

Growing a Resilient and Environmentally Sustainable (GREEN) Hamilton Community Improvement Plan

PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT

ECONOMIC DEVELOPMENT DIVISION

APRIL 2025



Hamilton

TABLE OF CONTENTS

1.0	INTRODUCTION	4
2.0	PURPOSE OF THIS PLAN	5
3.0	LEGISLATIVE AUTHORITY	6
3.1	Provincial Legislation	6
3.2	Municipal Authorization	7
4.0	PREVIOUS PLANS, PROGRAMS AND ON-GOING INITIATIVES	9
4.1	Historical City of Hamilton Environmental Sustainability and Climate Change Actions and Initiatives	9
4.2	Hamilton LEEDing the Way Community Improvement Plan (2008)	9
5.0	SUPPORTING FRAMEWORK	10
5.1	Provincial Planning Statement, 2024	10
5.2	2022-2026 Council Priorities	11
5.3	City of Hamilton 2016-2025 Strategic Plan (2016)	11
5.4	2021-2025 Economic Development Action Plan (2021)	12
5.5	Recharge Hamilton - Our Community Energy and Emissions Plan (CEEP) (2022)	13
5.6	Bayfront Industrial Area Strategy (2022)	13
5.7	Urban and Rural Hamilton Official Plans (2013)	14
6.0	COMMUNITY IMPROVEMENT PROJECT AREA	18
7.0	GOALS AND OBJECTIVES	19
8.0	FINANCIAL ASSISTANCE PROGRAMS AND OTHER INITIATIVES	19
8.1	GREEN Hamilton Study Grant Program	20
8.2	GREEN Hamilton Bayfront Industrial Area Retrofit Grant Program	21
8.3	GREEN Hamilton Development Tax Increment Grant Program Description	22
9.0	MONITORING	23
10.0	AMENDMENTS AND TRANSITIONAL MATTERS	25
10.1	Formal Amendments	25
10.2	Other Amendments	25

10.3	Transitional Matters	26
11.0	APPENDICES.....	26

DRAFT



1.0 INTRODUCTION

In 2019, the City of Hamilton's Council declared a climate change emergency and since then, City Council has committed to addressing the emergency, in part, through priorities that support "green" building. City Council also established an Office of Climate Change Initiatives, which has prepared the technical work to support the City's road map to net zero. City Council has also recently endorsed Green Building Standards, which set a higher threshold for new development with regard to sustainability. Despite these efforts, reaching the green house gas (GHG) emissions targets of 80% below the 1990 levels by 2030 and to be net zero by 2050 will be challenging. It will require a scaling up of action and ambition to implement the City's Low Carbon Scenario, which sets out those actions needed to achieve these targets including a focus on achieving sustainable and efficient buildings for both new developments and retrofits.

Buildings are the third largest contributor of GHG emissions in the City not taking into account the industrial sector, which is the largest contributor. Part of the GHG emissions contribution is from the relatively old and energy inefficient building stock. When many of these buildings were constructed, little consideration was given to their energy efficiency, the affects the building's emissions had on the climate or the building's ability to adapt to a changing climate. However, a lot has changed since then. Today, the adoption of green development practices is generally accelerating but not necessarily in the City at the level needed to reach the City's climate change targets. Additionally, the demand for "green" buildings are increasing and there is a potential that the City could face a shortage, which can become a significant economic issue if it begins to negatively impact business attraction and/or retention.

Addressing the sustainability of a building is most financially prudent at inception or when retrofit plans are first being considered. Therefore, any energy efficiency measures not considered today could be delayed for decades until the next retrofit cycle. The City has an inherent interest in influencing these decisions now given the interest in growing a greener economy and fighting climate change. While buildings are only a part of the solution to the climate change crisis, delaying this Plan and the associated incentive programs and the resulting development of sustainable buildings could increase the risk of the City falling behind its peers with respect to attracting business and investors of a green economy.

This Plan can help the City in reaching the established climate change goals that will inevitably generate a number of co-benefits including the creation of more vibrant communities, the improvement of public health outcomes, a stronger green economy, and the reduction of future municipal operating and capital costs.

2.0 PURPOSE OF THIS PLAN

The Growing a Resilient and Environmentally Sustainable (GREEN) Hamilton Community Improvement Plan (the Plan) is intended to provide a framework for the provision of financial assistance programs and other strategies that will help overcome the financial barriers associated with the development of “green” and sustainable development. It will also assist in having residents, developers and investors in the City explore the sustainable opportunities that are available on their properties as many owners and tenants may not be aware of the opportunities and/or benefits (financial or otherwise).

The expected outcome of this Plan is to support the City’s environmental sustainability and climate change objectives and result in driving the change to a more sustainable and economically prosperous economy. This Plan is also intended to be a catalyst to transform areas of the City that were not historically sustainably developed, including the areas associated with heavy, polluting industries, to ones that can support industries that are seeking to develop and operate sustainably and thereby presenting the City as a community that can (and does) support businesses with corporate environmental and sustainability priorities.

As an implementation tool, this Plan builds upon past City community improvement efforts in support of the City’s climate change effort and is intended to complement and support the vision, goals and policies of related plans and strategies including Provincial planning policies, the 2022-2026 Council Priorities, 2016-2025 Strategic Plan (2016), the Climate Action Strategy, the 2021-2025 Economic Development Action Plan, and the Urban and Rural Hamilton Official Plans, among others.

