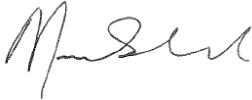




COMMUNICATION UPDATE

TO:	Mayor and Members City Council
DATE:	June 11, 2024
SUBJECT:	Commencement of the Comprehensive Review of the Hamilton LEEDing the Way Community Improvement Plan and Associated LEED Grant Program (City Wide)
WARD(S) AFFECTED:	City Wide
SUBMITTED BY:	Norm Schleeahn Director, Economic Development Planning and Economic Development Department
SIGNATURE:	

The purpose of this Communication Update is to advise Council that Economic Development Division staff have commenced a comprehensive review of the current Hamilton LEEDing the Way Community Improvement Plan (Leadership in Energy and Environmental Design) and the LEED Grant Program and to provide information about current and upcoming community and stakeholder engagement and outreach.

Background

The Hamilton 'LEED'ing the Way Community Improvement Plan (the Plan) and associate LEED Grant Program (the Program) provide an economic catalyst to incentivize the development/redevelopment of sustainable industrial, commercial, mixed-use, and multi residential buildings to meet the Leadership in Energy and Environmental Design rating system of the Canadian Green Building Council.

The Program is available to properties throughout the urban area and provides annual grants equal to 75% of the municipal property tax uplift generated to the City as a result of development/redevelopment. Grants are provided for five years or until the program eligible costs required to achieve LEED certification are recovered, whichever comes first.

Maximum grants under the program are based on the anticipated additional construction costs required to achieve the LEED certification as well as any additional

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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soft costs required to achieve LEED certification such as energy modelling and consulting services.

Since program inception, over 530,000 square feet (49,239 square metres) of new industrial floor area has been created and certified for environmental sustainability with the support of the Program including:

- Maple Leaf Foods' production facility at 440 Glover Road, Glanbrook in Ward 11 which achieved a LEED Silver certification in 2023; and,
- Stryker Canada's manufacturing facility at 2 Medicorum Place, Waterdown in Ward 15 which achieved a LEED Silver certification in 2021.

Comprehensive Plan Review and Engagement

Arising from Council's approval of the 2021-2025 Economic Development Action Plan approved in 2022, staff have initiated this comprehensive review with the goal of identifying recommendations for Program changes and updates that will:

- Ensure the Program is providing property owners with effective and meaningful financial incentives to encourage environmentally sustainable development including the reduction of greenhouse gas emissions;
- Further support new investment and assessment growth, particularly with respect to industrial and commercial development through sustainable development;
- Continue to be financially sustainable for the City; and,
- Further align the Plan and Program with community and Council priorities and support strategic initiatives being undertaken by the City respecting environmental sustainability and climate change.

Stakeholder and public consultations are actively underway and include:

- The creation of the project's Engage Hamilton page at www.engage.hamilton.ca/LEEDCIPReview where the public and stakeholders can learn more about the review, its goals, fill out a survey, ask questions and make suggestions to the project team as well as keep apprised of scheduled public consultation events and project milestones;

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- A virtual public workshop scheduled for Tuesday, June 18, 2024 from 6:00 to 8:00pm for staff to present initial ideas and to hear community and stakeholder feedback and ideas;
- Outreach and one-on-one meetings with key internal and external stakeholders; and,
- A social media campaign providing on both the City of Hamilton and Economic Development's Invest in Hamilton channels.

In addition, the review will include collaborating internally with staff from City Divisions and Departments currently working on sustainable development initiatives including, but not limited to, the City's Green Development Standards and Low Impact Development Guideline. Staff's focus will be to identify opportunities where existing and/or proposed incentive programs could further the implementation and achievement of any voluntary development standard being planned. Note staff's review will not seek to incentivize the meeting of any initiative/standard intended to be mandatory for new development.

Staff currently anticipate bringing recommendations for program changes forward for Council consideration in late 2024.

For more information or to discuss any questions or ideas for the review, please reach out to the project leads Phil Caldwell, Senior Project Manager – Urban Renewal by e-mail at Phil.Caldwell@hamilton.ca or at (905) 546-2424 Ext. 2359 and Johnpaul Loiacono, Senior Planner – Economic Development by e-mail at Johnpaul.Loiacono@hamilton.ca or at (905) 546-2424 Ext. 5134.

APPENDICES AND SCHEDULES ATTACHED

Not applicable.