



## City of Hamilton Report for Consideration

<b>To:</b>	Chair and Members Audit, Finance & Administration Committee
<b>Date:</b>	July 31, 2025
<b>Report No:</b>	FCS25026(b)
<b>Subject/Title:</b>	Development Charges By-law Amendment
<b>Ward(s) Affected:</b>	City Wide

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### Recommendations

- (a) That Appendix “A” to Report FCS25026(b) respecting a By-law to Amend By-law 24-072, as amended, Respecting Development Charges on Lands within the City of Hamilton, **BE PASSED AND ENACTED**;
- (b) That Finance staff **BE DIRECTED** to report back to the Audit, Finance & Administration Committee in 2026 and 2027 with an assessment of the exemptions provided through the Development Charges By-law 24-072, as amended, and the *Development Charges Act, 1997*;
- (c) That the Housing Secretariat and Housing Services staff **BE DIRECTED** to assess the feasibility of reinstating a Down Payment Assistance Program, including potential funding sources, delivery models and alignment with current affordable housing priorities, and report back to General Issues Committee through the Housing Sustainability and Investment Roadmap annual update with analysis, recommendations and a financing strategy, if applicable; and
- (d) That Government Relations staff **BE DIRECTED** to engage with Provincial and Federal levels of government to advocate for greater intergovernmental collaboration and support in addressing municipal infrastructure funding challenges with the objective of minimizing the financial burden of Development Charges exemptions on property taxpayers and rate payers.

## Key Facts

- The purpose of this report is to recommend an amendment to the City of Hamilton's Development Charges By-law to introduce a temporary 20% exemption in Development Charges for all developments and to propose a streamlined process for non-profit housing developments to improve access to the existing exemption under the Development Charges Act.
  - The partial exemption would apply to all developments with building permits issued between September 1, 2025, and August 31, 2027.
  - The temporary partial exemption is intended to support the development industry and protect the construction labour market during a period of economic uncertainty.
  - The estimated cost of the exemption is \$9.6 million per year, which can be funded within the 2025 Council-approved budgets, with no levy or user fee impact expected for 2025.
- While the development community has expressed a need for substantial support, public consultation revealed concerns from several residents about increased tax burdens associated with funding development charge relief. In response, staff have sought to strike a balance to encourage development and protecting the interests of property taxpayers and rate payers.
- Staff recommend an annual review of the financial impact of Development Charges exemptions in 2026 and 2027, as well as continued advocacy to senior levels of government for infrastructure funding support.

## Financial Considerations

The recommended amendments to the City of Hamilton's Development Charges By-law 24-072, as amended ("DC By-Law") and permitted under the *Development Charges Act, 1997, as amended* ("DC Act") carry a financial impact of approximately \$9.6 M per year based on the 2025 forecasted DC collections, to be funded within the 2025 Council Approved Tax and Water budgets.

As required by the DC Act, any exemptions or reductions in DCs provided through a DC By-law cannot be made up through higher DCs for other development types and, therefore, must be funded through other sources such as offsetting Federal and Provincial financial support, or property taxes and water and wastewater user rates. Table 1 provides a comparison between the DC rates in effect prior to amendment of the DC By-Law (as of June 1, 2025) and the DC rates which would come into effect if the recommended amendments are enacted.

The recommended 20% temporary partial exemption is forecasted to cost approximately \$9.6 M per year based on the 2025 forecasted DC collections in addition to the existing statutory and discretionary DC exemptions. However, due to the pace of growth being lower than what was considered at the time of setting the City's 2025 Capital Budgets; no levy or user fee impact is needed.

**Table 1: Development Charges Rates Comparison**

	<b>Rate at June 1, 2025 (\$)</b>	<b>Rate with 20% Partial Exemption (\$)</b>	<b>DC Reduction / Unit (\$)</b>
<b>Single Detached Dwelling</b>	98,511	78,809	19,702
<b>Non-Residential Rate / Square Foot</b>	45.09	36.07	9.02

Note: The rates presented are the full calculated rates, exclusive of any statutory or discretionary exemptions / reductions which may apply for a development located in the separated sewer system.