It is important to note that this Plan is not expected to exist in its current form far into the future. This Plan is scheduled to undergo a review in five (5) years, however this Plan could require a review sooner. Staff acknowledge that building practices will change over time and that some of the incentivized metrics (in this iteration of the Plan) may become standard practice. Therefore, this Plan should be viewed as a catalyst to get “green” development happening as soon as possible.

Plans and strategies directly supported by this Plan are reviewed in Section 5.0 with the Plan’s goals and objectives described in Section 6.0 and Section 7.0 respectively.

Monitoring of this Plan’s implementation is outlined through reporting as noted in Section 9.0.

This Plan may be amended from time to time in accordance with Section 10.0.

3.0 LEGISLATIVE AUTHORITY

The provision of financial assistance or other undertakings by a municipality to facilitate or carry-out community improvement in Ontario are primarily governed by the *Planning Act* and *Municipal Act*. Together these acts identify the tools, and their parameters, which municipalities may authorize and utilize for community improvement.

3.1 Provincial Legislation

Pursuant to Section 28 of the *Planning Act*, if a municipality has an Official Plan in effect that contains provisions relating to community improvement, it may, by by-law, designate the whole or any part of an area covered by such an Official Plan as a Community Improvement Project Area (CIPA). A CIPA is a geographic area in which a council of a municipality is of the opinion it is desirable to improve because of age, dilapidation, overcrowding, faulty arrangement, unsuitability of buildings or for any other environmental, social or community economic development reason.

When a by-law has been passed identifying a CIPA a municipal council may by by-law adopt a community improvement plan (CIP) for the purposes of facilitating the community improvement through various means including the provision of financial incentives or actions which would otherwise be prohibited under Sub-section 106(2) of the *Municipal Act*. For the purpose of carrying out the CIP, once it is in effect, a municipality may:

- Acquire, hold, clear, grade or otherwise prepare land for community improvement;
- Construct, repair, rehabilitate or improve buildings on land acquired or held by it in the CIPA in conformity with the CIP, and sell, lease or otherwise dispose of any such buildings and the land appurtenant thereto;
- Sell, lease or otherwise dispose of any land acquired or held by it in the CIPA to any person or governmental authority for use in conformity with the CIP;
- Provide grants and/or loans in conformity with the CIP, to registered owners, assessed owners and tenants of lands and buildings within the CIPA, and to any person to whom such an owner or tenant has assigned the right to receive a grant or loan, to pay for the whole, or any part of the, eligible costs of the CIP; and
- Provide grants and/or loans for eligible costs identified within the CIP which may include costs related to environmental site assessment, environmental remediation, development, redevelopment, construction and reconstruction of

land and buildings for rehabilitation purposes or for the provision of energy efficient uses, buildings, structures, works, improvements or facilities.

The total of the grants and loans made in respect of particular lands and the tax assistance that is provided in respect of the lands and buildings cannot exceed the eligible cost of the community improvement plan with respect to those lands and buildings.

3.2 Municipal Authorization

Community improvement policies authorizing the use of CIPs in the City's urban and rural areas are contained in Chapter F, Section 1.15 of both the Urban Hamilton Official Plan (UHOP) and Rural Hamilton Official Plan (RHOP) (as amended). Specifically, policies contained in Section 1.15 state:

- Council's intent, through community improvement, is to promote and maintain a high-quality living and working environment throughout the City accomplished through:
 - the upgrading and ongoing maintenance of communities or areas as characterized by obsolete buildings, and/or conflicting land uses and/or inadequate physical infrastructure and community services; and
 - the establishment of policies and programs to address identified economic, land development and housing supply issues or needs; and
- That community improvement shall be carried out through the designation, by Council, of CIPAs and through the preparation and implementation of CIPs pursuant to the Planning Act, R.S.O., 1990 c. P.13;
- It is the intent of Council that the entire urban/rural areas, or any part of the urban/rural areas as defined by the UHOP or RHOP, as amended, may, by by-law, be designated as a CIPA;
- That one or more of the following characteristics may be present when designating a CIPA:
 - building stock or property in need of rehabilitation;
 - buildings and structures of heritage or architectural significance;
 - encroachment of incompatible land uses or activities;

- deteriorated or insufficient physical infrastructure such as, but not limited to, sanitary and storm sewers and water mains, public transit, roads/streets, curbs, sidewalks, street lighting and utilities;
 - deteriorated or insufficient community services such as, but not limited to public indoor/outdoor recreational facilities, public open space and public social facilities;
 - inadequate mix of housing types (UHOP only);
 - inadequate affordable housing (UHOP only);
 - known or perceived environmental contamination;
 - deteriorated or insufficient parking facilities;
 - poor overall visual amenity of the area;
 - existing Business Improvement Areas (BIA) or potential for inclusion in a BIA designation;
 - inappropriate road access and traffic circulation;
 - shortage of land to accommodate building expansion and/or parking and loading facilities;
 - other barriers to the improvement or redevelopment of under-utilized land or buildings; or
 - any other environmental, social or community economic development reasons for designation; and
- That a CIP provide direction regarding the application of one or more of the following:
 - allocation of public funds such as grants, loans or other financial instruments for the physical rehabilitation, redevelopment or improvement of land/buildings;
 - municipal acquisition of land or buildings and subsequent clearance, rehabilitation, redevelopment or resale of these properties or other preparation of land or buildings for community improvement;
 - encouragement of infill and rehabilitation where feasible;
 - promotion of historic preservation through the appropriate local, provincial and federal legislation;

