



## AUDIT, FINANCE AND ADMINISTRATION COMMITTEE REPORT 24-009

9:30 a.m.  
May 2, 2024  
Council Chambers  
Hamilton City Hall

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

**Also**

**Present:** Councillors C. Cassar, J.P. Danko, and N. Nann

### THE AUDIT, FINANCE AND ADMINISTRATION COMMITTEE PRESENTS REPORT 24-009 AND RESPECTFULLY RECOMMENDS:

1. **2024 Development Charges Background Study, Policies and By-laws - Final Report (FCS23103(b)) (City Wide) - REVISED (Added Item 8.1(a))**
  - (a) That the 2024 City of Hamilton Development Charges Study, as amended, prepared by Watson & Associates Economists Ltd., and dated December 21, 2023, amended March 28, 2024, be approved;
  - (b) That, whenever appropriate, the City of Hamilton requests that grants, subsidies and other contributions be clearly designated by the provider as being to the benefit of existing development (or new development, as applicable);
  - (c) That all the growth capital projects listed in the City of Hamilton Development Charges Background Study, prepared by Watson & Associates Economists Ltd., and dated December 21, 2023, amended March 28, 2024, be approved, in principle, subject to annual capital budget approvals;
  - (d) That, having considered the matters in Report FCS23103(b) including the changes incorporated into the 2024 Development Charges By-law, attached hereto as Appendix "A" of Report FCS23103(b), no further meeting under s.12 of the Development Charges Act, 1997 is required;

- (e) That Appendix "A" as amended, by adding a new Section 34 and amending all references in Sections 1(iii) and 35 from "Previous Use" to "Current Use" attached to Report FCS23103(b) respecting a single 2024 Development Charges By-law, prepared in a form satisfactory to the City Solicitor and including the following discretionary exemption policies, be passed and enacted:
  - (i) A Downtown Hamilton Community Improvement Project Area (CIPA) discretionary exemption for residential development, limited to the height restrictions Council approved through the Downtown Secondary Plan, be 40% in year one (June 1, 2024 to May 31, 2025); 35% in year two (June 1, 2025 to May 31, 2026); 30% in year three (June 1, 2026 to May 31, 2027); 20% in year four (June 1, 2027 to May 31, 2028); 10% in year five (June 1, 2028 to May 31, 2029); and 0% thereafter;
  - (ii) A Downtown Hamilton Community Improvement Project Area (CIPA) discretionary exemption for non-industrial development (other than Class A Office) industrial development and the non-residential component of mixed use development, limited to the height restrictions Council approved through the Downtown Secondary Plan, be 40%;
  - (iii) A Downtown Hamilton Community Improvement Project Area (CIPA) discretionary exemption for Class A Office, limited to the height restrictions Council approved through the Downtown Secondary Plan, be 70%;
  - (iv) A reduced rate discretionary exemption be provided for manufacturing (Employment North American Industry Classification System (code 31-33), as well as, for production and artists' studios at a 37% discount;
  - (v) A reduced rate discretionary exemption be provided for industrial development (other than manufacturing) at a 37% discount in Year 1 (June 1, 2024 to May 31, 2025) with a reduction in the exemption of 5% per year until completely phased out;
  - (vi) An industrial expansion (detached building), 50% expansion of existing gross floor area exemption, be applied only to industrial businesses with primary economic activity identified as manufacturing (employment North American Industry Classification System (N.A.I.C.S.) code 31 33);
  - (vii) A 100% Development Charge discretionary exemption for adaptive re-use of a protected heritage property;

- (viii) A 50% Development Charge discretionary exemption for redevelopment of an existing residential development for the purpose of creating residential facilities within an existing building and that the credit applicable, when the original building was a Residential Facility or Lodging house, be 100% of the applicable Residential Facility Rate or Lodging House Rate;
- (ix) A discretionary exemption for non-industrial developments included within a Community Improvement Project Area (CIPA) or Business Improvement Area (BIA) and for office developments (excluding medical clinics) as follows:
  - (i) 1st 5,000 square feet at 50% of the non-industrial charge;
  - (ii) 2nd 5,000 square feet at 75% of the non-industrial charge; and
  - (iii) 10,000 square feet or larger at 100% of the non-industrial charge;
- (x) A 100% discretionary Development Charge exemption for bona fide farming / agricultural use;
- (xi) A 100% discretionary Development Charge exemption for places of worship exempt from property taxes;
- (xii) A discretionary transition policy in which the Development Charge Rate at the time of a complete building permit application apply if the building permit is issued within six months of the next rate increase;
- (xiii) A 100% discretionary Development Charge exemption for Farm Labour Residences;
- (xiv) A 100% discretionary Development Charge Exemption for City Housing Hamilton;
- (xv) A 100% discretionary Development Charge Exemption for Parking, other than Commercial Parking;
- (xvi) A Temporary Building or Structure Exemption;
- (xvii) A discretionary Deferral Policy for Non-residential Development, a Mixed Use Development, a Residential Facility, a Lodging House or an Apartment Dwelling only;
- (xviii) A discretionary Environmental Remediation and Site Enhancement (ERASE) Deferral Agreement Policy;
- (xix) A discretionary Public Hospitals Deferral Policy;
- (xx) A discretionary Post-Secondary Deferral Policy;

- (f) That the Local Service Policy, as included in the 2024 City of Hamilton Development Charges Background Study, as amended, be approved, adopted and implemented effective June 1, 2024;
- (g) That revisions to Section L.2.4 of the Comprehensive Development Guidelines and Financial Policies, to align with the Local Service Policy, attached as Appendix A to Audit, Finance and Administration Committee Report 24-009 be adopted and approved; and
- (h) That, where public stormwater management facilities have been provided at the cost of a developer, as a condition of development approval and the said facilities are deemed to be permanent and part of an ultimate solution, “credits for services in-lieu” for the related stormwater component of the Development Charge will be applied for any unbuilt units upon the said facilities being included in the Development Charge Background Study and any applicable addendum(s).

**2. Bill 185, *Cutting Red Tape to Build More Homes Act, 2024* as it Relates to the *Development Charges Act, 1997* (FCS24034) (City Wide) (Item 10.1)**

- (a) That Council endorse the proposed submissions and recommendations as provided in Appendix B to Audit, Finance and Administration Committee Report 24-009 regarding Schedule 6 to proposed Bill 185, *Cutting Red Tape to Build More Homes Act, 2024*; and
- (b) That the General Manager, Finance and Corporate Services, be authorized to make further submissions on Bill 185, *Cutting Red Tape to Build More Homes Act, 2024* and any associated regulations consistent with the comments and concerns raised in Report FCS24034, as opportunities are provided for comments.

**3. Capital Project Closing Report as of September 30, 2023 (FCS23095(a)) (City Wide) (Item 10.3)**

- (a) That the General Manager, Finance and Corporate Services, be authorized to fund a net amount of \$80,805.96 from the Unallocated Capital Levy Reserve (108020) and transfer a net amount of \$2,795,802.34 to other reserves as outlined in Appendix C to Audit, Finance and Administration Committee Report 24-009;
- (b) That the General Manager, Finance and Corporate Services, be directed to close the completed and / or cancelled capital projects listed in Appendix D to Audit, Finance and Administration Committee Report 24-009 in accordance with the Capital Projects Closing and Monitoring Policy;
- (c) That Appendix E to Audit, Finance and Administration Committee Report 24-009, Capital Projects Budget Appropriations for the period covering July 1, 2023 through September 30, 2023, be received as information; and

- (d) That Appendix F to Audit, Finance and Administration Committee Report 24-009, Capital Projects Budget Appropriations of \$250,000 or greater and Capital Project Reserve Funding Requiring Council Approval, be approved.

**FOR INFORMATION:**

**(a) CHANGES TO THE AGENDA (Item 2)**

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

**5. COMMUNICATIONS**

5.1 Bill 185, *Cutting Red Tape to Build More Homes Act, 2024*

5.1(a) Watson & Associates Economists Ltd. respecting the Assessment of Bill 185, *Cutting Red Tape to Build More Homes Act, 2024*.

Referred from Council, April 24, 2024

5.1(b) Watson & Associates Economists Ltd. respecting the Assessment of Bill 185, *Cutting Red Tape to Build More Homes Act, 2024* and the Proposed Provincial Planning Statement, 2024

Recommendation: Be received and referred to the consideration of Item 10.1, Bill 185, *Cutting Red Tape to Build More Homes Act, 2024* as it relates to the *Development Charges Act, 1997* (FCS24034) (City Wide)

5.2 Development Charges By-Law

- 5.2(a) Colleen Wicken
- 5.2(b) Christiane de Savigny
- 5.2(c) Rose Janson and Family
- 5.2(d) Marie Covert
- 5.2(e) Elizabeth Watson-Morlog
- 5.2(f) Mary Love
- 5.2(g) Heather Vaughan
- 5.2(h) J. Williams
- 5.2(i) Catherine Thomas
- 5.2(j) Verena Walter
- 5.2(k) Lyn Folkes
- 5.2(l) Steve Chalastra
- 5.2(m) Jan W. Jansen
- 5.2(n) Don Brown
- 5.2(o) Candy Venning
- 5.2(p) Monica McCrory
- 5.2(q) Jane Wright

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- 5.2(r) Bernice McRae
- 5.2(s) Patricia (Pat) Wilson, The Wilson Financial Group
- 5.2(t) Karijn de Jong
- 5.2(u) Luigia DeDivitiis and Allan Buck
- 5.2(v) Wendy Leigh-Bell and E. Robert Ross
- 5.2(w) Nonni Iler
- 5.2(x) Theresa McQuaig
- 5.2(y) Teresa Gregorio
- 5.2(z) Erica Hall
- 5.2(aa) Elizabeth Knight
- 5.2(ab) Steven Dejonckheere, Slate Asset Management
- 5.2(ac) Toni Wodzicki, Broccolini
- 5.2(ad) Robert Howe, Goodmans LLP

Recommendation: Be received and referred to consideration of Item 8.1, Development Charges Background Study, Policies and By-Laws

## 6. DELEGATION REQUESTS

- 6.1 2024 Development Charges Background Study, Policies and By-laws - Final Report (for today's meeting):
  - 6.1(a) Michelle Diplock, West End Home Builders' Association
  - 6.1(b) Amanda C. Stringer, Realtors Association of Hamilton Burlington
  - 6.1(c) Greg Dunnett, Hamilton Chamber of Commerce
  - 6.1(d) Veronica Green, Slate Asset Management
  - 6.1(e) Steven Dejonckheere, Slate Asset Management

## 8. STAFF PRESENTATIONS

- 8.1 2024 Development Charges Background Study, Policies and By-laws - Final Report (FCS23103(b)) (City Wide) - *WITHDRAWN*
  - 8.1(a) 2024 Development Charges Background Study, Policies and By-laws - Final Report (FCS23103(b)) (City Wide) – *REVISED*

## CHANGE TO THE ORDER OF THE AGENDA

Consideration of Report FCS23103(b), respecting 2024 Development Charges Background Study, Policies and By-laws - Final Report (City Wide) (Item 8.1(a) to be considered immediately following the consideration of Item 10.1, Bill 185, *Cutting Red Tape to Build More Homes Act, 2024* as it Relates to the *Development Charges Act, 1997* (FCS24034) (City Wide)

The agenda for the May 2, 2024 Audit, Finance and Administration Committee meeting, was approved, as amended.

