



**City of Hamilton**  
**AUDIT, FINANCE AND ADMINISTRATION COMMITTEE**  
**AGENDA**

**Meeting #:** 24-018  
**Date:** October 4, 2024  
**Time:** 1:00 p.m.  
**Location:** Room 264, 2nd Floor, City Hall (hybrid) (RM)  
71 Main Street West

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

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**1. APPROVAL OF AGENDA**

(Added Items, if applicable, will be noted with \*)

**2. DECLARATIONS OF INTEREST**

**3. DEVELOPMENT CHARGES HEARING**

3.1 Development Charges Complaint - 586 Tradewind Drive

**4. PRIVATE AND CONFIDENTIAL**

**5. ADJOURNMENT**



**Bates, Tamara**

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**Subject:** FW: 24T-3355 C 586 / 586 Tradewind Dr / Complaint under Section 20 of the DC Act.  
**Attachments:** 586 Tradewind Dr Zining Confirmation email.pdf; 586 Tradewind Dr Zoning & Development Charge email.pdf; 586 Tradewind Dr Zoning & Development Charge Invoice.pdf; 586 Tradewind Dr Zoning & Parkland Charge email.pdf; 586 Tradewind Dr Lease Executed Singing Page.pdf; 586 Tradewind Dr Zoning Charges.pdf; 586 Tradewind Dr Parkland Charges.pdf

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**From:** Faisal Zafar [REDACTED] >  
**Sent:** Wednesday, August 7, 2024 9:30 AM  
**To:** DC Request <[dcrequest@hamilton.ca](mailto:dcrequest@hamilton.ca)>  
**Cc:** Fazal Ahmad Ghumman [REDACTED]; Parikh, Harsh <[Harsh.Parikh@hamilton.ca](mailto:Harsh.Parikh@hamilton.ca)>  
**Subject:** 24T-3355 C 586 / 586 Tradewind Dr / Complaint under Section 20 of the DC Act.

**External Email:** Use caution with links and attachments

Hi

We are writing this email to file a Complaint under Section 20 of the DC Act. We are directed here by Pat, the city's staff who advised us over the phone to do it via email to the above email address. Please let us know if it is the right platform and if this email is sufficient to proceed with this complaint under Section 20 of the DC Act. or if there is a different mechanism to do so. Further, please advise us if we need to fill out any further forms or take further steps to keep this process as per the City's standards and guidelines.

We are reaching out to you regarding permit 24T-3355 C 586 for the address 586 Tradewind Dr in Ancaster. We need to register our disagreement with the following assessed charges:  
 1- Development charges for the amount of \$236,887.42 as per the attached invoice dated July 24, 2024  
 2- Parkland charges for the amount of \$31,871 as per email attached below

Following is our reasoning:

On April 2, 2024; I emailed the City asking if our use was allowed at the above address and I received an answer from the City on April 8, 2024, saying our use was allowed. My email and its response are attached as the first attachment to this email. This response did not mention that there may be an additional cost associated with proceeding with our use or that any change of use process or cost will be involved.

Based on the City's response, we proceeded with the lease, drafted it on April 23, and executed it on May 7. The relevant pages of the lease are attached, and the full lease document can be provided upon request.

On July 25, 2024, we received an email from Harsh Parikh with an attached invoice of \$236,887.27. On July 26, 2024, we received an additional email from Harsh Parikh saying an additional Parkland fee for the amount of \$31,871 and making it clear to us that both fees need to be paid to complete the zoning review and preparation of the permits. Emails are attached as attachment number 3 & 4 with this email.

By this time, we had executed the lease, signed the construction contracts, and paid the deposits to the trades & other equipment.

Our question is "not what these charges are for", we respect the City to make the rules that they make.

Our plea is that we brought this property to the City's attention with our use and signed the lease after the City gave clearance to our use and we did not ask for, as we were not required to, to apply for either change of zoning or change of use on the address as the clearance was already given on April 8, 2024.

