



City of Hamilton

AUDIT, FINANCE AND ADMINISTRATION COMMITTEE ADDENDUM

Meeting #: 24-004
Date: February 22, 2024
Time: 9:30 a.m.
Location: Council Chambers
Hamilton City Hall
71 Main Street West

Tamara Bates, Legislative Coordinator (905) 546-2424 ext. 4102

10. PUBLIC MEETINGS

10.1 2024 Development Charges Background Study and By-law Update - Open House Feedback (FCS23103(a))

10.1.a Registered Delegations

- *10.1.a.d Toni Wodzicki, Broccolini Real Estate Group
- *10.1.a.e Steve Malovic, Flamborough Power Centre/iConnect Community
- *10.1.a.f Julie Sergi, Realtors Association of Hamilton Burlington
- *10.1.a.g Shwaan Hutton, Development Collective
- *10.1.a.h Adam Lambros, Panattoni
- *10.1.a.i Steven Dejonckheere, Slate Asset Management
- *10.1.a.j Peter Appleton
- *10.1.a.k Greg Dunnett, Hamilton Chamber of Commerce
- *10.1.a.l Don McLean, Hamilton 350 Committee
- *10.1.a.m Robert Howe, Goodmans LLP

Members of the public can contact the Clerk's Office to acquire the documents considered at this meeting, in an alternative format.

- *10.1.a.n Karl Andrus, Hamilton Community Benefits Network
- *10.1.a.o Ian Borsuk, Environment Hamilton
- *10.1.a.p Don Robertson
- 10.1.b Written Submissions
 - *10.1.b.b Andrew Eldebs, Cachet Developments (Binbrook) Inc.
 - *10.1.b.c Steven Dejonckheere, Slate Asset Management
 - *10.1.b.d Ryan Millar, Emblem
 - *10.1.b.e Peter Banting
 - *10.1.b.f Cathy McPherson
 - *10.1.b.g Elizabeth and Les Birchall
 - *10.1.b.h Lida Holt
 - *10.1.b.i Victoria Koch
 - *10.1.b.j Lara Stewart
 - *10.1.b.k Kris Gadjanski
 - *10.1.b.l Theresa McCuaig and Family
 - *10.1.b.m Christina Salamon
 - *10.1.b.n Gord and Angie McNulty
 - *10.1.b.o Rachelle Letain
 - *10.1.b.p Jeffrey Sindall
 - *10.1.b.q Cheryl Tigchelaar
 - *10.1.b.r Kira McDermid
 - *10.1.b.s Lois Corey
 - *10.1.b.t Carolyn VanHoevelaak

- *10.1.b.u Patrick Denninger, Denninger's
- *10.1.b.v Marie Covert
- *10.1.b.w Nancy Chater
- *10.1.b.x Caroline Neufeld
- *10.1.b.y Ruth Frager
- *10.1.b.z Robert Wakulat, Courage Co-Lab Inc.
- *10.1.b.aa Alan Leela and Shamil Jiwani, Vantage Developments
- *10.1.b.ab Emil Jadanski
- *10.1.b.ac Melissa "Molly" Heppner
- *10.1.b.ad Allyn Walsh
- *10.1.b.ae Jan W. Jansen
- *10.1.b.af Katie West
- *10.1.b.ag Erica Hall
- *10.1.b.ah Laurianne Munezero
- *10.1.b.ai Ron Ballentine
- *10.1.b.aj Suzanne Cooper
- *10.1.b.ak Laurel Imeson
- *10.1.b.al Justin Mamone and Paul Brown, Paul Brown & Associates
- *10.1.b.am Susan Wortman
- *10.1.b.an Melissa Smith
- *10.1.b.ao Julie Richer
- *10.1.b.ap Michael Krasic, Coletara Development
- *10.1.b.aq David Lloyd

- *10.1.b.ar Marwan Zahra, Belmont Equity Partners
- *10.1.b.as Kim Beckman and Shwaan Hutton, Development Collective
- *10.1.b.at Nonni Iler
- *10.1.b.au Elizabeth Knight
- *10.1.b.av Aarthi Thaya, Rice Group
- *10.1.b.aw Sue Markey
- *10.1.b.ax Rick Johnson
- *10.1.b.ay Aaron Collina, Movengo Corporation
- *10.1.b.az Gabriel DeSantis, DeSantis Homes
- *10.1.b.ba Daniel Guizzetti, Empire Communities
- *10.1.b.bb Marcus Gagliardi, Cachet Homes
- *10.1.b.bc John B. Corbett, Corbett Land Strategies Inc.

15. PRIVATE AND CONFIDENTIAL

- *15.2 Corporate Services Department Organizational Structure Changes (FCS24015)
(City Wide)

Pursuant to Section 9.3, Sub-section (b) of the City's Procedural By-law 21-021, as amended, and Section 239(2), Sub-section (b) of the Ontario Municipal Act, 2001, as amended, as the subject matter pertains to personal matters about an identifiable individual, including City or local board employees.

Bates, Tamara

Subject: FW: Webform submission from: Request to Speak to a Committee of Council

Submitted on Wed, 02/14/2024 - 16:35

Submitted by: Anonymous

Submitted values are:

Committee Requested

Committee
Audit, Finance & Administration Committee

Will you be delegating in-person or virtually?
In-person

Will you be delegating via a pre-recorded video?
No

Requestor Information

Requestor Information
Toni Wodzicki
Broccolini Real Estate Group
2680 Skymark Avenue
Suite 800
Mississauga, Ontario. L4W 5L6

Preferred Pronoun
he/him

Reason(s) for delegation request
2024 Development Charges By-law & Background Study Public Meeting

Will you be requesting funds from the City?
No

Will you be submitting a formal presentation?
No

Bates, Tamara

Subject: FW: Webform submission from: Request to Speak to a Committee of Council

Submitted on Thu, 02/15/2024 - 09:04

Submitted by: Anonymous

Submitted values are:

Committee Requested

Committee
Audit, Finance & Administration Committee

Will you be delegating in-person or virtually?
In-person

Will you be delegating via a pre-recorded video?
No

Requestor Information

Requestor Information
Steve Malovic
Flamborough Power Centre / iConnect Community
200 - 2500 Appleby Line
Burlington, Ontario. L7L 0A2

9053355204

Preferred Pronoun
he/him

Reason(s) for delegation request
Support the prestige industrial park that will be significantly affected by the proposed DC by-law

Will you be requesting funds from the City?
No

Will you be submitting a formal presentation?
No

Bates, Tamara

Subject: FW: Webform submission from: Request to Speak to a Committee of Council

Submitted on Thu, 02/15/2024 - 10:10

Submitted by: Anonymous

Submitted values are:

Committee Requested

Committee
Audit, Finance & Administration Committee

Will you be delegating in-person or virtually?
In-person

Will you be delegating via a pre-recorded video?
No

Requestor Information

Requestor Information
Julie Sergi
Realtors Association of Hamilton Burlington
505 York Blvd
Hamilton, Ontario. L8R 3K4

9055298101

Preferred Pronoun
she/her

Reason(s) for delegation request
Development Charge Exemptions (CIPA) - Feb.22 Committee

Will you be requesting funds from the City?
No

Will you be submitting a formal presentation?
No

Bates, Tamara

Subject: FW: Webform submission from: Request to Speak to a Committee of Council

Submitted on Thu, 02/15/2024 - 15:22

Submitted by: Anonymous

Submitted values are:

Committee Requested

Committee
Audit, Finance & Administration Committee

Will you be delegating in-person or virtually?
In-person

Will you be delegating via a pre-recorded video?
No

Requestor Information

Requestor Information
Shwaan Hutton
Development Collective

Hamilton, Ontario.

Preferred Pronoun
she/her

Reason(s) for delegation request
Commenting on the proposed residential development charge changes for the downtown area.

Will you be requesting funds from the City?
No

Will you be submitting a formal presentation?
No

Bates, Tamara

Subject: FW: Webform submission from: Request to Speak to a Committee of Council

Submitted on Thu, 02/15/2024 - 15:28

Submitted by: Anonymous

Submitted values are:

Committee Requested

Committee
Audit, Finance & Administration Committee

Will you be delegating in-person or virtually?
In-person

Will you be delegating via a pre-recorded video?
No

Requestor Information

Requestor Information
Adam Lambros
Panattoni
185 The West Mall Suite 860
Toronto, ON. M9C 5L5
alambros@panattoni.com

Preferred Pronoun
he/him

Reason(s) for delegation request
Comments on Employment Development Charge increases

Will you be requesting funds from the City?
No

Will you be submitting a formal presentation?
No

Bates, Tamara

Subject: FW: Webform submission from: Request to Speak to a Committee of Council

Submitted on Fri, 02/16/2024 - 07:08

Submitted by: Anonymous

Submitted values are:

Committee Requested

Committee
Audit, Finance & Administration Committee

Will you be delegating in-person or virtually?
In-person

Will you be delegating via a pre-recorded video?
No

Requestor Information

Requestor Information
Steven Dejonckheere
Slate Asset Management
121 King Street West
Suite 200
Toronto, ONTARIO. M5H 3T9

Preferred Pronoun
he/him

Reason(s) for delegation request
Slate is currently developing significant residential and industrial properties in Hamilton and is concerned about the impact of the proposed development charge updates on our projects.

Will you be requesting funds from the City?
No

Will you be submitting a formal presentation?
Yes

Bates, Tamara

Subject: FW: Webform submission from: Request to Speak to a Committee of Council

Submitted on Fri, 02/16/2024 - 13:06

Submitted by: Anonymous

Submitted values are:

Committee Requested

Committee
Audit, Finance & Administration Committee

Will you be delegating in-person or virtually?
Virtually

Will you be delegating via a pre-recorded video?
Yes

Requestor Information

Requestor Information
peter appleton

dundas, ontario.

Preferred Pronoun
he/him

Reason(s) for delegation request
To address the commercial versus industrial tax rates

Will you be requesting funds from the City?
No

Will you be submitting a formal presentation?
No

Bates, Tamara

Subject: FW: Webform submission from: Request to Speak to a Committee of Council

Submitted on Fri, 02/16/2024 - 16:43

Submitted by: Anonymous

Submitted values are:

Committee Requested

Committee
Audit, Finance & Administration Committee

Will you be delegating in-person or virtually?
In-person

Will you be delegating via a pre-recorded video?
No

Requestor Information

Requestor Information
Greg Dunnnett
Hamilton Chamber of Commerce
120 King St. W., Plaza Level
Hamilton, Ontario. L8P 4V2
G.Dunnnett@HAMILTONCHAMBER.CA
905-522-1151

Preferred Pronoun
he/him

Reason(s) for delegation request
Speak to the 2024 Development Charges Background Study and By-Law Update - Public Meeting on February 22, 2024 to provide feedback.

Will you be requesting funds from the City?
No

Will you be submitting a formal presentation?
No

Bates, Tamara

Subject: FW: Webform submission from: Request to Speak to a Committee of Council

Submitted on Mon, 02/19/2024 - 12:38

Submitted by: Anonymous

Submitted values are:

Committee Requested

Committee
Audit, Finance & Administration Committee

Will you be delegating in-person or virtually?
Virtually

Will you be delegating via a pre-recorded video?
No

Requestor Information

Requestor Information
Don McLean
Hamilton 350 Committee
Hamilton, Ontario.

Preferred Pronoun
he/him

Reason(s) for delegation request
To speak to item 10.1: 2024 Development Charges Background Study and By-law Update - Open House Feedback (FCS23103(a)) on Thursday, February 22.

Will you be requesting funds from the City?
No

Will you be submitting a formal presentation?
No

Bates, Tamara

Subject: FW: Webform submission from: Request to Speak to a Committee of Council

Submitted on Tue, 02/20/2024 - 15:39

Submitted by: Anonymous

Submitted values are:

Committee Requested

Committee
Audit, Finance & Administration Committee

Will you be delegating in-person or virtually?
Virtually

Will you be delegating via a pre-recorded video?
No

Requestor Information

Requestor Information
Robert Howe
Goodmans LLP
3400 - 333 Bay Street
Toronto, ON. M5H 2S7
rhowe@goodmans.ca

Preferred Pronoun
he/him

Reason(s) for delegation request
Delegation regarding development charges on behalf of City of Hamilton Employment Land developers.

Will you be requesting funds from the City?
No

Will you be submitting a formal presentation?
Yes

Bates, Tamara

Subject: FW: Webform submission from: Request to Speak to a Committee of Council

Submitted on Tue, 02/20/2024 - 16:45

Submitted by: Anonymous

Submitted values are:

Committee Requested

Committee
Audit, Finance & Administration Committee

Will you be delegating in-person or virtually?
In-person

Will you be delegating via a pre-recorded video?
No

Requestor Information

Requestor Information
Karl Andrus
HAMILTON COMMUNITY BENEFITS NETWORK

Hamilton, ON.

Preferred Pronoun
he/him

Reason(s) for delegation request
To speak to the 2014 DC study

Will you be requesting funds from the City?
No

Will you be submitting a formal presentation?
No

Bates, Tamara

Subject: FW: Webform submission from: Request to Speak to a Committee of Council

Submitted on Wed, 02/21/2024 - 09:18

Submitted by: Anonymous

Submitted values are:

Committee Requested

Committee
Audit, Finance & Administration Committee

Will you be delegating in-person or virtually?
Virtually

Will you be delegating via a pre-recorded video?
No

Requestor Information

Requestor Information
Ian Borsuk
Environment Hamilton
51 Stuart Street
Hamilton, Ontario. L8L1B5
iborsuk@environmenthamilton.org
9055490900

Preferred Pronoun
he/him

Reason(s) for delegation request
I am seeking to provide feedback and commentary on item 10.1 2024 Development Charges Background Study and By-law Update - Open House Feedback (FCS23103(a)) for the February 22nd meeting.

Thank you!

Will you be requesting funds from the City?
No

Will you be submitting a formal presentation?
No

REQUEST TO SPEAK TO A COMMITTEE OF COUNCIL

If your request is for a specific committee meeting, this form must be received by NOON the day before the scheduled committee meeting. Requests for Monday meetings must be received by NOON the Friday before the meeting. Requests for meetings scheduled for the day after a statutory holiday must be received by NOON the last business day before the meeting. For summer meeting requests (July/August), please contact the City Clerk's Office at 905 546-4408 for further information.

Committee Requested

- Audit, Finance and Administration
- Board of Health
- Emergency & Community Services
- Advisory/Sub-Committee (enter name) _____
- General Issues
- Planning
- Public Works

Requestor Information

Name: Don Robertson

Name of Organization: Realtor

Contact Number: [Redacted]

Email Address: [Redacted]

Mailing Address: [Redacted] Berkeley [Redacted]

Reason(s) for delegation request: [Migrant Workers Res]

Development Charges for Migrant Housing v
representing clients of his

Item 10.1. 2024 Development Charges Feedback.

Will you be requesting funding from the City? Yes No

Will you be submitting a formal presentation? Yes No

Do you or your organization represent a lobbyist Yes No

If yes, to the lobbyist question, who are you representing? _____

(The information collected for the Lobbyist registry system was implemented by City Council in 2004 and information provided is on a voluntary basis. The Voluntary Lobbyist Registry is a public document and is available for viewing in the City Clerk's office.)

Requests to speak to Council are forwarded to the Committee and will be placed on a Committee agenda for consideration. Once considered by Committee, and approved, you will be notified of the date for your presentation.

This form is not for the purpose of presenting unsolicited proposals by Vendors to Committee. Such proposals are subject to a competitive process as required by the City's Purchasing Policy.

The City makes a video record of Committee and Council meetings. If you make a presentation to a Committee, the City will be video recording you and will be make the recording public by publishing the recording on the City's website.

Personal information collected on this form is authorized under Section 5.11 of the City's Procedural By-law No. 10-053 for the purpose of contacting individuals and/or organizations requesting an opportunity to appear as a delegation before a Committee and will be published with the Committee Agenda. The Voluntary Lobbyist Registry is a public document and will be available for viewing in the City Clerk's office. The Procedural By-law is a requirement of Section 238(2) of the Municipal Act. Questions about its collection can be directed to the Manager, Legislative Services / Deputy Clerk, 71 Main St. W., Hamilton, ON L8P 4Y5, 905 546-2424 ext. 4304.

