

CITY OF HAMILTON

MOTION

Council: June 18, 2025

MOVED BY COUNCILLOR N. NANN.....

SECONDED BY COUNCILLOR.....

One-Time Grant for Affordable and Supportive Housing at 922 Main Street East (Luso Canadian Charitable Society)

WHEREAS, the Luso Canadian Charitable Society, a registered charitable organization, is developing a new affordable and supportive housing facility at 922 Main Street East in the City of Hamilton and has achieved property tax exemption authorized under By-law No. 24-196;

WHEREAS, the project has been approved under the City's Affordable Housing Development Project Stream as endorsed by Council (Report HSC24024/FCS24062/PW24065), and is aligned with the City's Housing Sustainability and Investment Roadmap (HSIR), Housing and Homelessness Action Plan (HHAP), and Council's strategic priority of *Safe and Thriving Neighbourhoods*, specifically the objective to increase the supply of affordable and supportive housing and reduce chronic homelessness;

WHEREAS, the development will provide permanent housing and supportive services for aging individuals with disabilities, including developmental disabilities, and is receiving \$16 million in capital funding from the Province of Ontario, as announced in the 2025 Ontario Budget: *A Plan to Protect Ontario* (p. 121);

WHEREAS, Section 4.2 of the *Development Charges Act, 1997* prescribes that development charges shall not be imposed on "non-profit housing developments," and the City's Development Charges By-law No. 24-072 has been enacted in accordance with that legislation;

WHEREAS, the definition of "non-profit housing" under the Act is set by the Province of Ontario, and municipalities are required to apply this narrow statutory definition in administering municipal development charge relief which has triggered \$474,443.65 in City and GO Development Charges which would cause undue financial hardship on the organization;

WHEREAS, the Province of Ontario has clearly demonstrated its support for the Luso Canadian Charitable Society's project at 922 Main Street East—both through the property tax exemption as assessed by the Municipal Property Assessment Corporation (MPAC), and through a direct \$16 million capital investment announced in the 2025 Ontario Budget—yet, due to the legislative definition, the organization is not eligible for a development charge exemption unless it alters its articles of incorporation;

WHEREAS, this situation highlights a regulatory inconsistency whereby a charitable organization delivering deeply affordable and supportive housing—fully aligned with provincial and municipal priorities—may be rendered ineligible for municipal development charge relief solely due to technical incorporation language, risking unnecessary administrative delays and jeopardizing the timely delivery of the project; and

WHEREAS, such delays may place the organization's confirmed provincial and anticipated federal funding commitments at risk, undermining the viability of the project and the shared intergovernmental goal of accelerating the delivery of affordable and supportive housing.

THEREFORE, BE IT RESOLVED:

- (a) That staff be authorized and directed to provide a one-time grant equivalent to the City and GO Development Charges payable for Luso Canadian Charitable Society, respecting 30 residential units at 922 Main Street East, under Building Permit 25-100409 in the amount of \$474,443.65 and fund as follows, provided the building permit is issued on or before October 21, 2025:
 - (i) \$291,383.65 from the Tax Stabilization Reserve (110046);
 - (ii) \$143,310.00 from the Waterworks Capital Reserve (108015); and
 - (iii) \$39,750.00 from the Sanitary Sewer Capital Reserve (108005).