

Authority: Item 3, Corporate Administration
Committee Report: 06-011 (FCS06063)
CM: June 28, 2006

Bill No. 174

**THE CITY OF HAMILTON
BYLAW NO. 06-174**

Being a By-law to impose development charges against lands to pay for increased capital costs required because of increased needs for GO Transit Service arising from development within the City of Hamilton

WHEREAS the *Development Charges Act, 1997*, S.O.1997, Chapter 27 (hereinafter referred to as the "Act") authorizes municipalities to pass a By-law for the imposition of development charges against land to pay for increased capital costs required because of increased needs for services arising from development of the area to which the said By-law applies.

AND WHEREAS the City of Hamilton, as required by Section 10 of the Act, has undertaken and completed a development charge background study regarding the anticipated amount, type and location of development, the increase in need for service, the deductions required under the Act, estimated capital costs to provide for such increased needs, including the long term capital and operating costs for capital infrastructure required for the service, as well as the attribution related to new residential development.

AND WHEREAS, as required by Section 11 of the Act, this By-law is being enacted within one year of the June 2006 completion of the said development charge background study, titled "City of Hamilton Development Charge Background Study for the GO Transit Service," prepared by C.N. Watson and Associates Ltd.;

AND WHEREAS in advance of passing this By-law the Council of the City of Hamilton has made the background study available to the public at least two weeks prior to the public meeting and given notice of and held a public meeting on June 21, 2006 in accordance with Section 12 of the Act regarding its proposals for this development charges By-law;

AND WHEREAS the Council of the City of Hamilton, through its Corporate Administration Committee, has received written submissions and heard all persons who applied to be heard no matter whether in objection to, or in support of, the said By-law;

AND WHEREAS, Council intends that development-related post 2015 capacity will be paid for by future development charges;

AND WHEREAS the Council of the City of Hamilton, at its meeting of June 28, 2006, has adopted and approved the said background study and the development charges and policies recommended by the General Manager of the Corporate Services Department to be included in this By-law and determined that no further public meetings are required under Section 12 of the Act;

AND WHEREAS, Council approved Item 3 of Corporate Administration Committee Report 06-011 respecting "Development Charges Bylaw 04-145 Amendments and GO Transit Development Charges Bylaw", thereby updating its capital budget and forecast where appropriate;

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

Definitions

1. In this By-law,
 - (a) "Act" means the Development Charges Act, 1997, S.O. 1997, Chapter 27, as amended.
 - (b) "affordable housing project" means housing accommodations and incidental facilities primarily for persons of low and moderate income.
 - (c) "agricultural land" means land which is zoned for an agricultural use in the zoning By-law of the predecessor municipality in which the land is located, and any subsequent amendment or replacement thereof, and used for a bona fide agricultural use.
 - (d) "agricultural use" means the bona fide use of lands and buildings for apiaries, fish farming, dairy farming, fur farming, the raising or exhibiting of livestock, or the cultivation of trees, shrubs, flowers, grains, sod, fruits, vegetables and any other crops or ornamental plants and includes the operation of a farming business and the erection of a farm help house on agricultural land but excludes a commercial greenhouse. Agricultural use does not include the development of a single detached dwelling on agricultural land.
 - (e) "apartment" means a building consisting of more than one dwelling unit with a private bathroom and kitchen facilities in each dwelling unit and which is not a single detached dwelling, a semi-detached dwelling, a farm help house or a multiple unit dwelling. For the purposes of this By-law, apartment includes a mobile home.
 - (f) "bedroom" means a habitable room larger than seven square metres, including a den, study, or other similar area, but does not include a living room, dining room or kitchen.