City of Hamilton
Audit, Finance and Administration Committee
71 Main Street West
Hamilton, ON L8P 4Y5

February 15, 2024

RE: Comments on the 2024 Development Charges Background Study

On behalf of Cachet Developments (Binbrook) Inc. and the landholdings of the company within Binbrook, we are writing to provide comments and feedback on the 2024 Development Charges Background Study recently conducted by the City of Hamilton. Having reviewed the study and associated materials posted through the consultation process, we would like to offer the following comments:

Project Related Comments – Binbrook

1. The project under Services Related to a Highway described as “Binbrook at Pumpkin Pass (Binbrook) Roundabout” is mislabeled. The description should be revised to clarify that the project pertains to the planned roundabout at the intersection of Binbrook Road and Fletcher Road. Tu Vu and Steve Molloy of the City of Hamilton have confirmed via email that this is a labelling error.
2. *Section 4.5 – Capital Forecast* – indicates that the costs to acquire land or an interest therein are included in the capital forecast. We seek clarification whether the cost to acquire the lands west of Fletcher Road to facilitate the Binbrook Road/Fletcher Road roundabout is included in the study.
3. As per the draft plan conditions and subdivision agreement, subdivision 25T-201405 (3105 Fletcher Road) is required to urbanize Fletcher Road from the southerly limit of the draft plan of subdivision to Binbrook Road. The draft plan condition states that the financial responsibility of the owner is limited to the New Roads Servicing Rate. However, the 2024 Development Charges Background Study and the supporting report titled Strategic Transportation Network Review by Arcadis, do not appear to budget for the urbanization of this stretch of Fletcher Road. We request that this project be included in the 2024 Development Charges Background Study.
4. *Table 4-1 (page 4-3)* indicates that roundabouts are eligible for inclusion in the Development Charges calculation. Subdivision 25T-201405 (3105 Fletcher Road) is required to construct a roundabout at the intersection of Windwood Drive and Alway Road. We request clarification on whether this roundabout is eligible for Development Charge recoveries.
5. The project under Services Related to a Highway described as “Binbrook at Fall Fair Way (Binbrook) Roundabout” appears to be constructed. We seek clarification as to why this roundabout remains in the 2024 Development Charges Background Study.

General Comments

1. *Section 5.3 – Services Related to a Highway* – we note discrepancies between the 2019 and 2024 Development Charges studies in terms of total road and sidewalk lengths. Despite

there being a lesser amount of roads and sidewalks in the 2024 study, there is a significant increase in per capita investment in the 2024 study (\$22,998 per capita in 2019 vs. \$41,962 per capita in 2024). We seek clarification on the reasons for this discrepancy and the significant increase in per capita investment in the 2024 study.

2. *Section 7.3.2 – Determination of the Amount of the Charge* – The 2024 Development Charge study appears to significantly shift the burden of Development Charge growth onto residential development compared to the 2019 study, without adequately justifying the change in allocation. For instance, in the 2024 study, a significantly higher percentage of charges related to services such as highways and stormwater drainage are allocated to residential development compared to the 2019 study. This change in allocation has major implications but lacks justification. Therefore, there is a need for the 2024 study to provide clear justification for these shifts in allocation compared to the previous study conducted in 2019.

We appreciate the opportunity to provide feedback on the 2024 Development Charges Background Study. We trust that our comments will be given due consideration as the City continues to refine its Development Charges policies. Should you require any further information or clarification, please do not hesitate to contact me.

Thanks,

Andrew Eldebs
Cachet Developments (Binbrook) Inc.



City of Hamilton, Office of the Auditor General
50 Main Street East, 3rd Floor
Hamilton, ON
L8N 1E9

February 15, 2024

Chair and Members Audit, Finance and Administration Committee,

For several years, Slate Asset Management (“Slate”) has been an active landowner and developer in the City of Hamilton. With over 700 residential suites and 11M square feet of employment area under development, the unprecedented increase in Development Charges (“DCs”) will shock the market and have immediate negative economic impact. Should the proposed rates be implemented, Hamilton will have one of the most expensive industrial DCs in the GTHA, posing a significant barrier to new investment.

Slate shares concerns with many of our industry peers regarding the unprecedented increase in DC’s that will have a dramatic impact on future investment and jeopardize the feasibility of our projects. Market data provided by the City’s consultant to inform the proposed DC changes is based largely on trailing historical data and has not accurately captured today’s market dynamics. In reality, 2023 residential sales were the worst in a decade for Hamilton and the GTA. Waves of residential inventory coupled with persistent affordability challenges are leading to delayed or cancelled projects and pushing purchasers to walk away from their homes.

While the GTHA’s industrial market remains relatively healthy, it too is experiencing the pressures of vacancy rates increasing back to pre-pandemic levels and a slowing of rental growth rates from their peaks in 2021 and 2022. Hamilton’s relative affordability leaves the City well positioned to attract employment opportunities, however, this momentum is delicate and the proposed DC changes would dramatically erode the advantages presented today. Facing these headwinds, the City of Hamilton is adding undue pressure to already difficult conditions – now is not the right time for a dramatic increase in DCs.

Slate urges the City to consider the long-term opportunity of growth and development, focusing on the tax productivity of land. A conservative estimate shows that, at full buildout, the Steelpoint lands will generate \$71M in additional annual property taxes – offering a long-term stable revenue stream for the City. This does not include an extensive list of additional benefits associated with adding over 23,000 construction and permanent jobs. Under the proposed DC rate changes, the City could realize the one-time benefit of an additional \$210M in DC payments over the course of Steelpoint’s development. However, this policy severely threatens the viability of development and risks delay or diversion of investment leaving the Steelpoint lands underutilized for a longer period of time. At completion, it would take less than three years of incremental additional tax revenues to off set the one-time benefit of the proposed increased DC’s.



Slate Asset Management
121 King St W, Suite 200
Toronto, ON M5H 3T9

The proposed DC increase totals approximately \$25 per square foot of new development (a 148% increase). To put this in perspective, \$25 per square foot represents 20% or more of the typical construction hard cost for development of traditional industrial buildings. This increase would be the equivalent of raising land prices by almost \$500,000 per acre. These increases will put Hamilton at a significant disadvantage when compared to most markets in the GTHA pushing investments into neighboring municipalities such as Burlington, Brantford and Milton.

Enacting a policy that more than doubles the industrial DC will undoubtedly weaken Hamilton's ability to attract jobs and investment. Furthermore, this short-sighted policy risks delaying productivity of existing lands and infrastructure and disincentivizes development and investment throughout the City. No additional DCs or tax revenue will be collected by the City if no development occurs as a result of the policy. This will impact the City's brownfields in particular which are more costly to redevelop and present a greater overall investment risk. Such an approach is inconsistent with the economic development policies in the City's official plan which indicate that the City will provide the necessary financial assistance to make redevelopment of brownfield sites a viable option (Policy B.3.1.6 c)).

The City should also consider how such drastic increases in industrial DCs will affect the ability to achieve the vision in the recently approved Bayfront Industrial Area Strategy. This Strategy envisions transformational change in the Bayfront Industrial Area that sees the area transition into a cleaner, greener area which embraces the City's rich industrial heritage while attracting modern, high-tech industry and high paying jobs. The Steelport proposal is a timely development located right in the centre of the Bayfront Industrial Area that will catalyze this transformation. However, it is difficult to comprehend how the City intends to realize this vision in the absence of a competitive DC framework. The proposed policy will have a dramatic negative impact on the City and its potential revenue stream, stifling investment, development, jobs, and ultimately municipal revenues.

Slate is calling on Hamilton Staff and Council to revisit this policy. The City and those helping to build it need realistic and sustainable policies to continue growing a strong and stable economy.

Sincerely,



Steven Dejonckheere
Senior Vice President
Slate Asset Management



EMBLEM

1819 Yonge Street
Toronto, Ontario
M4S1X8

February 16th, 2024

Via E-mail

Audit, Finance and Administration Committee
71 Main Street West
Hamilton, Ontario
L8P4Y5

Attention: Tamara Bates, Legislative Coordinator.

Dear Sirs/Mesdames:

Regarding: Item 10.1 – 2024 Development Charges Background Study and By-law Update.

We are writing to you on behalf of Emblem Developments Inc to express our concern with the proposed removal of the 40% Development Charge Exemption within the Downtown Community Improvement Area. Our company has invested in downtown Hamilton and are working to deliver over 1,690 units in the downtown market. New housing supply of all types helps the City of Hamilton deliver on its ambitious housing and intensification targets and increase the City's tax productivity of land. In 2023, redevelopment delivered an increased assessment value of 1.9% to the City's overall budget. Importantly, this revenue is generated by the City for the lifespan of a new building.

As a result of the redevelopment and improvement of just two of our recent projects (and as confirmed through staff reporting brought before General Issues Committee), we will have increased the property values substantially resulting in an increase in municipal taxes collected by the City (pre-project collected taxes) from \$230,998.83 to \$4,313,056.14 (post-project completion) annually.

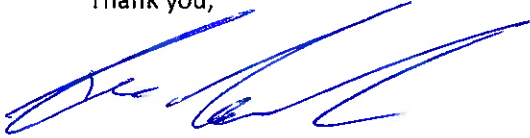
While we understand the pressures on the residential tax levy, we wish to emphasize that contrary to the previous 5 years, the residential intensification market is not strong. Construction costs have escalated, borrowing costs have escalated and the high-density intensification market's probability of success and feasibility for the return needed in order to fund, finance and build has significantly decreased.

Our company wishes to continue to invest in building housing for Hamiltonians. We urge the City to reconsider removal of this important city building incentive as it will have significant long term negative impacts for Hamilton's future.

We have serious concerns that this will result in future projects no longer being feasible. Although the market may return in the mid-to-long term, it is imperative to maintain a competitive DC rate to keep

developments moving through the pipeline. Projects that are not able to begin or proceed today will never materialize in 2-3 years. This will create a gap in the market and significantly impact housing supply during over that time period. We are concerned that in the absence of this program Hamilton will miss their Housing Accelerator Fund unit commitments and miss out on needed funding from the federal government.

Thank you,



Ryan Millar

V.P. Planning and Development

Cc: Carolyn Paton
Kirk Weaver
Lindsay Gillies

Bates, Tamara

Subject: FW: No Discounts on Development Charges

From: Peter Banting <>
Sent: Monday, February 19, 2024 5:01 PM
To: Bates, Tamara <Tamara.Bates@hamilton.ca>
Subject: No Discounts on Development Charges

Dear Councillor,

I urge you to vote against Discounts on Industrial Development Charges.

Any developer who is successful in having their lands added to the Urban Area by forcing the expansion of Hamilton's urban boundary must pay the full costs of urbanization.

Every Councillor on the committee has expressed their strong desire to reduce the tax burden on residents during the recent budget period. This is your chance to ensure that developers, not taxpayers pay for growth.

I hope I can count on your support for the proposed new DC rate of \$41.48 per square foot for all industrial development on greenfields (no discounts).

Peter Banting

Dr. Peter Banting

Hamilton, Ontario,
Canada

Bates, Tamara

Subject: FW: Public feedback on Industrial Development Charges (DCs)**From:** Cathy McPherson < >**Sent:** Monday, February 19, 2024 5:03 PM**To:** Bates, Tamara <Tamara.Bates@hamilton.ca>; Wilson, Maureen <Maureen.Wilson@hamilton.ca>; Kroetsch, Cameron <Cameron.Kroetsch@hamilton.ca>; Hwang, Tammy <Tammy.Hwang@hamilton.ca>; Clark, Brad <Brad.Clark@hamilton.ca>; Beattie, Jeff <Jeff.Beattie@hamilton.ca>; Tadeson, Mark <Mark.Tadeson@hamilton.ca>; Wilson, Alex <Alex.Wilson@hamilton.ca>; Spadafora, Mike <Mike.Spadafora@hamilton.ca>**Cc:** Nann, Nrinder <Nrinder.Nann@hamilton.ca>**Subject:** Public feedback on Industrial Development Charges (DCs)

I understand that the City of Hamilton's [Audit, Finance and Administration Committee \(AF&A\)](#) will meet on Thursday Feb 22, 2024 to hear public feedback on what level of Development Charges (DCs) we should charge developers. The committee will then vote on new DCs in April.

For several years Hamilton has given industrial development (warehouses) a discount on Development Charges as an incentive to build. This means the discounted portion of those infrastructure costs, which should be paid by the developers, are transferred straight to Hamilton taxpayers instead. And more concerning these developments are often being built on Hamilton wetlands and farmlands.

We need to provide disincentives for industry to build in environmentally sensitive areas such as our wetlands and in farmlands.

Hamilton taxpayers should be fully consulted before the final vote in April since any discounts on industrial DCs will be transferred to taxpayers.

I support the proposed new DC rate of \$41.48 per square foot for all industrial development on greenfields.

I also support a further Industrial DC increase for developers who build on unserviced farmland where there is no existing infrastructure, compared to those that build on [brownfields](#) within the urban area where infrastructure already exists.

We must prevent developers from expanding outside of Hamilton's agreed upon urban boundary. Those who are successful in having their lands added to the Urban Area by forcing the expansion of Hamilton's urban boundary must pay the full costs of urbanization rather than putting the tax burden on taxpayers.

Regards, Cathy McPherson

Hamilton, Ontario

Bates, Tamara

Subject: FW: Development Charges No Discounts

From: Elizabeth & Les Birchall < >

Sent: Monday, February 19, 2024 5:14 PM

To: Bates, Tamara <Tamara.Bates@hamilton.ca>; Wilson, Maureen <Maureen.Wilson@hamilton.ca>; Kroetsch, Cameron <Cameron.Kroetsch@hamilton.ca>; Hwang, Tammy <Tammy.Hwang@hamilton.ca>; Clark, Brad <Brad.Clark@hamilton.ca>; Beattie, Jeff <Jeff.Beattie@hamilton.ca>; Tadeson, Mark <Mark.Tadeson@hamilton.ca>; Wilson, Alex <Alex.Wilson@hamilton.ca>; Spadafora, Mike <Mike.Spadafora@hamilton.ca>

Subject: Development Charges No Discounts

in favour of increasing the DCs for industrial developers. Here are some speaking points.

We are urging Council to remove any discounts for industrial development!

We are very disappointed that the open house and public consultation were only posted on the city's [DC website](#) and not actively promoted to the public. We believe that the only feedback to date has been from developers who are keen to maintain the status quo Industrial DC discounts. Because of this lack of notification apparently only one member of the public attended the open house. How can "the public" properly respond when we are not notified of the opportunity to comment?

Echoing the comments of others, we believe:

-Hamilton taxpayers should be fully consulted before the final vote in April since any discounts on industrial DCs will be transferred to taxpayers.

- We support the proposed new DC rate of \$41.48 per square foot for all industrial development on greenfields.

-We support a further substantial Industrial DC increase for developers who build on unserviced farmland where there is no existing infrastructure, compared to those that build on brownfields within the urban area where infrastructure already exists.

-Any developer who is successful in having their lands added to the Urban Area by forcing the expansion of Hamilton's urban boundary must pay the full costs of urbanization.

-Every Councillor on the committee expressed their strong desire to reduce the tax burden on residents during the recent budget period. This is their chance to ensure that developers, not taxpayers pay for growth.

We trust Council will act appropriately and consider the points above.

Thank you,

Elizabeth and Les Birchall

Dundas, ON

Bates, Tamara

Subject: FW: Developer Discounts

From: Lida Holt < >

Sent: Monday, February 19, 2024 6:23 PM

To: Bates, Tamara <Tamara.Bates@hamilton.ca>; Wilson, Maureen <Maureen.Wilson@hamilton.ca>; Kroetsch, Cameron <Cameron.Kroetsch@hamilton.ca>; Hwang, Tammy <Tammy.Hwang@hamilton.ca>; Clark, Brad <Brad.Clark@hamilton.ca>; Beattie, Jeff <Jeff.Beattie@hamilton.ca>; Tadeson, Mark <Mark.Tadeson@hamilton.ca>; Wilson, Alex <Alex.Wilson@hamilton.ca>; Spadafora, Mike <Mike.Spadafora@hamilton.ca>

Subject: Developer Discounts

Respectfully, I believe that:

-Hamilton taxpayers should be fully consulted before the final vote in April since any discounts on industrial DCs will be transferred to taxpayers.

-The proposed new DC rate of \$41.48 per square foot for all industrial development on greenfields be approved.

-A further Industrial DC increase be applied for developers who build on unserviced farmland where there is no existing infrastructure, compared to those that build on [brownfields](#) within the urban area where infrastructure already exists.

-Any developer who is successful in having their lands added to the Urban Area by forcing the expansion of Hamilton's urban boundary must pay the full costs of urbanization.

-Every Councillor on the committee take this opportunity to reduce the tax burden on residents, ensuring that developers, not taxpayers pay for growth.

