
Trustees: Kathy Archer (Electronically), Becky Buck, Sabreina Dahab, Dawn Danko (Electronically), Amanda Fehrman, Maria Felix Miller, Graeme Noble, Paul Tut and Todd White, and Elizabeth Wong.

Regrets: Trustee Ray Mulholland and Students Trustee Thomas Lin and Harry Wang.

1. Call to Order and Land Acknowledgement

Maria Felix Miller, Chair of the Board, called the meeting to order at 7:00 pm.

2. Declarations of Conflict of Interest

None.

Reports from Staff

3. Educational Development Charges Update

Staff [presented](#) the report in response to the motion from May 27, where the Board requested that staff calculate a differentiated rate model with two categories (bachelor and 1-bedroom affordable housing units in high-density developments and all other housing categories) and if the calculation could not be completed to provide details with the associated barrier of the calculation request.

Staff noted that as part of the recommendation, consideration could be made to extend the residential development credit from the current by-law of two-years (minimum legislative requirement) to 5-years to allow phased projects more time to use the demolition credits before expiry.

Staff noted that the City of Hamilton is the only source for data needed to support calculations for differentiated rates based on the motion and moving forward, staff will continue discussions with Hamilton is Home, City Housing Hamilton, and the Development Charges, Programs and Policies Division of Corporate Services for the City of Hamilton to understand projected developments.

RESOLUTION# 24-100: Trustees White/Dahab moved that staff provide a progress report before the end of term in 2026.

CARRIED UNANIMOUSLY

RESOLUTION# 24-101: Trustees White/Noble moved, as amended:

1. That the Education Development Charges by-law section 9 be modified from a 2-year to a 5-year credit window for demolition of existing residential units.
2. That staff be directed to engage the City of Hamilton Development Charges, Programs, and Policies Division of Corporate Services to collect the necessary data to allow HWDSB staff to calculate, for the consideration of Trustees, a differentiated rate for bachelor and 1-bedroom affordable housing units in high-density apartment developments constructed by non-profit or charitable organizations at the next by-law renewal (2029).

And that staff provide a progress report before the end of term in 2026.

CARRIED UNANIMOUSLY

4. Educational Development Charges: Successor By-Laws

Chair Miller noted that HWDSB was proposing to enact an Education Development Charges Bylaw. The purpose of any Board in implementing education development charges is to provide a source of funding for new school sites as these are not funded by a per pupil grant under the province's capital funding model.

Staff presented the Education Development Charges Successor By-law report noting that on June 6, 2024, the Minister of Education approved the EDC enrolment projections and number of school sites underlying the proposed by-law.

RESOLUTION #24-101A: Trustees White/Buck moved that the report be received.

CARRIED UNANIMOUSLY

The Chair asked if any delegates wished to come forward and present their delegation on the proposed successor by-laws – no delegations came forward. The Chair noted for the Board of Trustees that one written delegation was received from West End Home Builders' Association.

RESOLUTION #24-101B: Trustees White/Buck moved that the written delegation be received.

CARRIED UNANIMOUSLY

RESOLUTION #24-102: Trustees Tut/Fehrman moved that HWDSB resolve that no further public meeting, with respect to the proposed Education Development Charges By-law, be necessary.

CARRIED UNANIMOUSLY

RESOLUTION #24-103: Trustees White/Buck moved:

1. That the Education Development Charges By-law as well as the underlying EDC policies contained in the By-law, come into force on July 1, 2024, for a period of 5 years, with a residential EDC rate of \$1,873.00 per dwelling unit, increasing to \$2,040.00 per dwelling unit on July 1, 2025. The EDC rate is applicable to lands in the City of Hamilton.
2. That the non-residential rates of \$0.60 per square foot of gross floor area coming into force on July 1, 2024, for a period of 5 years, increasing by \$0.10 per annum be approved.

Following approval of the recommended action, Vice Chair Tut presented a motion related to Education Development Charges.

RESOLUTION # 24-104: Trustees Tut/Danko moved: That the Chair of the Board to write a letter to the Minister of Education, Todd Smith, urging the Minister to:

1. Review the current legislation and regulations pertaining to Education Development Charges and consider amending the existing legislative scheme to allow school boards to apply a different rate or scheme for not-for-profit or supportive housing projects without facing penalties or losing essential core educational funding.
2. Ensure that any amendments made to the EDC framework enable school boards to support housing and homelessness solutions within their communities while maintaining the necessary financial resources to address core educational needs.

And that a copy of this letter be sent to local Members of Provincial Parliament (MPPs), the Ontario Public School Boards' Association (OPSBA) for distribution to school board members.

CARRIED UNANIMOUSLY

The meeting was adjourned at 8:11 p.m.

Reference: [Meeting Package](#) [Recording](#)