- (g) “Board of Education” means a board as defined in sub-section 1(1) of the *Education Act 1997*, S.O. 1997, c. 27, as amended.
- (h) “Council” means the Council of the City of Hamilton.
- (i) “development” has the meaning set out in sub-section 41(1) of the *Planning Act*; and includes redevelopment.
- (j) “development charge or development charges” means the charges imposed by this By-law against land to pay for increased capital costs required because of increased needs for services arising from development of the area to which this By-law applies.
- (k) “dwelling unit” means a room or suite of rooms used, or designed or intended for use by one or more persons living together as a single housekeeping unit in which culinary and sanitary facilities are provided for the exclusive use of such person or persons.
- (l) “farm help house”, means a dwelling unit constructed on agricultural land used for agricultural uses and not attached to any other building or structure, with sleeping, cooking, living and sanitary facilities, and used for seasonal, interim or occasional residential uses by farm labourers.
- (m) “GO Transit Service” includes stations, sites, parking facilities, rolling stock, storage yards, layover facilities, maintenance facilities, tunnels, grade separations, crossings, track, corridor rail expansions, bus terminals, control centres, capital works studies, background studies, and financing costs.
- (n) “grade” means the average level of proposed or finished ground adjoining a building at all exterior walls.
- (o) “local board” means any a municipal service board, municipal business corporation, transportation commission, public library board, board of health, police services board, planning board, or any other board, commission, committee, body or local authority established or exercising any power under any act with respect to the affairs or purposes of the City, excluding a school board, a conservation authority, any municipal business corporation not deemed to be a local board under O. Reg 168/03 under the *Municipal Act, 2001*, S.O. 2001, c.15, Sched. A or successor legislation.
- (p) “lot” means a lot, block or parcel of land which can be legally and separately conveyed pursuant to Section 50 of the *Planning Act*, MRS. 1990, cap. 13, as amended, and includes a development having two (2) or more lots consolidated under a single ownership.
- (q) “mixed use development” means a building or structure used, designed or intended for use for both residential and non-residential uses.

- (r) “mobile home”, means a building recognized in the Building Code as a “Mobile Home” in accordance with the standard for mobile homes in CONICS-Z240.2.1 “Structural requirements for Mobile Homes”.
- (s) “multiple unit dwelling” means a residential building consisting of two or more dwelling units attached by a vertical or horizontal wall or walls. Multiple unit dwelling refers to all dwelling units other than single detached, semi-detached, apartment unit dwellings, and residential facility dwellings. Multiple unit dwelling includes, but is not limited to, townhouses, street townhouses, row dwellings, stacked townhouses and duplexes.
- (t) “non-residential development” is any development other than a residential development.
- (u) “Regulation” means Ontario Regulation 82/98 under the *Development Charges Act, 1997*, as amended.
- (v) “residential development” means:
 - (i) a single detached dwelling; or
 - (ii) a semi-detached dwelling; or
 - (iii) a residential facility; or
 - (iv) a mobile home; or
 - (v) a multiple unit dwelling; or
 - (vi) an apartment; or
 - (vii) a semi-detached dwelling, multiple unit dwelling and/or apartment in a mixed use development.
- (w) “residential facility” means a building containing two or more bedrooms which bedrooms do not have self-contained kitchens. Residential facility includes a garden suite within the meaning of Section 39.1 of the *Planning Act*, MRS. 1990, c. P. 13, as amended. Residential facility does not include a single detached dwelling, a semi-detached dwelling, a farm help house, a multiple unit dwelling or an apartment as defined herein, but shall include such facilities as student dormitories, rooming and boarding houses, lodging houses, long-term care facilities, nursing homes, retirement homes, and group homes.
- (x) “semi-detached dwelling” means a residential building consisting of two dwelling units attached by a vertical wall or walls, each of which has a separate entrance or access to grade.
- (y)

- (z) “service” means service defined in the by-law or designated in an agreement under Section 44 of the Act.
- (aa) “single detached dwelling” means a residential building containing one dwelling unit and not attached to another building or structure, whether or not the single detached dwelling is situated on a single lot.

Schedules

- 2. The following schedules to this By-law form an integral part of this By-law:

Schedule “A”:	GO Transit Development Charges
Schedule “B”:	Downtown Community Improvement Plan (CIP) Area

Lands Affected

- 3. This By-law applies to all land within the City of Hamilton, with respect to the GO Transit Service provided within and outside of the City.
- 4. The development of land in the City is also subject to By-law 04-145 as amended and any successor by-law and any additional development charge by-laws that may be passed by the City.

Designation of Services

- 5. All residential development of land within the area to which this By-law applies will increase the need for GO Transit service.
- 6. The development charges applicable to a development as determined pursuant to this By-law shall apply without regard to the service required or used by an individual development.
- 7. The service for which development charges are imposed under this by-law is the GO Transit service.