Thank you

...Lida Holt

Bates, Tamara

Subject: FW: Developer Charges

From: T <>

Sent: Monday, February 19, 2024 7:58 PM

To: Bates, Tamara <Tamara.Bates@hamilton.ca>

Cc: Kroetsch, Cameron <Cameron.Kroetsch@hamilton.ca>; Spadafora, Mike <Mike.Spadafora@hamilton.ca>; Bates, Tamara <Tamara.Bates@hamilton.ca>; Beattie, Jeff <Jeff.Beattie@hamilton.ca>; Wilson, Alex <Alex.Wilson@hamilton.ca>; Tadeson, Mark <Mark.Tadeson@hamilton.ca>; Wilson, Maureen <Maureen.Wilson@hamilton.ca>; Hwang, Tammy <Tammy.Hwang@hamilton.ca>; Clark, Brad <Brad.Clark@hamilton.ca>

Subject: Developer Charges

I just heard that the idea of reducing DCs for industrial developers is going around. Taxpayers do not want wetlands made I to industrial parks. So, here are some points I want to be very clear on:

1. Hamilton taxpayers should be fully consulted before the final vote in April since any discounts on industrial DCs will be transferred to taxpayers.
2. You should support the proposed new DC rate of \$41.48 per square foot f9or all industrial development on greenfields.
3. You also support a further Industrial DC increase for developers who build on unserviced farmland where there is no existing infrastructure, compared to those that build on [brownfields](#) within the urban area where infrastructure already exists. Farms should not be paved over where there are plenty of brownfields around.
4. Any developer who is successful in having their lands added to the Urban Area by forcing the expansion of Hamilton's urban boundary must pay the full costs of urbanization. Although, they should not be forcing said expansion in the first place.
5. Every Councillor on the committee expressed their strong desire to reduce the tax burden on residents during the recent budget period. This is their chance to ensure that developers, not taxpayers pay for growth.

There is an alarming trend I Ontario to destroy farms and wetlands and to make the average person pay for the profits of developers. These trends need to stop.

Victoria Koch
Hamilton, Ontario

Bates, Tamara

Subject: FW: Development Charges

From: Lara Stewart-Panko < >

Sent: Monday, February 19, 2024 8:00 PM

To: Bates, Tamara <Tamara.Bates@hamilton.ca>; Wilson, Maureen <Maureen.Wilson@hamilton.ca>; Kroetsch, Cameron <Cameron.Kroetsch@hamilton.ca>; Hwang, Tammy <Tammy.Hwang@hamilton.ca>; Clark, Brad <Brad.Clark@hamilton.ca>; Beattie, Jeff <Jeff.Beattie@hamilton.ca>; Tadeson, Mark <Mark.Tadeson@hamilton.ca>; Wilson, Alex <Alex.Wilson@hamilton.ca>; Spadafora, Mike <Mike.Spadafora@hamilton.ca>

Subject: Development Charges

Hello,

I wish to express my support of the proposed new DC rate of \$41.48 per square foot for all industrial development on greenfields.

I also support a further Industrial DC increase for developers who build on unserviced farmland where there is no existing infrastructure, compared to those that build on brownfields within the urban area where infrastructure already exists.

If a developer is successful in having their lands added to the Urban Area by forcing the expansion of Hamilton's urban boundary, I support that they must pay the full costs of urbanization.

Thank you for taking measures to ensure Hamilton taxpayers are not burdened to make up for lost revenue that discounts to developers would create.

Sincerely,
Lara Stewart

Bates, Tamara

Subject: FW: Development Charges to Developers in City of Hamilton

From: Kris Gadjanski < >

Sent: Monday, February 19, 2024 8:08 PM

To: Bates, Tamara <Tamara.Bates@hamilton.ca>; Wilson, Maureen <Maureen.Wilson@hamilton.ca>; Kroetsch, Cameron <Cameron.Kroetsch@hamilton.ca>; Hwang, Tammy <Tammy.Hwang@hamilton.ca>; Clark, Brad <Brad.Clark@hamilton.ca>; Beattie, Jeff <Jeff.Beattie@hamilton.ca>; Tadeson, Mark <Mark.Tadeson@hamilton.ca>; Wilson, Alex <Alex.Wilson@hamilton.ca>; Spadafora, Mike <Mike.Spadafora@hamilton.ca>

Subject: Development Charges to Developers in City of Hamilton

Dear Members of the Audit, Finance and Administration Committee:

I am writing today to request your consideration in the matter of Development Charges to developers in the City of Hamilton. Given that any shortfall in development charges has, to date, been passed along to taxpayers, it is imperative that Hamilton taxpayers be fully consulted before the final vote in April.

The status quo is not working for our city. Constituents cannot continue to subsidize the (very profitable) development industry, particularly given the City's financial position. I ask that you support the proposed new rate of \$41.48 per square foot for all industrial development on greenfields. For developers who build on unserved farmland, where there is no existing infrastructure, I I ask you to support the implementation of an even greater increase in development charges.

The evidence is very clear that building on greenfield is both unsustainable and expensive in financial terms to municipalities; any developer who is successful in having their lands added to the Urban Area by forcing the expansion of Hamilton's urban boundary must pay the full costs of urbanization, taking into account lifetime costs. Such development should be disincentivized in a structural way by the City.

I note that all delegates on the agenda are from the development and/or real estate industry; I would not expect them to have the best interests of the taxpayers of Hamilton at heart. It is understandable that they are lobbying the Committee to ensure their organizations remain profitable.

However, having observed the recent budget vote, I note with relief that every Councillor on the committee sincerely expressed their strong desire to reduce the tax burden on residents. It follows that the Committee should vote to ensure that developers, not your constituents, pay for growth.

Thank you for your consideration,

Kris Gadjanski

Bates, Tamara

Subject: FW: February 22 AF&A Committee Meeting

Importance: High

From: Theresa McCuaig < >

Sent: Monday, February 19, 2024 8:33 PM

To: Bates, Tamara <Tamara.Bates@hamilton.ca>; Wilson, Maureen <Maureen.Wilson@hamilton.ca>; Kroetsch, Cameron <Cameron.Kroetsch@hamilton.ca>; Hwang, Tammy <Tammy.Hwang@hamilton.ca>; Clark, Brad <Brad.Clark@hamilton.ca>; Beattie, Jeff <Jeff.Beattie@hamilton.ca>; Tadeson, Mark <Mark.Tadeson@hamilton.ca>; Wilson, Alex <Alex.Wilson@hamilton.ca>; Spadafora, Mike <Mike.Spadafora@hamilton.ca>

Subject: February 22 AF&A Committee Meeting

Importance: High

Dear Councillors and Clerk:

When the AF&A Committee meets this Thursday, please establish the April increase of development charges for industrial units on greenfields to the proposed \$41.48, from the present discounted rate of \$16.70.

The increase will help prioritize Hamilton brownfields as building sites, as they are already serviced by expensive infrastructure. Infill within the existing City boundaries is preferable to sprawl on greenfields, not only because it is cheaper for taxpayers, but also because rehabilitating brownfields protects our environment. Let us use well what we already have at hand, rather than needlessly expanding.

Thank you very much for your consideration.

Sincerely,

Theresa McCuaig and Family

Hamilton, ON

Bates, Tamara

Subject: FW: Development on Hamilton Wetlands,

From: Wordy Birdies <>

Sent: Monday, February 19, 2024 9:07 PM

To: Bates, Tamara <Tamara.Bates@hamilton.ca>; Wilson, Maureen <Maureen.Wilson@hamilton.ca>; Kroetsch, Cameron <Cameron.Kroetsch@hamilton.ca>; Hwang, Tammy <Tammy.Hwang@hamilton.ca>; Clark, Brad <Brad.Clark@hamilton.ca>; Beattie, Jeff <Jeff.Beattie@hamilton.ca>; Tadeson, Mark <Mark.Tadeson@hamilton.ca>; Wilson, Alex <Alex.Wilson@hamilton.ca>; Spadafora, Mike <Mike.Spadafora@hamilton.ca>

Subject: Development on Hamilton Wetlands,

Dear Clerk and Councilors of Hamilton,

I am writing to you most urgently to immediately cease giving a discount on development charges to developers who build on farmlands and wetlands.

Did you know that wetlands are vital to a community's resilience in the face of climate change? Wetland habitats are important for mitigation of catastrophic effects of extreme weather by storing water in times of flooding, and preserving surface water in times of drought. Wetlands are effective carbon sinks and offer natural and effective filtration of runoff. In fact, maintaining wetlands can lead to cost savings when compared to manmade infrastructure solutions. World-wide communities are realizing the importance of wetlands are investing effort and money to restore damaged wetlands. In fact, the government of Ontario is providing funding under the Wetlands Conservation Partner program to restore and enhance wetlands across the province. Since the program was launched in 2020, \$20 million has been invested and in the first two years of the program alone, and estimated \$6 million of flooding damage was already avoided. Several wetlands are being restored in Burlington under this program.

Wetland habitats are extremely important for preservation of biodiversity, urgently required in our time, and also offer opportunities for citizens to relax and connect with nature.

Considering the economic, biological and social significance of wetlands, Hamilton would ideally move to disallow any further development on wetlands.

It is certainly shortsighted to allow development and even offer a development charge discount to developers who build on this land.

If Hamilton does not stop such development, then at the very least,

- (a) Any developer who is successful in having their lands added to the Urban Area by forcing the expansion of Hamilton's urban boundary should pay the full costs of urbanization
- (b) Hamilton taxpayers should be fully consulted before the final vote in April since any discounts on industrial DCs will be transferred to taxpayers.
- (c) The new DC rate of \$41.48 per square foot should be applied to all industrial development on greenfields.
- (d) A further Industrial DC increase should be applied to developers who build on unserved farmland where there is no existing infrastructure, compared to those that build on brownfields within the urban area where infrastructure already exists.
- (e) Any developer who is successful in having their lands added to the Urban Area by forcing the expansion of Hamilton's urban boundary must pay the full costs of urbanization.

Regards,

Christina Salamon

Oakville

Bates, Tamara

Subject: FW: Letter to AF&A for Feb. 22 meeting

-----Original Message-----

From: Gord McNulty < >

Sent: February 19, 2024 9:54 PM

To: tamaraBates@hamilton.ca; clerk@hamilton.ca

Subject: Letter to AF&A for Feb. 22 meeting

Hello:

We are sending this letter regarding Item 10.1, the Development Charges issue, for the Feb. 22 meeting.

February 19, 2024

Dear members of the Audit, Finance and Administration Committee:

Re: Item 10.1 2024 Development Charges Background Study and Bylaw Update

We are residents of Ward 1 who believe that developers should contribute financially to cover the cost of infrastructure such as roads, sewers, streetlights and water mains in and around new projects. Accordingly, we are in favour of increasing the Industrial DC charge for some types of industrial development such as warehouses.

The proposed new DC rate of \$41.48 per square foot for all industrial development on greenfields has our support.

We urge the committee to implement a further Industrial DC increase for developers who build on unserviced farmland where there isn't any existing infrastructure. Like many Hamiltonians, we would like to see more sustainable growth on brownfields within the urban area where infrastructure already exists.

As well, it's essential that any developer that is successful in having their lands added to the Urban Area, by forcing the expansion of Hamilton's urban boundary, must pay the full costs of urbanization. The financial and environmental burden of sprawl shouldn't fall on Hamilton taxpayers, who should expect the city to ensure that growth will pay for itself --- at least more than it does now under the existing developer discounts that are available.

We also share the concern that the committee hasn't actively promoted more public consultation on this issue. It deserves a higher profile. Save Our Streams Hamilton has noted that the open house and public consultation were posted only on the city's DC website. The committee should take steps to ensure that taxpayers are fully consulted on an issue which has significant financial and environmental importance for the entire community.

Thank you.

Gord & Angie McNulty'

Bates, Tamara

Subject: FW: Support Higher Development Charges + Responsible Growth**From:** Rachelle Letain <>**Sent:** Tuesday, February 20, 2024 9:10 AM**To:** Bates, Tamara <Tamara.Bates@hamilton.ca>**Subject:** Support Higher Development Charges + Responsible Growth

Dear Tamara Bates,

I hope this message finds you well. As a concerned Hamilton taxpayer, I am writing to express my support for the proposed changes to Development Charges (DCs) for industrial developers, particularly in light of the upcoming meeting of the Audit, Finance, and Administration Committee (AF&A) on February 22, 2024.

I urge the AF&A committee to ensure full consultation with Hamilton taxpayers before the final vote in April, as any discounts on industrial DCs ultimately get transferred to us, the taxpayers.

Specifically, I support the proposed new DC rate of \$41.48 per square foot for all industrial development on greenfields. This measure aligns with the principle that developers should contribute more significantly to the infrastructure costs associated with their projects.

I also advocate for a further increase in Industrial DCs for developers building on unserviced farmland, where there is no existing infrastructure. This additional charge is a fair approach compared to those building on brownfields within the urban area where infrastructure already exists.

Furthermore, it is imperative that any developer who is successful in having their lands added to the Urban Area by forcing the expansion of Hamilton's urban boundary must pay the full costs of urbanization.

During the recent budget period, every Councillor on the committee expressed a strong desire to reduce the tax burden on residents. This upcoming decision on DCs provides a crucial opportunity to ensure that developers, not taxpayers, bear the financial responsibility for growth.

I appreciate your attention to these important matters and trust that you will consider the well-being of Hamilton and its taxpayers in your decisions.

Thank you for your time and commitment to responsible urban development.

Sincerely, Rachelle Letain Hamilton, ON

Bates, Tamara

Subject: FW: Stop Urban Sprawl - Stop Discounting Development Charges

From: Jeff S <>

Sent: Tuesday, February 20, 2024 9:27 AM

To: Bates, Tamara <Tamara.Bates@hamilton.ca>; Wilson, Maureen <Maureen.Wilson@hamilton.ca>; Kroetsch, Cameron <Cameron.Kroetsch@hamilton.ca>; Hwang, Tammy <Tammy.Hwang@hamilton.ca>; Clark, Brad <Brad.Clark@hamilton.ca>; Beattie, Jeff <Jeff.Beattie@hamilton.ca>; Tadeson, Mark <Mark.Tadeson@hamilton.ca>; Wilson, Alex <Alex.Wilson@hamilton.ca>; Spadafora, Mike <Mike.Spadafora@hamilton.ca>

Subject: Stop Urban Sprawl - Stop Discounting Development Charges

Please:

- fulfill your promise to reduce the tax burden by stopping discounts for development charges of green space (development charges for green spaces should be much, much higher!)
- stop urban sprawl (the long-term costs of urban sprawl are greater than the revenue from property taxes)
- preserve wetlands, which provide flood protection and other environmental benefits to slow climate change
- focus instead on redeveloping Hamilton's core and brownfields with population intensification and better recreational facilities and commercial districts
- learn from Burlington and Oakville which are highly ranked as "most livable" municipalities

Thank you.

Jeffrey Sindall

Bates, Tamara

Subject: FW: Development Charges

From: Cheryl Tigchelaar < >

Sent: Tuesday, February 20, 2024 10:21 AM

To: Bates, Tamara <Tamara.Bates@hamilton.ca>; Wilson, Maureen <Maureen.Wilson@hamilton.ca>; Kroetsch, Cameron <Cameron.Kroetsch@hamilton.ca>; Hwang, Tammy <Tammy.Hwang@hamilton.ca>; Clark, Brad <Brad.Clark@hamilton.ca>; Beattie, Jeff <Jeff.Beattie@hamilton.ca>; Tadeson, Mark <Mark.Tadeson@hamilton.ca>; Wilson, Alex <Alex.Wilson@hamilton.ca>; Spadafora, Mike <Mike.Spadafora@hamilton.ca>

Subject: Development Charges

To the Clerk and Hamilton Councillors,

I'm writing in support of increased, rather than decreased, charges to developers who plan industrial development on farmland.

As a Ward 13 resident and taxpayer, I do not want my taxes to increase as a result of discounts provided to any developer. Councillors have expressed their strong desire to reduce the tax burden on residents - this is your chance to ensure that developers, not taxpayers, pay for development.

I support the proposed development charge rate of \$41.48 per square foot for all industrial development on greenfields.

I also support a further development charge increase for developers who build on unserviced farmland where there is no existing infrastructure, compared to developers building on brownfields within the urban area with existing infrastructure.

Developers who might be successful in having their lands added to the Urban Area by forcing expansion of Hamilton's urban boundary must pay the full costs of urbanization.

I urge members of the Audit, Finance and Administration Committee to move to increase development charges to developers planning to build on farmland and wetlands.

