

Authority: Item 8.8, General Issues Committee (PED26005)
CM: January 21, 2026 Ward: City Wide
Written approval for this by-law was given by Mayoral Decision MDE-2026 01
Dated January 21, 2026

Bill No. 009

CITY OF HAMILTON

BY-LAW NO. 26-009

A By-Law to Authorize the Imposition of a Special Charge under the Better Homes Hamilton Pilot Program in Accordance with Ontario Regulation 586/06 on the following properties in the City of Hamilton:

88 Edgemont Street North; 28 Montreal Circle; 24 Hilda Avenue; 45-1350 Limeridge Road East; 113 East 19th Street; 160 Fairfield Avenue; 4 Tweedsmuir Avenue; 224 Glencairn Avenue; 9 Rossmore Avenue; 163 Burris Street (the "benefitting properties").

WHEREAS at its meeting of November 22, 2023, Council for the City of Hamilton adopted "Better Homes Hamilton" BY-LAW NO. 23-216, being a by-law to authorize the undertaking of climate change mitigation and adaptation works on private residential property as local improvements under the Better Homes Hamilton - Home Energy Retrofit Program, in accordance with section 36.1 of O. Reg. 586/06 - Local Improvement Charges - Priority Lien Status, ("O. Reg. 586/06");

AND WHEREAS the owner(s) of the benefitting properties and the City of Hamilton (the "City") have entered into a Property Owner Agreement (the "POA") pursuant to section 36.2 of O. Reg. 586/06 for the City to undertake work as a local improvement (the "Work") on the benefitting property and to raise the cost of the Work (the "Cost") by imposing a special charge on the benefitting properties;

AND WHEREAS the City Clerk has certified the POA pursuant to section 36.4(2) of O. Reg. 586/06;

AND WHEREAS the Work has been completed;

AND WHEREAS a local improvement roll was prepared in accordance with section 36.10 of O. Reg. 586/06, setting out the Cost of the Work, the proposed special charges to be imposed on the benefitting properties, when the special charges are to be paid, and the lifetime of the Work;

AND WHEREAS the City has given notice of the proposed local improvement roll to the owner(s) of the benefitting properties pursuant to subsection 36.11(1) of O. Reg. 586/06;

AND WHEREAS the City Treasurer has certified the proposed local improvement roll in accordance with subsection 36.11(2) of the O. Reg. 586/06;

AND WHEREAS section 36.14 of O. Reg. 586/06 provides that after the Treasurer has certified the local improvement roll, the City shall by by-law provide that the amount specially charged on the property set out in the roll shall be sufficient to raise the property's share of the Cost by a number of equal annual payments and that a special charge shall be imposed in each year on the property equal to the amount of the payment payable in that year.

NOW THEREFORE the Council of the City of Hamilton enacts as follows:

1. The provisions of section 36.14 of O. Reg. 586/06 apply to the benefitting property as a result of the completion of the Work pursuant to the POA.
2. The amounts specially charged on the property as set out in the certified local improvement roll attached as Schedule "A" to this By-Law (the "Special Charge") is sufficient to raise the property's share of the Cost within the specified number of annual payments and shall be imposed on and collected annually by adding the annual amount payable as set out in Schedule "A" to this By-Law (the "Annual Payment") to the tax roll of the property.
3. The Annual Payments as set out in the certified local improvement roll attached as Schedule "A" do not extend beyond the lifetime of the Work.
4. The amount of each payment made in respect of the Special Charge shall be entered in the local improvement roll by the Treasurer.
5. This By-Law shall come into force and take effect on the date of its passing and shall be deemed repealed on the date on which the Treasurer certifies that the Special Charge has been paid in full.