Had we known that there would be costs associated with the change of use, especially if it is 100s of thousands of dollars, we would have deemed the project cost prohibitive and walked away from the lease and looked for better options elsewhere.

We are requesting that both charges of \$236,887.42 & \$31,871 which were paid on July 30 under protest and receipts attached as attachments 6&7 totalling \$268,758.42 be refunded.

Look forward to hearing from you

Regards  
Faisal Zafar

[REDACTED]

RE: 586 Tradewind Dr Ancaster / Funvilla

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From: Zoning Inquiry (zoninginquiry@hamilton.ca)

To: [REDACTED]

Date: Monday, April 8, 2024 at 04:06 p.m. EDT

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Good Afternoon,

As per Schedule C, Special Exception 678 within Hamilton Zoning By-law 05-200, a children's play area is permitted, however; arcade games are not permitted.

Kind regards,

**Zoning Section (SF)**

Planning and Economic Development  
Planning Division, City of Hamilton  
(905) 546-2424 Ext.2719



The following provides further resources on general and specific Zoning By-law Information:

<https://www.hamilton.ca/build-invest-grow/planning-development/zoning>

Link to comprehensive Hamilton Zoning By-law No. 05-200:

<https://www.hamilton.ca/build-invest-grow/planning-development/zoning/zoning-by-law-05-200>

Link to Zoning By-laws for former municipalities:

- Ancaster Zoning By-law No. 87-57;
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- Glanbrook Zoning By-law No. 464;
- Hamilton Zoning By-law No. 6593; and,
- Stoney Creek Zoning By-law No. 3692-92:

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Link to Zoning Verification/Property Report application for purchasing or leasing a property, trying to determine the recognized use, and a written response respecting zoning on the specific property and other information including outstanding building permits, work orders, etc.:

<https://www.hamilton.ca/build-invest-grow/starting-small-business/one-stop-business/zoning-verification-and-property-report>

For a formal review of site details and other specific Zoning By-law compliance information including parking, setbacks etc., an application can be made for a **Zoning Compliance Review**. For further information on this service, please contact us at 905-546-2424, ext. 2719 or visit:

<https://www.hamilton.ca/build-invest-grow/planning-development/zoning/zoning-compliance-review>

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**From:** Building General Email <building@hamilton.ca>  
**Sent:** Tuesday, April 2, 2024 10:09 AM  
**To:** Zoning Inquiry <zoninginquiry@hamilton.ca>  
**Subject:** FW: 586 Tradewind Dr Ancaster / Funvilla

---

**From:** Faisal Zafar <[REDACTED]>  
**Sent:** Tuesday, April 2, 2024 9:50 AM  
**To:** Building General Email <[building@hamilton.ca](mailto:building@hamilton.ca)>  
**Subject:** 586 Tradewind Dr Ancaster / Funvilla

**External Email:** Use caution with links and attachments

Hi

Reaching out to you regarding 586 Tradewind Dr in Ancaster  
We like to do an indoor children's play area at the above address  
Our uses are children's party rooms, soft play areas, a trampoline, a cafe, and arcade games

Kindly confirm if our intended use is permissible use at the above address

Regard  
Faisal Zafar  
[REDACTED]

**LEASE**

**THIS LEASE** is made as of April 23, 2024

**BETWEEN:****A.M.T.S. LIMITED**

a company incorporated under the laws of the Province of Ontario,  
(the "Landlord")

- and -

**1000511094 Ontario Inc.**

a company incorporated under the laws of the Province of Ontario,  
(the "Tenant")

**IN CONSIDERATION** of the mutual covenants contained herein, the parties hereby agree as follows:

**ARTICLE 1  
INTERPRETATION**

**Section 1.01 Definitions**

In this Lease:

- (a) "Additional Rent" means all and any monies required to be paid by the Tenant to the Landlord under or pursuant to the terms of this Lease, save only for Basic Rent.
- (b) "Advance Rent" has the meaning set out in Section 4.06.
- (c) "Architect" shall mean the architect from time to time named by the Landlord or at the option of the Landlord, the Landlord's engineer, or general contractor. Any certificate provided by the Architect and called for by the terms of this Lease shall be final and binding on the parties hereto.
- (d) "Base Building Standards" means bare concrete floors; electrical panel and transformer; Building standard light fixtures to an open plan; Building standard unit heaters; Building standard man doors; sprinkler heads to an open plan (if applicable); overhead loading door(s) and dock leveler(s) (if applicable); and roughed-in washroom, including stub for toilet, plumbing vent and 1 exhaust vent.
- (e) "Building" means the buildings, structures and improvements from time to time during the Term erected in, upon or under Land and all alterations and additions thereto and replacements thereof.
- (f) "Business Day" means any day which is not a Saturday, Sunday or a statutory holiday observed in the province of Ontario.
- (g) "Commencement Date" means the date set out for the commencement of this Lease in Section 3.02.
- (h) "Common Areas and Facilities" means all that part of the Building and Land which is not leased to the Tenant (as indicated on Schedule A) including without limitation, any parking facilities,

IN WITNESS WHEREOF the Landlord and the Tenant have signed and sealed this Lease as of the day and year first above written.

**SIGNED, SEALED AND DELIVERED**

In the presence of:


*FAISAL ZAFAR***Faisal Zafar**

) Landlord:

) **A.M.T.S. Limited**

)

)

) per:  Sanjay (May 7, 2024 14:10 EDT)

07/05/2024

) Sanjay Modi, President

) *I have authority to bind the Corporation*

)

) Tenant:

) **1000511094 Ontario Inc.**

)

)

) Per: *Fazal Ghumman*

05/07/2024

) Print Name: **Fazal Ghumman**

)

) Title: **Director**) *I have authority to bind the Corporation.*


**FINANCIAL PLANNING, ADMINISTRATION AND POLICY  
DEVELOPMENT CHARGES, PROGRAM AND POLICIES**

Development Charges Estimate  
2024-2025 Pamphlet(s) in Effect  
Jul 6, 2024 - May 31, 2025 Rates Applied

*This estimate has been prepared based on information provided to date and may be subject to additional review by the Building Division and Financial Planning, Administration and Policy.*

Estimate prepared by: Lennimae Suyat, Financial Coordinator  
Estimate prepared on: July 24, 2024

**ESTIMATE TOTAL**  
**\$236,887.42**

Estimate valid for permits issued on or after: July 24, 2024  
Estimate valid for permits issued on or before: May 31, 2025  
Building Division contact: Harsh Parikh

**PROPERTY DETAILS**

Address: 586 Tradewind Drive  
Former municipality: Ancaster  
Area: Separated Sewer System - Urban Area A  
Special Area Charge applies: No  
Currently recognized as: Industrial - New

Proposed development type: Non-Industrial  
Development details: Interior alteration to create a 1445sqm children's play area. The recognized use of the building is industrial warehouse.

**Proposed Development**

	Reference Number	Application Date	Approval/ Issuance Date	Interest Tool Applicable	Notes
Building Permit:	24T-3355	4-Jun-24	-	-	
Demolition Permit:				-	
AMANDA DC Folder:		-	-	-	

	New	Redeveloped/ Demolished
Single-Detached Dwelling & Semi-Detached Dwelling:		
Townhouses & Other Multiple Unit Dwellings:		
2+ Bedroom Apartment, Stacked Town, Mobile Home:		
Bachelor/ 1 Bedroom Apartment, Stacked Town, Mobile Home:		
Residential Facility Dwelling & Lodging House & Garden Suite:		
<b>Non-Residential:</b>	15,554 ft²	15,554 ft²