Sincerely,

Cheryl Tigchelaar

Dundas

Bates, Tamara

Subject: FW: Development Charges - No more discounts for industrial development

From: Kira McDermid < >

Sent: Tuesday, February 20, 2024 10:34 AM

To: Bates, Tamara <Tamara.Bates@hamilton.ca>; Wilson, Maureen <Maureen.Wilson@hamilton.ca>; Kroetsch, Cameron <Cameron.Kroetsch@hamilton.ca>; Hwang, Tammy <Tammy.Hwang@hamilton.ca>; Clark, Brad <Brad.Clark@hamilton.ca>; Beattie, Jeff <Jeff.Beattie@hamilton.ca>; Tadeson, Mark <Mark.Tadeson@hamilton.ca>; Wilson, Alex <Alex.Wilson@hamilton.ca>; Spadafora, Mike <Mike.Spadafora@hamilton.ca>

Subject: Development Charges - No more discounts for industrial development

Hello everyone,

In advance of the Audit, Finance and Administration Committee's meeting on Thursday, February 22, 2024, I wanted to add my voice on what level of development charges we should charge developers.

-Hamilton taxpayers should be fully consulted before the final vote in April since any discounts on industrial DCs will be transferred to taxpayers.

-I support the proposed new DC rate of \$41.48 per square foot for all industrial development on greenfields.

-I support a further Industrial DC increase for developers who build on unserviced farmland where there is no existing infrastructure, compared to those that build on [brownfields](#) within the urban area where infrastructure already exists.

-Any developer who is successful in having their lands added to the Urban Area by forcing the expansion of Hamilton's urban boundary must pay the full costs of urbanization.

-Every Councillor on the committee expressed their strong desire to reduce the tax burden on residents during the recent budget period. This is their chance to ensure that developers, not taxpayers pay for growth.

Thank you for your time, and hope you have a great rest of your day,

Kira McDermid

Ward 2 resident

Bates, Tamara

Subject: FW: Development charges issue

From: Lois Corey <>**Sent:** Tuesday, February 20, 2024 10:44 AM**To:** Bates, Tamara <Tamara.Bates@hamilton.ca>; Wilson, Maureen <Maureen.Wilson@hamilton.ca>; Kroetsch, Cameron <Cameron.Kroetsch@hamilton.ca>; Hwang, Tammy <Tammy.Hwang@hamilton.ca>; Clark, Brad <Brad.Clark@hamilton.ca>; Beattie, Jeff <Jeff.Beattie@hamilton.ca>; Tadeson, Mark <Mark.Tadeson@hamilton.ca>; Wilson, Alex <Alex.Wilson@hamilton.ca>; Spadafora, Mike <Mike.Spadafora@hamilton.ca>**Subject:** Development charges issue

To the Clerk and Councillors on the AF&A committee:

I am writing for two reasons:

1. In regard to public feedback for this Thursday's meeting to express that I am in favour of increasing the DCs for industrial developers, noting the following:

-Hamilton taxpayers should be fully consulted before the final vote in April since any discounts on industrial DCs will be transferred to taxpayers.

-I support the proposed new DC rate of \$41.48 per square foot for all industrial development on greenfields.

-I support a further Industrial DC increase for developers who build on unserviced farmland where there is no existing infrastructure, compared to those that build on [brownfields](#) within the urban area where infrastructure already exists.

-Any developer who is successful in having their lands added to the Urban Area by forcing the expansion of Hamilton's urban boundary must pay the full costs of urbanization.

-Every Councillor on the committee expressed their strong desire to reduce the tax burden on residents during the recent budget period. This is their chance to ensure that developers, not taxpayers pay for growth.

2. I SUPPORT the staff recommendations in the "*Updates and Amendments to the Low Density Residential (R1) and Low Density Residential (R1a) Zones, and Creation of a New Low Density Residential*" report!

Thanks for the opportunity to provide feedback!

Sincerely,

Lois Corey

Bates, Tamara

Subject: FW: Development charges

From: Carolyn VanHoevelaak < >

Sent: Tuesday, February 20, 2024 11:16 AM

To: Tadeson, Mark <Mark.Tadeson@hamilton.ca>; Bates, Tamara <Tamara.Bates@hamilton.ca>; Wilson, Maureen <Maureen.Wilson@hamilton.ca>; Kroetsch, Cameron <Cameron.Kroetsch@hamilton.ca>; Hwang, Tammy <Tammy.Hwang@hamilton.ca>; Clark, Brad <Brad.Clark@hamilton.ca>; Beattie, Jeff <Jeff.Beattie@hamilton.ca>; Wilson, Alex <Alex.Wilson@hamilton.ca>; Spadafora, Mike <Mike.Spadafora@hamilton.ca>

Subject: Development charges

Please do not encourage developers to build on our green space. Please increase the development charge for industrial development to the proposed \$41.48 per square foot so that the actual cost of development is paid for by the developer and not passed on to the local tax payer. We must encourage the development on land within the city boundaries, especially brownfields, and curtail expansion into the green areas that help to fight climate change. Please consult with your constituents. They do not want their taxes increased to help developers and they also care about the environment that we all live in.

Carolyn VanHoevelaak
Mount Hope, ON



February 20, 2024

Attention: Audit, Finance & Administration Committee
Hamilton City Hall
71 Main St. W.
Hamilton, ON
L8P 4Y5

RE: Developmental Charge Rebate

Dear Audit, Finance & Administration Committee,

Denninger's has been a part of the Hamilton downtown core since 1954. We currently employ approximately 300 people, most of whom live and work in Hamilton. As a business, we would like to express our concern regarding the removal of the Downtown Developmental Charge Rebate and the negative impact that it may have on the business community.

The downtown business community relies on the development of the City and increased population density. With recent changes to traffic routes and proposed future changes including the LRT, this will become even more important. We are concerned that the removal of the rebate will halt the development in the downtown core. This would directly impact the viability of the downtown businesses who will rely much heavier on foot traffic vs. vehicular traffic coming into the City.

While we understand that the City must manage their budgets and we do not have complete insight into the impacts this rebate has on all parties involved, we ask that the City please consider the impact that this may have on the business community. We would like to propose that the City take a staggered approach to the removal of the Developmental Charge Rebate.

Thank you for your consideration and please do not hesitate to contact me if you have any further questions.

Yours truly,

A handwritten signature in black ink, appearing to read "Patrick Denninger", is written over a horizontal line.

Patrick Denninger
President & CEO
(905) 528 8468



Bates, Tamara

Subject: FW: For AFA agenda Feb 22
Attachments: Development Charges 2024.docx

From: Marie Covert <>
Sent: Tuesday, February 20, 2024 12:00 PM
To: Bates, Tamara <Tamara.Bates@hamilton.ca>
Cc: Wilson, Maureen <Maureen.Wilson@hamilton.ca>; Kroetsch, Cameron <Cameron.Kroetsch@hamilton.ca>; Hwang, Tammy <Tammy.Hwang@hamilton.ca>; Clark, Brad <Brad.Clark@hamilton.ca>; Beattie, Jeff <Jeff.Beattie@hamilton.ca>; Tadeson, Mark <Mark.Tadeson@hamilton.ca>; Wilson, Alex <Alex.Wilson@hamilton.ca>; Spadafora, Mike <Mike.Spadafora@hamilton.ca>
Subject: For AFA agenda Feb 22

Hello Ms. Bates,

Please find attached my letter regarding Development Charges, for the Audit, Finance, and Administration Committee meeting on February 22, 2024.

Thank you for your assistance in seeing that everyone has access to my submission.

Respectfully submitted,
Marie Covert,
Dundas

To: the Audit, Finance, and Administration Committee

Thank you for the opportunity to provide feedback on the Development Charges By-law. Hamilton taxpayers are already on the hook for \$35 Million in 2024 due to lost Development Charges from Bill 23. If Industrial Developers don't pay their fair share of DCs, Hamilton taxpayers will be forced to cover the shortfall.

Increased taxes has been the topic of newspaper articles and television interviews for weeks. You all know that Hamiltonians are awash in taxes, increased costs of everything and yet developers are asking for continued discounts and exemptions as they plan to build on wetlands and farmlands, thereby increasing sprawl.

Please ask yourselves why taxpayers should continue to cover discounts granted to industrial developers so they can build costly sprawl infrastructure on unserviced farmland on the taxpayer's dime. Hamilton taxpayers should be fully consulted before the final vote in April since any discounts on industrial DCs will be transferred to taxpayers.

I support the proposed new DC rate of \$41.48 per square foot **for all industrial development on greenfields**. Going forward, growth must support growth. It is supposed to pay for itself. It has been a lack of vision and leadership for countless years, by previous Councils, that has landed us in this predicament where infrastructure is ancient, poorly coordinated, and needs to be replaced at every turn and STILL Developers expect preferential treatment. It is time for change!

I support a further Industrial DC increase for developers who build on unserviced farmland where there is no existing infrastructure, compared to those that build on brownfields within the urban area where infrastructure already exists. Note: the price tag for new roads in the Airport Employment Growth District (AEGD) has been estimated at \$500 Million and this excludes water and sewers. The costs are monumental and built on a wing and a prayer: "if you build it, they will come". And currently, the taxpayers will pay for it, except this isn't a ball diamond in a corn field. It's total destruction of wetlands, wildlife habitats, and whole ecosystems.

Any developer who is successful in having their lands added to the Urban Area by forcing the expansion of Hamilton's urban boundary must pay the full costs of urbanization, especially when there are so many other suitable and already serviced areas within the urban boundary,

e.g. the Portlands. There are programs to assist developers who will build on brown fields, e.g. the ERASE program, the Green Development Rebate.

Every Councillor on the committee has expressed their strong desire to reduce the tax burden on residents during the recent budget period. This is your chance to ensure that developers, not taxpayers pay for growth.

In April please vote for:

No Industrial Development Charges discounts for developers

An increase to Industrial Development Charges to the original recommendation of \$41 per square foot on unserviced farmland

Hamilton taxpayers should not have to subsidize Industrial Developers who, for years, have received hefty discounts on DCs at the taxpayer's expense. Let developers pay, not residents!

Lastly, if you are wondering why so few taxpayers have responded to the Development Charges Background Study and By-law Feedback, it's because we didn't know about the vote and the impending changes. Only one interested person attended the 2 Open Houses in January because this Report was not properly publicized. The Open Houses were only advertised on the DC website which explains why so many Developers were present at the Open Houses and why they dominate the agenda.

Clearly, the odds are stacked against the taxpayer when they are not even notified of tax increases which will impact them hugely. This smacks of extreme preferential treatment in favour of developers. Whoever is responsible should be ashamed. This is poorly, poorly done. Hamiltonians deserve better!

Bates, Tamara

Subject: FW: Developer DC discounts? No thanks!

From: Nancy Chater < >**Sent:** Tuesday, February 20, 2024 12:08 PM**To:** Bates, Tamara <Tamara.Bates@hamilton.ca>; Wilson, Maureen <Maureen.Wilson@hamilton.ca>; Kroetsch, Cameron <Cameron.Kroetsch@hamilton.ca>; Hwang, Tammy <Tammy.Hwang@hamilton.ca>; Clark, Brad <Brad.Clark@hamilton.ca>; Beattie, Jeff <Jeff.Beattie@hamilton.ca>; Tadeson, Mark <Mark.Tadeson@hamilton.ca>; Wilson, Alex <Alex.Wilson@hamilton.ca>; Spadafora, Mike <Mike.Spadafora@hamilton.ca>**Subject:** Developer DC discounts? No thanks!

Dear Councillors,

I am writing to express my view that Hamilton taxpayers should be fully consulted before the final vote in April since any discounts on industrial Development Charges (DC) will be transferred to taxpayers.

I support the proposed new DC rate of \$41.48 per square foot for all industrial development on greenfields.

I support a further Industrial DC increase for developers who build on unserviced farmland where there is no existing infrastructure, compared to those that build on [brownfields](#) within the urban area where infrastructure already exists.

Any developer who is successful in having their lands added to the Urban Area by forcing the expansion of Hamilton's urban boundary must pay the full costs of urbanization.

I understand that every Councillor on the AF& A committee expressed their strong desire to reduce the tax burden on residents during the recent budget period. This is your chance to ensure that developers, not taxpayers, pay for growth.

Please vote in April in favour of increasing the Development Charges for industrial developers.

This is an important issue for healthy growth and a liveable City of Hamilton and planet.

Thank you,

Nancy Chater

Ward 2 Resident

Bates, Tamara

Subject: FW: Development Costs

From: Caroline Neufeld < >

Sent: Tuesday, February 20, 2024 12:24 PM

To: Bates, Tamara <Tamara.Bates@hamilton.ca>; Wilson, Maureen <Maureen.Wilson@hamilton.ca>; Kroetsch, Cameron <Cameron.Kroetsch@hamilton.ca>; Hwang, Tammy <Tammy.Hwang@hamilton.ca>; Clark, Brad <Brad.Clark@hamilton.ca>; Beattie, Jeff <Jeff.Beattie@hamilton.ca>; Tadeson, Mark <Mark.Tadeson@hamilton.ca>; Wilson, Alex <Alex.Wilson@hamilton.ca>; Spadafora, Mike <Mike.Spadafora@hamilton.ca>

Subject: Development Costs

Dear Hamilton City Councillor

Please protect Hamilton taxpayers from tax increases due to the ill-advised downloading of development costs to taxpayers.

But this is different. **We need to STOP giving industrial development (warehouses) a big discount on DCs as an incentive to build.** Here's what needs to be done:

-Hamilton taxpayers should be fully consulted before the final vote in April since any discounts on industrial DCs will be transferred to taxpayers.

-I support the proposed new DC rate of \$41.48 per square foot for all industrial development on greenfields.

-I support a further Industrial DC increase for developers who build on unserviced farmland where there is no existing infrastructure, compared to those that build on brownfields within the urban area where infrastructure already exists.

-Any developer who is successful in having their lands added to the Urban Area by forcing the expansion of Hamilton's urban boundary must pay the full costs of urbanization.

Every Councillor on the committee has expressed their strong desire to reduce the tax burden on residents during the recent budget period. This is your chance to ensure that developers, not taxpayers, pay for growth.

Hamilton can do this. YOU can do this. Please do it!

Caroline Neufeld

Hamilton taxpayer

Bates, Tamara

Subject: FW: Don't Download Development Charges onto Taxpayers

From: Frager, Ruth < >

Sent: Tuesday, February 20, 2024 12:46 PM

To: Bates, Tamara <Tamara.Bates@hamilton.ca>; Wilson, Maureen <Maureen.Wilson@hamilton.ca>; Kroetsch, Cameron <Cameron.Kroetsch@hamilton.ca>; Hwang, Tammy <Tammy.Hwang@hamilton.ca>; Clark, Brad <Brad.Clark@hamilton.ca>; Beattie, Jeff <Jeff.Beattie@hamilton.ca>; Tadeson, Mark <Mark.Tadeson@hamilton.ca>; Wilson, Alex <Alex.Wilson@hamilton.ca>; Spadafora, Mike <Mike.Spadafora@hamilton.ca>

Subject: Don't Download Development Charges onto Taxpayers

Hello,

I join many concerned citizens of Hamilton who oppose deep discounts in development charges for private developers. I support the proposed new DC rate of \$41.48 per square foot on industrial development on greenfield sites. I support a further industrial increase for developers who build on unserviced farm land. In addition, any developer who is successful in having their lands added to the urban area by forced expansion of Hamilton's boundaries must pay the full costs of urbanization.

Sincerely,
R.A. Frager
(Hamilton)

=====

I acknowledge that I am located on the traditional territories of the Mississauga and Haudenosaunee nations, and within the lands protected by the "Dish With One Spoon" Wampum Agreement.

Bates, Tamara

Subject: FW: Development Charges**From:** Robert Wakulat <robert@designwithcourage.com>**Sent:** Tuesday, February 20, 2024 12:47 PM**To:** Bates, Tamara <Tamara.Bates@hamilton.ca>; Wilson, Maureen <Maureen.Wilson@hamilton.ca>; Kroetsch, Cameron <Cameron.Kroetsch@hamilton.ca>; Hwang, Tammy <Tammy.Hwang@hamilton.ca>; Clark, Brad <Brad.Clark@hamilton.ca>; Beattie, Jeff <Jeff.Beattie@hamilton.ca>; Tadeson, Mark <Mark.Tadeson@hamilton.ca>; Wilson, Alex <Alex.Wilson@hamilton.ca>; Spadafora, Mike <Mike.Spadafora@hamilton.ca>**Subject:** Development Charges

Hey folks,

I understand all of you are part of the AF&A Committee that is currently reviewing and debating development charges.