Table 2 outlines the projected cost of the proposed by-law amendment. Staff has recommended a temporary partial exemption of 20% in order to avoid a forecasted impact to the property tax levy. In 2025, no levy impact is anticipated, as the 2025 Budget includes \$71 M to fund the cost of DC exemptions through property taxes and water and wastewater user rates, which based on the forecasted exemptions outlined in Table 2 is anticipated to be sufficient to fund the temporary 20% partial exemption.

**Table 2: Development Charges 20% Partial Exemption Cost Forecast**

<b>Exemptions Budgets</b>			
2025 Budgeted Rate Supported Exemptions	\$34,632,658		
2025 Budgeted Tax Supported Exemptions	<u>36,278,000</u>		
			<u>70,910,658</u>
<b>Exemptions</b>			
2025 Pre-Amendment Exemptions Forecast*	48,061,176		
Additional 20% Partial Exemption	<u>9,612,235</u>		
Less: Total Exemptions			<u>(57,673,411)</u>
Excess Exemptions Budget Estimate			<u>\$13,237,247</u>

\*Note: Based on revenue estimate outlined in Table 4, DC exemptions for the past two years have been roughly equivalent to DC collections.

Due to the degree of assumptions factored into the DC collections and exemptions forecasts, no levy impact is recommended to account for the difference. If development were to increase significantly from the current pace, a levy impact may arise. This will be assessed and addressed through the 2026 Budget.

Appendix "D" to Report FCS25026(b) illustrates how the 20% partial exemption would be applied and its effect on the DCs payable.

## Background

### Development Charges

DCs are a development fee collected by the City of Hamilton to help fund the capital costs associated with new growth. These funds contribute significantly to the expansion of infrastructure services such as roads, water and wastewater systems, parks and emergency services which are required to support growth. DCs are typically payable at the time of building permit issuance and are calculated in accordance with the DC Act and the DC By-law. Through the DC By-law, the City outlines numerous discretionary DC policies and exemptions. While the calculation of the DC amount is highly prescribed, Council may use discretion to reduce the amount charged. However, any reduction may not be made up through higher DCs for other development types.

### Development Charges By-Law Amendment Direction

At its meeting of April 16, 2025, Council approved a motion that initiated a series of steps to assess options to provide meaningful support to encourage development and protect the construction industry labour market while also reducing administrative complexity and associated burdens through changes to the City's DC and Community Benefits Charges ("CBC") By-laws.

[Report FCS25026: Review of Development Charges and Developer Incentives](#) was presented to the Audit, Finance & Administration Committee on May 1, 2025, which initiated the legislatively required 60-day notice period prior to the passage of a DC By-law Amendment. The DC By-law amendments proposed were intended to serve as a starting point for public consultation. The proposed amendments included:

- Providing Council authority to pause annual DC rate increases beginning in 2026;
- Temporarily extending the transition period where previous DC rates are honoured for current building permit applications from six months to 12 months;
- Pausing the phase-out of the partial exemption for residential developments in the Downtown Community Improvement Plan Area ("CIPA");
- Pausing the phase-out of the partial exemption for non-manufacturing industrial developments;
- Providing a partial exemption for 2+ bedroom apartment units;
- Extending the demolition credit period from five years to 10 years.

On June 12, 2025, through Report [FCS25026\(a\): Review of Development Charges and Developer Incentives - Update](#), staff noted that based on the preliminary feedback received, a temporary percentage based general partial exemption for a period of two years had the highest potential to provide meaningful support to encourage development and protect the construction industry labour market while also reducing administrative complexity and associated burdens.

## Repeal of Community Benefits Charges By-Law

On May 22, 2025, through Report [FCS25028: Review of Community Benefits Charges](#), Council repealed the City of Hamilton's Community Benefits Charges By-law 22-158 effective June 1, 2025 with the intent of providing support to the community during the ongoing period of economic uncertainty. Report FCS25037, Community Benefits Charges Strategy Development Procurement, will be presented to the Audit, Finance & Administration Committee on September 11, 2025. Community Benefits Charges ("CBC") are one of the growth funding tools available to the City, alongside DCs and Parkland Dedication fees.

CBCs were a one-time development fee and were applied at building permit issuance to development or redevelopment where the building was proposed to contain five or more stories and 10 or more residential units. With the CBC By-law no longer in effect, the City must rely exclusively on DCs and Parkland Dedication fees in order to avoid the costs of infrastructure required due to growth, placing additional burden on property taxpayers and water and wastewater rate payers.