Approvals for Development

- 8. The development of land is subject to a development charge where the development requires the following:
 - (a) the passing of a zoning By-law or an amendment thereto under Section 34 of the *Planning Act*, MRS. 1990, c. P. 13, or successor legislation;
 - (b) the approval of a minor variance under Section 45 of the *Planning Act*; MRS. 1990, c. P. 13, or successor legislation;
 - (c) a conveyance of land to which a By-law passed under subsection 50(7) of the *Planning Act* applies, MRS. 1990, c. P. 13, or successor legislation;
 - (d)

- (e) the approval of a plan of subdivision under Section 51 of the *Planning Act* , MRS. 1990, c. P. 13, or successor legislation;
 - (f) a consent under Section 53 of the *Planning Act*, MRS. 1990, c. P. 13, or successor legislation;
 - (g) the approval of a description in accordance with Section 50 of the *Condominium Act*, MRS. 1990, o.K. 26 or Section 9 of the *Condominium Act 1998*, S.O. 1998, c.19; or
 - (h) the issuance of a permit under the *Building Code Act, 1992*, S.O. 1992, c.23 or successor legislation, as amended, in relation to a building or structure.
9. Where two or more of the actions described in section 8 of this By-law occur at different times, or a second or subsequent building permit is issued resulting in increased, additional or different development, then additional development charges shall be imposed in respect of such increased, additional, or different development permitted by that action.
10. Where a development requires an approval described in section 8 of this By-law after the issuance of a building permit and no development charges have been paid, then the development charges shall be paid prior to the granting of the approval required under section 8 of this By-law.
11. If a development does not require a building permit but does require one or more of the approvals described in section 8 of this By-law, then, notwithstanding section 8 of this By-law, development charges shall nonetheless be payable.
12. Nothing in this By-law prevents Council from requiring, in an agreement under Section 51 or as a condition of consent or an agreement respecting same under section 51 or as a condition or an agreement respecting same under Section 53 of the *Planning Act*, MRS. 1990, c.P.13, or successor legislation, that the owner, at his or her own expense, shall install such local services related to or within a plan of subdivision, as Council may require, in accordance with the City's applicable local services policies in effect at this time.

Calculation of Development Charges

13. A development charge imposed pursuant to this By-law is applicable only to residential development and shall, subject to any other applicable provision hereof, be calculated as follows:
- (a) subject to (b), (c) and (d) below, in the case of residential development or the residential portion of mixed use development, based on the number and type of dwelling units;
 - (b) in the case of a residential facility, based upon the number of bedrooms;

- (c) in the case of a dwelling unit containing six (6) or more bedrooms, the sixth and any additional bedroom shall be charged at the applicable residential facility rate; or
 - (d) in the case of an apartment with dwelling units containing six (6) or more bedrooms, the applicable “apartment 2 bedroom +” rate shall apply to the dwelling unit and five (5) bedrooms and the applicable residential facility rate to the sixth and each additional bedroom.
14. Subject to the provisions of this By-law, development charges against land are to be calculated and collected in accordance with the rates set out in Schedule “A” of this By-law.

Exemptions for Intensification of Existing Housing

15. (1) No development charge shall be imposed where the only effect of an action referred to in Section 8 of this By-law is to:
- (a) permit the enlargement of an existing dwelling unit; or,
 - (b) permit the creation of up to two additional dwelling units, as prescribed, subject to the restrictions, prescribed in s. 2 of the Regulation.

Exemptions for Certain Buildings

16. No development charge shall be imposed on any building owned by and used for the purposes of:
- (a) the City of Hamilton;
 - (b) a Board of Education; or,
 - (c) a local board.

Other Exemptions from Development Charges

17. Notwithstanding any other provision of this By-law, the following types of development are exempted from development charges under this By-law in the manner and to the extent set out below. Unless otherwise specified herein, the said exemption is equivalent to one hundred percent (100%) of the development charges otherwise payable:
- (a) an agricultural use;

- (b) an affordable housing project that receives funding from the City's Community Rental Housing program through a municipal housing project facilities agreement and by-law, or any such similar City housing program delivered by the City, provided the development charge liabilities of the affordable housing project are not eligible for funding by senior levels of government.