PASSED this 21st day of January, 2026:

Andrea Horwath
Mayor

Matthew Trennum
City Clerk

City of Hamilton – Better Homes Hamilton Program

Local Improvement Charges to Be Added to Property Taxes

BHH Number	Roll Number	Site Address
0000000077	04031108190	88 Edgemont St N

Local Improvement Charge								
Cost of Work	Approved Funding Amount	Interest Charge	Program Administration Charge	Special Charge (Total Amount Owing)	Lifetime of the Work	Special Charge to be Paid by	Description	Annual Payment
\$20000.00	\$20000.00	0%	\$0.00	\$20000.00	20 years	Within 15 years from the first payment date	Better Homes Hamilton Program – Local Improvement Charge added to taxes. First Payment due on the 2026 Final Tax Bill	\$1333.33

Certified as sufficient, in accordance with O.Reg.586/06

Signed by:

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12/16/2025

City Treasurer (or delegated authority)

City of Hamilton – Better Homes Hamilton Program

Local Improvement Charges to Be Added to Property Taxes

BHH Number	Roll Number	Site Address
0000000046	00301001586	28 Montreal Circle

Local Improvement Charge								
Cost of Work	Approved Funding Amount	Interest Charge	Program Administration Charge	Special Charge (Total Amount Owning)	Lifetime of the Work	Special Charge to be Paid by	Description	Annual Payment
\$20000.00	\$20000.00	0%	\$0.00	\$20000.00	20 years	Within 15 years from the first payment date	Better Homes Hamilton Program – Local Improvement Charge added to taxes. First Payment due on the 2026 Final Tax Bill	\$1333.33

Certified as sufficient, in accordance with O.Reg.586/06

Signed by:
Clayton Pereira
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12/16/2025

City Treasurer (or delegated authority)

City of Hamilton – Better Homes Hamilton Program

Local Improvement Charges to Be Added to Property Taxes

BHH Number	Roll Number	Site Address
0000000038	04028105020	24 Hilda Avenue

Local Improvement Charge								
Cost of Work	Approved Funding Amount	Interest Charge	Program Administration Charge	Special Charge (Total Amount Owing)	Lifetime of the Work	Special Charge to be Paid by	Description	Annual Payment
\$19999.28	\$19999.28	0%	\$0.00	\$19999.28	22 years	Within 15 years from the first payment date	Better Homes Hamilton Program – Local Improvement Charge added to taxes. First Payment due on the 2026 Final Tax Bill	\$1333.29

Certified as sufficient, in accordance with O.Reg.586/06

Signed by:
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12/16/2025

City Treasurer (or delegated authority)

City of Hamilton – Better Homes Hamilton Program

Local Improvement Charges to Be Added to Property Taxes

BHH Number	Roll Number	Site Address
0000000074	01009101910	9 Rossmore Avenue

Local Improvement Charge								
Cost of Work	Approved Funding Amount	Interest Charge	Program Administration Charge	Special Charge (Total Amount Owing)	Lifetime of the Work	Special Charge to be Paid by	Description	Annual Payment
\$19210.00	\$19210.00	0%	\$0.00	\$19210.00	25 years	Within 15 years from the first payment date	Better Homes Hamilton Program – Local Improvement Charge added to taxes. First Payment due on the 2026 Final Tax Bill	\$1280.67

Certified as sufficient, in accordance with O.Reg.586/06

Signed by:

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12/16/2025

City Treasurer (or delegated authority)

City of Hamilton – Better Homes Hamilton Program

Local Improvement Charges to Be Added to Property Taxes

BHH Number	Roll Number	Site Address
0000000072	05037207100	224 Glencairn Avenue

Local Improvement Charge								
Cost of Work	Approved Funding Amount	Interest Charge	Program Administration Charge	Special Charge (Total Amount Owing)	Lifetime of the Work	Special Charge to be Paid by	Description	Annual Payment
\$19999.50	\$19999.50	0%	\$0.00	\$19999.50	20 years	Within 15 years from the first payment date	Better Homes Hamilton Program – Local Improvement Charge added to taxes. First Payment due on the 2026 Final Tax Bill	\$1333.30

Certified as sufficient, in accordance with O.Reg.586/06

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12/16/2025

City Treasurer (or delegated authority)