## Legislative Changes

On May 12, 2025, the Minister of Municipal Affairs and Housing introduced Bill 17, *Protect Ontario by Building Faster and Smarter Act, 2025* ("Bill 17") which proposed to amend eight pieces of legislation which directly impact municipalities, including the DC Act. On June 5, 2025, Bill 17 received Royal Assent. The changes to the DC Act include:

- Exemption for Long-Term Care Homes
- Regulation-Making Authority to Impose Limits on Eligible Capital Costs
- Simplified DC By-law Amendment Process
- Deferral of DCs for Residential Developments to Occupancy\*
- Removal of Interest on Instalments\*
- Permit Early Payment for Institutional, Rental Housing and Residential Developments\*
- Mandate Lowest DC Rate for Lock-In Developments
- Regulation-Making Authority to Combine DC Services for Credit Purposes
- Regulation-Making Authority to Determine What Constitutes a Local Service

\* To come into force on a date to be proclaimed.

[Report FCS25033: Bill 17, \*Protect Ontario by Building Faster and Smarter Act, 2025\* as it relates to the \*Development Charges Act, 1997\*](#) provides a detailed summary of the amendments to the DC Act.

## Analysis

### DC By-law Amendment Procedure Update

The process to amend DC By-law is legislated through the DC Act. Bill 17 provided for a simplified process for amending a DC By-law. The simplified process removes the requirements for a background study, public consultation, notice and prohibits appeals of the amendments. The City initiated the review of the DC By-law under the previous process before Bill 17 was announced on May 12, 2025 or received Royal Assent on June 5, 2025. The recommended amendments to the DC By-law are within the scope of Section 19(1.1)(c) which dictates the simplified amendment process applies. The opinion of Legal Services is that the simplified process must be followed regardless of the amendment process being initiated prior to enactment of Bill 17.

Table 3 sets out the required activities of the standard by-law amendment process, the estimated date of occurrence, the status of each activity and the impact of the passage of Bill 17 and the simplified by-law amendment process.

**Table 3: Schedule of Required Development Charges By-law Amendment Dates**

Required Activity	Estimated Date	Status	Impact of Bill 17 Simplified Amendment Process
Background Study and draft By-law to be made available to the public. Must occur at least 60 days prior to passage of the By-law	May 1, 2025	<b>Complete</b>	Not required
Notice of Public Meeting placed in the Hamilton Spectator	At least 20 days prior to Public Meeting	<b>Complete</b>	Not required
Public Meeting	Jun. 12, 2025	<b>Complete</b>	Not required
Council to consider passage of By-law	AF&A: July 31, 2025 Council: Aug. 6, 2025	Recommended through Report FCS25026(b)	Required
Newspaper and written notice given of By-law passage	Within 20 days of By-law passage	Future	Not required but will still be published
By-law appeal period	40 days from passage of By-law	Future	Not required

### Updated 2025 & 2026 Forecasted Collections

Table 4 presents an update to the 2025 and 2026 forecasted DC collections previously provided through [Report FCS25026: Review of Development Charges and Developer Incentives](#) which was presented to the Audit, Finance & Administration Committee on May 1, 2025.

**Table 4: Historical Development Charges Collections with 2025-2026 Forecast**

<b>Year</b>	<b>Annual Collections (\$)</b>	<b>January to May Collections (\$)</b>
<b>2019</b>	95,857,033	30,025,504
<b>2020</b>	111,181,308	26,442,740
<b>2021</b>	114,793,051	23,574,740
<b>2022</b>	98,590,142	38,502,439
<b>2023</b>	93,458,339*	32,682,998*
<b>2024*</b>	57,207,234*	16,744,699*
<b>2025*</b>	48,061,176* Forecasted	14,333,230*
<b>2026</b>	48,061,176 Forecasted	Not Applicable

\*2023 - 2025 collections are based on preliminary unaudited data.

DC collections averaged \$102.8 M between 2019 and 2023. In 2024, collections declined significantly reflecting a broader slowdown in development activity. Historically, DC collections from January through May represent approximately 30% of total annual collections. Based on this trend, 2025 DC collections are forecasted at \$48 M which is a significant increase from the \$19 M forecast presented through [Report FCS25026: Review of Development Charges and Developer Incentives](#). Given the ongoing economic uncertainty, staff have forecasted collections at a level consistent with 2025 for 2026 until sustained indicators of economic recovery or further downturn are quantified.