- promotion of the viability of commercial areas through the establishment and support of BIAs; and
- other municipal actions, programs or investments for the purpose of strengthening and enhancing neighbourhood stability, stimulating production of a variety of housing types, facilitating local economic growth, improving social or environmental conditions, or promoting cultural development; and
- That all developments participating in programs and initiatives contained within CIPs shall conform to the policies contained in the respective Official Plan and comply with all municipal codes and regulations of the City and Province;
- That Council shall determine the priorities and sequences in which designated CIPAs shall have individual CIPs prepared.
- That any CIP shall endeavour to co-ordinate individual initiatives to improve properties with municipal actions to upgrade physical infrastructure and community services; and
- That Council shall be satisfied that community improvements are within the financial capability of the City.

4.0 PREVIOUS PLANS, PROGRAMS AND ON-GOING INITIATIVES

4.1 Historical City of Hamilton Environmental Sustainability and Climate Change Actions and Initiatives

In March of 2019, Hamilton City Council unanimously declared a climate emergency and shortly thereafter, in August of 2022, council endorsed Hamilton's Climate Action Strategy, which is the City's net zero roadmap. This strategy included the creation of the Office of Climate Change Initiatives. In 2023, the Priority Areas of Focus were also laid out, which included the support for "green" buildings.

4.2 Hamilton LEEDing the Way Community Improvement Plan (2008)

This Plan replaces the Hamilton LEED'ing the Way Community Improvement Plan as adopted by By-law 08-214 (as amended) (hereon referred to as the 'LEED CIP') and is a continuation of efforts to incentivize environmentally sustainable developments in the City.

The LEED CIP was initially intended to support environmentally focused community improvement efforts within in the city's industrial parks and Bayfront and East Hamilton

industrial areas. The central focus of the plan was to incentivize developments within these areas to achieve LEED building design standards as a means of achieving a number of private and public benefits including reducing energy consumption, reducing potable water use, reduce solid waste, achieve healthier indoor environments and generally reduce overall environmental impact. A single incentive program was established, the LEED Grant Program (LGP), a tax increment-based incentive program that would rebate a portion of increased municipal property taxes resulting from development or redevelopment to provide financial support towards increased costs realized as a result of achieving LEED building standards.

In 2010, the LEED CIP and LGP was expanded to all developments/redevelopments throughout the urban area that sought to achieve LEED building certification.

Overall, this Plan maintains the intent of original LEED CIP and past City actions and initiatives by continuing and expanding financial incentives to support environmentally sustainable development and ensures that the CIP's goals and incentive programs remain relevant to current Provincial and City policy direction respecting environmental sustainability and climate change as discussed in Section 5.0.

5.0 SUPPORTING FRAMEWORK

Existing Provincial and City policy frameworks contain policies that support the purpose, goals and objectives of this Plan as outlined in Sections 2.0 and 7.0 respectively as well as the associated assistance program(s) described in Section 8.0. The key supporting policies from applicable policy documents are outlined below.

5.1 Provincial Planning Statement, 2024

The Province of Ontario's Provincial Planning Statement, 2024 (PPS) provides policy direction for land use planning and development matters which are of Provincial interest including protecting resources, supporting public health and safety and creating high-quality natural and built environments.

This Plan is consistent with the PPS and specifically addresses the following provincial interests identified within the PPS:

- Planning authorities shall promote economic development and competitiveness by:
 - providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs;
 - providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses

which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses; identifying strategic sites for investment, monitoring the availability and suitability of employment sites, including market-ready sites, and seeking to address potential barriers to investment (PPS, Subsection 2.8.1.1 a)-c))

- Planning authorities shall plan to reduce greenhouse gas emissions and prepare for the impacts of a changing climate through approaches that:
 - support energy conservation and efficiency; and
 - take into consideration any additional approaches that help reduce greenhouse gas emissions and build community resilience to the impacts of a changing climate (PPS, Subsection 2.9.1 b)-e))
- Planning authorities shall prepare for the impacts of a changing climate that may increase the risk associated with natural hazards (PPS, Subsection 5.2.4)

5.2 2022-2026 Council Priorities

The 2022-2026 Council Priorities were developed by the City Council to support the City's visions "to be the best place to raise a child and age successfully". The three priorities are: Sustainable Economic and Ecological Development (Priority 1), Safe and Thriving Neighbourhoods (Priority 2), and Responsiveness and Transparency (Priority 3). Each of the priorities has a set of outcomes and measures of success. As it applies to the purpose of this Plan, Priority 1 particularly aligns with this Plan with an Outcome being to accelerate the city's response to climate change.