I suppose before even sharing my perspective as a local Hamiltonian, I'm curious about the following questions:

- Is there (or are there) municipal and/or provincial databases that inventory the ecosystem productivity of undeveloped lands? Do we understand what happens/changes when we allow for development on natural lands? How does that impact our clean water, clean air and ecosystem resilience?
- Who do we model ourselves after? What are the benchmark municipalities across the world that we aspire to learn from and follow? I think of Freiburg, Germany as an example in the renewable energy space and wonder who is doing great work in the sustainable development space. Sustainable as in financially (for residents/city budget), economically, and environmentally. Furthering this thought, it seems to me many European cities stick to their existing urban footprints and maintain the current integrity of their surrounding natural and agricultural environments. Mainz is a bit smaller than Hamilton but it comes to mind as a city that builds within and not without.

Having wondered about all of that, it seems to me that we shouldn't allow capitalist industries to suck out value for shareholders from us as residents. They should have to pay the full freight of their development and if they won't, then we shouldn't want them here because they will continue to attempt to extract value from their relationship to the city rather than putting value back into it. Our taxes shouldn't buttress the bottom line(s) of for-profit companies. If that's their key rationale for choosing a place to set up business then they'll pull out the moment it's in their financial interests leaving us with less wetland and ecosystem capacity and having extracted value from taxpayers.

That's my 2 cents.

Thanks
Robert

--

Robert Wakulat, J.D., C.C.A.

Managing Director, Courage Co-Lab Inc.

robert@designwithcourage.com |*Courage is something you bring to the process. We support you — and others — to be brave in your shared creativity.*



Vantage Developments Inc.
30 Adelaide St. East
12th Floor, Suite 1202
Toronto, ON M5C 3G8

February 20th, 2024

Via E-mail

Audit, Finance and Administration Committee
71 Main Street West
Hamilton, ON, L8P 4Y5

Attention: Tamara Bates, Legislative Coordinator

Dear Sirs/Mesdames:

Regarding: Item 10.1 – 2024 Development Charges Background Study and By-law Update.

We are writing to you on behalf of Vantage Developments (“Vantage”) to express our significant reservations with the proposed removal of the 40% Development Charge Exemption within the Downtown Community Improvement Area. Vantage is a recently formed residential development company with Hamilton being the location of our first development project, which is expected to include approximately 375 residential units. We believe the supply of new housing is critical to foster a vibrant, livable, and a supportive downtown ecosystem. Not only does each new unit provide an opportunity to chip away at the housing crisis across Ontario, but it also provides the City with recurring funding through property taxes to provide critical services to residents.

While we understand the pressures on the residential tax levy, it is important to note that new residential development is teetering on the brink of being unfeasible. The rising interest rate environment has significantly impaired both sales volumes and pricing. Coupled with rising construction costs, the ability to secure construction financing required to pursue construction is greatly diminished. This is happening across Ontario, with foreclosures of development sites drastically increasing.

We have serious concerns that this will result in many projects being delayed or cancelled. Barring an immediate and marked improvement in market fundamentals, which is outside of any person’s control, the removal of the Development Charge Exemption will only further suppress new building activity, delaying the delivery of housing, exacerbating the housing crisis and also limiting the available pool of property tax proceeds for the City of Hamilton.

Although the market may return in the mid-to-long term, it is imperative to maintain a competitive DC rate to keep developments moving through the pipeline. Projects that are not able to begin or proceed today will never materialize in 2-3 years. This will create a gap in the market and significantly impact in new housing supply. Further, we are concerned that in the absence of this program Hamilton will miss the Housing



Accelerator Fund unit commitments, risking the opportunity to secure available funding from the federal government.

Thank you,

Vantage Developments



Alan Leela, Partner



Shamil Jiwani, Partner

Cc: Carolyn Paton, Kirk Weaver, and Lindsay Gillies

Bates, Tamara

Subject: FW: In support of increasing development charges for industrial developments

From: Emil Gadjanski < >

Sent: Tuesday, February 20, 2024 1:46 PM

To: Bates, Tamara <Tamara.Bates@hamilton.ca>; Wilson, Maureen <Maureen.Wilson@hamilton.ca>; Kroetsch, Cameron <Cameron.Kroetsch@hamilton.ca>; Hwang, Tammy <Tammy.Hwang@hamilton.ca>; Clark, Brad <Brad.Clark@hamilton.ca>; Beattie, Jeff <Jeff.Beattie@hamilton.ca>; Tadeson, Mark <Mark.Tadeson@hamilton.ca>; Wilson, Alex <Alex.Wilson@hamilton.ca>; Spadafora, Mike <Mike.Spadafora@hamilton.ca>

Subject: In support of increasing development charges for industrial developments

As a member of the Audit, Finance, and Administration Committee, I would like to **implore you to pass the staff proposal to increase development charges (DC) for industrial development on greenfields (other than for manufacturing purposes) to a non-discounted rate of \$41.48 per square foot.** In addition, please take into consideration that:

- Hamilton taxpayers should be fully consulted before the final vote in April since any discounts on industrial DCs will be transferred to taxpayers.
- I support a further Industrial DC increase for developers who build on unserviced farmland where there is no existing infrastructure, compared to those that build on brownfields within the urban area where infrastructure already exists.
- any developer who is successful in having their lands added to the Urban Area by forcing the expansion of Hamilton's urban boundary must pay the full costs of urbanization.
- every Councillor on the committee expressed their strong desire to reduce the tax burden on residents during the recent budget period. This is your chance to ensure that developers, not taxpayers pay for growth.

Thank you for your consideration,

Emil Gadjanski
Dundas, ON

Bates, Tamara

Subject: FW: Urgent Call to Action: Support Increasing Development Charges for Industrial Developers in Hamilton

From: Molly Heppner <>

Sent: Tuesday, February 20, 2024 2:07 PM

To: Bates, Tamara <Tamara.Bates@hamilton.ca>

Subject: Re: Urgent Call to Action: Support Increasing Development Charges for Industrial Developers in Hamilton

Dear Clerk and Councillors,

I am writing to you as a concerned taxpayer and resident of Hamilton regarding the upcoming vote on the Development Charges (DCs) for industrial developers, which will be discussed by the AF&A committee. I urge you to carefully consider the following points before making your decision:

1. Consultation with Taxpayers: **It is essential that Hamilton taxpayers are fully consulted before the final vote in April.** Any discounts on industrial DCs will ultimately be transferred to taxpayers. Therefore, it is crucial that their voices are heard in this decision-making process.

2. Support for Increased DCs: **I am in favor of increasing the DC rate for industrial development on greenfields to \$41.48 per square foot.** This increase is necessary to ensure that developers contribute their fair share to the infrastructure costs associated with their projects.

3. Further Increase for Unserved Farmland: I also support a further increase in DCs for developers who build on unserved farmland where there is no existing infrastructure. It is only fair that these developers bear a higher cost compared to those building on brownfields within the urban area where infrastructure already exists.

4. Full Costs of Urbanization: Any developer who succeeds in having their lands added to the Urban Area, thereby forcing the expansion of Hamilton's urban boundary, **must pay the full costs of urbanization.** This principle is crucial to ensure that developers do not pass on the burden of growth to taxpayers.

5. Reducing Tax Burden on Residents: I am aware of the strong desire expressed by every Councillor on the committee to reduce the tax burden on residents during the recent budget period. Supporting an increase in industrial DCs is an opportunity to ensure that **developers**, rather than taxpayers, bear the costs associated with growth.

I urge you to consider these points carefully and **vote in favor of increasing the DCs for industrial developers.** This decision will have a significant impact on the future development of Hamilton and the financial well-being of its residents.

Thank you for your attention to this matter.

Sincerely,
Melissa "Molly" Heppner

Bates, Tamara

Subject: FW: AF&A committee, new DC rate

From: Allyn Walsh < >

Sent: Tuesday, February 20, 2024 2:18 PM

To: Wilson, Maureen <Maureen.Wilson@hamilton.ca>; Bates, Tamara <Tamara.Bates@hamilton.ca>; Kroetsch, Cameron <Cameron.Kroetsch@hamilton.ca>; Hwang, Tammy <Tammy.Hwang@hamilton.ca>; Clark, Brad <Brad.Clark@hamilton.ca>; Beattie, Jeff <Jeff.Beattie@hamilton.ca>; Tadeson, Mark <Mark.Tadeson@hamilton.ca>; Wilson, Alex <Alex.Wilson@hamilton.ca>; Spadafora, Mike <Mike.Spadafora@hamilton.ca>

Subject: AF&A committee, new DC rate

I fully support the proposed new DC rate of \$41.48 per square foot for all industrial development on greenfields.

A further Industrial DC increase is crucial for developers who build on unserviced farmland where there is no existing infrastructure, compared to those that build on [brownfields](#) within the urban area where infrastructure already exists.

Any developer who is successful in having their lands added to the Urban Area by forcing the expansion of Hamilton's urban boundary must pay the full costs of urbanization now and into the future

Thank you to all the Councillors on the committee, who all expressed their strong desire to reduce the tax burden on residents during the recent budget period. This is your chance to ensure that developers, not taxpayers pay for growth. The taxpayer dollars are desperately needed elsewhere.

With sincere thanks,

Allyn Walsh

Lifelong Hamilton resident and booster - and taxpayer

Bates, Tamara

Subject: FW: DC renewal at A,F&A meeting April 22

-----Original Message-----

From: janwillem jansen < >

Sent: February 20, 2024 1:35 PM

To: clerk@hamilton.ca

Cc: Wilson, Maureen <Maureen.Wilson@hamilton.ca>; Kroetsch, Cameron <Cameron.Kroetsch@hamilton.ca>; Hwang, Tammy <Tammy.Hwang@hamilton.ca>; Clark, Brad <Brad.Clark@hamilton.ca>; Beattie, Jeff <Jeff.Beattie@hamilton.ca>; Tadeson, Mark <Mark.Tadeson@hamilton.ca>; Wilson, Alex <Alex.Wilson@hamilton.ca>; Spadafora, Mike <Mike.Spadafora@hamilton.ca>

Subject: DC renewal at A,F&A meeting April 22

Message for the Acoounts, Finance and Administration Committee of April 22, 2024

Dear Clerk and counsellors,

Industrial development generates enormous infrastructural cost which should be payed for by the developers, not by the taxpayers of Hamilton. Especially where it is developed outside the brownfields, when it also will further destroy precious farmlands and greenspace. Hereby I am urging you to go ahead with the proposal to increase the DC rate for industrial non-manufacturing developers to 41.48 per sq.ft. Manufactural industry development which brings good quality jobs to the city may be exempt from this and even maintain its present reduced rate.

Furthermore I am of the opinion that this important decision should be open to public discussion before taking it. Counselors , here is a chance to reduce the tax payers burden by letting developers pay for the infrastructure that goes along with their development!

Thank you,

Jan W. Jansen, Dundas

Bates, Tamara

Subject: FW: Regarding Development Charges By-Law Changes

From: Katie West < >**Sent:** Tuesday, February 20, 2024 2:43 PM**To:** Bates, Tamara <Tamara.Bates@hamilton.ca>; Wilson, Maureen <Maureen.Wilson@hamilton.ca>; Kroetsch, Cameron <Cameron.Kroetsch@hamilton.ca>; Hwang, Tammy <Tammy.Hwang@hamilton.ca>; Clark, Brad <Brad.Clark@hamilton.ca>; Beattie, Jeff <Jeff.Beattie@hamilton.ca>; Tadeson, Mark <Mark.Tadeson@hamilton.ca>; Wilson, Alex <Alex.Wilson@hamilton.ca>; Spadafora, Mike <Mike.Spadafora@hamilton.ca>**Subject:** Regarding Development Charges By-Law Changes

I am writing to express my concerns with respect to changes to the Development Charges By-law being discussed at the Audit, Finance and Administration committee.

As a Hamilton taxpayer, we should be fully consulted before the final vote in April since any discounts on industrial development charges will be transferred to taxpayers. Funds required to support and maintain our city must be increased, but not continually fall the residents tax base disproportionately to that of developers.

I support the proposed new development charges rate of \$41.48 per square foot for all industrial development on greenfields.

I also support a further Industrial development charges for developers who build on unserviced farmland where there is no existing infrastructure, compared to those that build on brownfields within the urban area where infrastructure already exists.

Any developer who is successful in having their lands added to the Urban Area by forcing the expansion of Hamilton's urban boundary must pay the full costs of urbanization.

I understand every Councillor on the Audit, Finance and Administration committee expressed their strong desire to reduce the tax burden on residents during the recent budget period. This is their chance to ensure that developers, not taxpayers pay for growth.

Appreciating your attention and consideration for this important by-law!

Katie West
Dundas,

Bates, Tamara

Subject: FW: Development Charges

-----Original Message-----

From: Erica Hall <>

Sent: Tuesday, February 20, 2024 2:52 PM

To: Bates, Tamara <Tamara.Bates@hamilton.ca>; Wilson, Maureen <Maureen.Wilson@hamilton.ca>; Kroetsch, Cameron <Cameron.Kroetsch@hamilton.ca>; Hwang, Tammy <Tammy.Hwang@hamilton.ca>; Clark, Brad <Brad.Clark@hamilton.ca>; Beattie, Jeff <Jeff.Beattie@hamilton.ca>; Tadeson, Mark <Mark.Tadeson@hamilton.ca>; Wilson, Alex <Alex.Wilson@hamilton.ca>; Spadafora, Mike <Mike.Spadafora@hamilton.ca>

Subject: Development Charges

I wish to let you know that I support councillors as you consider reducing and eliminating discounts on development charges for industrial development. It is very important we discourage development on greenfield and farm land by increasing fees to develop there.

As a resident of Hamilton I understand the need to encourage development in our city and how reducing development changes helps to do that. However, it is also important that we do not increase costs to residents due to flooding that paving over wetlands will create and also that we provide areas for food growth for future generations and current residents in the event of a supply chain crisis. As you all know reducing those subsidies and increasing development charges will help many Hamiltonians who are struggling with large increases to their cost of living, they really could use a break on their taxes.

Sincerely,

Erica Hall

Bates, Tamara

Subject: FW: Public Feedback on Dev. Charges**From:** Laurianne Munezero <>**Sent:** Tuesday, February 20, 2024 3:31 PM**To:** Bates, Tamara <Tamara.Bates@hamilton.ca>; Wilson, Maureen <Maureen.Wilson@hamilton.ca>; Kroetsch, Cameron <Cameron.Kroetsch@hamilton.ca>; Hwang, Tammy <Tammy.Hwang@hamilton.ca>; Clark, Brad <Brad.Clark@hamilton.ca>; Beattie, Jeff <Jeff.Beattie@hamilton.ca>; Tadeson, Mark <Mark.Tadeson@hamilton.ca>; Wilson, Alex <Alex.Wilson@hamilton.ca>; Spadafora, Mike <Mike.Spadafora@hamilton.ca>**Cc:** iborsuk@environmenthamilton.org; Office of Ward 3 City Councillor Nrinder Nann <ward3@hamilton.ca>**Subject:** Public Feedback on Dev. Charges

Audit, Finance and Administration Committee (AF&A):

I support an increased development rate if it takes place outside of current city boundaries, and where new infrastructure would be required. My reasons are because these sites may become brownfields before too long. Therefore, I strongly support construction on brownfield sites with a grant for manufacturing companies. I am pleased to know that we've utilised almost half of our brownfield sites (contaminated urban areas) between 2008 and 2018, so thank you to Council for this accomplishment.

https://policyoptions.irpp.org/magazines/january-2023/brownfield-redevelopment-is-a-better-alternative-than-urban-sprawl/?link_id=2&can_id=52e1ed538e7362b29cf64f281e6e8d2a&source=email-quick-action-for-hamilton-wetlands&email_referrer=email_2211439&email_subject=quick-action-for-hamilton-wetlands

Although, every project has inherent risks such as an overvalued ROI, or perhaps unanticipated closures - we must be prudent in how we assess the benefits of development. As such, companies that represent the biggest burdens, and lack the most opportunities for citizens, should cover most of the bill for future maintenance of sites, and construction itself.

You may also appreciate the ease of logistics, for instance a hassle-free commute if new facilities were to be located on current bus routes, where even a taxi or alternative would be affordable.

I support all recommendations from Save Our Streams Hamilton, as listed below - I couldn't have paraphrased it better;

-Hamilton taxpayers should be fully consulted before the final vote in April since any discounts on industrial DCs will be transferred to taxpayers.

-You support the proposed new DC rate of \$41.48 per square foot for all industrial development on greenfields.

-You support a further Industrial DC increase for developers who build on unserviced farmland where there is no existing infrastructure, compared to those that build on [brownfields](#) within the urban area where infrastructure already exists.