Please note there are many factors that affect DC collections including the DC rate (which may have been locked in at the time of site plan application), exemption policies and the mix of types of development which may vary year over year.

While a simplified trend analysis yields a forecast of \$48 M in annual DC collections for 2025, anecdotal testimony was received from the development industry during the Public Meeting of June 12, 2025, that the original \$19 M forecast presented through [Report FCS25026: Review of Development Charges and Developer Incentives](#) was too high.

## Forecasted Building Starts

The Canada Mortgage and Housing Corporation (“CMHC”) has reported that between January and May 2025, there have been 315 housing starts in Hamilton. This figure represents a significant decline compared to previous years. As of May 31 of each year, there were 639 housing starts in 2024, 877 in 2023, 1,142 in 2022, and 1,389 in 2021. However, as of May 31, 2025, the City has issued a total of 1,283 residential building permits, which will result in 2,178 dwelling units. In addition, the City has granted 639 non-residential building permits. The difference between City building permit issuances and CMHC housing starts arises because CMHC classifies a project as a housing start only after a physical inspection confirms that the foundation has been poured which is a lagging indicator of development. As such, limiting the analysis to housing starts alone may create the perception that development activity has declined more significantly than it actually has.

Additionally, there is a difference between City 2025 DC collections reporting time period and the number of units reported for 2025 through City building permit issuances. This arises because DCs are collected with the first building permit related to the development (foundation permit) as required by the *DC Act* while units are counted by the Building Division when the superstructure permit is issued. For example, approximately one third of the 2,178 dwelling units reported by the Building Division for 2025 relate to a single development where the DCs were collected with the foundation permit in 2023 and, therefore, were reflected in 2023 DC collections reporting.

## Overview of Recommended By-Law Amendments

The recommended by-law amendments are presented through Appendix “A” to Report FCS25026(b) and a version of the DC By-law highlighting the proposed changes with track changes is provided in Appendix “B” to Report FCS25026(b).

The number of amendments presented through [Report FCS25026: Review of Development Charges and Developer Incentives](#) has been scaled down significantly in favour of a simplified approach to provide broad relief on DCs to encourage development and protect the construction industry labour market. The proposed amendments include:

- 20% partial exemption for all developments between September 1, 2025 and August 31, 2027; and
- Supplementary exemption for non-profit housing developments.

The recommended amendments are intended to support the development community and construction labour market while maintaining a balanced approach that considers the financial limitations of taxpayers and water and wastewater user rate payers. A detailed overview of each recommended amendment is provided in Appendix “C” to Report FCS25026(b) and is summarized in Table 5.



**Table 5: Summary of Recommended By-Law Amendments**

Recommended Amendment	Details	Financial Implications
20% temporary partial exemption	A two year partial exemption of 20% for all developments (residential and non-residential) with building permits issued between September 1, 2025 and August 31, 2027. Amendment to the language of the Downtown CIPA exemptions is required to facilitate this change.	No levy impact is anticipated in 2025, as the 2025 Budget includes \$71 M to fund the cost of DC exemptions and the pace of development has slowed compared to the forecast utilized to develop the budget.
Exemption for non-profit housing developments	A supplementary exemption to the existing non-profit housing development exemption under the DC Act, intended to address difficulties non-profit corporations face in meeting the articles of incorporation requirement of the DC Act by allowing organizations that would otherwise meet the intent of the exemption to remain eligible.	There are no financial implications to the recommended amendment, as the amendment streamlines access for organizations that already meet the intent, avoiding the need for costly and time-consuming legal amendments to their articles of incorporation.

The 20% partial reduction to DCs will apply to residential and non-residential developments after all other exemptions and reductions currently in effect in order to maintain the value of the incentivizing policies previously established by Council and the Provincial government (e.g. Downtown CIPA partial reduction, Industrial partial reduction, rental housing development rate discount, etc.). Appendix “D” to Report FCS25026(b) illustrates how the 20% partial exemption would be applied and its effect on the DCs payable.