**(b) DECLARATIONS OF INTEREST (Item 3)**

There were no declarations of interest.

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

**(i) April 18, 2024 (Item 4.1)**

The following Minutes of April 18, 2024 were approved, as presented:

**(d) COMMUNICATIONS (Item 5)**

**(i) Various Communications (Added Items 5.1 (a)-(b) and 5.2 (a)-(ad))**

The following Communications Items, were approved, as presented:

**(1) Bill 185, *Cutting Red Tape to Build More Homes Act, 2024* (Added Item 5.1)**

- (i) Watson & Associates Economists Ltd. respecting the Assessment of *Bill 185, Cutting Red Tape to Build More Homes Act, 2024*. (Added Item 5.1(a))

Referred from Council - April 24, 2024

- (ii) Watson & Associates Economists Ltd. respecting the Assessment of *Bill 185, Cutting Red Tape to Build More Homes Act, 2024* and the Proposed Provincial Planning Statement, 2024 (Added Item 5.1(b))

Recommendation: Be received and referred to the consideration of Item 10.1, *Bill 185, Cutting Red Tape to Build More Homes Act, 2024* as it relates to the *Development Charges Act, 1997* (FCS24034) (City Wide)

**(2) Development Charges By-Law (Added Item 5.2)**

- (i) Colleen Wicken (Added Item 5.2(a))
- (ii) Christiane de Savigny (Added Item 5.2(b))
- (iii) Rose Janson and Family (Added Item 5.2(c))
- (iv) Marie Covert (Added Item 5.2(d))
- (v) Elizabeth Watson-Morlog (Added Item 5.2(e))
- (vi) Mary Love (Added Item 5.2(f))
- (vii) Heather Vaughan (Added Item 5.2(g))
- (viii) J. Williams (Added Item 5.2(h))
- (ix) Catherine Thomas (Added Item 5.2(i))

- (x) Verena Walter (Added Item 5.2(j))
- (xi) Lyn Folkes (Added Item 5.2(k))
- (xii) Steve Chalastra (Added Item 5.2(l))
- (xiii) Jan W. Jansen (Added Item 5.2(m))
- (xiv) Don Brown (Added Item 5.2(n))
- (xv) Candy Venning (Added Item 5.2(o))
- (xvi) Monica McCrory (Added Item 5.2(p))
- (xvii) Jane Wright (Added Item 5.2(q))
- (xviii) Bernice McRae (Added Item 5.2(r))
- (xix) Patricia (Pat) Wilson, The Wilson Financial Group (Added Item 5.2(s))
- (xx) Karijn de Jong (Added Item 5.2(t))
- (xxi) Luigia DeDivitiis and Allan Buck (Added Item 5.2(u))
- (xxii) Wendy Leigh-Bell and E. Robert Ross (Added Item 5.2(v))
- (xxiii) Nonni Iler (Added Item 5.2(w))
- (xxiv) Theresa McQuaig (Added Item 5.2(x))
- (xxv) Teresa Gregorio (Added Item 5.2(y))
- (xxvi) Erica Hall (Added Item 5.2(z))
- (xxvii) Elizabeth Knight (Added Item 5.2(aa))
- (xxviii) Steven Dejonckheere, Slate Asset Management (Added Item 5.2(ab))
- (xxix) Toni Wodzicki, Broccolini (Added Item 5.2(ac))
- (xxx) Robert Howe, Goodmans LLP (Added Item 5.2(ad))

Recommendation: Be received and referred to consideration of Item 8.1, Development Charges Background Study, Policies and By-Laws

**(e) DELEGATION REQUESTS (Item 6)**

**(i) 2024 Development Charges Background Study, Policies and By-laws - Final Report (for today's meeting) (Added Items 6.1 (a)-(e))**

The following Delegation Requests, were approved, for today's meeting.

- (1) Michelle Diplock, West End Home Builders' Association (Added Item 6.1(a))
- (2) Amanda C. Stringer, Realtors Association of Hamilton Burlington (Added Item 6.1(b))
- (3) Greg Dunnett, Hamilton Chamber of Commerce (Added Item 6.1(c))
- (4) Veronica Green, Slate Asset Management (Added Item 6.1(d))
- (5) Steven Dejonckheere, Slate Asset Management (Added Item 6.1(e))



**(f) DELEGATIONS (Item 7)**

**(i) 2024 Development Charges Background Study, Policies and By-laws - Final Report (for today's meeting) (Added Items 7.1 (a)-(e))**

The following Delegations addressed the Committee respecting the 2024 Development Charges Background Study, Policies and By-laws - Final Report - REVISED:

- (1) Michelle Diplock, West End Home Builders' Association (Added Item 7.1(a))
- (2) Amanda C. Stringer, Realtors Association of Hamilton Burlington (Added Item 7.1(b))
- (3) Greg Dunnett, Hamilton Chamber of Commerce (Added Item 7.1(c))
- (4) Veronica Green, Slate Asset Management (Added Item 7.1(d))
- (5) Steven Dejonckheere, Slate Asset Management (Added Item 7.1(e))

The following Delegations, were received and referred to the consideration of Report FCS23103(b), respecting 2024 Development Charges Background Study, Policies and By-laws - Final Report – REVISED:

- (1) Michelle Diplock, West End Home Builders' Association (Added Item 7.1(a))
- (2) Amanda C. Stringer, Realtors Association of Hamilton Burlington (Added Item 7.1(b))
- (3) Greg Dunnett, Hamilton Chamber of Commerce (Added Item 7.1(c))
- (4) Veronica Green, Slate Asset Management (Added Item 7.1(d))
- (5) Steven Dejonckheere, Slate Asset Management (Added Item 7.1(e))

For further disposition of this matter, refer to Item 1.

**(g) STAFF PRESENTATIONS (Item 8)**

**(i) 2024 Development Charges Background Study, Policies and By-laws - Final Report (FCS23103(b)) (City Wide) - REVISED (Added Item 8.1 (a))**

- (a) Gary Scandlan and Erik Karvinen, Watson and Associates, provided the Committee with an overview of the 2024 Development Charges Background Study, Policies and By-laws - Final Report – REVISED.

The presentation from Gary Scandlan and Erik Karvinen, Watson and Associates, respecting the 2024 Development Charges Background Study, Policies and By-laws - Final Report– REVISED, was received.

The Audit, Finance and Administration Committee recessed from 12:55 p.m. to 1:30 p.m.

The Audit, Finance and Administration Committee recessed at 3:03 p.m. due to a fire alarm.

The meeting resumed at 3:26 p.m.

- (b) (a) That the 2024 City of Hamilton Development Charges Study, as amended, prepared by Watson & Associates Economists Ltd., and dated December 21, 2023, amended March 28, 2024, be approved;
- (b) That, whenever appropriate, the City of Hamilton requests that grants, subsidies and other contributions be clearly designated by the provider as being to the benefit of existing development (or new development, as applicable);
- (c) That all the growth capital projects listed in the City of Hamilton Development Charges Background Study, prepared by Watson & Associates Economists Ltd., and dated December 21, 2023, amended March 28, 2024, be approved, in principle, subject to annual capital budget approvals;
- (d) That, having considered the matters in Report FCS23103(b) including the changes incorporated into the 2024 Development Charges By-law, attached hereto as Appendix "A" of Report FCS23103(b), no further meeting under s.12 of the Development Charges Act, 1997 is required;
- (e) That Appendix "A" attached to Report FCS23103(b) respecting a single 2024 Development Charges By-law, prepared in a form satisfactory to the City Solicitor and including the following discretionary exemption policies, be passed and enacted:

  - (i) A Downtown Hamilton Community Improvement Project Area (CIPA) discretionary exemption for residential development, limited to the height restrictions Council approved through the Downtown Secondary Plan, be 40% in year one (June 1, 2024 to May 31, 2025); 35% in year two (June 1, 2025 to May 31, 2026); 30% in year three (June 1, 2026 to May 31, 2027); 20% in year four (June 1, 2027 to May 31, 2028); 10% in year five (June 1, 2028 to May 31, 2029); and 0% thereafter;

- (ii) A Downtown Hamilton Community Improvement Project Area (CIPA) discretionary exemption for non-industrial development (other than Class A Office) industrial development and the non-residential component of mixed-use development, limited to the height restrictions Council approved through the Downtown Secondary Plan, be 40%;
- (iii) A Downtown Hamilton Community Improvement Project Area (CIPA) discretionary exemption for Class A Office, limited to the height restrictions Council approved through the Downtown Secondary Plan, be 70%;
- (iv) A reduced rate discretionary exemption be provided for manufacturing (Employment North American Industry Classification System (code 31-33), as well as, for production and artists' studios at a 37% discount;
- (v) A reduced rate discretionary exemption be provided for industrial development (other than manufacturing) at a 37% discount in Year 1 (June 1, 2024 to May 31, 2025) with a reduction in the exemption of 5% per year until completely phased out;
- (vi) An industrial expansion (detached building), 50% expansion of existing gross floor area exemption, be applied only to industrial businesses with primary economic activity identified as manufacturing (employment North American Industry Classification System (N.A.I.C.S.) code 31-33);
- (vii) A 100% Development Charge discretionary exemption for adaptive re-use of a protected heritage property;
- (viii) A 50% Development Charge discretionary exemption for redevelopment of an existing residential development for the purpose of creating residential facilities within an existing building and that the credit applicable, when the original building was a Residential Facility or Lodging house, be 100% of the applicable Residential Facility Rate or Lodging House Rate;
- (ix) A discretionary exemption for non-industrial developments included within a Community Improvement Project Area (CIPA) or Business Improvement Area (BIA) and for office developments (excluding medical clinics) as follows:

- (i) 1st 5,000 square feet at 50% of the non-industrial charge;
  - (ii) 2nd 5,000 square feet at 75% of the non-industrial charge; and
  - (iii) 10,000 square feet or larger at 100% of the non-industrial charge;
- (x) A 100% discretionary Development Charge exemption for bona fide farming / agricultural use;
- (xi) A 100% discretionary Development Charge exemption for places of worship exempt from property taxes;
- (xii) A discretionary transition policy in which the Development Charge Rate at the time of a complete building permit application apply if the building permit is issued within six months of the next rate increase;
- (xiii) A 100% discretionary Development Charge exemption for Farm Labour Residences;
- (xiv) A 100% discretionary Development Charge Exemption for City Housing Hamilton;
- (xv) A 100% discretionary Development Charge Exemption for Parking, other than Commercial Parking;
- (xvi) A Temporary Building or Structure Exemption;
- (xvii) A discretionary Deferral Policy for Non-residential Development, a Mixed Use Development, a Residential Facility, a Lodging House or an Apartment Dwelling only;
- (xviii) A discretionary Environmental Remediation and Site Enhancement (ERASE) Deferral Agreement Policy;
- (xix) A discretionary Public Hospitals Deferral Policy;
- (xx) A discretionary Post-Secondary Deferral Policy;
- (f) That the Local Service Policy, as included in the 2024 City of Hamilton Development Charges Background Study, as amended, be approved, adopted and implemented effective June 1, 2024;
- (g) That revisions to Section L.2.4 of the Comprehensive Development Guidelines and Financial Policies, to align with

the Local Service Policy, attached as Appendix "C" be adopted and approved; and

- (h) That, where public stormwater management facilities have been provided at the cost of a developer, as a condition of development approval and the said facilities are deemed to be permanent and part of an ultimate solution, "credits for services in-lieu" for the related stormwater component of the Development Charge will be applied for any unbuilt units upon the said facilities being included in the Development Charge Background Study and any applicable addendum(s).
- (c) (a) That staff be directed to **amend** Appendix 'A' to Report FCS23103(b), respecting 2024 Development Charges Background Study, Policies and By-laws - Final Report being the proposed By-Law Respecting Development Charges on Lands within the City of Hamilton, as follows:
  - (i) To **amend** Section 1(iii) to **delete the term "Previous Use"** and replace it with **"Current Use"** as follows:
    - (iii) **~~"Previous Use Current Use"~~** has the meaning ascribed to it in section 34.
  - (ii) To add the following, as Section 34, and renumber the existing Section 34 as Section 35:

**34. When Redevelopment involves the conversion of the use of an existing Building from one use to another use the existing use of the Building preceding the conversion (the "Current Use") shall be determined as follows:**

    - (a) **If the existing use is subject to the payment of Development Charges under this By-law it shall be deemed to be the Current Use;**
    - (b) **If the existing use is a use fully exempt from the payment of Development Charges but was preceded by a use of the existing Building that is subject to the payment of Development Charges under this By-law the preceding use of the Building shall be deemed to be the Current Use of the Building and any additions to the Building during its**

*time of use as a use fully exempt from Development Charges under this By-law shall not be considered to be part of the Current Use of the Building; or,*

- (c) *If the existing use is a use fully exempt from the payment of Development Charges and there was no preceding use of the existing Building it shall be deemed to be the Current Use.*

(iii) To **amend** Section 35 as follows:

35. Where an existing Building is converted in whole or in part from one ~~use (hereinafter referred to in this section as the "Previous Use")~~ its **Current Use** to ~~another~~ a different use,

- (a) the amount of Development Charges payable shall be reduced by the amount, calculated pursuant to this By-law at the current Development Charges rates in respect of the ~~Previous Use~~ **Current Use**;
- (b) the ~~Previous Use~~ **Current Use** shall be the use as confirmed through the City's Building Division and related permit records. If such records are not available, the ~~Previous Use~~ **Current Use** shall be determined using property tax records or such other City records as may be available;
- (c) for greater certainty, and without limiting the generality of the foregoing, the credit for the converted building shall be reduced or eliminated by the amount of any exemption, partial exemption or other reduction provided under this By-law applicable to the ~~Previous Use~~ **Current Use** as if the converted Building were being assessed as new development under this By-law; and
- (d) the amount of any credit pursuant to this section shall not exceed, in total, the amount of the Development Charges

otherwise payable pursuant to this By-law with respect to the Redevelopment.

- (iv) To renumber the remaining Sections, accordingly.

For further disposition of this matter, refer to Item 1.

**(h) DISCUSSION ITEMS (Item 10)**

**(i) Proposed Amendments to Fair Wage Policy and Fair Wage Schedule (FCS24008/HUR24002) (City Wide) (Outstanding Business List Item) (Item 10.2)**

- (1) (a) That the Fair Wage Policy and Fair Wage Schedule, attached as Appendix “A” and Appendix “C” to Report FCS24008/HUR24002, be approved;
- (b) That staff be directed to automatically update the Fair Wage Schedule every two years, in a manner consistent with Report FCS24008/HUR24002; and
- (c) That staff be directed to report back any updates to the Fair Wage Policy every four years to the Audit, Finance and Administration Committee for consideration.
- (2) (a) Consideration of the following items was DEFERRED until the end of Q3 2024 to allow the stakeholders the opportunity to review the Proposed Amendments to Fair Wage Policy and Fair Wage Schedule (FCS24008/HUR24002) (City Wide) and provide comment:
- (i) Proposed Amendments to Fair Wage Policy and Fair Wage Schedule (FCS24008/HUR24002) (City Wide) (Outstanding Business List Item) (Item 10.2)
- (ii) Amendments to the Outstanding Business List (Item 13.1)
- (1) Items Considered Completed and To Be Removed (Item 13.1(a))
- (a) Fair Wage Policy Review (Item 13.1(a)(i))

**(i) PRIVATE AND CONFIDENTIAL (Item 14)**

**(i) Closed Minutes – April 18, 2024**

- (a) The Closed Minutes of the April 18, 2024 meeting were approved, as presented; and

- (b) The Closed Minutes of the April 18, 2024 meeting shall remain confidential.

**(j) ADJOURNMENT (Item 15)**

There being no further business, the Audit, Finance and Administration Committee, was adjourned at 3:46 p.m.

Respectfully submitted,

Councillor Tammy Hwang, Chair  
Audit, Finance and Administration  
Committee

Tamara Bates  
Legislative Coordinator  
Office of the City Clerk





Hamilton

# Comprehensive Development Guidelines and Financial Policies Manual 2019



## Comprehensive Development Guidelines and Financial Policies Manual

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## **L FINANCIAL POLICIES**

### **L1. Cost Sharing for Over-sizing of Infrastructures**

The term 'over-sizing' in the context of this policy refers to sewers, watermains and road works whose size has been increased (over-sized) to service multiple upstream or downstream lands and therefore the size is no longer local to the development in which the works are constructed. The term 'over-sizing', the over-sizing limits and over-sizing rates within this policy do not apply to municipal capital improvement projects within the City's Development Charge Background Study.

Contribution by the City towards the cost of over-sized services constructed under Subdivision Agreements within this policy is funded from revenues collected by the City through its Development Charge. Payment by the City for over-sizing shall be determined based on the over-sizing rates within the cost estimate schedules approved by the City for the constructed works. Temporary works are not eligible for over-sizing contribution by the City.

#### **L1.1. Sanitary Sewers, Storm Sewers and Watermains**

##### **Residential Development**

A Proponent is required to pay the full cost for construction of storm and sanitary sewers, maintenance holes and watermains in residential developments up to and including the following sizes:

SANITARY SEWER	450mm Ø
STORM SEWER	1200mm Ø
WATERMAIN	300mm Ø

For pipes the sizes listed above, the Proponent shall pay the local component of the service cost and the City shall pay the over-size component on a "Flat Rate" basis in accordance with the City's table of rates for over-sized works constructed under Subdivision Agreements, plus applicable overhead fees and HST.

##### **Stipulation**

The City's contribution for storm sewer over-sizing shall be applied only to storm sewer systems that provide for drainage and conveyance of runoff arising from storm event designs having a five (5) year return period (minor system). Storm sewers conveying 100 year storm event designs (major system) are not eligible for cost contribution by the City.

Where a Proponent proposes a storm sewer system based on a five (5) year return period (minor system) incorporating large diameter pipes at a shallow depth and grade, where smaller diameter pipes can be utilized at lower depth and steeper grades, then the sewer is not considered over-sized by definition under this policy and therefore is not eligible for cost contribution by the City.

## Non-Residential Development

In non-residential development a Proponent is required to pay the full cost for installation of sanitary sewers, maintenance holes and watermain up to and including the following sizes:

SANITARY SEWER	450mm Ø
WATERMAIN	300mm Ø

### Note

Over-sizing rates shall be adjusted annually by the City at the time of adjustment of the City's Development Charge By-law using the Non-residential Building Construction Price Index for Toronto.

## L12 Roadworks

### Residential Development

A Proponent is required to pay the full cost for installation of an 8.0 metre wide (local) residential roadway and minimum 1.50 metre wide concrete sidewalk.

The City of Hamilton shall pay for:

1. The portion of a residential road beyond 8.0 metres in width.

#### Exceptions

- Where an existing local residential road is wider than 8.0 metre and must be extended by development, the Proponent shall pay the full cost for the road extension due to its local road classification; and,
  - Where a turning circle is constructed at the intersection of two local roads, there shall be no cost sharing by the City for any portion of the turning circle or land due to the local road classification;
2. The portion of base course asphalt which is beyond 80mm in depth and/or Granular "A" base beyond 150mm in depth, and/or Granular "B" base beyond 300mm in depth;
  3. Lay-bys within or abutting residential subdivision plans, provided the lay-by is mandated by the City for the purpose of servicing a public or community facility. This does not include lay-bys required for private multiple residential sites;
  4. The portion of the cost for roundabouts constructed on collector roads, which is over and above the cost of a turning circle for local and collector roads; and,
  5. The full cost of splitter islands required for roundabouts, where the City has paid a portion of the round-about cost.