5.3 City of Hamilton 2016-2025 Strategic Plan (2016)

The City of Hamilton's 2016-2025 Strategic Plan (the Strategic Plan) establishes a 10-year vision for the City that provides the context within which City services are provided in order to achieve the Plan's stated mission "to provide high quality cost conscious public services that contribute to a healthy, safe and prosperous community, in a sustainable manner". To achieve this, the Strategic Plan establishes seven priorities which were identified through community engagement and resident conversations including those that occurred through the Our Future Hamilton: Communities in Conversation initiative.

These priorities are:

- Community Engagement and Participation
- Economic Prosperity and Growth
- Healthy and Safe Communities

- Clean and Green
- Building Environment and Infrastructure
- Culture and Diversity
- Our People and Performance

This Plan contributes towards the achievement of the Strategic Plan's vision for Hamilton as further outlined in Section 9.0 Monitoring, whereby performance measures and monitoring of this Plan and its associated programs are established and linked to the achievement of the Strategic Plan's vision.

5.4 2021-2025 Economic Development Action Plan (2021)

The 2021-2025 Economic Development Action Plan (EDAP) is a Council approved, city-wide, action-oriented document that identifies areas of focus and key industry sectors where the City will concentrate resources and identify actions for in support of the City's economy. The EDAP identifies six key priority areas that are intended to build a stronger and more equitable economy for Hamilton's future. Of these, this Plan most directly supports the "Growing Business and Investments", "Revitalizing Priority Areas and Placemaking" and "Building Transformation Projects" priorities which, among other actions, are supported by attracting new business and investment opportunities as the economy shifts toward a "green" economy, encouraging growth, investment and activity to meet the future needs of consumers, and the intensification and optimization of strategic business lands.

The EDAP further identifies specific actions to support the goals and objectives of the Plan within the time horizon:

- #32 "Encourage environmental sustainability expansion of the LEED CIP" ;
- #60, "Re-envision the existing Hamilton LEEDing the Way Community Improvement Plan to better incentivize environmentally sustainable development and investments";
- #62, "Revise incentive programs to support the achievement of climate change targets" ;
- #68, "Implement the Bayfront Strategy";
- #73, "Explore and implement decarbonization initiatives with Local Industry"
- #74, "Promote Hamilton's District Energy Systems to major construction projects as a climate change benefit and as a low carbon alternative to traditional energy systems"; and,
- #75, "Encourage new development within the Airport and AEGD to incorporate District Energy Systems to reduce environmental impacts"

5.5 Recharge Hamilton - Our Community Energy and Emissions Plan (CEEP) (2022)

The CEEP establishes a low-carbon scenario model based on 28 targets to get the City to the goal of net-zero GHG emissions by 2050. The CEEP also provides an implementation strategy of actions for both the City of Hamilton and the community that includes five Low-Carbon Transformations based on current city-wide data: Innovating Our Industry, Transforming our Buildings, Changing How We Move, Revolutionizing Renewables and Growing Green.

"Transforming Our Buildings includes actions that support the retrofitting of existing buildings to be more energy efficient and to encourage fuel switching. Although specifically in Hamilton industrial emissions continue to represent the largest sources of GHG emissions, emissions related to the commercial and residential sector represent the third largest in Hamilton" (Transforming our buildings (#2), CEEP)

5.6 Bayfront Industrial Area Strategy (2022)

The Bayfront Industrial Area (the Bayfront) is Hamilton's oldest industrial area comprising over 1,600 hectares of land on the shores of Hamilton Harbour, and the immediate area.

In September 2022, City Council approved the Bayfront Industrial Area Strategy (BIAS) as a comprehensive strategy, identifying short, medium and long-term actions, that together would help address barriers to redevelopment and support continued industrial productivity and investment in the Bayfront.

A significant barrier to redevelopment in the Bayfront continues to be potential contamination of properties, however, the age of the buildings and cost of retrofitting them in a sustainable manner is also a consequential factor affecting redevelopment. In this respect, the BIAS speaks to the continued importance of this Plan to support its strategies and redevelopment goals in the Bayfront, specifically stating the following:

- Promote environmental sustainability through the following:
 - Encouraging green building certification or similar sustainable design tools for buildings and infrastructure for new and redevelopment (e.g. LEED, Green Globes, Park Smart, BREEAM etc.);
 - Encourage reduction in resource consumption and energy efficiency(BIAS, Subsection 3.2.3.7. iii. and vi.)

- Investigate the feasibility of new financial incentive programs through the creation of a new Bayfront specific CIP intended to support Climate Change Readiness and industrial Building Improvements... This would be a scoped CIP with a climate change and historic industrial lens making it specific to the Bayfront Industrial Area (BIAS, Action 2.18); and,
- Create, brand and promote an Eco-Industrial Park - a community of businesses seeking to achieve enhanced environmental and economic performance through collaboration in managing environmental and resource issues through the physical exchange of materials, energy, water and by-products (BIAS, Action 3.28)

5.7 Urban and Rural Hamilton Official Plans (2013)

The Urban and Rural Hamilton Official Plans (UHOP/RHOP) establish the City's long-term policy framework outlining the City's vision for the future in terms of managing growth, land use change and the physical development of the City including related environmental, social and economic factors. The UHOP/RHOP includes land use policy that establishes the land use structure of the respective urban and rural areas of the city accompanied by overlaying land use designations that guide the development and redevelopment of the City. The UHOP/RHOP also contains the necessary policies to enable the creation of this Plan, in accordance with the *Planning Act*, through Chapter F, Section 1.15 of the UHOP and further discussed in Section 3.2 "Municipal Authorization" of this Plan.