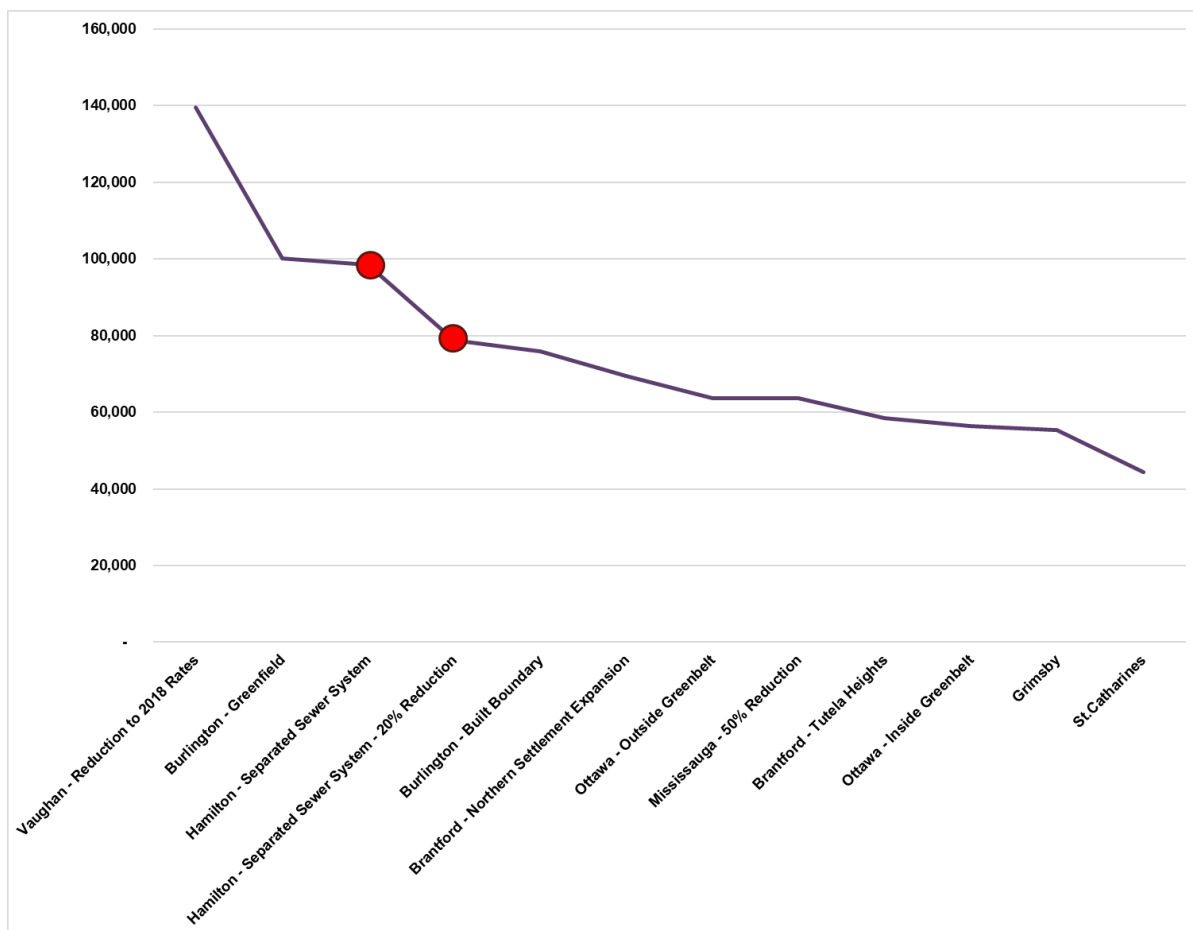
As required by Bill 17, developments with locked-in rates resulting from a site plan or zoning by-law amendment would pay the lower of the locked-in rates or the current rates, ensuring broad applicability of the partial exemption.

To best support the development industry and the construction labour market, the recommended temporary partial reduction is applicable to both residential and non-residential developments. There is no guarantee that this measure will be successful to stimulate development and the continuation of the development industry. However, staff is recommending this strategy as the best available option at the municipal level to incentivize development, enhance competitiveness and protect the financial interests of property tax and water and wastewater rate payers. Further action from the Provincial and Federal governments is needed to address the current challenges more comprehensively.