## Non-Residential Development

A Proponent is required to pay the full cost for installation of up to an eleven (11) metre wide non-residential road. The City of Hamilton shall contribute towards the portion of non-residential roads, which is determined to be beyond a local width and/or depth of base course asphalt and/or granular bases.

### Notes

Where widening of a road surface is necessary to accommodate traffic requirements specific to a development site, there shall be no contribution by the City toward the additional road cost as the widening is local to the development site only.

For both residential and non-residential roads:

- Contribution by the City toward the cost of newly constructed over-sized roads shall be on a "Flat Rate" basis in accordance with the rates shown in the table of rates for over-sized works constructed under Subdivision Agreements;
- The City shall not contribute toward the cost of extra depth asphalt or granular bases required to compensate for sub-soil conditions and/or method of construction; and,
- Contribution by the City toward the cost of upgrading existing roads shall be in accordance with the City's Development Charges Background study and Local Service Policy

## L2 Cost Sharing for Street Frontage

In this policy, aboveground works refers to and includes all of the following:

- Base and surface course asphalt pavement on a granular base;
- Concrete curb and gutter, including sub-drain;
- Sidewalk;
- Catch basins and connections;
- Street lighting; and,
- Utility trenching.

Underground works refers to and includes all of the following:

- Storm and sanitary sewers, including maintenance holes;
- Storm and sanitary private drain connections;
- Watermains, valves and chambers; and,
- Water service connections and hydrants.

## L21. New Roads Servicing Rate

The New Roads Servicing Rate is a flat rate representing the average cost of local roads constructed under residential Subdivision Agreements and includes all applicable overheads.

All cost sharing for street frontage by the City for the local component of aboveground works shall be based on the New Roads Servicing Rate. The length of street property frontage and/or flankage, which abut the works, shall be multiplied by the New Roads Servicing Rate and the sum shall be the contribution to be paid by the City as cost sharing for above ground works. This rate shall be adjusted annually by the City at the time of adjustment to the City's Development Charge.

In the case of a cost recovery, where a property owner can demonstrate to the satisfaction of the Senior Director of Growth Management that payment has been previously made to the City for existing road works or part thereof, the New Roads Servicing Rate shall be adjusted accordingly.

## L22 City Lands

The City shall contribute toward the cost of aboveground and underground works adjacent to the street property frontage of City land:

- i) That has been or will be transferred to the City to satisfy the requirement for parkland dedication under the Planning Act. The City's share of servicing cost for aboveground and underground works shall be paid at the time construction of above and underground works is accepted as complete by the City.

### Stipulation

Where a Proponent has initiated a neighbourhood and/or draft plan amendment which results in an increase in park street property frontage, the City's contribution toward above and underground works shall be based on the length of park street property frontage before the amendment;

- ii) That has been or will be transferred to the City for storm water management ponds, for the portion of street pond frontage beyond the first 8.0 metres in length, where the City has mandated storm pond land with street property frontage.

### Stipulation

Where open space lands have been incorporated into the lands of a storm water management pond, the City will not contribute to the underground or aboveground works abutting the street property frontage of the open space portion of the storm pond lands;

- iii) Which is vacant and can be developed through a Planning Act application. In this particular case, the Proponent shall pay the initial upfront servicing cost adjacent to the vacant City land and this cost shall be identified under a 'Cost Recovery' schedule of the City's Subdivision Agreement for the front-ending

Proponent. Payment for the works which relate to the City land shall be made at the time of final release of a development or subdivision application on the vacant land or, in the case of underground works, when an application is made for a service connection to the underground works; and,

- iv) That is currently used for the operation of the City such as fire halls, public works yards, arenas or community centres. The City's share of underground works shall be paid at the time when an application is made for a service connection to the underground works. The Proponent shall pay the initial upfront servicing cost adjacent to the City land and this cost shall be identified under a 'Cost Recovery' schedule of the City's Subdivision Agreement for the front-ending Proponent.

### Stipulation

There shall be no contribution by the City toward the cost of aboveground works as the City facility is considered existing development benefiting from previous road access.

### Note

The City's contribution towards the cost of underground works shall be calculated by taking the street property frontage of City land as a percent of the total street property frontage abutting the limits of the underground works for the street abutting the City land and applying that percentage to the total cost of the underground works, including all applicable overhead.

Contribution toward the cost of aboveground works by the City on new roads within development plans shall be based on the New Roads Servicing Rate multiplied by the street property frontage of the City land.

## L23. Fencing Adjacent to City Lands

Where a development abuts City land or land to be transferred to the City as a condition of development approval and a Proponent is required to install a fence to separate the developed lands from City lands, the Proponent shall pay the full cost of the fence installation. For lands transferred to the City to fulfil the requirement for parkland dedication under the Planning Act, the cost to install a fence separating parkland from development land shall be shared equally between a Proponent and the City based on the cost to install a 1.50 metre high chain link fence.

**Delete L.2.4 as written:**

## ~~L24. Value of Land for Road Allowances~~

~~Where a Proponent is required to dedicate more than thirteen (13) metres of land to establish a new road allowance width, measured from the centerline of the road allowance to one side to its ultimate width, the City shall compensate the Proponent~~



~~for the value of dedicated land beyond 13 metres in width on that side of the road allowance, for the length of the conveyance.~~

~~Daylight triangles and daylight radius curves are not included in the calculation to determine over-dedication of land to establish or widen road allowance.~~

~~Land value shall be determined by the City's Real Estate Section and shall be funded from the Development Charge Reserve.~~

**And replace with:**

#### **L.2.4. Value of Land for Road Allowances**

Where a Proponent is required to dedicate more than thirteen (13) metres of land to establish a new road allowance width for a residential road, and more than 16m for a non-residential road, measured from the centerline of the road allowance to one side to its ultimate width, the City shall compensate the Proponent for the value of dedicated land beyond 13 metres in width on that side of the road allowance for a residential road, and 16m for a non-residential road, respectively, for the length of the conveyance. For clarity, non-residential roads include those roads that are meant to carry mixed traffic and not solely residential traffic.

Daylight triangles and daylight radius curves are not included in the calculation to determine over-dedication of land to establish or widen road allowance.

Land value shall be determined by the City's Real Estate Section and shall be funded from the Development Charge Reserve.

**....Revision complete**

#### **L25. Storm Water Management Facilities**

- Contribution by the City toward the cost of storm water management facilities will be limited to the 'growth related' component of the capital project cost as outlined in the Development Charges Background Study which includes construction, land and applicable overhead.
- Piping and headwalls for the conveyance system to a storm water management facility are not included in the 'growth related' component of the capital project cost and shall be constructed at the expense of the Proponent unless otherwise stipulated by the City's storm water master plan, master drainage plan or watershed/sub-watershed study and development charge background study.
- Storm water management facilities and on-site open watercourse improvements for non-residential development shall be constructed at the expense of the Proponent unless otherwise stipulated by the City's storm water master plan, master drainage plan or watershed/sub-watershed study and

development charge background study.

#### **L26. Availability and Timing of Funding by the City**

- Timing of payment for the City's share of servicing costs in any year for works constructed under is subject to availability of funding in the capital budget as approved by the City for that year. [Appendix K - Protocol for City Share](#) further outlines the Protocol for Repayment of City Share.
- Any Proponent requesting allocation of funding for the City's share of servicing costs under Development Applications shall do so, in writing to the City's Senior Director of Growth Management, prior to August 1<sup>st</sup> of previous calendar year. Such requests can apply to completed works or imminently proposed works.
- Any development requiring the City's share of works to be paid beyond the approved Capital Budget amount for that year shall require the approval of City Council. The Senior Director of Growth Management Division may authorize funding to be paid during the year for completed eligible projects not initially allocated funding during the Capital Budget process, subject to the availability of reserved monies funded that year.
- Where the total City's share of servicing cost, before overhead, under the Schedule of Works approved by the City is greater than fifty thousand dollars (\$ 50,000) a public tender process must be carried out by the Proponent to award the contract.

#### **Note**

- For all works constructed under development applications where a Proponent increases the size and/or length or alters the routing and/or configuration of works in their own interest, then contribution by the City toward the cost of such works, if applicable, shall apply to only the portion of works required by the City's policies, design criteria standards and specifications.

### **L3. Cost Recovery Policies**

#### **L3.1. Cost Recovery in favour of Proponent**

A Proponent is required to pay the initial up-front cost, less City contribution, of all works required to service land to be developed, including the cost of works which may be required through or adjacent to lands of others, except City owned land as described under this policy.

For further clarity, the Proponent is required to install services at their cost up to the limit of the property.

#### **Works Identified for Cost Recovery**

A front-ending Proponent's consulting Engineer shall calculate the estimated cost of works which will benefit the lands of others, identify the benefiting lands and the portion of the cost attributable to the benefiting lands. This information shall be included in the City's 'Cost Recovery' schedule for the purpose of recording future cost recovery obligations of the City in favour of a front-ending Proponent against the benefiting lands.

Temporary works are not eligible for inclusion under the City's 'Cost Recovery' obligation and are described as works which will be removed at the time when the benefiting lands or surrounding lands develop or when the ultimate plan is implemented such as the urbanization of a road. In addition, the City reserves the right to disallow any works from inclusion in the City's 'Cost Recovery' schedule which, in the opinion of the City using reasonable judgment, do not benefit the abutting or surrounding lands.

Where a benefiting land owner is required to resurface or reconstruct a road or remove and replace services identified for recovery under the City's 'Cost Recovery' obligation as a result of development of the benefiting lands, then the cost of the removed item shall be excluded from the City's cost recovery calculation against the benefiting lands.

#### **Determination of Cost Recovery Rates**

Upon completion of works identified in the City's 'Cost Recovery' schedule, the front-ending Proponent's consulting Engineer shall provide the City with a certified progress payment certificate detailing the actual cost of the completed works. The City shall use the costs within the payment certificate to calculate the total cost of the constructed works, less any City share of the construction cost, and determine a rate to be applied to the benefiting lands.

Where the actual cost of the works exceeds the estimated cost as approved by the City, by more than ten percent (10%) then, the rate to be applied to the benefiting lands for the purpose of cost recovery shall be based on the approved estimated cost, plus ten percent (10%).

A copy of the City's calculations shall be provided to the front-ending Proponent's consulting Engineer for review. Upon Agreement by the consulting Engineer and City to the actual costs and recovery rate for the works, the rate for the 'Cost Recovery' shall

be set by the City and applied to the frontage and/or flankage of the benefiting lands. The cost of individual sewer and water service connections shall be based on the actual cost of each connection.