Downtown Community Improvement Plan (CIP) Exemption

- 18. All development within the boundaries of the Downtown Community Improvement Plan (CIP) as shown on Schedule "B" attached is exempt from the provisions of this By-law.

Partial Exemptions

- 19. The following types of residential development will be partially exempt from development charges under this By-law in the manner and to the extent set out below:
 - (a) development of a brownfield property that has been approved by the City for an ERASE Redevelopment Grant, or any successor thereof. The amount of the exemption hereunder is equivalent to the cost of environmental remediation on, in or under the property as approved by the City under the ERASE Redevelopment Grant program and required to be paid by the owner, up to but not exceeding the amount of the development charges otherwise payable under this By-law;
 - (b) development of student residences by McMaster University is exempt from 50% of the development charge otherwise payable pursuant to this By-law.

Rules with Respect to Redevelopment - Demolitions

- 20. In the case of the demolition of all or part of a building:
 - (a) in the case of a demolition permit issued after the effective date of this By-law, a credit shall be allowed against the development charges otherwise payable pursuant to this By-law, provided that a building permit has been issued for the redevelopment within five (5) years from the date the demolition permit has been issued;
 - (b) in the case of a demolition of all or part of a building for which a demolition permit is issued between June 19, 1990 and the effective date of this By-law, a credit is allowed against development charges that shall be otherwise payable provided a building permit is issued within the term of this By-law.

- (c) the credit shall be calculated based on the portion of a building used for a residential purpose that has been demolished by multiplying the number and type of dwelling units demolished by the relevant development charges in effect on the date when the development charges are payable pursuant to this By-law;
- (d) in the case of a building used for a non-residential purpose that has been demolished there is no credit.
- (e) for greater certainty, and without limiting the generality of the foregoing, no credit shall be allowed where the demolished building or part thereof would have been exempt pursuant to this By-law; and
- (f) the amount of any credit pursuant to this section shall not exceed, in total, the amount of the development charges otherwise payable pursuant to this By-law with respect to the redevelopment.

Rules with Respect to Redevelopment - Conversions

- 21. Where an existing non-residential building or structure is converted to a residential use, the residential development charge payable for the residential units created shall not be reduced.
- 22. Where an existing residential building is converted to non-residential uses, there is no development charge payable under this By-law.
- 23. Development charges payable for the conversion of uses in a mixed use building or structure shall be determined in accordance with sections 21 and 22.
- 24. The amount of any credit shall not exceed in total the amount of the development charges otherwise payable under the By-law.

Temporary Buildings or Structures

- 25. Where an application is made for the issuance of a permit under the *Building Code Act* in relation to a temporary building or structure, the Chief Building Official, or his or her delegate, may, as a condition of the issuance of the said permit, require that the owner of the land enter into an agreement with the City pursuant to Section 27 of the Act and Section 27 of this By-law and/or submit security satisfactory to the General Manager of Corporate Services and the City Solicitor, to be realized upon in the event that the temporary building or structure remains on the land for more than one (1) year, or any other time as may be set out in the said agreement or security, from the date of the construction or erection thereof. A temporary building or structure that has not been removed or demolished by the first anniversary of its construction or erection on the land, or by the date specified in an agreement, shall be deemed not to be, nor ever to have been, a temporary building or structure and development charges under this By-law shall become due and payable forthwith and the City may draw upon

any letter of credit and/or transfer any cash security into the appropriate development charge reserve fund.

Collection of Development Charges

26. Subject to the provisions of Sections 25 and 27 of this By-law, development charges are payable at the time a building permit is issued with respect to a development.

Prepayment of Deferral Agreements

27. Save as otherwise specified in this By-law, and for an apartment development or a residential facility only, Council may authorize, in accordance with Section 27 of the Act, an agreement with a person to permit, on such terms as Council may require, including the payment of interest by such person, and for a term no longer than five (5) years, the payment of the development charge before or after it is otherwise payable under this By-law.

Credit for Services-in-lieu Agreement

28. In accordance with Sections 38, 39, 40 and 41 of the Act, a person may perform work that relates to the service to which this By-law applies, in return for a credit towards the development charges payable by the said person, by way of an agreement. No such credit shall exceed the total development charges payable by the person.