Goals UHOP/RHOP

- Health and safety in our communities is essential. Policies ensure that our communities are safe and healthy, mitigate and adapt to the impacts of a changing climate, improve resilience, reduce greenhouse gas emissions, and contribute to environmental sustainability. A broad interpretation of health recognizes the inter-relationships between all aspects of our environment and the impacts on the health of citizens. Policies in this section enable healthy lifestyles, promote a healthy and safe community, and promote a high quality of life (UHOP/RHOP, Chapter B)

UHOP Policies

- Residential intensification developments within the built-up area shall be evaluated based on the following criteria...the incorporation and utilization of green infrastructure and sustainable design elements in the proposed development (UHOP Chapter B, Subsection 2.4.1.4 g))

- Urban design should promote the reduction of greenhouse gas emissions, ability to adapt to the impacts of a changing climate now and in the future, and protect and enhance the natural urban environment by:
 - Encouraging on-site storm water management and infiltration through the use of techniques and technologies, including storm water management ponds, green roofs, vegetated swales, and low impact development techniques and green infrastructure (UHOP Chapter B, Subsection 3.3.2.8 c))
 - Encouraging the use of Leadership in Energy and Environmental Design (LEED), R-2000 Home, Passive House, Canadian Green Building Council's Zero Carbon Standard, or other environmental building rating tools and techniques that reduce energy consumption and greenhouse gas emissions for buildings and infrastructure for all development and redevelopment (UHOP Chapter B, Subsection 3.3.2.8 d))
 - Encouraging the reduction of resource consumption in building and site development and avoiding the release of contaminants into the environment, including promoting building conservation and adaptive reuse and encouraging the use of locally sourced and reclaimed building materials to reduce the amount of embodied carbon (UHOP Chapter B, Subsection 3.3.2.8 e))
- The City shall prepare for the impacts of a changing climate by encouraging energy efficient and environmental designed development and redevelopment through:
 - Approval of planning applications, including applications for zoning by-law amendments, site plan approval, and plans of subdivision or condominium, as appropriate (UHOP Chapter B, Subsection 3.7.2 a))
 - The use of environmental building rating systems such as certification under the Leadership in Energy and Environmental Design (LEED) program, R-2000 Home, Passive House, Canadian Green Building Council's Zero Carbon Standard, or an equivalent rating system or building techniques for upgrading/retrofitting of existing development and new development (UHOP Chapter B, Subsection 3.7.2 b))
 - Designs which use renewable energy systems or alternative energy systems (UHOP Chapter B, Subsection 3.7.2 c))
 - Designs which use cogeneration energy systems (UHOP Chapter B, Subsection 3.7.2 d))
 - Designs which minimize building heat loss and capture or retain solar heat energy in winter, and minimize solar heat penetration in summer. Consideration shall be given to such measures as green roofs or reflective

- roofs, discouraging excessive surface parking, allowing direct access to sunlight, and effective landscaping (UHOP Chapter B, Subsection 3.7.2 e))
 - Building or structure orientations that maximize solar or wind energy (UHOP Chapter B, Subsection 3.7.2 f))
 - Designs that facilitate cooperation/joint energy efficiency between developments to optimize the efficient use of resources, including district energy systems (UHOP Chapter B, Subsection 3.7.2 h))
 - Water and storm water conservation/management practices and low impact development techniques, such as green roofs, water recycling systems, urban storm water swales, etc. (UHOP Chapter B, Subsection 3.7.2 j))
 - Promoting building conservation and adaptive reuse (UHOP Chapter B, Subsection 3.7.2 k))
 - Encouraging the use of locally sourced and reclaimed building materials to reduce the amount of embodied carbon as appropriate (UHOP Chapter B, Subsection 3.7.2 l))
 - Pilot projects and community energy plans as appropriate (UHOP Chapter B, Subsection 3.7.2 m))
- Other environmental development standards that encourage energy efficiency and environmental design as contained in the City's approved engineering policies and standards and master planning studies, and are supported by the City's financial incentive programs (UHOP Chapter B, Subsection 3.7.2 n)). The City shall develop and update Sustainable Building and Development Guidelines, including a development review checklist, to promote energy efficient development and redevelopment proposals, and implement the Guidelines through the development approvals process (UHOP Chapter B, Subsection 3.7.3)
- Corporately, the City shall support energy efficiency by:
 - Complying with the Corporate energy and Sustainability Policy, including its energy and greenhouse gas targets and implementing the City's approved Corporate Goals and Areas of Focus for Climate Change Mitigation and Adaptation, as set out in the Corporate Climate Change Task Force Report (UHOP Chapter B, Subsection 3.7.4 a))
 - Participating in energy conservation programs (UHOP Chapter B, Subsection 3.7.4 b))
 - Supporting City and City/private partnership pilot projects which are energy efficient and have good environmental design, such as district energy generation (UHOP Chapter B, Subsection 3.7.4 c))
- For medium density residential uses, the maximum height shall be six storeys, but the height may be increased to 12 storeys without an amendment to this Plan,

provided the Applicant demonstrates that...the development shall incorporate sustainable building and design principles including but not limited to the use of locally sourced and/or recycled materials, water conservation, energy efficiency techniques, and low impact development approaches (UHOP Chapter E, Subsection 3.5.8 b))