In the instance where development of a benefiting property takes place prior to completion of the works, then the cost calculation to determine a recovery rate shall be based on the unit cost of the incomplete item within the signed tender document for the works.

### **Cost Recovery for New Development**

Where the City receives an application under the Planning Act to subdivide or develop land, which has been identified in the City's 'Cost Recovery' schedule of an existing Subdivision/External Works Agreement as benefiting from previously constructed works, the City shall impose a condition requiring the benefiting land owner to pay their proportionate share of the servicing cost for the works, prior to final release of the Planning Act application.

New development refers to land, or the portion of land, that when subdivided is vacant. Cost recoveries for new development shall apply to the vacant portion of subdivided land only.

### **Cost Recovery for Existing Development**

Where a Proponent is required to construct sewers and/or watermains within roads or easements that are adjacent to existing development, the City will pass a Fees and Charges By-law in accordance with the provisions under the Municipal Act, for the purpose of assessing and charging existing property owners for their share of the cost of services to an existing dwelling or building in fulfillment of its 'Cost Recovery' obligation to a front-ending Proponent. The City will recover the assessed cost, prior to issuance of a sewer and/or water service permit to connect an existing building or dwelling to the sewer and/or watermain.

There shall be no cost recovery imposed on existing development for enhancements to or urbanization of existing roads carried out by Proponents as these lands have already derived benefit of road access prior to the road improvement.

Existing development refers to land, or the portion of land as determined by the City, exercising reasonable judgment, where a building or dwelling exists prior to construction of municipal works by a front-ending Proponent which services the existing dwelling or building.

All monies collected by the City from existing and new development in fulfillment of its 'Cost Recovery' obligation under the Subdivision/External Works Agreement shall be forwarded to the Proponent named in the Agreement for the works to which the cost recoveries relate.

**Exceptions Include:**

- Where an existing dwelling or building is located within a lot or block of a plan of subdivision, then for the purposes of cost recoveries, the frontage/flankage of the lot or block upon which the existing dwelling or building is located shall be included in all cost recovery calculations by the City;
- Where an application to develop or subdivide land requires or results in the demolition of an existing building/dwelling then, for the purposes of cost recoveries, the whole of the land subject to the development application shall be considered vacant and referred to as new development;
- The City reserves the option to limit recovery costs for mainline sewers and watermains abutting existing houses or buildings to the equivalent of a minimum sized pipe;
- Where the lands of an existing house have the potential to be subdivided in the future and where a connection to sewers or a watermain is made to the house only, the City reserves the option to apply a flat rate recovery charge for the existing house based on the total recovery amount owed against the lands divided by the potential number of lots that could be created by subdivision of the lands. The flat rate charge shall be paid to the City prior to issuance of a sewer and/or water service permit. The balance of the outstanding cost shall be recovered by the City as a condition of a Planning Act application to subdivide the lands;
- Recovery costs for sewers and watermains identified as municipal capital improvement projects funded partly or wholly by Development Charges abutting existing dwellings or buildings shall be limited to the lesser of either the actual non-growth related portion of the project cost or the sewer/watermain extension flat fee under the City's Tariff of Planning and Growth Management Fees By-law; and,
- There shall be no recovery by the City for the cost of storm sewers installed as part of urbanization of an existing rural road which results in removal of the abutting property's overland storm outlet (ditch).

**Limit of 'Cost Recovery' Obligation**

The City's obligation to recover servicing costs under the 'Cost Recovery' provision of its Subdivision/External Works Agreements shall be limited to no more than ten (10) years from the date of registration of the subdivision plan which relates to the 'Cost Recovery' works, or in the case of site plan and consent applications, ten (10) years from the date of final release of the application.

**L32 Cost Recoveries in favour of the City**

**Aboveground Works**

Where the City has previously paid for construction of aboveground works along 0.30 metre reserves under previous Subdivision Agreements, the City shall recover the cost, less the portion identified as over-sizing, from an abutting landowner prior to removal of the reserve. The City shall multiply the 'New Roads Servicing Rate' in effect at the time of payment by the length of the property frontage/flankage of the lands abutting the 0.30

metre reserve. The sum shall be collected by the City as a recovery for the aboveground works.

### **Underground Works**

In the past where the City has previously paid for construction of underground works (sewers and/or watermain) along 0.30 metre reserves under previous Subdivision Agreements, the City shall recover the cost from an abutting land owner prior to removal of the reserve. The cost to be recovered shall be determined based on the as-constructed cost of the works, less the portion of the cost identified as over-sizing, plus applicable overhead. The as-constructed cost shall be divided by the total frontage of the lands abutting the limits of the underground works in order to determine a recovery rate to be applied to the abutting lands. Cost recoveries along 0.30 metre reserves shall be determined by multiplying the recovery rate of the works by the property frontage/flankage of the lands abutting the reserve and the sum shall be adjusted by the Canada Construction Cost Index (Ontario Series) from the month when the works were accepted by the City as complete to the month when a recovery is made by the City.

### **L3.3. Cost Recovery on Corner Lots with Daylight Triangle/Radius**

Where a corner lot has a daylight triangle or daylight radius thereby reducing the overall length of street property frontage of the lot, then for the purposes of cost recoveries, the length of the frontage and flankage shall be based on the full width (frontage) or depth (flankage) of the lot as if the daylight triangle or daylight radius did not exist.

### **Municipal Infrastructure**

Where it is known that land under a development application is adjacent to works that will be constructed in the future by the City or other Proponents, the City shall collect a security deposit under its Subdivision or Consent Agreement, as the case may be, to secure payment of the Proponent's share of future aboveground and underground works. Security for future aboveground works shall be based on the New Roads Servicing Rate applied to the frontage and/or flankage of the Proponent's lands adjacent to the future works. Security for underground works shall be estimated based on the pipe size of the future underground services.

Following construction of the future works, the City shall invoice the Proponent for the Proponent's share of the actual cost of the works. Upon receipt of payment from the Proponent the City shall release the Proponent's security deposit held under the Subdivision or Consent Agreement.

### **Street Tree Planting**

Where land is subdivided to create single, semi-detached or street town house development, the City shall collect a cash payment from the Proponent for street treeplanting to be carried out by the City at a rate of one tree for the front yard of each lot and unit created and two additional trees along the side yard of each corner lot. The cash payment shall be collected by the City prior to registration of a subdivision plan or prior to execution of a consent agreement by the city.

**L34. Payment for Future Urbanization of Existing Rural Roads**

Where land is subdivided, adjacent to an existing road of rural cross section which is located within the Urban Area Boundary as defined by the City's Official Plan, the City shall collect a cash payment representing the Proponent's contribution toward the cost to urbanize existing rural roads including local size storm sewer. The requirement to pay toward future road urbanization shall be imposed by the City as a condition of an application to subdivide land. Payment shall be determined by multiplying the New Roads Servicing Rate in effect at the time of payment by the property frontage of the subdivided land which represents new development as defined under this policy and the sum shall be collected by the City prior to final release of the Planning Act application. Development fee tables can be obtained from Planning and Economic Development Department, Growth Management Division.





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## DRAFT FOR CONSIDERATION OF CITY COUNCIL

May 8, 2024

ERO Number: 019-8371

Minister Paul Calandra  
Ministry of Municipal Affairs and Housing  
17<sup>th</sup> Floor, 777 Bay Street  
Toronto, Ontario  
M7A 2J3

Dear Minister Calandra:

**Subject: City of Hamilton Submission on Proposed *Development Charges Act, 1997* Changes through Bill 185, *Cutting Red Tape to Build More Homes Act, 2024***

Thank you for the opportunity to provide comments on Bill 185, *Cutting Red Tape to Build More Homes Act, 2024* ("Bill 185"). The City of Hamilton is submitting the following comments as endorsed by City Council on May 8, 2024 in relation to Schedule 6 to Bill 185 which proposes amendments to the *Development Charges Act, 1997* ("DC Act") through ERO 019-8371. Comments pertaining to the remaining Schedules to Bill 185 will be submitted under separate letters to the appropriate EROs.

The City is working alongside the Province to increase housing and infrastructure development with the intent of facilitating the construction of 1.5 million new homes in Ontario by 2031. Council has echoed the importance of responsible development and growth through the [City of Hamilton's 2022-2026 Council Priorities](#). Council Priority 1 promotes "Sustainable Economic and Ecological Development" and aims to reduce the burden on residential taxpayers, while Council Priority 2 is to create "Safe and Thriving Neighbourhoods" as measured by increasing the supply of affordable and supportive housing.

The Province has recognized the struggles faced by municipalities following enactment of the *More Homes, Built Faster Act, 2022* and is commended for recognizing the municipalities are in need of funding tools to support growing infrastructure and service needs of growing communities. The reversals of components of the *More Homes, Built Faster Act, 2022* proposed through Bill 185 represent a substantial advancement in improving the City's capacity to finance growth-related costs without imposing an undue burden on rate and taxpayers. Further amendments aligned with the objectives of

City of Hamilton  
ERO:019-8371



Bill 185 would enhance the City's ability to responsibly meet the infrastructure and service needs of the growth and housing objectives set by the Province. The City's comments have been grouped into six categories:

1. Capital costs definition
2. DC rate phase-in
3. DC by-law amendments
4. Rate lock-in
5. Affordable housing exemption
6. Concluding comments

### **Capital Costs Definition**

Bill 185 proposes the definition of eligible capital costs be amended to allow for the inclusion of studies in the DC calculation. This would represent a reversal of the previous legislative decision through Bill 23 which removed the ability for municipalities to include the cost of studies in the DC Calculation. The City provided feedback to the Province through ERO 019-6172 in relation to *More Homes, Built Faster Act, 2022* which requested that studies remain as an eligible capital cost to avoid the transfer of the financial burden of funding the required studies to property tax and rate payers. Studies are essential to ensure that growth can occur and that sufficient infrastructure and services are available to support that growth. **The City is supportive of the proposed amendment to allow for the inclusion of studies as an eligible capital cost.**

The City's 2024 DC Background Study and by-law are currently being reviewed by Council with the DC Background Study having been prepared in 2023 during the 18-month period where studies were ineligible. Following passage of the by-law, additional analysis and efforts will be required to determine the studies eligible for collection and to amend the DC by-law. **The City urges the Province to consider the need for stability in the eligible services and broader DC framework** to support municipalities' ability to plan and developers to have clarity on the required DCs.

