development Charges Rates but maintaining the current 40% exemption for Residential development Downtown Community Project Area, the 37% exemption for all Industrial***

development, and maintaining the 50% expansion exemption for detached industrial expansions; and

- (iii) the financial impact to the tax levy in the first year as well as the long-term financial economic uplift should either of these scenarios be adopted by Council.*

Result: Main Motion, As Amended, CARRIED by a vote of 5 to 2, as follows:

NO - Ward 1 Councillor Maureen Wilson
ABSENT - Ward 2 Councillor Cameron Kroetsch
YES - CHAIR - Ward 4 Councillor Tammy Hwang
YES - Ward 9 Councillor Brad Clark
YES - Ward 10 Councillor Jeff Beattie
YES - Ward 11 Councillor Mark Tadeson
NO - Ward 13 Councillor Alex Wilson
YES - Ward 14 Councillor Mike Spadafora

Councillor Hwang assumed the Chair.

(g) ADJOURNMENT (Item 7)

(Spadafora/M. Wilson)

That, there being no further business, the Audit, Finance and Administration Committee (Special), be adjourned at 2:46 p.m.

Result: Motion CARRIED by a vote of 7 to 0, as follows:

YES - Ward 1 Councillor Maureen Wilson
ABSENT - Ward 2 Councillor Cameron Kroetsch
YES - CHAIR - Ward 4 Councillor Tammy Hwang
YES - Ward 9 Councillor Brad Clark
YES - Ward 10 Councillor Jeff Beattie
YES - Ward 11 Councillor Mark Tadeson
YES - Ward 13 Councillor Alex Wilson
YES - Ward 14 Councillor Mike Spadafora

Respectfully submitted,

Councillor Tammy Hwang, Chair
Audit, Finance and Administration
Committee

Tamara Bates
Legislative Coordinator
Office of the City Clerk