

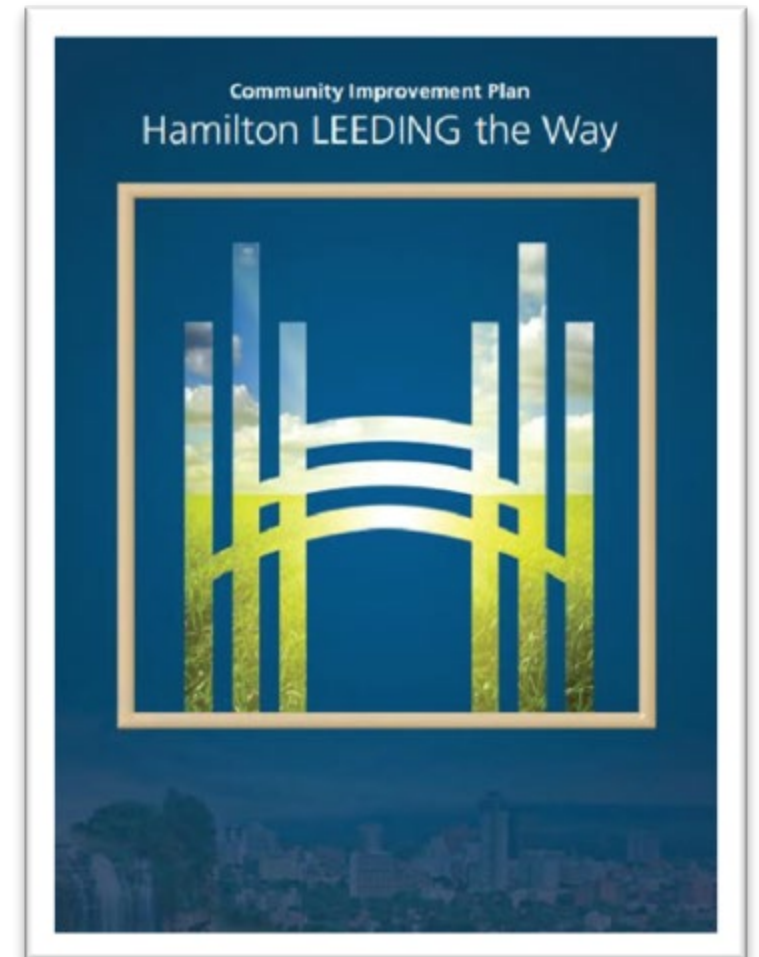


Review of the HAMILTON LEED'ing the WAY (LEED) Community Improvement Plan

Development Industry Liaison Group
November 18, 2024

Hamilton's 'LEED'ing the Way CIP Review

- ▶ CIP is administered by the Economic Development Division
- ▶ Created in 2010 as an economic catalyst for sustainable building and land development, and as a new job and tax uplift and assessment generator
- ▶ Single tax increment grant program was created and is available throughout urban area
- ▶ Grant amount is relative to the municipal tax increase realized from the development and the LEED certification level achieved



Hamilton's 'LEED'ing the Way CIP Review

- ▶ Why the review?
 - Little uptake to date
 - A lot has changed since the creation of the program
 - City Council declared a Climate Change Emergency
 - New Climate Change Office created
 - Net Zero focus has emerged
- ▶ Staff's review and consultation began at the start of 2024
 - An Engage Page was published with details of the project for the public, including opportunities to submit questions and take part in a survey
 - Virtual Public Workshop was held on June 18, 2024
 - Staff also reached out directly to the industry for feedback

Growing a REsilient and ENvironmentally Sustainable Hamilton (GREEN) Community Improvement Plan

▶ Review Opportunities

- Expand support beyond LEED
- Support goals of City's Bayfront Industrial Area Strategy (e.g. promote sustainable retrofits of industrial/commercial buildings)
- Incentivize the achievement of the voluntary tiers of the City's forthcoming Green Building Standards
- Provide an economic catalyst for sustainable development with a particular focus on ICI and residential rental developments

▶ Review Challenges

- Development industry interest
- Infrastructure limitations (hydro capacity)
- Expensive Retrofits (e.g. no/little tax uplift making tax increment programs irrelevant)
- Financial hurdle for some developers to go "green"
- Funding/interest support from potential partners

Potential GREEN CIP programs

- ▶ A new tax increment-based grant program is being proposed to replace the existing LEED Grant Program
 - This would incentivize the achievement of the forthcoming voluntary tiers of the Green Building Standards, or those exceeding these levels through greater GHG reduction or net zero development
- ▶ A potential retrofit grant program focused on the industrial and commercial buildings in the Bayfront Industrial Area intending to spur green investment in the area, create green jobs and reduce embodied carbon through the reuse of underutilized buildings
- ▶ Note: Staff will attend DILG again before the end of Q1 2025 to provide program details before going to Council with any recommendations

QUESTIONS?

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