-Any developer who is successful in having their lands added to the Urban Area by forcing the expansion of Hamilton's urban boundary must pay the full costs of urbanization.

-Every Councillor on the committee expressed their strong desire to reduce the tax burden on residents during the recent budget period. This is their chance to ensure that developers, not taxpayers pay for growth.

Laurianne Munezero

Public member from Ward 3

Bates, Tamara

Subject: FW: Audit, Finance and Administration Committee Feedback for February 23 Meeting

From: Ron Ballentine < >

Sent: Tuesday, February 20, 2024 3:44 PM

To: Bates, Tamara <Tamara.Bates@hamilton.ca>; Wilson, Maureen <Maureen.Wilson@hamilton.ca>; Kroetsch, Cameron <Cameron.Kroetsch@hamilton.ca>; Hwang, Tammy <Tammy.Hwang@hamilton.ca>; Clark, Brad <Brad.Clark@hamilton.ca>; Beattie, Jeff <Jeff.Beattie@hamilton.ca>; Tadeson, Mark <Mark.Tadeson@hamilton.ca>; Wilson, Alex <Alex.Wilson@hamilton.ca>; Spadafora, Mike <Mike.Spadafora@hamilton.ca>

Subject: Audit, Finance and Administration Committee Feedback for February 23 Meeting

Hello everyone,

Please consider the following points as you consider raising the development charges for industrial warehouse developments on greenfield lands (which I support):

- Hamilton taxpayers should be fully consulted before the final vote in April since any discounts on industrial DCs will be transferred to taxpayers.
- You support the proposed new DC rate of \$41.48 per square foot for all industrial development on greenfields.
- You support a further Industrial DC increase for developers who build on unserviced farmland where there is no existing infrastructure, compared to those that build on brownfields within the urban area where infrastructure already exists.
- Any developer who is successful in having their lands added to the Urban Area by forcing the expansion of Hamilton's urban boundary must pay the full costs of urbanization.
- Every Councillor on the committee expressed their strong desire to reduce the tax burden on residents during the recent budget period. This is their chance to ensure that developers, not taxpayers pay for growth.

Sincerely,

Ron Ballentine

Hamilton ON.

Bates, Tamara

Subject: FW: New DC rates.

From: Suzanne Cooper < >

Sent: Tuesday, February 20, 2024 4:09 PM

To: Wilson, Alex <Alex.Wilson@hamilton.ca>; Clark, Brad <Brad.Clark@hamilton.ca>; Kroetsch, Cameron <Cameron.Kroetsch@hamilton.ca>; Beattie, Jeff <Jeff.Beattie@hamilton.ca>; Tadeson, Mark <Mark.Tadeson@hamilton.ca>; Wilson, Maureen <Maureen.Wilson@hamilton.ca>; Spadafora, Mike <Mike.Spadafora@hamilton.ca>; Bates, Tamara <Tamara.Bates@hamilton.ca>; Hwang, Tammy <Tammy.Hwang@hamilton.ca>

Subject: New DC rates.

I would like to state that I support the proposed new DC rate of \$41.48 per square foot for all industrial developments on greenfields.

Also, I believe a further industrial DC increase for developers who build on unserviced farmland where there is no existing infrastructure, compared to those who build on brownfields within the urban area where infrastructure already exists.

Any developer who is successful in having their lands added to the Urban Area by forcing the expansion of Hamilton's urban boundary must pay the full costs of urbanization.

Hamilton taxpayers should be fully consulted before the final vote in April since any discounts on industrial DCs will be transferred to taxpayers.

Every councillor on the committee expressed their strong desire to reduce the tax burden on residents during the recent budget period. Now is your chance to ensure that developers, not taxpayers, pay for the growth.

Thank you.

Suzanne Cooper

Bates, Tamara

Subject: FW: Increase DCs for industrial developers

From: Laurel Imeson < >

Sent: Tuesday, February 20, 2024 4:14 PM

To: Bates, Tamara <Tamara.Bates@hamilton.ca>; Wilson, Maureen <Maureen.Wilson@hamilton.ca>; Kroetsch, Cameron <Cameron.Kroetsch@hamilton.ca>; Hwang, Tammy <Tammy.Hwang@hamilton.ca>; Clark, Brad <Brad.Clark@hamilton.ca>; Beattie, Jeff <Jeff.Beattie@hamilton.ca>; Tadeson, Mark <Mark.Tadeson@hamilton.ca>; Wilson, Alex <Alex.Wilson@hamilton.ca>; Spadafora, Mike <Mike.Spadafora@hamilton.ca>

Subject: Increase DCs for industrial developers

Hello,

I am writing to let the AF&A committee know that Hamilton taxpayers should be fully consulted before the final vote in April because any discounts on industrial DCs will be transferred to taxpayers. I support the proposed new DC rate of \$41.48 per square foot for all industrial development on greenfields. I support a further Industrial DC increase for developers who build on unserviced farmland where there is no existing infrastructure, compared to those that build on brownfields within the urban area where infrastructure already exists. Any developer who is successful in having their lands added to the Urban Area by forcing the expansion of Hamilton's urban boundary must pay the full costs of urbanization. Every Councillor on the committee expressed their strong desire to reduce the tax burden on residents during the recent budget period. This is your chance to ensure that developers, not taxpayers, pay for growth.

Thank you,
Laurel Imeson



February 20, 2024

*Sent by e-mail
tamara.bates@hamilton.ca*

Audit, Finance & Administration Committee
City of Hamilton
71 Main Street West
Hamilton, ON
L8P 4Y5

Attention: Ms. Tammy Hwang
Chair, Councillor Ward 4

**Re: City of Hamilton Development Charges Background Study
Audit, Finance & Administration Committee – February 22, 2024
Agenda Item No. 10.1 (Report No. FCS23103(a))
ALBA Developments – 844 Glancaster Road**

Dear Councillor Hwang and Members of Committee,

On behalf of our client, we are writing to you regarding the City of Hamilton's (the City) proposed update to the 2019 Development Charges By-law (DC Bylaw) and the 2024 Development Charges Background Study (the study) brought forward to Committee today.

We represent ALBA Developments (ALBA), who own approximately 66 acres of greenfield lands located within the Airport Employment Growth District (AEGD) Secondary Plan. ALBA's lands are located on the west side of Glancaster Road, south of Book Road.

ALBA, formerly known as RFA Developments, is a well-respected Toronto based commercial/industrial developer who have been active in the City of Hamilton since 2021 with additional projects currently under construction in both the Red Hill and Stoney Creek Business Parks on Glover Road and South Service Road respectively. Their latest venture will be the construction of approximately 1.2 million square feet of industrial space adjacent to the Hamilton Airport, on the above noted Glancaster Road lands, with the potential for bringing more than 600 new jobs to the City of Hamilton.

With respect to the 2024 DC By-law update, we have reviewed the City's staff report (FCS23103(a)) and the Background Study prepared by Watson & Associates, and on behalf of ALBA, we would like to take this opportunity to provide comment and express our objections: not only to the recommended general increase in the proposed DC charges, but also the suggested removal of key exemptions – each of which will have significant financial implications to our clients proposed development, as well as the overall integrity of attracting business not only to the AEGD Secondary Plan Area, but the greater City of Hamilton.

Paul Brown & Associates Inc.
Municipal Consultants and Advisors
162 Guelph St., Suite 225
Georgetown, ON
L7G 5X7
Phone (416) 346-7227 Email: paulb@pbpm.ca



As it relates to ALBA's Glancaster Road development, we provide the following comments:

Firstly, the recommended overall increase to the non-residential DC rate is concerning and will result in significant financial impacts to the proposed development (already exasperated by an increase in overall construction hard costs and current market conditions) and putting feasibility of the project at risk. This scenario would not be isolated to our client's development proforma, but others who have invested (or plan to invest) in the AEGD Secondary Plan Area.

Despite the remarkable efforts of its successful Economic Development program, the City should be deeply concerned as this would have severe consequences to the marketability of the AEGD Secondary Plan Area, as well as other industrial lands located throughout the City, by making them much less competitive against other municipalities for attracting new business. Specifically, future employment growth and much needed jobs could be lost to nearby City of Brantford, whose current DC rate for industrial development is a mere \$10.97 per square foot (\$118.10 per sq.m). Under the proposed recommendations for the DC By-law, the City of Hamilton's new industrial rate would be \$41.48 per square foot – a **148% increase** from the current discounted rate. For your information and further comparison below is a summary of current industrial/non-residential DC rates being charged by other nearby municipalities, as currently posted on their respective webpages:

County of Brant	\$10.73 per square foot	
Town of Grimsby	\$10.27 per square foot	**up to 100% Regional DC grant available
City of Kitchener	\$16.14 per square foot	**includes 60% industrial (Regional) discount
City of Guelph	\$27.44 per square foot	*effective March 2, 2024
City of Burlington	\$28.68 per square foot	*includes Regional DC payable
Town of Oakville	\$29.70 per square foot	*includes Regional DC payable
City of Mississauga	\$32.95 per square foot	*includes Regional DC payable

Secondly, the “reduced industrial rate” is suggested to be removed from the DC By-law, and should be carried forward. This has been a key driver in the development of the project proforma on the Glancaster Road lands – keeping the development costs within a feasible range and making Hamilton an attractive investment for ALBA to consider. Together with the overall increase in the DC rate discussed in the previous paragraph, the removal of the reduced rate for industrial properties would render ALBA's proposed development unfeasible, and may require our client to reevaluate their investment – putting the development on hold until further notice, or selling the lands altogether.

Thirdly, the exemption to industrial building expansions should also be maintained in the new DC By-law. If this exemption is not renewed, this would have serious limitations on the potential expansion of industrial uses and reduce future job growth within the AEGD Secondary Plan Area. It would be a useful tool to ensure any jobs created within the City of Hamilton stay within the City of Hamilton.

Lastly, a delayed phase-in of the new DC rates should be included in the new DC By-law – specifically for lands located within the AEGD. A number of key infrastructure projects in the AEGD Secondary Plan are still in the planning stages (Environmental Assessment), and not yet under construction. Municipal services will not be available, and as such, developers in this area (such as ALBA) will not see the opportunity to have building permits issued until at least the 5th or 6th year of the life of the by-law – beyond

Paul Brown & Associates Inc.
Municipal Consultants and Advisors
 162 Guelph St., Suite 225
 Georgetown, ON
 L7G 5X7
 Phone (416) 346-7227 Email: paulb@pbpm.ca



**PAUL BROWN
& ASSOCIATES INC.**

the mandatory phase-in requirements imposed by the Province under Bill 23. It would therefore be appropriate to consider a specific phase-in policy for these lands and protect their economic feasibility to ensure they bring the desired jobs to the AEGD Secondary Plan area.

In closing, we understand and appreciate the principle that development charges are intended to ensure that the costs of new infrastructure are paid by new development and not by the overall tax base (“growth pays for growth”). Although an increase to the DC rates may appear to be attractive as a way to facilitate this mandate, implementing too large of an increase may prove to be counter-intuitive to reducing the municipal tax burden. If increased development costs inhibit the developability of the City’s industrial lands, then the anticipated DC revenue cannot be generated to offset any potential tax increase – not to mention the additional tax revenue that would be generated by the industrial development itself. Respectfully, please take this and the above comments into consideration during your deliberations.

We thank the City of Hamilton for providing us the opportunity to submit this letter and sincerely urge this Committee to take these objections into consideration, among the other delegations brought forward today, and direct staff to revise their recommendations accordingly. We also reserve the right to appeal the By-law, should our concerns not be addressed.

Yours Truly,

Paul Brown & Associates Inc.

Justin Mamone, BES, MCIP, RPP
Associate

Paul Brown
President

cc: Barry White, ALBA Developments
Andres Kivi, ALBA Developments

Paul Brown & Associates Inc.
Municipal Consultants and Advisors
162 Guelph St., Suite 225
Georgetown, ON
L7G 5X7
Phone (416) 346-7227 Email: paulb@pbpm.ca

Bates, Tamara

Subject: FW: Development Charges

From: Susan Wortman <>

Sent: Tuesday, February 20, 2024 7:03 PM

To: Bates, Tamara <Tamara.Bates@hamilton.ca>; Wilson, Maureen <Maureen.Wilson@hamilton.ca>; Kroetsch, Cameron <Cameron.Kroetsch@hamilton.ca>; Hwang, Tammy <Tammy.Hwang@hamilton.ca>; Clark, Brad <Brad.Clark@hamilton.ca>; Beattie, Jeff <Jeff.Beattie@hamilton.ca>; Tadeson, Mark <Mark.Tadeson@hamilton.ca>; Wilson, Alex <Alex.Wilson@hamilton.ca>; Spadafora, Mike <Mike.Spadafora@hamilton.ca>

Subject: Development Charges

Dear Ms Bates and Committee members,

I understand that the Audit, Finance and Administration Committee will be meeting this Thursday, February 22, to discuss renewing the city's development charges by-law. And in particular to consider raising the Development Charges for warehouse developments on greenfield lands.

Well, first of all, I feel that any development on greenfield lands should be stopped until all brownfield lands have been built on. Particularly when much of the development in question is warehouses on wetlands. Warehouses that will not, as promised, provide many jobs, given the move towards automation. And wetlands that need to be protected as they sink carbon, harbour insects, birds and animals, and control flooding.

However, I understand you need to make decisions based on possible incursions onto greenfields, and if so, the costs of supporting that development with roads, water, sewers etc must be born by the developers themselves, not just for the initial builds, but for maintenance into the future.

Given this, I support the proposed new DC rate of \$41.48 per square foot for all development on greenfields, and support a further DC increase for developers who build on unserviced farmland where there is no existing infrastructure, compared to those that build on brownfields within the urban area where infrastructure already exists.

Hamiltonians are rightfully concerned about the proposed upcoming increase in taxes; I personally am grateful to be able to pay for the city to run a complicated urban and rural city like Hamilton. But we should not carry the burden of unnecessary expansion into lands that should be protected in any case.

Make those who are benefiting from this growth pay for it.

Thank you, Susan Wortman

--

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*= phone, text, email. etc.

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Bates, Tamara

Subject: FW: DC By-law review

From: Melissa Smith < >

Sent: Tuesday, February 20, 2024 7:34 PM

To: Bates, Tamara <Tamara.Bates@hamilton.ca>; Wilson, Maureen <Maureen.Wilson@hamilton.ca>; Kroetsch, Cameron <Cameron.Kroetsch@hamilton.ca>; Hwang, Tammy <Tammy.Hwang@hamilton.ca>; Clark, Brad <Brad.Clark@hamilton.ca>; Beattie, Jeff <Jeff.Beattie@hamilton.ca>; Tadeson, Mark <Mark.Tadeson@hamilton.ca>; Wilson, Alex <Alex.Wilson@hamilton.ca>; Spadafora, Mike <Mike.Spadafora@hamilton.ca>

Subject: DC By-law review

To Whom it May Concern,

I'm writing to ask you to consider eliminating the industrial DC developer discount, and increase the charge for some types of industrial development. My understanding is that taxpayers will bear the costs of urbanization for some new developments if the developers don't. Taxpayers shouldn't have to cover these costs, especially when some land in the AEGD may be precious wetland, or farmland that ideally wouldn't be shifted to other purposes. Given climate change and a potential future of food insecurity, the types of land under development should at the very least involve different charges, depending on their desirability for other purposes.

Thank you for doing your part to ensure that developers approach Hamilton with all the care and consideration it requires to remain climate-change ready for a long time. Where developers are willing to work with brownfields and other areas that aren't useful either ecologically or agriculturally, the cost could be reduced to encourage sustainable practices.

Cheers,
Melissa Smith

Ward 3
Hamilton.

Bates, Tamara

Subject: FW: By law re:Taxation and Industry Growth

From: Julie Richer < >

Sent: Tuesday, February 20, 2024 7:54 PM

To: Spadafora, Mike <Mike.Spadafora@hamilton.ca>; Wilson, Alex <Alex.Wilson@hamilton.ca>; Tadeson, Mark <Mark.Tadeson@hamilton.ca>; Beattie, Jeff <Jeff.Beattie@hamilton.ca>; Clark, Brad <Brad.Clark@hamilton.ca>; Hwang, Tammy <Tammy.Hwang@hamilton.ca>; Kroetsch, Cameron <Cameron.Kroetsch@hamilton.ca>; Wilson, Maureen <Maureen.Wilson@hamilton.ca>; Bates, Tamara <Tamara.Bates@hamilton.ca>

Subject: By law re:Taxation and Industry Growth

Dear Audit, Finance and Administration Committee,

I reviewed the slide deck of information regarding the proposed by-laws change to hold industry and warehouses accountable and not download the tax burden to residents of the city.