### **DC Rate Phase-In**

Bill 185 proposes the removal of the mandatory phase-in of DC rates over five years. This would represent a reversal of the previous legislative decision through Bill 23 which enacted the phase-in for DC by-laws passed after January 1, 2022 and required the DCs be discounted by 20% in Year 1, 15% in Year 2, 10% in Year 3 and 5% in Year 4 with the full DC rate applying in Year 5. The City provided feedback to the Province through ERO 019-6172 in relation to *More Homes, Built Faster Act, 2022* which requested that the phase-in be eliminated as it discounted DCs such that the City would have insufficient DC funding to support growth-related costs. The removal of the five-year phase-in would initiate a significant shift in the City's forecasted DC collections versus exemptions and better enable the City to support the costs of growth with less reliance on the property tax levy. **The City is in support of the removal of the phase-in.**

## DC By-Law Amendments

Bill 185 proposes a simplified process to amend DC by-laws passed in the period between the enactment of the *More Homes, Built Faster Act, 2022* (November 28, 2022), which removed studies as an eligible capital cost and the date Bill 185 receives Royal Assent. This will allow for the re-inclusion of studies as an eligible capital cost and the removal of references to DC rate phase-in. **The City is supportive of the proposed amendment to provide for a simplified process to amend DC by-laws.**

The simplified amendment process would be provided to by-laws passed between Royal Assent of the *More Homes, Built Faster Act, 2022* and Royal Assent of Bill 185. **The City recommends the addition of a grace period to allow for by-laws passed within three months of Bill 185 receiving Royal Assent to be permitted to benefit from the simplified amendment process.**

## DC Rate Lock-In

Bill 185 proposes the reduction of the site plan/ zoning by-law amendment rate lock-in period from two years to 18 months from the date of approval. The Province has indicated that the intent of this proposal would be to expedite building processes and incentivize developers to obtain building permits promptly following approval of a site plan or zoning by-law amendment application. The City does not anticipate significant impacts to DC collections and is supportive **towards the proposed amendment to reduce the site-plan / zoning by-law amendment rate lock-in period.**

## Affordable Housing Exemption

The Province has announced that the DC exemption of affordable housing, introduced through the *More Homes, Built Faster Act, 2022* and amended through the *Affordable Homes and Good Jobs Act, 2023*, will come into force on June 1, 2024. Further to the feedback provided to the Province through ERO 019-6172 in relation to *More Homes, Built Faster Act, 2022* and ERO 019-7669 for the *Affordable Homes Good Jobs Act, 2023*, the City is interested in the opportunity to review and consult on the affordable housing bulletins prior to this section of the DC Act coming into force. **The City is interested in evaluating the degree of specificity and localization of the Bulletins and recommends that affordable housing Bulletins are segmented by unit type and that affordable housing thresholds are provided at a highly localized level. The City is also recommending a standardized agreement be developed by the Province to administer the affordable housing exemption.**

## Concluding Comments

The City continues to support the Province's goal of building 1.5 million homes by 2031 and tackling the affordability crisis affecting Ontarians. Bill 185 marks a significant amendment to the DC Act, positively shifting the legislative framework to better equip municipalities to manage and provide for the needs of growing communities. Bill 185 introduces several beneficial reversals of previous legislation including the re-inclusion of the studies in the definition of capital costs and removal of the mandatory phase-in and the associated simplified by-law amendment process to adjust for each of these reversals. The proposed amendments introduced by Bill 185 represent a substantial advancement in improving the City's capacity to finance growth-related needs without relying as heavily on rate and taxpayers. Further amendments aligned with the objectives of Bill 185 would enhance the City's ability to responsibly meet the infrastructure and service needs of the growth and housing objectives set by the Province.

Yours truly,

*To be signed pending endorsement by City Council.*

Andrea Horwath  
Mayor, City of Hamilton

CITY OF HAMILTON					
CAPITAL PROJECT CLOSING					
AS OF SEPTEMBER 30, 2023					
Projects impacting the Unallocated Capital Levy Reserve and Other Sources					
Year			Surplus/	Reserve	Description
Approved	ProjectID	Description	(Deficit) (\$)		
<b><u>Projects Impacting the Unallocated Capital Levy Reserve</u></b>					
<b><u>Projects Requiring Funds</u></b>					
2017	5301785708	Customer Service Software	(85,244.87)	108020	Unallocated Capital Levy
2016	5301784710	Automated Passenger Counters	(44,276.44)	108020	Unallocated Capital Levy
2016	5301785700	Bus Wash Rack Replacement	(35,848.14)	108020	Unallocated Capital Levy
2011	2051255204	Neighbourhood Strategy	(23,682.94)	108020	Unallocated Capital Levy
2022	4662220541	Traffic Signal Modernization - Queenston & Kenora & Greenford	(8,453.99)	108020	Unallocated Capital Levy
2022	4662220211	Wilson & Shaver - Pedestrian Crossovers (4 x Type C and 4 x Type D)	(3,661.82)	108020	Unallocated Capital Levy
			(201,168.20)		
<b><u>Projects Returning Funds</u></b>					
2017	4031755333	Butternuts on Beckett	30,317.57	108020	Unallocated Capital Levy
2018	3501957906	IT Strategy - Strategic Theme IT Optimization	22,572.63	108020	Unallocated Capital Levy
2018	3501857806	Data Centre HVAC	21,573.79	108020	Unallocated Capital Levy
2016	3541941013	Program - Firestations Facility Upgrade	20,066.85	108020	Unallocated Capital Levy
2011	3381857501	Capital Budget System Upgrade	9,850.00	108020	Unallocated Capital Levy
2018	4031818444	Bridge 444 - Guyatt Rd - 200m w.o. Hendershot Rd	6,295.46	108020	Unallocated Capital Levy
2021	3502157210	PeopleSoft Finance Tools Upgrade	4,713.01	108020	Unallocated Capital Levy
2019	4661920001	ATMS – Advanced Traffic Management System	2,538.70	108020	Unallocated Capital Levy
2020	4032049040	District South - Outside Yard Electrical Upgrades	2,273.67	108020	Unallocated Capital Levy
2020	4042010017	Street Lighting Capital Program	160.56	108020	Unallocated Capital Levy
			120,362.24		
<b><i>Net Impact to the Unallocated Capital Levy Reserve</i></b>			(80,805.96)		

CITY OF HAMILTON					
CAPITAL PROJECT CLOSING					
AS OF SEPTEMBER 30, 2023					
Projects impacting the Unallocated Capital Levy Reserve and Other Sources					
Year			Surplus/	Reserve	Description
Approved	ProjectID	Description	(Deficit) (\$)		
<b>Projects impacting Other Reserves</b>					
<u>Projects requiring funds</u>					
2008	5160867751	Annual Wastewater Outstation - Asset Management	(30,056.33)	108015	Waterworks Capital Reserve
2014	7901448406	Ice Plant Optimization Arenas	(62,498.63)	112272	Energy Conservation Initiative Reserve
2020	7902049002	2020 Hamilton City Hall Lighting Upgrade to LEDs	(20,999.50)	112272	Energy Conservation Initiative Reserve
			(113,554.46)		
<u>Projects returning funds</u>					
2017	5141767420	Carlisle Well Stations System Enhancements	813,310.97	108015	Waterworks Capital Reserve
2020	5142061310	Woodward Greenhill Transmission Main Pipeline repair on Summercrest	454,540.68	108015	Waterworks Capital Reserve
2015	5181510501	Mathers Drive Bank Erosion Control and Slope Stabilization	330,343.91	108015	Waterworks Capital Reserve
2021	7402151100	Annual Equipment Replacement	252,805.95	100031	Hamilton Fire Department - Equipment Replacement Reserve
2020	7902049001	2020 Lighting Upgrade to LEDs at Various Recreation Facilities	227,758.92	112272	Energy Conservation Initiative Reserve
2020	7402051100	Annual Equipment Replacement	118,996.45	100031	Hamilton Fire Department - Equipment Replacement Reserve
2016	5141667420	Ben Nevis & Dewitt (HD08A) Water Pumping Station Upgrades	118,602.13	108015	Waterworks Capital Reserve
2012	3302009300	Ward 3 Capital Reinvestment	100,000.00	108053	Ward 3 Special Capital Re-investment
2012	3302009200	Ward 2 Capital Reinvestment	96,771.45	108052	Ward 2 Special Capital Re-investment
2021	4242109806	Buchanan Pathway Lighting	70,534.56	108058	Ward 8 Special Capital Re-investment
2021	4242009407	McQuesten Farm Walkway	67,448.26	108054	Ward 4 Special Capital Re-investment
2015	4241509209	Durand Traffic Calming	60,000.00	108052	Ward 2 Special Capital Re-investment
2015	4241509210	Bike Rack Sculptures	55,000.00	108052	Ward 2 Special Capital Re-investment
2016	7901641609	Macassa BAS Upgrade	54,413.37	112272	Energy Conservation Initiative Reserve
2021	5142171074	Contingency for Unscheduled Works Program	35,625.57	108015	Waterworks Capital Reserve
2019	4942051001	Shop Equipment Replacement	23,253.36	110025	Vehicle Replacement - Central Garage
2021	4402156002	Ryckman's Park Pathway	17,502.55	108058	Ward 8 Special Capital Re-investment
2018	4241809205	George St Pedestrian Proj	6,484.87	108052	Ward 2 Special Capital Re-investment
2023	4242309804	Ward 8 William Bethune Park	3,764.64	108058	Ward 8 Special Capital Re-investment
2018	5161966612	Woodward WWTP - South Secondary Clarifiers	2,199.16	108015 (11%)	Waterworks Capital Reserve
				108005 (89%)	Sanitary Sewer Capital Reserve
			2,909,356.80		
<b>Net impact to Other Reserves</b>			2,795,802.34		
<b>Total Net impact to the Unallocated Capital Levy Reserve &amp; Other Reserves</b>			2,714,996.38		