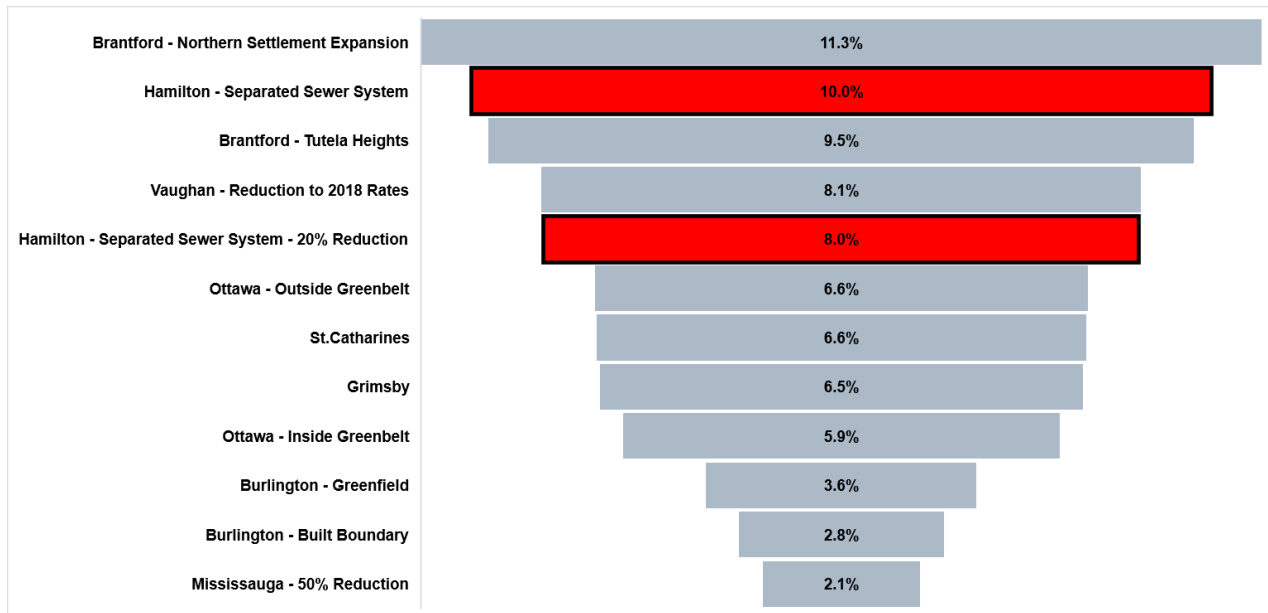
## Review of Municipal Comparators

**DCs as a Portion of Residential Sales Price:** A comparison of the DCs (including upper and lower tier, where applicable) as a portion of the median sales price of a new residential unit across key municipal comparators was undertaken by Watson & Associates Economists Ltd. to better understand the affordability implications of DCs. DCs represent approximately 10% of the cost of a new residential unit in a separated sewer system area of the City of Hamilton while the median of the comparator municipalities is 6.3%. A reduction of 37% in the City of Hamilton's City DCs would be required to align with the average. Figure 1 presents the DC rates for a single-detached dwelling across comparator municipalities and Figure 2 provides a representation of the of results of the analysis and further details are provided in Appendix "E" to Report FCS25026(b).

**Figure 1: Development Charges Rates by Municipality**



Note: For municipalities with upper and lower-tier levels, DC rates include both tiers. For single-tier municipalities, the DC rate reflects the full single-tier amount.

**Figure 2: Development Charges as a Portion of Residential Sales Price**

**Comparison of DC Reduction Impact:** Several municipalities, including Mississauga and Vaughan, have implemented DC reductions to encourage residential development. Mississauga and the Region of Peel have instituted 50% DC reductions through November 2026 which results in a decrease of total DCs payable of 50%. Meanwhile, Vaughan has reverted to 2018 DC rates (no reductions have been announced by the York Region at the time of writing) through September 2026 which is equivalent to a 47% decrease in the lower tier's municipal DCs and a 24% overall decrease in the combined lower and upper tiers DCs payable. Further analysis is provided in Appendix "F" to Report FCS25026(b).

To align with the approaches of these municipal comparators, a 24-50% reduction in DC rates for one year would be required to maintain competitiveness. However, Mississauga and Vaughan are exceptions as the majority of municipalities have not implemented any additional DC reductions in response to the current economic conditions.

### Public Consultation

Finance staff collaborated with Communications and Public Engagement staff to develop communications materials that incorporated plain language and educational content, along with a plan to solicit feedback on the proposed DC By-law Amendments within the limited timelines established for this work.