I support the proposed new DC rate of \$41.48 per square foot for all industrial development on greenfield and the further Industrial DC increase for developers who build on farmland compared to those that build within the urban area where infrastructure already exists. I hope that any developer who is successful in having their lands added to the Urban Area by forcing the expansion of Hamilton's urban boundary must pay the full costs of urbanization.

I am grateful that there are organizations that support communication so citizens are aware of what is being proposed. I heard the public consultation had one attendee. One question is how can the city improve the process to make things more transparent so citizens can be informed and contribute comments and insights for the April meeting?

Thanks for the work you are doing that centers the needs of the public and the environment while looking at economic growth in a balanced way.

Julie Richer
Flamborough resident



February 20th, 2024

City of Hamilton
71 Main Street West
Hamilton, ON L8P 4Y5

Attn: Ms. Carolyn Paton, Mr. Kirk Weaver, Ms. Lindsay Gillies

Re: Proposed Removal of CIPA Exemption

Dear Chair and Members of the Audit, Finance and Administration Committee,

On behalf of Coletara Development, I am writing to address our deep concerns regarding the proposed elimination of the 40% Development Charge Exemption within the Downtown Community Improvement Area.

As one of the initial developers to build a high-rise community in Downtown Hamilton, Coletara has made substantial investments in the City's Downtown, delivering approximately 300 new homes with an additional 1,200 new units in development. These 1,500 units will equate to an approximate annual tax revenue of \$4,500,000. Coletara's investments into Downtown Hamilton have in part been the result of the cooperative nature of the City of Hamilton and associated programs targeted at Downtown improvements. The provision of new housing in various forms is vital for the City of Hamilton to achieve its ambitious housing and intensification goals, and support Hamilton's growing labour force, while also enhancing the tax productivity of land.

While we understand the inflationary pressures on the municipal budget, being that new home sales are at a decade low, the proposed exemption removal would have a material effect on the feasibility of projects and ultimately increase prices on the magnitude of over 5% to new home owners, and the future potential tenants of these spaces as well.

Escalating construction and borrowing costs, coupled with diminished feasibility and success rates in the high-density intensification market, pose significant challenges for the development industry. Despite these hurdles, our company remains committed to investing in housing for Hamiltonians and newcomers who are looking to build their lives in Hamilton. We strongly urge the City to reconsider the removal of this critical incentive, as it could have far-reaching negative consequences for Hamilton's future.

We are deeply concerned that the removal of this program, or any reductions to it, may lead to delays of numerous projects in the next several years. The failure to initiate or proceed with projects now will result in a significant gap in the market, severely impacting housing supply for years to come. Furthermore, without this incentive, Hamilton may fail to meet its Housing Accelerator Fund unit commitments and lose out on essential federal funding. With recent

legislation limiting urban boundary expansion, there is a further emphasis on encouraging development within existing urban areas such as the Downtown area to meet these targets.

We sincerely appreciate your consideration of our concerns. It is our sincere hope the removal of the 40% DC Exemption for the Downtown CIPA be reconsidered, to ensure that Hamilton's growth remains strong well into the future.

Thank you for your attention to this matter.

Yours truly,

Coletara Development



Michael Krasic
Vice President of Development
966 Pantera Drive, Suite 22
Mississauga, Ontario L4W 2S1

Tel: 905-624-4100 [REDACTED]

Carolyn.Paton@hamilton.ca
Kirk.Weaver@hamilton.ca
Lindsay.Gillies@hamilton.ca

Bates, Tamara

Subject: FW: DC charges Feb 22 AF&A agenda

From: David Lloyd <>
Sent: Tuesday, February 20, 2024 11:47 PM
To: Bates, Tamara <Tamara.Bates@hamilton.ca>
Subject: DC charges Feb 22 AF&A agenda

Good afternoon Ms. Bates, please add my communication below to the Feb 22 agenda.

I would like to first say to the committee that as a taxpayer I am extremely concerned about the lack of public consultation on a topic which will have a direct effect on Hamilton taxpayers. The staff report says it clearly:

"The City held two Development Charge Open Houses for feedback on the draft 2024 DC Background Study and the proposed 2024 DC By-laws. An in-person Open House was held on January 23, 2024 from 7:00 to 9:00 pm and a virtual session was held on January 24, 2024, from 10:00 am to 12:00 pm. Both Open Houses were well attended by members of the development community (with one interested citizen at the in-person open house) representing both residential and non-residential interests"

The fact that only one citizen attended should be a red flag to staff. This is not a topic that only concerns the development industry. As we all know development is supposed to pay for itself but **when discounts are applied we can safely say that development is subsidised by the taxpayer.**

I respectfully submit the following -

I strongly oppose any discount at all for industrial developers who build on Hamilton farm fields where no servicing currently exists. Not only will such development eliminate the flood plains and ability of those fields to keep water at bay, risking financial loss in future, but additionally we the taxpayer will be lumbered with a portion of the costs to install that infrastructure.

Let the developers pay the full upfront cost since taxpayers will be stuck with the phased-in discounts due to Bill 23 and with lifetime repairs and upkeep.

I strongly support an increase to \$41.48 per sq. foot for greenfield industrial developers and an incentive through ERASE or another grant program to industrial developers who choose to develop brownfields.

I support the recommendation that would force any development outside the current urban boundary to pay the full costs of ALL infrastructure.

Please adequately broadcast this issue and invite the public for feedback before any final decisions are made. Bill 23 has educated the public on the perils of lost development charges and we have a right to take part.

Finally, all the councillors on this committee expressed a desire to keep taxes low during the days of budget talks so please stay true to your word and do not lumber residents with the costs for discounts to developers even if it means they take their business elsewhere.

Sincerely,
David Lloyd

Hamilton

City of Hamilton, Office of the Auditor General
50 Main Street East, 3rd Floor
Hamilton, ON L8N 1E9

February 20, 2024

Dear Chair and Members of the Audit, Finance, and Administration Committee,

I am reaching out to you on behalf of Belmont Equity Partners to express our concerns regarding the proposed removal of the 40% Development Charge Exemption within the Downtown Community Improvement Area (CIPA). We are specifically concerned about the timing of this removal which is set to take place with the implementation of the new DC by-law on June 1, 2024. Such removal would severely impact our project at 58 York Blvd where we are actively pursuing a Site Plan application.

We understand there has been some preliminary discussions around the potential extension of a 6-month grace period to active developments to alleviate the pressures of rushed applications before the effective date of the new by-law thereby allowing projects to lock in the current DC rates and the 40% CIPA exemption. **We kindly request that you grant us this grace period as it would significantly reduce the pressure we are currently facing with trying to achieve a complete application before the effective date of the new by-law.**

We have dedicated significant resources to acquiring and preparing 58 York for development, including environmental risk assessments and collaboration with the city to ensure a well-designed building. The proposed changes to the DC regulations at this stage will jeopardize our investment and undermine the progress we have made thus far.

Belmont Equity has been investing in downtown Hamilton for several years and contributing towards its future. Our current project at 58 York Blvd is integral to this contribution effort and aims to be a catalyst to kick off residential intensification in the northwest quadrant of downtown with the expectation that the 40% CIPA exemption would be maintained.

The proposed removal of the 40% CIPA exemption not only jeopardizes the feasibility of our 58 York project but also undermines the broader objectives of urban improvement and economic development in Downtown Hamilton. This proposed removal fails to acknowledge the substantial investments made by Belmont Equity and other developers in the downtown district.

It is also important to note the residential downtown market is not as robust as it has been in the past five years. Rising construction and borrowing costs, coupled with slowing sales, have negatively impacted feasibility in the high-density intensification market, which is leading to project delays and will likely result in project cancellations.

We urge the City of Hamilton to reconsider the proposed removal of the 40% CIPA discount or grants us a grace period to alleviate the pressure of achieving a complete site plan application before the new DC by-law takes effect.

Kind regards,

A handwritten signature in blue ink, appearing to be 'Marwan Zahra', with a stylized flourish at the end.

Marwan Zahra
Development Manager

1400 Cornwall Road, Suite 13
Oakville, ON L6J 7W5
t. (905) 281.4424



Feb 21st, 2024

Audit, Finance and Administration Committee
City Hall, 71 Main Street West,
Hamilton, Ontario, L8P 4Y5

Re: Hamilton Development Charge Review, Downtown Community Improvement Area

To Whom It May Concern,

We are writing with respect to the significant concerns our organization has with the staff recommendation to eliminate the 40% Development Charge exemption for the Downtown Community Improvement area. Development Collective is a land development group with a commitment to develop efficient, transit-oriented housing in Hamilton's core. We are currently completing due diligence investigations on several properties in the downtown core and can confirm the elimination of this exemption renders many properties economically unviable and/or introduces additional risk which would render them ineligible for financing based on standard requirements by the lending industry, particularly in an "emerging" high density market that has experienced a significant downturn due to the interest rate climate over the past several months. The principals of the Development Collective have nearly 50 years of combined experience in the land development field in both the approval and construction of high-density projects in urban settings. We believe it is important the committee considers the following factors in making its decision:

1. **Momentum:** after decades of little to no higher-density development in the downtown, prior to the more recent interest rate climate, there has finally been *some* momentum in downtown Hamilton housing starts. However, there are still large holes in the urban fabric, extremely high retail vacancy rates and many underutilized and/or contaminated properties. The development charge incentive policy, paired with a strong market, spurred progress but was stymied when interest rates rose. Eliminating the incentive now, in a weak market that will take considerable time to recover from, would further delay and limit the creation of new housing in downtown Hamilton.
2. **Contamination:** Most lands in downtown Hamilton are contaminated and/or have challenging, expensive, geotechnical/hydrogeological issues, beyond those of other municipalities in the GTHA. While the ERASE grant is helpful, those funds are not guaranteed, which introduces risk when buying land especially given the lengthy approval processes that are associated with obtaining approval for projects. Although this 40% discount was not targeted directly towards these issues, it was of considerable assistance in offsetting the financial risks associated with the remediation of contaminated and substandard soils.
3. **LRT:** As the City of Hamilton will be responsible for the operating costs of the LRT which is to commence construction imminently. It is critical that the ridership be supported through sufficient housing generation along the route in order to lessen the City's financial burden. This has not been considered in the reporting that is being provided to the Committee with the staff recommendation. Accordingly, the City should be focused on continuing to encourage development downtown with all the tools available to it, and not removing or limiting those tools as that would undermine population growth in the downtown and therefore ridership.

4. **Taxes:** The long-term, perpetual benefit of a massively improved tax base on currently underutilized lands has not been considered in the reporting provided to the Committee and is relevant to your consideration of this issue. Removing the development charge discount is likely to slow down, or stop, development in the downtown until the land markets respond – and markets in emerging markets such as downtown Hamilton respond slowly. Missing opportunities to significantly increase the long-term tax base downtown, helps no one.

5. **Small Business/Vibrant Downtowns:** Given the severe impacts of the Covid pandemic and high-interest rates, small businesses need people living and spending money in the downtown more than ever. The progress our downtown was making seems to be sliding backwards. The downtown has not yet reached a healthy level of density to support main street businesses and removing this incentive would likely stall the downtown’s much needed growth.

6. **High-rise risk:** High-rise projects inherently present greater risk than low-rise. It is also the kind of development that should be encouraged as it stimulates small business, healthier more sustainable modes of mobility, reduces sprawl pressures and promotes the efficient use of land and infrastructure. A low-rise development can begin incrementally in blocks as sales progress, whereas a high-rise project cannot begin until a 70/80% sales threshold has been hit to attain a construction loan. Sales are currently slow, interest rates are up and the cost of carrying projects that used to take 3 months to sell are now taking years, creating substantial financial risk. Hamilton is still seen as an emerging market from a risk perspective in the eyes of investor and the financial industry, making this not the time to remove this incentive.

7. **Implementation:** In the event that some or all of the DC exemption is removed, we request that despite Bill 109 challenges, the City finds a process to accept Zoning By-law applications concurrently with Site Plan applications, so as not to fundamentally change the development economics of projects where the lands have already been purchased.

In summary, downtown Hamilton is still in the infancy of its recovery and viewed by investors as emerging and higher risk. The ambitious future of the downtown is too important to gamble with - by removing this proven financial tool, particularly during a housing crisis, the high interest rate environment and the largest real estate slump in over a decade, we would be doing just that. We strongly recommend this Council consider keeping the 40% DC exemption for the downtown and re-evaluate it during the next Development Charge review cycle.

Sincerely,



Kim Beckman, President



Shwaan Hutton, Executive Vice-President



Bates, Tamara

Subject: FW: Selling-off wetlands

-----Original Message-----

From: Nonni Iler <>

Sent: Wednesday, February 21, 2024 9:01 AM

To: Bates, Tamara <Tamara.Bates@hamilton.ca>; Wilson, Maureen <Maureen.Wilson@hamilton.ca>; Kroetsch, Cameron <Cameron.Kroetsch@hamilton.ca>; Hwang, Tammy <Tammy.Hwang@hamilton.ca>; Clark, Brad <Brad.Clark@hamilton.ca>; Beattie, Jeff <Jeff.Beattie@hamilton.ca>; Tadeson, Mark <Mark.Tadeson@hamilton.ca>; Wilson, Alex <Alex.Wilson@hamilton.ca>; Spadafora, Mike <Mike.Spadafora@hamilton.ca>

Subject: Selling-off wetlands

To Whom it May Concern,

I am adding my voice to those who are asking the City NOT to sell-off our wetlands, especially not at a discounted rate.

Sincerely,

Nonni Iler

Please - Reduce, Re-use & Recycle

Bates, Tamara

Subject: FW: Feb 22 Audit, Finance and Administration meeting**From:** Elizabeth Knight <>**Sent:** Wednesday, February 21, 2024 10:45 AM**To:** Bates, Tamara <Tamara.Bates@hamilton.ca>**Cc:** Wilson, Maureen <Maureen.Wilson@hamilton.ca>; Kroetsch, Cameron <Cameron.Kroetsch@hamilton.ca>; Hwang, Tammy <Tammy.Hwang@hamilton.ca>; Clark, Brad <Brad.Clark@hamilton.ca>; Beattie, Jeff <Jeff.Beattie@hamilton.ca>; Tadeson, Mark <Mark.Tadeson@hamilton.ca>; Wilson, Alex <Alex.Wilson@hamilton.ca>; Spadafora, Mike <Mike.Spadafora@hamilton.ca>**Subject:** Feb 22 Audit, Finance and Administration meeting

Hello, please add my letter to the above agenda as part of the public record.

Thank you for the opportunity to provide feedback on the Development Charges By-law. I believe that the city should **eliminate Industrial DC discounts for developers who build on unserviced greenfields and should incentivize through grants, those who develop downtown and on brownfields.** Yes, as a city we need to be competitive, but incentivizing the destruction of wetlands and farmland during a climate and biodiversity crisis is folly. Our urban forest strategy aims for a doubling of the urban canopy to 40% yet the Panattoni warehouse on Dickenson proposes to remove thousands of trees and [surround the Dickenson wetland with impermeable surfaces and industrial buildings.](#)

This is counter-intuitive, and the current bylaw means the city would give Panattoni a discount to carry this out.

Has the city undertaken an analysis of the ecosystem services that areas like the AEGD and recently recovered Whitebelt lands provide in financial, source water, environmental, and social benefit to the residents of Hamilton? I respectfully suggest that the city hire a competent consultant to conduct such a study and in the meantime raise the DCs payable for greenfield industrial to the maximum amount suggested.

Do we even know if industrial sprawl pays for itself in the long run or are we simply following business as usual practices? The road network alone for the greenfields near the airport is pegged at \$500 Million and as a taxpayer I don't want to pay a single cent toward it. Study after study shows that greenfield industrial sprawl is already a liability as taxpayers are lumbered with the forever costs to upkeep new roads, sewers, pipes and other infrastructure long after the developer is gone. Please do not ignore the City's \$3.7 billion accumulated infrastructure deficit backlog, which is compounding by \$195M annually, by simply adding to it with out of date, business as usual decisions.

Developers are asking you to continue providing them a discount and threatening to take their business elsewhere, but please consider that their profit margins are not this committee's concern. The real work is in determining where and what type of development is best in the LONG TERM for Hamilton and who should pay for it.

