




# COMMUNICATION UPDATE

<b>TO:</b>	Mayor and Members City Council
<b>COMMITTEE DATE:</b>	May 24, 2024
<b>SUBJECT/REPORT NO:</b>	Approval of By-law No. 24-072, Respecting Development Charges on Lands within the City of Hamilton (City Wide)
<b>WARD(S) AFFECTED:</b>	City Wide
<b>SUBMITTED BY:</b>	Kirk Weaver Acting Director, Financial Planning, Administration and Policy Corporate Services Department
<b>SIGNATURE:</b>	

Hamilton City Council approved the 2024 Development Charges By-law (By-law No. 24-072) at its meeting on May 8, 2024. This Communication Update is to advise City Council of the next steps in communicating the new Development Charges rates and policies to the community. The new Development Charges (DC) By-law will be in effect June 1, 2024.

As legislatively required, an advertisement will be placed in the Hamilton Spectator on May 27, 2024. Additional information will be shared via the City's website, social media channels, e-newsletter, and in a communication to stakeholders.

An informational DC pamphlet that summarizes the City's DC policies and rates has been posted online at [www.hamilton.ca/dcstudyandbylaw](http://www.hamilton.ca/dcstudyandbylaw). The pamphlet includes the indexed rates that were presented in staff Report FCS23103(b).

Updates will also be made to the City's website to reflect the new rates and policies adopted by City Council.

## **Bill 185, *Cutting Red Tape to Build More Homes Act, 2024***

Bill 185, *Cutting Red Tape to Build More Homes Act, 2024* (Bill 185), is currently in its second reading in Parliament. Bill 185 includes proposed changes to the *Development Charges Act, 1997*, (DC Act), including eliminating the mandatory phase-in of DCs and the ability to include capital studies in the DC rates.

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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.

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Table 1 details the scenarios the City of Hamilton may encounter related to providing the legislated phase-in currently in the DC Act pending the date of Royal Assent of Bill 185. The DC By-law adopted by City Council contains language that accommodates either scenario without the need for further amendments.

**Table 1: Bill 185 Royal Assent Date impact on the City's 2024 DC By-law**

<b>Bill 185 Royal Assent Received:</b>	<b>Impact</b>
Before June 1, 2024	The City will be able to charge the full DC rate as outlined in the by-law.
After June 1, 2024	<b>For developments that apply for site plan</b> June 1, 2024 through to the date of Royal Assent: DC rates will be locked in with the legislated phase-in currently in the DC Act (20% in year 1 of the By-law)  <b>For developments that have a building permit issued</b> June 1, 2024 through to the date of Royal Assent: DC rates will be assessed to determine if the legislated phase-in currently in the DC Act applies (20% in year 1 of the By-law).

The informational DC Pamphlet posted on the City's website assumes that Bill 185 will receive Royal Assent prior to June 1, 2024. Should Royal Assent be received at a later date, the DC Pamphlet will be modified.

Further, with respect to the inclusion of study costs proposed through Bill 185, staff will review all eligible study costs in consultation with Watson & Associates Economists Ltd. The City's DC By-law will be updated within six months of Bill 185 receiving Royal Assent.

Links to the approved Development Charge By-law (By-law 24-072), DC pamphlet and other supporting documentation can be found online at [www.hamilton.ca/dcstudyandbylaw](http://www.hamilton.ca/dcstudyandbylaw).

For more information, please contact Kirk Weaver, Acting Director, [kirk.weaver@hamilton.ca](mailto:kirk.weaver@hamilton.ca) or Carolyn Paton, Senior Project Manager, [carolyn.paton@hamilton.ca](mailto:carolyn.paton@hamilton.ca) – Financial Planning, Administration and Policy Division