# Appendix D to Audit, Finance and Administration Committee Report 24-009

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CITY OF HAMILTON CAPITAL PROJECTS' CLOSING SCHEDULE AS OF SEPTEMBER 30, 2023							
YEAR APPROVED	PROJECT ID	DESCRIPTION	APPROVED BUDGET (\$) a	REVENUES (\$) b	EXPENDITURES (\$) c	PROJECT SURPLUS/ (DEFICIT) (\$) d = b - c	% SPENT e=c/a
<b>DELAYED/CANCELLED PROJECTS</b>							
2016	3542141648	Program - Parking Lot Rehabilitation	0.00	0.00	0.00	0.00	0.0%
2016	7102141701	Program - Community Halls Retrofits	0.00	0.00	0.00	0.00	0.0%
2019	6302151002	ML & WL - Annual Resident Care Equipment Replacement	0.00	0.00	0.00	0.00	0.0%
2023	3622380001	CBC Bylaw Appeal to Ontario Land Tribunal (OLT)	50,000.00	0.00	0.00	0.00	0.0%
<b>TOTAL DELAYED/CANCELLED PROJECTS (4)</b>			<b>50,000.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.0%</b>
<b>COMPLETED PROJECTS</b>							
<b>CORPORATE SERVICES DEPARTMENT (Tax Budget)</b>							
<b>Customer Service POA and Final Integration</b>							
2014	2051357320	Call Handling Review Project - Implementation	2,753,000.00	2,753,000.00	2,753,000.00	0.00	100.0%
<b>Financial Planning, Administration and Policy</b>							
2011	3381857501	Capital Budget System Upgrade	60,227.66	60,227.66	50,377.66	9,850.00	83.6%
<b>Information Technology</b>							
2018	3501957906	IT Strategy - Strategic Theme IT Optimization	250,540.36	250,540.36	227,967.73	22,572.63	91.0%
2018	3501857806	Data Centre HVAC	475,000.00	475,000.00	453,426.21	21,573.79	95.5%
2021	3502157210	PeopleSoft Finance Tools Upgrade	100,000.00	100,000.00	95,286.99	4,713.01	95.3%
<b>HEALTHY &amp; SAFE COMMUNITIES DEPARTMENT (Tax Budget)</b>							
<b>Hamilton Fire Department</b>							
2021	7402151100	Annual Equipment Replacement	1,199,000.00	1,200,237.00	947,431.05	252,805.95	79.0%
2020	7402051100	Annual Equipment Replacement	592,000.00	599,499.99	480,503.54	118,996.45	81.2%
<b>Housing Secretariat</b>							
2019	6501941100	Human Services Integration	160,000.00	160,000.00	160,000.00	0.00	100.0%
<b>Housing Services</b>							
2011	2051255204	Neighbourhood Strategy	3,537,187.93	3,475,987.93	3,499,670.87	(23,682.94)	98.9%
2014	6732041302	Social Housing Capital Repairs and Regeneration	476,920.98	476,920.98	476,920.98	0.00	100.0%
2021	6731941011	COCHI Repairs YR2	1,048,922.00	1,048,922.00	1,048,922.00	0.00	100.0%
2021	6732041202	CMHC-Rapid Housing Initiative2	12,945,935.00	12,945,935.00	12,945,935.00	0.00	100.0%
2022	6732241213	COCHI - Transitional Ops Yr 4	200,000.00	200,000.00	200,000.00	0.00	100.0%
<b>Long Term Care</b>							
2019	6301941002	WL - Dish Room/Physio & Salon Exhaust & Supply	216,057.38	216,057.38	216,057.38	0.00	100.0%
2019	6301941003	WL - Radiant Heating Panel/Thermostat Controls	164,549.77	164,549.77	164,549.77	0.00	100.0%
<b>Public Health Services</b>							
2020	6772051101	Community Dental Bus Replacement	577,300.00	550,000.00	550,000.00	0.00	95.3%
<b>LEGISLATIVE DEPARTMENT (Tax Budget)</b>							
<b>Ward Budgets</b>							
2012	3302009300	Ward 3 Capital Reinvestment	100,000.00	100,000.00	0.00	100,000.00	0.0%
2012	3302009200	Ward 2 Capital Reinvestment	100,000.00	100,000.00	3,228.55	96,771.45	3.2%
2012	3302009100	Ward 1 Capital Reinvestment	48,604.01	48,604.01	48,604.01	0.00	100.0%
<b>PLANNING &amp; ECONOMIC DEVELOPMENT DEPARTMENT (Tax Budget)</b>							
<b>Economic Development</b>							
2005	9000546102	Marshall Estates	0.00	240,550.17	240,550.17	0.00	0.0%
<b>Licensing &amp; By-Law Services</b>							
2018	4501955900	Digital Signage Strategy	90,000.00	90,000.00	90,000.00	0.00	100.0%
<b>Tourism &amp; Culture</b>							
2021	7202058203	Hamilton 175	200,000.00	200,000.00	200,000.00	0.00	100.0%

# Appendix D to Audit, Finance and Administration Committee Report 24-009

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CITY OF HAMILTON CAPITAL PROJECTS' CLOSING SCHEDULE AS OF SEPTEMBER 30, 2023								
YEAR APPROVED	PROJECT ID	DESCRIPTION	APPROVED BUDGET (\$)	REVENUES (\$)	EXPENDITURES (\$)	PROJECT SURPLUS/ (DEFICIT) (\$)	% SPENT	
			a	b	c	d = b - c	e=c/a	
<b>PUBLIC WORKS DEPARTMENT (Tax Budget)</b>								
<b>Corporate Asset Management</b>								
2019	4942051001	Shop Equipment Replacement	168,000.00	168,000.00	144,746.64	23,253.36	86.2%	
<b>Corporate Facilities &amp; Energy Management</b>								
2014	7901448406	Ice Plant Optimization Arenas	425,000.00	340,599.40	403,098.03	(62,498.63)	94.8%	
2020	7902049002	2020 Hamilton City Hall Lighting Upgrade to LEDs	427,878.40	427,878.40	448,877.90	(20,999.50)	104.9%	
2020	7902049001	2020 Lighting Upgrade to LEDs at Various Recreation Facilities	633,000.00	633,000.00	405,241.08	227,758.92	64.0%	
2016	7901641609	Macassa BAS Upgrade	60,000.00	60,000.00	5,586.63	54,413.37	9.3%	
2016	3541941013	Program - Firestations Facility Upgrade	85,000.00	85,000.00	64,933.15	20,066.85	76.4%	
<b>Engineering Services</b>								
2017	4031755333	Butternuts on Beckett	50,000.00	50,000.00	19,682.43	30,317.57	39.4%	
2018	4031818444	Bridge 444 - Guyatt Rd - 200m w.o. Hendershot Rd	31,500.00	31,500.00	25,204.54	6,295.46	80.0%	
2020	4032018217	Bridge and Culvert Major Maintenance - Engineering Services	1,445,000.00	1,445,000.00	1,445,000.00	0.00	100.0%	
<b>Environmental Services</b>								
2021	4242009407	McQuesten Farm Walkway	230,000.00	230,000.00	162,551.74	67,448.26	70.7%	
2015	4241509210	Bike Rack Sculptures	55,000.00	55,000.00	0.00	55,000.00	0.0%	
2021	4402156002	Ryckman's Park Pathway	102,000.00	102,000.00	84,497.45	17,502.55	82.8%	
2023	4242309804	Ward 8 William Bethune Park	10,000.00	10,000.00	6,235.36	3,764.64	62.4%	
2015	4402149007	Cemetery Columbarium	141,650.20	141,650.20	141,650.20	0.00	100.0%	
2017	4401756701	North Wentworth Park Lands Expansion June 20, 2017	350,000.00	350,000.00	350,000.00	0.00	100.0%	
2019	4401955800	QC/CA - Parks and Cemeteries Material Testing	17,414.96	17,414.96	17,414.96	0.00	100.0%	
2022	4242209501	Veevers Park Fencing	42,739.28	42,739.28	42,739.28	0.00	100.0%	
<b>Transit</b>								
2017	5301785708	Customer Service Software	2,400,000.00	2,160,175.21	2,245,420.08	(85,244.87)	93.6%	
2016	5301784710	Automated Passenger Counters	2,200,000.00	2,200,000.00	2,244,276.44	(44,276.44)	102.0%	
2016	5301785700	Bus Wash Rack Replacement	880,000.00	834,848.08	870,696.22	(35,848.14)	98.9%	
2016	5301983100	HSR Bus Replacement Program	15,250,000.00	15,061,994.16	15,061,994.16	0.00	98.8%	
2017	5301749700	Garage Door Replacement at 2200 Upper James (MTC)	1,320,000.00	921,872.40	921,872.40	0.00	69.8%	
2017	5301783701	Nonrevenue Vehicle Expansion to Accommodate Growth	400,000.00	198,678.84	198,678.84	0.00	49.7%	
2017	5301784700	Radio Equipment Replacement	3,000,000.00	2,055,346.44	2,055,346.44	0.00	68.5%	
2017	5301785704	Sustainable Network Connections	3,025,000.00	2,375,964.10	2,375,964.10	0.00	78.5%	
2018	5301884801	Transit Network Review	800,000.00	616,528.60	616,528.60	0.00	77.1%	
2018	5301885801	Exterior Upgrades to MTC	3,900,000.00	2,996,506.09	2,996,506.09	0.00	76.8%	
2018	5301885802	Upgrade Operator Seats	455,000.00	249,308.93	249,308.93	0.00	54.8%	
<b>Transportation</b>								
2022	4662220541	Traffic Signal Modernization - Queenston & Kenora & Greenford	275,000.00	275,000.00	283,453.99	(8,453.99)	103.1%	
2022	4662220211	Wilson & Shaver - Pedestrian Crossovers (4 x Type C and 4 x Type D)	220,000.00	220,000.00	223,661.82	(3,661.82)	101.7%	
2021	4242109806	Buchanan Pathway Lighting	180,000.00	180,000.00	109,465.44	70,534.56	60.8%	
2015	4241509209	Durand Traffic Calming	60,000.00	60,000.00	0.00	60,000.00	0.0%	
2018	4241809205	George St Pedestrian Proj	27,000.00	27,000.00	20,515.13	6,484.87	76.0%	
2019	4661920001	ATMS - Advanced Traffic Management System	950,000.00	950,000.00	947,461.30	2,538.70	99.7%	
2020	4032049040	District South - Outside Yard Electrical Upgrades	175,000.00	175,000.00	172,726.33	2,273.67	98.7%	
2020	4042010017	Street Lighting Capital Program	400,000.00	400,000.00	399,839.44	160.56	100.0%	
2021	4032110005	Major Road Mill & Pave Program	1,500,000.00	1,500,000.00	1,500,000.00	0.00	100.0%	
2021	4242109105	Bumpouts Sanders & Hollywood	40,000.00	40,000.00	40,000.00	0.00	100.0%	
2021	4242109204	Curb Extension - MacNab & Barton	154,666.23	154,666.23	154,666.23	0.00	100.0%	
2021	4662120525	Pedestrian Crossovers (Type B & C)	200,000.00	200,000.00	200,000.00	0.00	100.0%	

