



April 7, 2025

From:
West End Home Builders' Association
1112 Rymal Road East
Hamilton, Ontario L8W 3N7

To:
Members of Planning Committee
City of Hamilton, 71 Main Street West
Hamilton, ON L8P 4Y5

WE HBA Letter: Hamilton Site Plan Approvals – Lapsing and Phasing

The West End Home Builders' Association ("WE HBA") is the voice of the land development, new housing and professional renovation industries in Hamilton, Burlington, and Grimsby. WE HBA represents 320 member companies made up of all disciplines involved in land development and residential construction. In the City of Hamilton, residential construction consists of \$3.2 billion in built investment value, and provides over 14,000 jobs paying \$1.0 billion in wages¹. We note that these economic and job figures have been in decline over the past couple of years, and are anticipated to sharply decline in 2025 as project cancellations and job losses continue to pile up in the residential construction industry.

WE HBA appreciates the report being brought forward to consider revised lapsing and phasing provisions for Site Plan Applications in the City. WE HBA thanks the City for the cooperative work carried out over the past several months to address the concerns of the industry since the introduction of the policies in October of last year. The City's open and collaborative process has resulted in a policy being brought forward today that is acceptable to the industry and City. WE HBA encourages the City to continue to engage in open dialogue with the industry to address the joint challenges and achieve our shared goals and objectives for the City. WE HBA further encourages the City to consult further in advance of changes such as this being brought forward to allow further time for dialogue and prevent recommendations from being deferred.

WE HBA understands that staff are recommending the following modifications to the lapsing provisions that were presented at the October 18, 2024, Planning Committee:

- Two one-year extensions to Conditional Site Plan Approval instead of one, subject to criteria;
- Extension criteria for cases where the applicant is unable to get clearance on a condition needed to be cleared by an outside agency;
- Extension criteria for cases where the applicant is unable to clear a condition due to delays in the completion of City infrastructure projects; and
- For site plan applications submitted between January 1, 2020 and the date of the passing of the new Site Plan Control By-law, Conditional Site Plan Approval will lapse six years from the date of the issuance of the Conditional Approval Letter.

¹ CHBA Economic Impacts 2023 Fact Sheet, City of Hamilton.



WE HBA welcomes and supports these revised modifications which address industry concerns while ensuring development moves forward in a timely manner. WE HBA also notes that “staff support reintroducing the phasing condition for Downtown site plan applications to help facilitate development and note that each phase would still need to proceed within the lapsing timelines for the development charge lock-in to apply”. This presents a challenge for developers to move forward with later phases in a large development, and WE HBA recommends this policy be modified to allow for an extended lapsing timeline for project phases beyond Phase 1. This allows for developers to plan and account for DCs early in the process, and avoid large, subsequent increases to DCs applying years down the line. It is critical that this issue be addressed to provide long-term certainty for DCs, especially considering current market conditions and economic system shocks that are severely impacting the high-rise market.

WE HBA looks forward to continuing to work in partnership with the City of Hamilton to achieve the City’s housing targets through a variety of forms of growth.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mike Collins-Williams', is positioned above the printed name.

Mike Collins-Williams
Chief Executive Officer
West End Home Builders’ Association