- Development within the high density residential category shall be evaluated on the basis of the following criteria, development shall...incorporate sustainable building and design principles including but not limited to use of locally sourced and/or recycled materials, water conservation and energy efficiently techniques and low impact development approaches (UHOP Chapter E, Subsection 3.6.7 d) v))
- Proponents of development applications may be required to prepare an Energy and Environmental Assessment Report to indicate how the proposal incorporates environmental and sustainable design features and practices, such as active transportation, energy efficiency through building and site design, and water conservation and is consistent with the principles and policies identified in Section B.3.7 – Energy and Environmental Design and other applicable policies in Chapter E – Urban Systems and Designations (UHOP Chapter F, Subsection 3.2.9.1))

RHOP Policies

- The City shall support energy efficient, low impact, and environmental designed development through:
 - approval of planning applications, including applications for zoning by-law amendments, site plan approval, and plans of subdivision or condominium, as appropriate;
 - the use of environmental building rating systems such as certification under the Leadership in Energy and Environmental Design (LEED) program or an equivalent rating system for upgrading/retrofitting of existing development and new development;
 - designs which use renewable energy systems or alternative energy systems;
 - designs which use cogeneration energy systems;
 - designs which minimize building heat loss and capture or retain solar heat energy in winter, and minimize solar heat penetration in summer. Consideration shall be given to such measures as green roofs or reflective roofs, discouraging excessive surface parking, allowing direct access to sunlight, and effective landscaping;
 - building or structure orientations that maximize solar or wind energy;
 - designs that facilitate cooperation/joint energy efficiency between developments to optimize the efficient use of resources;
 - energy conservation initiatives, including energy demand management;

- water and storm water conservation/management practices such as green roofs, water recycling systems, etc.;
 - encouraging the use of reclaimed building materials as appropriate;
 - pilot projects and community energy plans as appropriate; and,
 - other environmental development standards that encourage energy efficiency and environmental design as contained in the City's approved engineering policies and standards and master planning studies, and are supported by the City's financial incentive programs (RHOP, Chapter B, Subsection 3.7.1))
- Corporately, the City shall support energy efficiency by: supporting City and City/private partnership pilot projects which are energy efficient and have good environmental design (RHOP, Chapter B, Subsection 3.7.2b))
 - The City's objective is to increase the number of good air quality days, where the Province's Air Quality Index (AQI) is less than 30, over the lifetime of this Plan, by encouraging and undertaking actions to reduce greenhouse gas emissions towards the locally established targets. (OPA 26) (RHOP, Chapter F, 3.4.18)

6.0 COMMUNITY IMPROVEMENT PROJECT AREA

This majority of this Plan applies city-wide, which has been geographically delineated within the companion GREEN CIPA By-law. However, as this Plan is also intended to provide programs that may address unique or area specific environmental and associated development challenges, there is an exception to this delineated as Sub-Area 1 in the GREEN CIPA By-law where an additional program is contained as found in Section 11.0 Appendices.

The sub-area includes:

- Sub-Area 1: Bayfront Industrial Area - encompassing the Bayfront Industrial Area that has historically been the location of significant industrial activities that have left a legacy of unique redevelopment and investment challenges including outdated buildings and structures that are energy inefficient and some of which are underutilized.

Notwithstanding the above descriptions and the geographic boundaries delineated within the companion GREEN CIPA By-law, the following shall also apply with respect to properties eligible to participate in the programs of this Plan:

- A property which is partially located within the Sub-Area 1 boundary shall be deemed to be either wholly, partially or not at all located within Sub-Area 1 at the sole discretion of the City based on considerations that may include, but may not be limited to, the relative proportion of the property located within the Sub-Area 1 boundary versus that located outside the CIPA boundary and/or the planned use of existing/planned buildings as well

as the ability to meet the purpose and goals of this Plan and any potentially applicable programs.

7.0 GOALS AND OBJECTIVES

With consideration to the purpose of this Plan as outlined in Section 2.0, and the cited Provincial and City plans, policies and strategies detailed in Section 5.0, the goals of this Plan are to support the planning, development and redevelopment of “green” buildings in order to:

- Achieve the City’s climate change goals (e.g. realising the Low Carbon Scenario), with respect to the role buildings play including things such as energy efficiency and meeting the GHG emissions targets;
- Improve environmental conditions within our communities and reduce future risk;
- Increase assessment and property tax generation, particularly those contributing to the City’s green economy to ensure the City continues to be an attractive place for investment;
- Reduce the need for greenfield or agricultural lands to accommodate future employment related growth;
- Efficiently utilize existing infrastructure and reduce related costs, including the City’s operating and capital costs by reinvigorating previous employment areas into sustainable destinations that will fulfill corporate ESG goals, better utilize existing infrastructure and buildings;
- Support the achievement of Provincial/City residential unit/jobs density targets, where applicable;
- Enable new economic development opportunities that support a strong and diverse local workforce as the Provincial and global green economy grows; and
- Consistently monitor for new and emerging regulatory or economic barriers and for current development practices respecting “green” development and redevelopment.