# Appendix D to Audit, Finance and Administration Committee Report 24-009

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CITY OF HAMILTON CAPITAL PROJECTS' CLOSING SCHEDULE AS OF SEPTEMBER 30, 2023							
YEAR APPROVED	PROJECT ID	DESCRIPTION	APPROVED BUDGET (\$)	REVENUES (\$)	EXPENDITURES (\$)	PROJECT SURPLUS/ (DEFICIT) (\$)	% SPENT
			a	b	c	d = b - c	e=c/a
<b>PUBLIC WORKS DEPARTMENT (Rate Budget)</b>							
<b>Waterworks Regular Program</b>							
2017	5141767420	Carlisle Well Stations System Enhancements	940,000.00	940,000.00	126,689.03	813,310.97	13.5%
2020	5142061310	Woodward Greenhill Transmission Main Pipeline repair on Summercrest	500,000.00	456,587.72	2,047.04	454,540.68	0.4%
2016	5141667420	Ben Nevis & Dewitt (HD08A) Water Pumping Station Upgrades	3,030,000.00	3,030,000.04	2,911,397.91	118,602.13	96.1%
2021	5142171074	Contingency for Unscheduled Works Program	299,995.62	299,995.62	264,370.05	35,625.57	88.1%
2020	5142061502	Water Meter - Installation/Replacement/Repair - General Maintenance	2,920,000.00	2,920,000.00	2,920,000.00	0.00	100.0%
2021	5142161502	Water Meter - Installation/Replacement/Repair - General Maintenance	7,670,000.00	7,670,000.00	7,670,000.00	0.00	100.0%
<b>Wastewater Regular Program</b>							
2008	5160867751	Annual Wastewater Outstation - Asset Management	2,655,000.00	1,010,000.00	2,685,056.33	(1,675,056.33)	101.1%
2018	5161966612	Woodward WWTP - South Secondary Clarifiers	4,500,000.00	4,500,000.00	4,497,800.84	2,199.16	100.0%
2020	5162060522	Sewer Regulator Rehabilitation/Replacement	4,216,839.00	4,216,839.00	4,216,839.00	0.00	100.0%
2021	5162160390	Wastewater System Lining Program	8,300,000.00	8,300,000.00	8,300,000.00	0.00	100.0%
2021	5162161444	Sewer Lateral Replace/Rehab Program	7,220,000.00	7,220,000.00	7,220,000.00	0.00	100.0%
<b>Storm Sewers Regular Program</b>							
2015	5181510501	Mathers Drive Bank Erosion Control and Slope Stabilization	1,100,000.00	1,100,000.00	769,656.09	330,343.91	70.0%
<b>TOTAL COMPLETED PROJECTS (74)</b>			<b>110,732,928.78</b>	<b>105,162,125.95</b>	<b>104,092,129.57</b>	<b>1,069,996.38</b>	<b>94.0%</b>
<b>GRAND TOTAL (78)</b>			<b>110,782,928.78</b>	<b>105,162,125.95</b>	<b>104,092,129.57</b>	<b>1,069,996.38</b>	<b>94.0%</b>



CITY OF HAMILTON CAPITAL PROJECTS BUDGET APPROPRIATION SCHEDULE FOR THE PERIOD COVERING JULY 1, 2023 THROUGH SEPTEMBER 30, 2023				
Appropriated From	Description	Appropriated To	Description	Amount(\$)
<b>PLANNING &amp; ECONOMIC DEVELOPMENT</b>				
<u>Economic Development</u>				
8201703703	Annual Commercial District Revitalization Grant Program (as per PED23076)	3621755102	BrownField Pilot Project (as per PED23076)	500,000.00
8201703704	Commercial Property Improvement Grant Program (as per PED23076)	3621755102	BrownField Pilot Project (as per PED23076)	500,000.00
				<u>1,000,000.00</u>
<b>Planning &amp; Economic Development (2)</b>				<b>1,000,000.00</b>
<b>PUBLIC WORKS - TAX BUDGET</b>				
<u>Engineering Services</u>				
4032114405	Contaminated Soil & Rock Disposal Program	5142371311	CCBF - Morden - Locke To Pearl	59,000.00
5142161307	Mulberry - Bay to James	5142371311	CCBF - Morden - Locke To Pearl	40,000.00
4032111022	Kenilworth - Barton to Roxborough	4031818159	Bridge 159 - Regional Rd 56 to 615m s/o Hall Rd	225,000.00
				<u>324,000.00</u>
<u>Environmental Services</u>				
4400049007	Cemetery Columbarium	4402149007	Cemetery Columbarium	1,650.20
4401955800	QC/CA - Parks and Cemeteries Material Testing	4400055800	QC/CA - Parks and Cemeteries Material Testing	1,351.09
4402049107	Park Fencing Program	4242209501	Veevers Park Fencing	739.28
				<u>3,740.57</u>
<u>Waste Management</u>				
5122190200	Diversion Container Replacement Program	5120055137	Waste Management R & D Program	90,000.00
				<u>90,000.00</u>
<b>Public Works - Tax Budget (7)</b>				<b>417,740.57</b>
<b>BUDGET APPROPRIATION (9)</b>				<u><b>1,417,740.57</b></u>

CITY OF HAMILTON CAPITAL PROJECTS BUDGET APPROPRIATIONS OF \$250,000 OR GREATER AND CAPITAL PROJECT RESERVE FUNDING REQUIRING COUNCIL APPROVAL FOR THE PERIOD COVERING JULY 1, 2023 THROUGH SEPTEMBER 30, 2023					
Appropriated/ Transferred From	Description	Appropriated/ Transferred To	Description	Amount (\$)	Council Approval / Comments
<b>Healthy &amp; Safe Communities (Tax Budget)</b>					
Reserve#108020 Acct#49412	Unallocated Capital Levy	Project#7642341102 Acct#49412	Station 30 Renovations	812,000.00	Station 30 Renovations - Project #7642341102 was approved in the 2023 Capital Budget for a total of \$688,000, funded from the discretionary block funding shared equally between Fire and Paramedics. The initial Class D estimate for exterior wall cladding and overhead door frame repairs was completed in early 2023 and was estimated at a cost of \$691,700. The Class A estimate completed later in 2023 was estimated at \$1,500,000. This is a request to increase the budget for this project to fund the difference in estimated costs.
Project#7402251100 Acct#49412	Annual Equipment Replacement	Project#7402351100 Acct#49412	Annual Equipment Replacement	412,221.19	Transfer of funds from 2022 to 2023 to consolidate the procurement of the volunteer pager system as well as other pieces of equipment including bunker gear, saws, and hazmat equipment. These items are currently budgeted under both years.
<b>Healthy &amp; Safe Communities (Tax Budget) Total</b>				<b>\$ 1,224,221.19</b>	
<b>Public Works (Tax Budget)</b>					
Reserve#108020 Acct#49412	Unallocated Capital Levy	Project#4032319109 Acct#49412	Wilson - Victoria to Sherman - CASH FLOW	1,572,000.00	Through the Budget Process, Council has approved \$6,550,000 (\$2.8M of which is Cash Flowed in 2025) for this project. However, in the process of detailed design for Wilson St., scope was added for the resurfacing of a portion of Ashley St. (\$100K) and the addition of a pedestrian crossing at the intersection of Wilson St. and Emerald St. N. (\$200K) as a request by the Council/residents at the PIC, including the addition of traffic signal infrastructure. It was also determined that additional funds would be required in the roads budget to account for excess soils costs (roughly \$1.1M). In addition, \$172K is required to offset inflation and increased labour costs. These works are LRT related so there is a risk to LRT schedule should we delay the tendering of this contract.

CITY OF HAMILTON CAPITAL PROJECTS BUDGET APPROPRIATIONS OF \$250,000 OR GREATER AND CAPITAL PROJECT RESERVE FUNDING REQUIRING COUNCIL APPROVAL FOR THE PERIOD COVERING JULY 1, 2023 THROUGH SEPTEMBER 30, 2023					
Appropriated/ Transferred From	Description	Appropriated/ Transferred To	Description	Amount (\$)	Council Approval / Comments
Reserve#108020 Acct#49412	Unallocated Capital Levy	Project#4032111103 Acct#49412	CP Minor Mtn Ward 3 CCBF	482,000.00	Council has previously approved \$2M for this project. However, in the process of detailed design for Sherman Ave. N., scope was added for the full reconstruction of the portion of the road between Wilson Street and Cannon St. E., and the addition of complete streets elements (\$300K). It was also determined that additional funds would be required in the roads budget to account for excess soils costs (roughly \$130K) and the reconfiguration of the intersection of Wilson St. and Cannon St. E. In addition, \$52K is required to offset inflation and increased labour costs. These works are LRT related so there is a risk to LRT schedule should we delay the tendering of this contract.
Project#7102054003 Acct#49412	Alexander Park Community Hub Feasib	Project#4241609110 Acct#49412	Recreation & Community Hub	273,416.95	Alexander Park Community Hub Feasibility was created for the Feasibility phase of the Alexander Park field house project. This appropriation consolidates the balance to Project#4241609110 for design & construction.
<b>Public Works (Tax Budget) Total</b>				<b>\$ 2,327,416.95</b>	
<b>Public Works (Rate Budget)</b>					
Reserve#108015 Acct#49412	Waterworks Capital	Project#5142371309 Acct#49412	Wilson - Victoria to Sherman	2,729,000.00	Through the Budget Process, Council has approved \$5,000,000 for this project. However, in the process of detailed design for the watermain on Wilson St., scope was added for an additional valve chamber and associated works (\$600K) for operational purposes. It was also determined that additional funds would be required in the watermain budget to account for excess soils costs (roughly \$1.1M), and the replacement of sanitary laterals (\$750K) that will be directly impacted by the watermain construction. In addition, \$279K is required to offset inflation and increased labour costs. These works are LRT related so there is a risk to LRT schedule should we delay the tendering of this contract.
<b>Public Works (Rate Budget) Total</b>				<b>\$ 2,729,000.00</b>	
<b>Project Totals</b>				<b>\$ 6,280,638.14</b>	