




COMMUNICATION UPDATE

TO:	Mayor and Members City Council
DATE:	April 2, 2024
SUBJECT:	UPDATE – Addendum to 2024 Development Charges Background Study and Draft By-laws (City Wide)
WARD(S) AFFECTED:	City Wide
SUBMITTED BY:	Kirk Weaver Acting Director, Financial Planning, Administration and Policy Corporate Services Department
SIGNATURE:	

The City of Hamilton's existing Development Charges By-law is set to expire at end of day June 12, 2024. A staff report to formally adopt the 2024 Development Charges (DC) Background Study and By-laws will be considered at Audit, Finance & Administration (AF&A) Committee on May 2, 2024.

The 2024 DC Background Study and the Draft DC By-laws were posted to the City's [website](#) on December 21, 2023.

Since then, several public engagement opportunities have been provided, including in person and virtual public engagement sessions and the statutory public meeting that was held on February 22, 2024.

Further, a motion presented to the Council meeting on March 27, 2024, related to additional analysis specific to the possibility of a variety of DC discretionary exemptions was referred to an AF&A Committee meeting currently scheduled for April 4, 2024. Staff will plan to address any directions provided at that meeting through our final report to AF&A on May 2, 2024.

As a result of feedback on the study, an Addendum to the 2024 DC Background Study has been prepared by Watson & Associates Economists Ltd. and will be released later today via the City's website, www.hamilton.ca/dcstudyandbylaw.

While no further statutory public meeting is required, a notice regarding the Addendum with the opportunity to provide feedback will be communicated with the community as was done so previously. This includes sharing a notice in the Hamilton Spectator, an email to relevant interested community partners and individuals, posts on the City's social media accounts and within the City's eNewsletter.

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Staff has requested that feedback to the Addendum be sent to dcbackgroundstudy@hamilton.ca by no later than 5:00 pm on April 12, 2024 to ensure any applicable content is incorporated in the staff report which is being considered at AF&A Committee on May 2, 2024.

The purpose of this Addendum is to revise some capital costs related to water, wastewater, stormwater and services related to a highway. In addition, an update to the City’s Local Service Policy is being proposed. As a result of these revisions, a recalculation of the DC rates has been undertaken.

The tables below provide a comparison of the current charges (as of July 6, 2023), the charges as calculated in the December 21, 2023, DC Background Study and the charges calculated in the Addendum.

Residential (Single Detached) Comparison

Service/Class of Service	Current	Calculated (December 21, 2023 Report)	Calculated (Addendum Report)
Municipal Wide Services/Classes:			
Services Related to a Highway	14,608	22,539	18,103
Public Works	1,092	1,335	1,335
Transit Services	2,600	1,601	1,601
Fire Protection Services	628	1,151	1,151
Policing Services	711	1,018	1,018
Parks and Recreation*	3,518	11,065	11,065
Library Services	1,554	2,061	2,061
Growth Studies**	549	-	-
Long-term Care Services	246	231	231
Child Care and Early Years Programs	21	-	-
Provincial Offences Act Services including By-Law Enforcement	55	52	52
Public Health Services	3	42	42
Ambulance	201	325	325
Waste Diversion	990	346	346
Total Municipal Wide Services/Classes	33,469	41,766	37,330
Water and Wastewater Urban Area Charges			
Wastewater Facilities	5,491	7,125	7,125
Wastewater Linear Services	7,346	10,878	10,630
Water Services	6,466	7,323	6,856
Total Water and Wastewater Urban Area Services	19,303	25,326	24,611
Stormwater Services - Combined Sewer System			
Stormwater Drainage and Control Services	5,355	9,553	9,553
Stormwater Services - Separate Sewer System			
Stormwater Drainage and Control Services	14,192	23,541	22,741
Grand Total - City Wide	33,469	41,766	37,330
Grand Total - Urban Area - Combined Sewer System	58,127	76,645	71,494
Grand Total - Urban Area - Separate Sewer System	66,964	90,633	84,682

*Parks & Recreation now combined as one D.C. eligible service

**Growth studies are no longer eligible when a new by-law is passed under Bill 23

Note: Rates will be indexed at by-law implementation to 2024\$

OUR Vision: To be the best place to raise a child and age successfully.

OUR Mission: To provide high quality cost conscious public services that contribute to a healthy, safe and prosperous community, in a sustainable manner.

OUR Culture: Collective Ownership, Steadfast Integrity, Courageous Change, Sensational Service, Engaged Empowered Employees.

Non-Residential (per sq.ft.) Comparison

Service/Class of Service	Current	Calculated (December 21, 2023 Report)	Calculated (Addendum Report)
Municipal Wide Services/Classes:			
Services Related to a Highway	10.92	16.28	13.31
Public Works	0.56	0.80	0.80
Transit Services	1.32	0.96	0.96
Fire Protection Services	0.31	0.69	0.69
Policing Services	0.36	0.61	0.61
Parks and Recreation*	0.16	0.95	0.95
Library Services	1.36	0.18	0.18
Growth Studies**	0.28	-	-
Long-term Care Services	0.02	0.04	0.04
Child Care and Early Years Programs	-	-	-
Provincial Offences Act Services including By-Law Enforcement	0.02	0.03	0.03
Public Health Services	-	0.01	0.01
Ambulance	0.02	0.06	0.06
Waste Diversion	0.17	0.03	0.03
Total Municipal Wide Services/Classes	15.80	20.64	17.67
Water and Wastewater Urban Area Charges			
Wastewater Facilities	2.65	4.53	4.53
Wastewater Linear Services	3.53	6.91	6.75
Water Services	3.10	4.65	4.36
Total Water and Wastewater Urban Area Services	9.28	16.09	15.64
Stormwater Services - Combined Sewer System			
Stormwater Drainage and Control Services	-	-	-
Stormwater Services - Separate Sewer System			
Stormwater Drainage and Control Services	2.93	4.75	4.75
Grand Total - City Wide	15.80	20.64	17.67
Grand Total - Urban Area - Combined Sewer Sytem	25.08	36.73	33.31
Grand Total - Urban Area - Separate Sewer Sytem	28.01	41.48	38.06

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APPENDICES AND SCHEDULES ATTACHED

None

CP/dt