8.0 FINANCIAL ASSISTANCE PROGRAMS AND OTHER INITIATIVES

This section identifies the primary purpose and parameters of financial assistance programs and other initiatives the City may employ to achieve this Plan’s goals within areas identified in the companion GREEN CIPA By-law. Additional detailed descriptions outlining the terms, eligibility criteria and administrative processes for each program/initiative described in this section, as

adopted by City Council resolution, are contained in Section 11.0 Appendices of this Plan for reference.

The applicable program descriptions shall be those that were approved by City Council and in effect on the date an application under any program in this section was approved by City Council or their delegate.

Notwithstanding any program descriptions approved by City Council, applications under any program authorized under this Plan can be rejected by City Council for any reason. Such a decision can take into account matters not set forth in the applicable program descriptions and are within City Council's, or its delegate, sole, absolute and unfettered discretion.

Decisions and reasons for the City's accepting or rejecting an application shall not act as a precedent for any other application.

8.1 GREEN Hamilton Study Grant Program

The GREEN Hamilton Study Grant Program is intended to support the undertaking of a sustainability related study, prepared by a Qualified Professional, for the development or redevelopment (retrofit or adaptive reuse) on Sites that are not subject to Site Plan Control or that are exempt from a Site Plan application and thereby not subject to the City's Green Building Standards. Eligible studies (e.g. an Energy Modelling Report) shall illustrate metrics such as operational energy use and embodied carbon, which may include thermal energy demand intensity (TEDI), total energy use intensity (TEUI) and/or greenhouse gas intensity (GHGI) reductions anticipated. The study shall also include a writeup that describes the reduction in the financial operational costs anticipated to be achieved through the proposed project in comparison to an established baseline, as determined by the Qualified Professional who is preparing the study.

The purpose of this Program is to promote an awareness of potential sustainable development options that can be incorporated into projects, particularly where there is no requirement to do so. Incentivizing these studies can help identify any potential long-term financial, operation and environmental benefits that can be had and assists the applicant in exploring those benefits, like operational savings, brought forward in the study.

The Program will provide 50% of the cost of an eligible study to a maximum of \$10,000, however where the investigation is being undertaken for a not-for-profit housing development, the grant provided will cover 100% of the costs of an Eligible Study to a maximum of \$20,000.

Approval and the receiving of the Grant under this Program shall not preclude eligibility, approval and the receiving of Grants/Loans for the same Site under any other available municipal program.

This Program will apply city wide, as defined through the GREEN CIPA By-law.

Detailed Program terms including, but not limited to, definitions, eligibility criteria, eligible studies/costs, grant criteria, grant maximums and calculations, application criteria and administrative procedures, as adopted by City Council resolution, are contained in Appendix A.

8.2 GREEN Hamilton Bayfront Industrial Area Retrofit Grant Program

The GREEN Hamilton Bayfront Industrial Area Retrofit Grant Program is intended to provide Grants that will support the physical improvements to existing industrial and commercial buildings within the Bayfront Industrial Area. These improvements must contribute to the reduction in the City's GHG emissions. By providing Grants to mitigate these financial impediments, the Program can be a catalyst for the Bayfront Industrial Area to be a destination for sustainable redevelopment, particularly on underutilized sites reducing the need for greenfield lands to accommodate future employment growth.

This Program provides a grant equal to 50% of costs that are the responsibility of the applicant (taking into account any other government or agency funding sources) for works subject to eligibility under this Program up to the Program's maximums, as set out below:

The maximum Grant amount under this Program is equal to 50% of the costs up to a maximum of:

- a. \$150,000 for a minimum 25% GHGI reduction compared to a baseline as established by a Qualified Professional and acceptable to the GM; and
- b. \$400,000 Grant for a minimum 50% GHGI reduction to a baseline as established by a Qualified Professional and acceptable to the GM.

Grants are provided after the work is complete as determined by a Qualified Professional and to the satisfaction of the GM. Approval and the receiving of the Grant under this Program shall not preclude eligibility, approval and the receiving of Grants/Loans for the

same Site under any other available municipal program with the exception of the GREEN Hamilton Development Tax Increment Grant Program, Barton/Kenilworth Tax Increment Grant Program, Barton/Kenilworth Revitalization Grant Program and the Barton/Kenilworth Planning and Building Fees Rebate Program, which shall not be permitted to be combined with assistance under this Program.

This Program will apply within Sub-Area 1: Bayfront Industrial Area as defined through the GREEN CIPA By-law.

Detailed Program terms including, but not limited to, definitions, eligibility criteria, eligible costs, grant criteria, grant maximums and calculations, application criteria and administrative procedures, as adopted by City Council resolution, are contained in Appendix B.

8.3 GREEN Hamilton Development Tax Increment Grant Program Description

The GREEN Hamilton Development Tax Increment Grant Program is intended to support the development of buildings that achieve voluntary compliance with the City of Hamilton's Green Building Standards and beyond. The financial assistance provided through this Program will also allow the City to continue to progressively develop its economy, in part, by attracting sustainably minded businesses and green investors that assist in the growth and assessment uplift of tax generation.