Front-Ending Agreements

29. Council may authorize a front-ending agreement in accordance with the provisions of Part III of the Act, upon such terms as Council may require, in respect of the development of land.

Administration of By-law

30. This By-law shall be administered by the Corporate Services Department of the City of Hamilton.

Indexing

31. The development charges set out in Schedule "A" of this By-law shall be adjusted annually without amendment to this By-law by the percentage change during the preceding year, as recorded in the Statistics Canada Quarterly Construction Price Statistics, Catalogue number 62-007. This adjustment shall take place as follows:
 - (a) the initial adjustment shall be one year from the effective date of this By-law, and

- (b) thereafter, adjustment shall be made each year on the anniversary of the effective date of this By-law.

Reserve Fund Report

32. The General Manager of Corporate Services shall furnish to Council a statement in respect of the reserve fund required by the Act for the service to which this By-law relates, for the prior year, containing the information set out in Section 43 of the Act and Section 12 of the Regulation.

Transition

33. The development charge rates payable are the rates in effect on the date a completed building permit application is received and accepted by the City, provided that the permit is issued within 6 months of the effective date of a rate increase. Where the said building permit is revoked by the Chief Building Official on or after the date of the rate increase, any subsequent application for a building permit on the lands or site will be subject to the rates in effect on the date of permit issuance. For the purposes of this section, a "complete application" shall mean an application with all required information and plans provided, all application fees paid and all prior charges and taxes relating to the subject land paid and discharged.
34. For site plan applications, where a complete application for site plan approval has been received by the City prior to May 1, 2006, and no building permit in relation thereto has been issued prior to July 6, 2006, the development charges payable upon issuance of the building permit shall be based on the rates in effect on July 5, 2006, provided that the building permit is issued prior to Jan 6, 2007. Where the said building permit is revoked by the Chief Building Official on or after July 6, 2006, any subsequent application for a building permit on the lands or site will be subject to the rates in effect on the date of permit issuance. For the purposes of this section, a "complete application for site plan approval" means an application in compliance with the requirements of the City as set out in the document entitled "City of Hamilton Submission Requirements and Application Form for Site Plan Control" dated January 01 2004, together with all applicable fees. Where the said building permit is revoked by the Chief Building Official on or after July 6, 2006, any subsequent application for a building permit on the same development will be subject to the rates in effect on the date of permit issuance.

General

35. This By-law may be referred to as the "City of Hamilton GO Transit Development Charges By-law, 2006".
36. The following Schedules are attached to and form part of this By-law:

Schedule "A": GO Transit Development Charges

Schedule "B": Downtown Community Improvement Plan (CIP) Area

Date By-law Effective

37. This By-law shall come into force and take effect at 12:01 a.m. on July 06, 2006.

Date By-law Expires

38. This By-law expires five years after the date on which it comes into force.

By-law Registration

39. A certified copy of this By-law may be registered in the Land Titles Office as against title to any land to which this By-law applies.

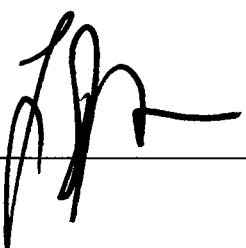
Headings for Reference Only

40. The headings inserted in this By-law are for convenience of reference only and shall not affect the construction or interpretation of this By-law.

Severability

41. If, for any reasons, any provision, section, subsection, paragraph or clause of this By-law is held invalid, it is hereby declared to be the intention of Council that all the remainder of this By-law shall continue in full force and effect until repealed, re-enacted or amended, in whole or in part or dealt with in any other way.

PASSED AND ENACTED THIS 28th DAY OF JUNE 2006.

MAYOR 

CLERK 

SCHEDULE "A"
GO TRANSIT DEVELOPMENT CHARGES

Residential Development Type	Charge
Single and Semi-Detached	\$186 per unit
Apartments - 2 Bedrooms+ - Bachelor and 1 Bedroom	\$121 per unit \$72 per unit
Residential Facility	\$55 per bedroom
Other Multiples	\$148 per unit

SCHEDULE "B"
DOWNTOWN COMMUNITY IMPROVEMENT PLAN
(CIP) AREA