Staff from Finance and Planning & Economic Development engaged directly with the development community through a workshop discussion with the non-residential development community on May 14, 2025 and with the residential development community as a special session of the Development Industry Liaison Group ("DILG") on May 16, 2025. Staff also participated in the May 15, 2025 meeting of the Agriculture & Rural Affairs Sub-Committee, the June 3, 2025 meeting of the Open for Business

Sub-Committee and the June 3, 2025 Mayor's Roundtable on Trade and Tariffs, where information was provided and feedback gathered on the proposed DC By-law amendments.

On June 12, 2025, the Audit, Finance & Administration Committee held a Public Meeting where members of the public were invited to register to delegate or submit comments to be included as part of the public record. Staff has continued to receive and review comments and general inquiries through [DCBackgroundStudy@hamilton.ca](mailto:DCBackgroundStudy@hamilton.ca).

Public consultation activities provided valuable insights into the challenges facing the development industry. There was an overwhelming consensus from the development community that while DCs are a factor, amendment to DC policy alone would be insufficient to stimulate growth or resolve the broader market challenges. Reducing DCs was recognized as a meaningful municipal action that, when combined with other initiatives at the Federal and Provincial levels, could spur increased development activity. Feedback from several members of the public reflected opposition for the funding of relief for the development industry through DC exemptions by way of increased property taxes and water and wastewater user rates. There is no anticipated increase as a result of the recommendations.

### **Other Considerations – Down Payment Assistance Program**

As part of the amendment process, staff examined additional tools available to the City, including the former Down Payment Assistance Program ("DPAP"). The City previously delivered the DPAP under the Provincially funded Investment in Affordable Housing for Ontario ("IAH") initiative. Through this program, eligible low to moderate-income households received down payment support in the form of a 20-year forgivable loan equal to 10% of the home's purchase price.

Staff is seeking Council's direction, through the recommendations in Report FCS25026(b) to assess the feasibility of reinstating the program in some form and report back to the Audit, Finance & Administration Committee.

### **Other Considerations - Advocacy to Federal and Provincial Levels of Government**

As municipalities work to meet the growing demand for housing and infrastructure, support from Federal and Provincial levels of government plays a critical role in enabling sustainable and financially responsible development. Appendix "G" to Report FCS25026(b) provides an overview of recent and ongoing initiatives by the Federal and Provincial governments aimed at supporting municipal infrastructure needs.

In addition to an amendment of the DC By-law, staff recommends that the City continue to advocate to the Provincial and Federal governments for greater collaboration in addressing the systemic challenges facing municipalities. These challenges, related to infrastructure funding and housing affordability, have placed increasing financial pressure on the City. A coordinated, intergovernmental approach is needed to ensure municipalities have the necessary tools and funding to support growth without shifting undue financial burdens onto property taxpayers and water and wastewater rate payers.

It is further recommended that Government Relations staff be directed to continue proactive advocacy efforts to advance these priorities with senior levels of government.

## **2026 & 2027 Annual Report**

Staff has recommended that Council provide direction to undertake an annual review and assessment of the DC exemptions provided under the DC By-law and the *DC Act* in 2026 and 2027. This review would be completed concurrently with the annual DC Treasurer's Statement and would support ongoing monitoring of the financial impacts associated with DC exemptions.

## **Alternatives**

### **Temporary General Exemption of Development Charges at a Council-Determined Percentage**

While staff has recommended a temporary general exemption of 20% for all DCs, Council could choose to implement a temporary general exemption at any rate they choose (e.g. 5%, 25%, 50%, 75%, 100% etc.). The financial impact would depend on the percentage exemption selected by Council. Based on current forecasts, a levy impact is expected to arise for a partial exemption above and beyond 47.5%. The estimated impacts of various exemption levels are detailed in Appendix "H" to Report FCS25026(b).

Should Council wish to pursue this option, Recommendation (a) could be amended to read as follows:

"That Appendix "A" attached to Report FCS25026(b) respecting a By-law to Amend By-Law 24,072, as amended, Respecting Development Charges on Lands within the City of Hamilton, **BE PASSED AND ENACTED** with modification to clause 1 to state:

1. The following section is hereby added to By-law 24-072, as amended:

#### **Temporary Partial Exemption – 2025 to 2027**

56. Notwithstanding any other provision of this By-law, the Development Charges payable under this By-law respecting all development or redevelopment shall be reduced after all credit, partial exemptions and other exemptions are applied by [council determined]% between September 1, 2025 and August 31, 2027."