**Exemption Eligibility**

DEVELOPMENT	USAGE	OWNERSHIP	LOCATION
Heritage Building: No	Long Term Care Home: No	Public Hospital: No	Downtown CIPA (Res Dev): No
Temporary Building: No	Retirement Home: No	Board of Education: No	Downtown CIPA (NR Dev): No
Intensification: No	Hospice: No	CityHousing Hamilton: No	Downtown CIPA (Mixed Dev): No
Transition Rates: No	Child Care Centre: No	City of Hamilton: No	Other CIPA: No
Lodging House/ Res Facility: No	Place of Worship: No	Local Board: No	
Non-Profit Housing: No	Agricultural - Farm Business: No	Metrolix: No	
Detached Secondary Dwelling Unit: No	Farm Labour Residence: No	University: No	
Affordable Housing: No	Office: No	College of Applied Arts & Technology: No	
	Office Expansion: No	Indigenous Institute: No	
	Class A Office: No		
	Industrial: Yes		
	Industrial Expansion - Attached: No		
	Industrial Expansion - Detached: No		
	Manufacturing: No		
	Manufacturing Expansion - Detached: No		
	Production or Artist Studio: No		
	Self Storage: No		
	Community Housing/ Shelter: No		
	Rental: No		

**CALCULATION SUMMARY**
**Full Rate Development Charges Calculation**
**NON-RESIDENTIAL**

	City			GO			Public Education		Separate Education		Special Area Charges	
	Quantity	Rate	Total	Rate	Total		Rate	Total	Rate	Total	Rate	Total
Non-Residential:	15,554 ft²	41.19	640,669.26	-	-	0.60	9,332.40	0.65	10,110.10	-	-	-
<b>Total</b>			<b>640,669.26</b>				<b>9,332.40</b>		<b>10,110.10</b>			
			\$ 640,669.26		\$ -		\$ 9,332.40		\$ 10,110.10		\$ -	

**Redevelopment/ Demolition Credits**
**NON-RESIDENTIAL**

	City			GO			Public Education		Separate Education		Special Area Charges	
	Quantity	Rate	Total	Rate	Total		Rate	Total	Rate	Total	Rate	Total
Non-Residential:	15,554 ft²	41.19	640,669.26	-	-	0.60	9,332.40	0.65	10,110.10	-	-	-
<b>Total</b>			<b>640,669.26</b>				<b>9,332.40</b>		<b>10,110.10</b>			
			\$ 640,669.26		\$ -		\$ 9,332.40		\$ 10,110.10		\$ -	

**Exemptions**

	City		GO		Public Education		Separate Education		Special Area Charges	
	Total		Total		Total		Total		Total	
Usage - Industrial:	-15.23	-	236,887	-	-	-	-	-	-	-
			<b>- \$ 236,887.42</b>		<b>\$ -</b>		<b>\$ -</b>		<b>\$ -</b>	

**DEVELOPMENT CHARGES PAYABLE**

City:	236,887.42
City Interest:	-
GO:	-
GO Interest:	-
Public Education:	-
Separate Education:	-
Special Area Charges:	-
Special Area Charges Interest:	-
	<b>236,887.42</b>

**References**

City of Hamilton Development Charges Web Page  
City of Hamilton Development Charges By-Law 19-142  
City of Hamilton Development Charges Information Pamphlet (2023-2024)  
HWDSB Education Development Charges By-Law 19-1  
HWDSB Education Development Background Study



Re: 24T-3355 C3 586 Tradewind Drive

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From: Faisal Zafar ([REDACTED])

To: dcrequest@hamilton.ca

Cc: harsh.parikh@hamilton.ca

Bcc: [REDACTED]

Date: Monday, July 29, 2024 at 03:16 p.m. EDT

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Lennimae

The City has misled us and now we are in an extremely vulnerable situation where we either default on our lease, construction contracts, and equipment orders or come up with hundreds of thousands of dollars to proceed.