Thank you,

Elizabeth Knight
Hamilton

Bates, Tamara

Subject: FW: Written Submission: AF&A Committee Meeting (Feb 22, 2024)

From: Aarthi Thaya < >

Sent: February 21, 2024 11:15 AM

To: clerk@hamilton.ca

Subject: Written Submission: AF&A Committee Meeting (Feb 22, 2024)

To Whom This May Concern,

I am writing to you on behalf of the property owners of 2876 Upper James Street, RCG Upper James Hamilton Inc. We have active development applications associated with our site (25T-202205, UHOPA-22- 014 & ZAC-22-027) and have concerns with the 2024 Development Charges By-law & Background Study being presented to the Audit, Finance & Administration Committee on February 22, 2024. Kindly accept this email as a our written request to be included all correspondences moving forward issued by the City of Hamilton in regards to this matter.

Thank you.

Please confirm receipt of this email.

Best Regards,

Aarthi Thaya

Manager, Development

t: 905.888.1277

75 Tiverton Court

Markham, Ontario L3R 4M8

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Please consider the environment before printing this email.

Bates, Tamara

Subject: FW: City's Development Charges By-Law

From: Sue Markey < >

Sent: Wednesday, February 21, 2024 11:18 AM

To: Bates, Tamara <Tamara.Bates@hamilton.ca>; Wilson, Maureen <Maureen.Wilson@hamilton.ca>; Kroetsch, Cameron <Cameron.Kroetsch@hamilton.ca>; Hwang, Tammy <Tammy.Hwang@hamilton.ca>; Clark, Brad <Brad.Clark@hamilton.ca>; Beattie, Jeff <Jeff.Beattie@hamilton.ca>; Tadeson, Mark <Mark.Tadeson@hamilton.ca>; Wilson, Alex <Alex.Wilson@hamilton.ca>; Spadafora, Mike <Mike.Spadafora@hamilton.ca>

Subject: City's Development Charges By-Law

To Members of the Audit, Finance and Administration Committee.

Since any discounts on industrial development charges will be paid by Hamilton taxpayers, they should be meaningfully consulted before the final vote occurs on these fees in April.

I support increasing development charges at the rate of \$41.48 per square foot for all industrial development on greenfields and an increase for development on unserviced farmland that has no existing infrastructure.

In addition, if a developer succeeds in having lands added to the Urban Area by forcing expansion of Hamilton's urban boundary, then they should pay the total cost of the development.

This is an opportunity for city councillors to decrease the tax burden on residents and ensure that developers rather than taxpayers take responsibility for growth.

Sincerely,

Sue Markey

Bates, Tamara

Subject: FW: City of Hamilton Development Charges

-----Original Message-----

From: Richard Johnson <>

Sent: Wednesday, February 21, 2024 11:38 AM

To: Bates, Tamara <Tamara.Bates@hamilton.ca>

Cc: maureen.wilson@hamilton.ca; Kroetsch, Cameron <Cameron.Kroetsch@hamilton.ca>; Hwang, Tammy <Tammy.Hwang@hamilton.ca>; Clark, Brad <Brad.Clark@hamilton.ca>; Beattie, Jeff <Jeff.Beattie@hamilton.ca>; Tadeson, Mark <Mark.Tadeson@hamilton.ca>; Wilson, Alex <Alex.Wilson@hamilton.ca>; Spadafora, Mike <Mike.Spadafora@hamilton.ca>

Subject: City of Hamilton Development Charges

Good day Ms. Bates and City Councillors:

I hope that you and your families are well. My name is Rick Johnson and I reside in Ward 11 in the Village of Mount Hope. It is my understanding that your committee will be meeting on Thursday, Feb. 22 fro discuss the subject of City development charges and specifically for developers who want to build monstrous and unsightly warehouses on prime farmland and wetlands in the City of Hamilton. It is common knowledge that the City of Hamilton has offered significant financial discounts to land developers in the past to encourage development. I want to go on record right with you as adamantly opposing any further discounts on development charges for any reason at any time for land developers. This practice has to stop now and in fact, I would fully support raising the rate of development charges to these same groups. No Hamilton taxpayer should be responsible for any financial shortfall in development charges revenue due to discounts handed out by the City to any developer! I want no part of paying for the enormous profits that accrue to developers especially when they have received City of Hamilton development charge discounts.

Let me be more than clear, please. **NO MORE DEVELOPMENT CHARGE DISCOUNTS** for any reason at any time to any developer seeking such and in fact, I do support **AN INCREASE IN DEVELOPMENT CHARGES** to developers doing business with the City of Hamilton. It is bad enough that industrial sprawl threatens our farmland and wetlands around the Hamilton Airport. I do not want to be on the hook for any part of this practice in my residential city taxes. The whole City approval of approximately \$500,000,000 which we cannot afford for roadways around the Airport was ludicrously and astronomically over the top given the nature of the financial times that we find ourselves in. We don't need any more sweetheart deals for developers to compound these financial issues. When you team that up with approved budget items like \$60,000,000 for bike lanes, we are making financial commitments which will put us in the red for far too many years placing unacceptable stress on the backs of residential owners! To wrap up - **NO DEVELOPMENT CHARGE DISCOUNTS** for land developers!

Thank you for receiving my comments on this matter and I look forward to your committee fully supporting my position on this issue. Homeowners are saturated by financial demands already and don't need any further demands on their ability to pay!

Sincerely,

Rick Johnson

Mount Hope, Ontario



February 21, 2024

Via E-mail to: Tamara.Bates@Hamilton.ca

Chair and Members
Audit, Finance and Administration Committee
City of Hamilton
71 Main Street West
Hamilton, ON L8P 4Y5

Dear Chair and Members,

Re: Item 10.1 2024 Development Charges Background Study and By-law Update

Movengo is a developer with land holdings in Downtown Hamilton. We have developed and have current development projects in the City's Downtown including Televisions City, 31 John Street, 84 Jackson Street East, 73 Hughson Street North, and 89 Park Street North. We are writing to identify our serious concerns with the DRAFT Development Charges By-law and its proposed reduction and phasing out of the Downtown CIPA exemption.

Staff Report FCS23103(a) summarizes the key comments Staff has received regarding the recommended reduction and phasing out of the Downtown CIPA exemption, including:

"Residential Downtown CIPA DC Exemption

- *High interest rates which translate to high financing costs are impacting development;*
- *Increases in construction costs are resulting in higher unit prices;*
- *Lower demand is resulting in slow housing sales;*
- *A reduction in exemptions will further negatively impact desire for development in the downtown;"*

We agree with these concerns and will add that the DC exemptions in the Downtown have been a significant driver for the development that has occurred in the past several years, including the projects we have developed. These incentives have allowed for the continued development of residential units in the City's Downtown. Any reduction in these incentives will result in delays and/or cancellations of projects in the Downtown, including several projects that we have in the planning stage.

www.movengocorp.com

Any slow down of development in the Downtown will have a negative impact across the City and especially in the Downtown. There continues to be a significant need for an increase in the permanent population in the Downtown. The recent development and increase in the Downtown population has occurred as a result of the DC exemptions. If this momentum is reduced and/or stopped, it will result in negative impacts on the Downtown including impacts to:

- Downtown businesses and commercial amenities;
- Ridership in public transit, including HSR and GO;
- Office vacancy;
- The ability to secure funds for much needed public service facilities;
- Tax base as a result of a lack of development; and,
- Construction jobs related to development.

In addition, impacts to development in the Downtown will put pressures on other parts of the City to accommodate the planned population growth for Hamilton. The rate and intensity of development in the other parts of the City will need to increase in order to accommodate any reduction in growth in the City's Downtown. This will have negative impacts related to additional investments in infrastructure and public service facilities and inefficient development in suburban areas of the City, which can be costly.

The Staff Report acknowledges that the Downtown CIPA exemption is a discretionary one and City Council has the ability to maintain it. The development of the City's Downtown is too important to not maintain the momentum of growth and development that it has experienced in these past several years. We urge you to maintain this exemption and focus development on the Downtown so we can increase the permanent population and allow for it to flower into what we envision it to be – the best place in the City to live, work and play!

For all these reasons and more, we respectfully request that the Committee and Council direct Staff to maintain the Downtown CIPA exemption in the DC By-law update.

Thank you,



Aaron Collina



February 21, 2024

Via E-mail to: Tamara.Bates@Hamilton.ca

Chair and Members
Audit, Finance and Administration Committee
City of Hamilton
71 Main Street West
Hamilton, ON L8P 4Y5

Dear Chair and Members,

Re: Item 10.1 2024 Development Charges Background Study and By-law Update

DeSantis Homes is a multi-generational developer and homebuilder, with land holdings within Downtown Hamilton as well as other parts of this community. We are writing to identify our serious concerns with the DRAFT Development Charges By-law and its proposed reduction and phasing out of the Downtown CIPA exemption.

Staff Report FCS23103(a) summarizes the key comments Staff has received regarding the recommended reduction and phasing out of the Downtown CIPA exemption, including:

“Residential Downtown CIPA DC Exemption

- High interest rates which translate to high financing costs are impacting development;
- Increases in construction costs are resulting in higher unit prices;
- Lower demand is resulting in slow housing sales;
- A reduction in exemptions will further negatively impact desire for development in the downtown;”

We agree with these concerns and will add that the DC exemptions in the Downtown have been a significant driver for the development that has occurred in the past several years, including the projects we have developed. These incentives have allowed for the continued development of residential units in the City’s Downtown. Any reduction in these incentives will result in delays and/or cancellations of projects in the Downtown, including several projects that we have in the planning stage.

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- Tax base as a result of a lack of development; and,
- Construction jobs related to development.



The Staff Report acknowledges that the Downtown CIPA exemption is a discretionary one and City Council has the ability to maintain it. The development of the City's Downtown is too important to not maintain the momentum of growth and development that it has experienced in these past several years.

For all these reasons and more, we respectfully request that the Committee and Council direct Staff to maintain the Downtown CIPA exemption in the DC By-law update.

Regards,

A handwritten signature in blue ink, appearing to read 'G. DeSanits', is written over the word 'Regards,'.

Gabriel DeSanits
President,
DeSantis Homes



125 VILLARBOIT CRESCENT
VAUGHAN, ONTARIO
CANADA L4K 4K2

EMPIRECOMMUNITIES.COM
T 905 307 8102
F 905 307 8103

2/21/2024

Via E-mail to: Tamara.Bates@Hamilton.ca

Chair and Members
Audit, Finance and Administration Committee
City of Hamilton
71 Main Street West
Hamilton, ON L8P 4Y5

Dear Chair and Members,

Re: Item 10.1 2024 Development Charges Background Study and By-law Update

Empire Communities is based in the Greater Toronto and Hamilton Area and has been developing communities for over 30 years. Developments range from low-rise master planned communities to high-rise developments. High-rise and mid-rise projects under development in the City of Toronto include Maverick (King Street), Maven (Avenue Road), and Phoenix (Manitoba Avenue). Empire has also developed a number of low-rise communities in suburban Hamilton over the last 20 years and is hoping to build its first high-rise project in the City of Hamilton at 84 York Boulevard together with our partner Hamilton Coliseum Place. We are writing to identify our serious concerns with the DRAFT Development Charges By-law and its proposed reduction and phasing out of the Downtown CIPA exemption.

Staff Report FCS23103(a) summarizes the key comments Staff has received regarding the recommended reduction and phasing out of the Downtown CIPA exemption, including:

“Residential Downtown CIPA DC Exemption

- High interest rates which translate to high financing costs are impacting development;
- Increases in construction costs are resulting in higher unit prices;
- Lower demand is resulting in slow housing sales;
- A reduction in exemptions will further negatively impact desire for development in the downtown;”



We agree with these concerns and will add that the DC exemptions in the Downtown have been a significant driver for the development that has occurred in the past several years. These incentives have allowed for the continued development of residential units in the City's Downtown.

Any slow down of development in the Downtown will have a negative impact across the City and especially in the Downtown. There continues to be a significant need for an increase in the permanent population in the Downtown. The recent development and increase in the Downtown population has occurred as a result of the DC exemptions. If this momentum is reduced and/or stopped, it will result in negative impacts on the Downtown including impacts to:

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- Construction jobs related to development.

The Staff Report acknowledges that the Downtown CIPA exemption is a discretionary one and City Council has the ability to maintain it. The development of the City's Downtown is too important to not maintain the momentum of growth and development that it has experienced in these past several years. We urge you to maintain this exemption and focus development on the Downtown so we can increase the permanent population and allow for it to flower into what we envision it to be – the best place in the City to live, work and play!

For all these reasons and more, we respectfully request that the Committee and Council direct Staff to maintain the Downtown CIPA exemption in the DC By-law update.

Thank you,

Daniel Guizzetti
Chief Executive Officer



February 21, 2024

Audit, Finance and Administration Committee

City of Hamilton
71 Main Street West
Hamilton, Ontario
L8P 4Y5

**RE: City of Hamilton Development Charges Background Study
Staff Report FCS23103(a)
Comments on the 2024 Development Charges Background Study**

Dear Chair and Members of the Audit, Finance and Administration Committee,

On behalf of Cachet Homes we wish to submit the following comments in response to the 2024 Development Charge Background Study. We own approximately 95 acres of land within the urban boundary in the Airport Employment Growth District; our land holdings make up approximately 85% of the Garth Street extension, as well as key collector road connections from Twenty Road West to Dickenson Road. As a committed member of the development community we have concerns with the general direction of the DC Background Study in terms of the overall unprecedented increase in residential Development Charges as well as the manner in which the City is attempting to handle growth in future greenfield areas through Development Charge policy changes.

The removal of several critical exemptions will have a chilling effect on the delivery of development. In particular, all of the changes will have the likely impact of significantly altering the financial viability of existing and planned projects. For residential, it will likely have the impact of passing additional costs along to the homeowner, thereby further deepening the affordability crisis.

In addition to the removal of several critical exemptions, the removal of reductions for employment uses unilaterally will impact the delivery of jobs to the City of Hamilton. It significantly reduces the incentive for developers and builders to construct spaces for key employers. In particular, in the Airport Employment Growth District, we feel that the proposed reduction of 37% should apply to every use that is otherwise permitted in the AEGD such that developers and the City have every opportunity to build and attract prime employers for a variety of employment uses.

We have equal concern with the timing and delivery of key infrastructure projects within the AEGD that have been slated for 2032 – 2041 time period, while others are proposed earlier on in 2023. Given the interrelated nature of the Garth Street connection and interconnected collector roads, it would be best if all legs of Garth Street and associated collector roads were slated for the same time period of 2023 – 2031.

Members of council should be aware that the proposed changes will likely prevent the collection of millions of dollars in new tax revenues, the creation of thousands of new jobs, and will significantly delay the realization of several key infrastructure projects already in the planning stages and under construction.



We preserve the right to provide additional comments on the background study through the ongoing engagement process, and appreciate the opportunity to provide feedback at this time.

Sincerely,

A handwritten signature in black ink, appearing to read "M. Gagliardi", written over a horizontal line.

CACHET HOMES
Marcus Gagliardi



February 21, 2024

Audit, Finance and Administration Committee

City of Hamilton
71 Main Street West
Hamilton, Ontario
L8P 4Y5

**RE: City of Hamilton Development Charges Background Study
Staff Report FCS23103(a)
Comments on the 2024 Development Charges Background Study**

Dear Chair and Members of the Audit, Finance and Administration Committee,

On behalf of the Upper West Side Landowners Group (UWSLG) (formerly Twenty Road West Landowners Group), Corbett Land Strategies Inc. (CLS) wishes to submit the following comments in response to the 2024 Development Charge Background Study. The UWSLG consists of several community builders who have constructed numerous residential and employment related projects throughout Hamilton and whom have numerous active projects currently being considered by the City.

The UWSLG wishes to share its concern with the general direction the DC Background Study in terms of the overall unprecedented increase in Development Charges as well as the manner in which the City is attempting to handle growth in future greenfield areas. The removal of several critical exemptions and the introduction of new Local Service Policies will have a chilling effect to the delivery of development in the downtown, employment areas and future neighbourhoods. In particular, all of the changes will have the likely impact of significantly altering the financial viability of existing and planned projects. For residential, it will likely have the impact of passing increased fees along to the homeowner, further deepening the affordability crisis.

Given that a significant portion of the UWSLG lands are located within the Airport Employment Growth District (AEGD) Secondary Plan, there are significant concerns with the proposed removal of the DC Exemptions for certain employment uses and the significant increase to Development Charges. Not only will these changes likely prevent the collection of millions of dollars in new tax revenues and the creation of thousands of new jobs, they may too significantly delay the realization of several key infrastructure projects already in the planning stages and under construction. For the AEGD, this will likely delay the advancement of the employment area as well as dissuade further investment.

The UWSLG is continuing to participate in the preparation of the DC Background Study and will submit further comments at a future date.



Sincerely,

John Corbett

John B. Corbett, MCIP, RPP

President

Corbett Land Strategies Inc.

[REDACTED]

416-806-5164