## **Relationship to Council Strategic Priorities**

Report FCS25026(b) is being presented to the Audit, Finance & Administration Committee to support the following council priorities:

- Council Priority 1: Sustainable Economic & Ecological Development, and;
- Council Priority 3: Responsiveness & Transparency.

## Previous Reports Submitted

- Audit, Finance and Administration Committee, June 12, 2025: [FCS25026\(a\): Review of Development Charges and Developer Incentives - Update](#)
- Audit, Finance and Administration Committee, June 12, 2025: [FCS25033\(a\): Comments on Bill 17, Protect Ontario by Building Faster and Smarter Act, 2025 as it Relates to the Development Charges Act, 1997](#)
- Audit, Finance and Administration Committee, May 22, 2025: [FCS25033: Bill 17, Protect Ontario by Building Faster and Smarter Act, 2025 as it relates to the Development Charges Act, 1997](#)
- Audit, Finance and Administration Committee, May 22, 2025: [FCS25028: Review of Community Benefits Charges](#)
- Audit, Finance and Administration Committee, May 1, 2025: [FCS25026: Review of Development Charges and Developer Incentives](#)
- Audit, Finance and Administration Committee, April 10, 2025: [FCS25016: Development Charges Indexing](#)
- Audit, Finance and Administration Committee, November 21, 2024: [FCS24051: Inclusion of Studies in the 2024 Development Charges By-law](#)
- Audit, Finance and Administration Committee, October 17, 2024: [FCS24047: 2024 Mid-Year Budget Adjustments](#)
- Audit, Finance and Administration Committee, October 3, 2024: [FCS24029: Proposed Federal Development Charges Freeze Impact](#)
- Audit, Finance and Administration Committee, May 2, 2024: [FCS23103\(b\): 2024 Development Charges Background Study, Policies and By-laws – Final Report](#)
- Communication Update, April 14, 2024: [2024 Building Faster Fund Allocation](#)
- Audit, Finance and Administration Committee, February 22, 2024: [FCS23103\(a\): 2024 Development Charges Background Study and By-law Feedback](#)
- Communication Update, January 8, 2024: [UPDATE – 2024 Development Charges Background Study and Draft By-laws](#)
- Development Charges Stakeholders Sub-Committee, November 9, 2023: [FCS23040\(a\): 2024 Development Charges Background Study and By-law Update](#)

## Consultation

### Internal

- Building Division, Planning & Economic Development
- Communications, City Manager's Office
- Economic Development, Planning & Economic Development
- Government Relations, City Manager's Office
- Hamilton Water Division, Public Works
- Housing Secretariat, Healthy & Safe Communities
- Housing Services, Healthy & Safe Communities
- Legal Services, Corporate Services
- Planning, Planning & Economic Development
- Public Engagement, Community Initiatives, City Manager's Office

External

- Members of the non-residential development community
- Members of the residential development community through DILG
- Residents and members of the public
- Watson & Associates Economists Ltd.

## **Appendices and Schedules Attached**

Appendix “A” to Report FCS25026(b) – Development Charges By-Law Amendment

Appendix “B” to Report FCS25026(b) – Development Charges By-Law with Tracked Amendments

Appendix “C” to Report FCS25026(b) – Overview of Recommended Development Charges By-Law Amendments

Appendix “D” to Report FCS25026(b) – Sample Development Charges Calculations with 20% Partial Exemption

Appendix “E” to Report FCS25026(b) – Development Charges as a Portion of Residential Sales Price – Municipal Comparison

Appendix “F” to Report FCS25026(b) – Impact of Development Charges Reductions in the City of Hamilton as Compared to the Cities of Mississauga and Vaughan

Appendix “G” to Report FCS25026(b) – Overview of Federal and Provincial Development Support

Appendix “H” to Report FCS25026(b) – Impact of Various Percentage Based Partial Exemptions

**Prepared by:** Ailish Brooke, Senior Financial Analyst, Development Charges, Programs & Policies, Financial Planning, Administration & Policy, Corporate Services Department

**Submitted and recommended by:** Kirk Weaver, Acting Director, Financial Planning, Administration & Policy, Corporate Services Department