City of Hamilton – Better Homes Hamilton Program

Local Improvement Charges to Be Added to Property Taxes

BHH Number	Roll Number	Site Address
0000000061	26007032000	4 Tweedsmuir Ave

Local Improvement Charge								
Cost of Work	Approved Funding Amount	Interest Charge	Program Administration Charge	Special Charge (Total Amount Owing)	Lifetime of the Work	Special Charge to be Paid by	Description	Annual Payment
\$19619.06	\$19619.06	0%	\$0.00	\$19619.06	20 years	Within 15 years from the first payment date	Better Homes Hamilton Program – Local Improvement Charge added to taxes. First Payment due on the 2026 Final Tax Bill	\$1307.94

Certified as sufficient, in accordance with O.Reg.586/06

Signed by:

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12/16/2025

City Treasurer (or delegated authority)

City of Hamilton – Better Homes Hamilton Program

Local Improvement Charges to Be Added to Property Taxes

BHH Number	Roll Number	Site Address
0000000070	04033257370	160 Fairfield Avenue

Local Improvement Charge								
Cost of Work	Approved Funding Amount	Interest Charge	Program Administration Charge	Special Charge (Total Amount Owing)	Lifetime of the Work	Special Charge to be Paid by	Description	Annual Payment
\$20000.00	\$20000.00	0%	\$0.00	\$20000.00	15 years	Within 15 years from the first payment date	Better Homes Hamilton Program – Local Improvement Charge added to taxes. First Payment due on the 2026 Final Tax Bill	\$1333.33

Certified as sufficient, in accordance with O.Reg.586/06

Signed by:
Clayton Pereira
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12/16/2025

City Treasurer (or delegated authority)

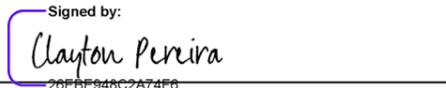
City of Hamilton – Better Homes Hamilton Program

Local Improvement Charges to Be Added to Property Taxes

BHH Number	Roll Number	Site Address
0000000043	07081502740	113 East 19th Street

Local Improvement Charge								
Cost of Work	Approved Funding Amount	Interest Charge	Program Administration Charge	Special Charge (Total Amount Owing)	Lifetime of the Work	Special Charge to be Paid by	Description	Annual Payment
\$18112.77	\$18112.77	0%	\$0.00	\$18112.77	20 years	Within 15 years from the first payment date	Better Homes Hamilton Program – Local Improvement Charge added to taxes. First Payment due on the 2026 Final Tax Bill	\$1207.52

Certified as sufficient, in accordance with O.Reg.586/06

Signed by:

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12/16/2025

City Treasurer (or delegated authority)

City of Hamilton – Better Homes Hamilton Program

Local Improvement Charges to Be Added to Property Taxes

BHH Number	Roll Number	Site Address
0000000063	03024401720	163 Burris St

Local Improvement Charge								
Cost of Work	Approved Funding Amount	Interest Charge	Program Administration Charge	Special Charge (Total Amount Owing)	Lifetime of the Work	Special Charge to be Paid by	Description	Annual Payment
\$16948.87	\$16948	0%	\$0.00	\$16948	15 years	Within 15 years from the first payment date	Better Homes Hamilton Program – Local Improvement Charge added to taxes. First Payment due on the 2026 Final Tax Bill	\$1129.87

Certified as sufficient, in accordance with O.Reg.586/06

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City Treasurer (or delegated authority)

City of Hamilton – Better Homes Hamilton Program

Local Improvement Charges to Be Added to Property Taxes

BHH Number	Roll Number	Site Address
0000000064	06071100298	45-1350 Limeridge Road East

Local Improvement Charge								
Cost of Work	Approved Funding Amount	Interest Charge	Program Administration Charge	Special Charge (Total Amount Owing)	Lifetime of the Work	Special Charge to be Paid by	Description	Annual Payment
\$17892.42	\$17892.42	0%	\$0.00	\$17892.42	20 years	Within 15 years from the first payment date	Better Homes Hamilton Program – Local Improvement Charge added to taxes. First Payment due on the 2026 Final Tax Bill	\$1192.83

Certified as sufficient, in accordance with O.Reg.586/06

Signed by:

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12/16/2025

City Treasurer (or delegated authority)