As a tax increment-based program, Grants are provided relative to the actual increase in municipal property taxes generated as a result of a site's development or the retrofit/reuse of an existing building.

Grants under this Program are provided after project completion and based on the actual annual municipal property tax increment generated (and a full calendar year of property taxes having been paid). Grants are provided relative to program specific compliance with voluntary tier of the City's Green Building Standards and/or specific greenhouse gas intensity (GHGI) and/or embodied carbon targets as established through the Program terms contained in Appendix C and subject to change over time with evolving sustainability standards, practices and expectations of the City, subject to Council approval. To qualify for the Grant, the completed development must be, at a minimum, a "Tier 2 Building", verified through the submission of post construction plans and reports, per the City's Green Building Standard Guide Book for the applicable metric, and subject to the City's satisfaction or a third-party review by a Qualified Professional(s), at the Applicant's expense.

The grants under this Program shall not exceed the project's cost of construction. Furthermore, annual grant payments provided under this Program shall not exceed:

- 100% of the actual municipal tax increment generated by a project; and
- 5 annual payments.

Notwithstanding the above program maximums, Council may, through the approval of detailed programs terms contained in Appendix C establish lesser maximums relative to the varying sustainability achievements and project performance metrics as established therein.

This Program will apply city-wide as defined through the GREEN CIPA By-law.

Other municipal tax increment-based Grants shall not be permitted to be combined with assistance under this Program.

This Program will take effect on such day that the City's Green Building Standards come into effect.

Detailed Program terms including, but not limited to, definitions, eligibility criteria, eligible costs, tax cancellation criteria, tax cancellation maximums and calculations, application criteria and administrative procedures, as adopted by City Council resolution, are contained in Appendix C.

9.0 MONITORING

Monitoring the Plan's implementation is undertaken through the City's performance measurement reporting and annual reports prepared by the Economic Development Division.

Performance measures will be based on the objectives and desired outcomes as identified in this Plan, key activities set out in the Department's business plan and the City's 2016-2025 Strategic Plan. Performance measures, which may be evaluated, include, but may not be limited to:

- Total area of land investigated and redeveloped;
- The decrease in GHG emissions relative to grants dollars;
- The number of "green" sustainable developments meeting Grant Level 1, 2 or 3 relative to the overall development taking place that meets the minimum Ontario Building Code energy requirements or Hamilton's Green Building Standards;
- The number of new jobs and/or Industrial Commercial Institutional floor area created in key employment areas;

- Increase in assessment and property tax generation within the Bayfront Industrial Area;
- Decrease in vacancy in the Bayfront Industrial Area;
- Private sector investment leveraged within the Bayfront Industrial Area relative to City grants/loans or other assistance provided.

DRAFT



10.0 AMENDMENTS AND TRANSITIONAL MATTERS

This Plan will be reviewed from time to time to ensure that it is adequately reflecting existing City policies and priorities, Provincial policies and community needs. Community and applicant feedback regarding this Plan and its associated assistance programs may also lead to amendments and / or minor revisions to the detailed incentive program descriptions contained in the Appendices to this Plan.

10.1 Formal Amendments

A formal amendment to this Plan is required in the following instances:

- To introduce new financial assistance programs;
- To increase the amount of financial assistance that may be provided to registered owners, assessed owners, tenants and to any person to whom such an owner or tenant has assigned the right to receive a grant or loan except where the maximum amount of assistance is not referenced in Section 8.0 or the conditions under which increased assistance under a program may be provided is already established within this same section; or
- To add, extend, remove or otherwise change the Community Improvement Project Area's which are the subject of this Plan.

Formal amendments will require approval by City Council and shall be undertaken in accordance with Section 28 of the *Planning Act* and the City's Public Participation and Notification Policies contained in Chapter F – Implementation, Section 1.17.2 of the UHOP and RHOP. In addition, the City may undertake other communication methods to provide information and seek input, such as public information open houses, workshops, public meetings, the City's web site and direct or electronic mail outs and surveys.

10.2 Other Amendments

Detailed program descriptions providing for the efficient administration of each program authorized through this Plan will be adopted, through resolution, by City Council. The program descriptions shall include, but not be limited to, program terms, eligibility criteria, grant calculations, assignability, repayment requirements and detailed administrative procedures terms and will form appendices to this Plan. Changes to the appendices will be adopted by City Council through resolution. Formal amendments, including public meetings under the *Planning Act*, shall not be required for updates or amendments to program descriptions attached to this Plan as appendices. Minor administrative amendments to this Plan such as format changes, typographical errors, grammatical errors and policy number changes shall not require a formal amendment.

10.3 Transitional Matters

Program applications will be processed under the terms of the program in effect at the time the application was submitted. When program terms are revised, applications submitted but not yet approved will be subject to and processed under the revised terms. Application already approved at the time revised program terms are in effect will continue to be subject to the program terms in effect at the time the application was approved.

11.0 APPENDICES

The following appendices are provided under separate cover and adopted by Council resolution:

Appendix A – GREEN Hamilton Study Grant Program Description

Appendix B – GREEN Hamilton Bayfront Industrial Area Retrofit Grant Program Description

Appendix C – GREEN Hamilton Development Tax Increment Grant Program Description