- a) Please guide us to the mechanism to dispute the requested charges
- b) What is the process to pick up our permits without agreeing to assessed charges as we do not have the luxury of the time on our side

Your timely response will be greatly appreciated

Regards  
Faisal Zafar  
[REDACTED]

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On Monday, July 29, 2024 at 02:28:12 p.m. EDT, DC Request <dcrequest@hamilton.ca> wrote:

Hello Faisal,

I understand that the Zoning may allow the proposed usage within the property, however, the DC By-Law is a separate by-law and distinct from the Zoning By-Law. The change of use of the property from Industrial to Non-Industrial aligns with the definition under the DC By-Law. Per section 35(b) of the DC By-Law, the current use shall be confirmed through the City's Building Division and related permit records. Per my discussion with Building staff, it was confirmed that the relevant building permit issued was 22 130674 – wherein the foundation of the building was previously assessed at Industrial rates. Further to this, consultation with the NAICS code determined that Indoor play areas under the code **713120**, which is under the population related employment category. Please note that industries under this category is subject to Non-Industrial DC rates, which was then reflected in the estimate provided previously. Since the previous DC assessment was Industrial, the change of use to the proposed indoor play area will trigger Development Charges, which is the difference between the industrial amount collected for the previous permit and the change of us to commercial space.

Schedule 10  
City of Hamilton  
Employment Categories by Major Employment Sector

NAICS		Comments
<b>Employment Category by Industry</b>		
<b>11</b>	<b><u>Primary Industry Employment</u></b>	Categories which relate to local land-based resources
<b>21</b>	<i>Agriculture, forestry, fishing and hunting</i> <i>Mining and oil and gas extraction</i>	
<b>22</b>	<b><u>Industrial and Other Employment</u></b>	Categories which relate primarily to industrial land supply and demand
<b>23</b>	<i>Utilities</i>	
<b>31-33</b>	<i>Construction</i>	
<b>41</b>	<i>Manufacturing</i>	
<b>48-49</b>	<i>Wholesale trade</i>	
<b>56</b>	<i>Transportation and warehousing</i> <i>Administrative and support</i>	
<b>44-45</b>	<b><u>Population Related Employment</u></b>	Categories which relate primarily to population growth within the municipality
<b>51</b>	<i>Retail trade</i>	
<b>52</b>	<i>Information and cultural industries</i>	
<b>53</b>	<i>Finance and insurance</i>	
<b>54</b>	<i>Real estate and rental and leasing</i>	
<b>55</b>	<i>Professional, scientific and technical services</i>	
<b>56</b>	<i>Management of companies and enterprises</i>	
<b>71</b>	<i>Administrative and support</i>	
<b>72</b>	<i>Arts, entertainment and recreation</i>	
<b>81</b>	<i>Accommodation and food services</i>	
	<i>Other services (except public administration)</i>	
	<b><u>Institutional</u></b>	
<b>61</b>	<i>Educational services</i>	
<b>62</b>	<i>Health care and social assistance</i>	
<b>91</b>	<i>Public administration</i>	

Note: Employment is classified by North American Industry Classification System (NAICS) Code.  
Source: Watson & Associates Economists Ltd.

Please let me know if you have further questions.

Thank you,

Lennimae

## Lennimae Suyat

Financial Coordinator, Development Charges, Programs and Policies

Corporate Services

Financial Planning, Administration and Policy, City of Hamilton



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**From:** Faisal Zafar [REDACTED]  
**Sent:** Monday, July 29, 2024 12:18 PM  
**To:** DC Request <dcrequest@hamilton.ca>  
**Cc:** Parikh, Harsh <Harsh.Parikh@hamilton.ca>  
**Subject:** Re: 24T-3355 C3 586 Tradewind Drive

**External Email:** Use caution with links and attachments

Lennimae

Thank you for your quick reply

Please see the Zoning Department's April 8th email, I am pasting the email just below this email, saying our use is allowed

This email does not say that we need to ask for a change of use or change of zoning

We signed the email based upon this response from zoning which said our use is allowed in this building and does not say that a change of use or change of zoning is required

Based upon the Zoning Department's email below, there should not be any charges in the name of change of use

Please advise

Regards

Faisal Zafar



On Monday, April 8, 2024 at 04:06:24 p.m. EDT, Zoning Inquiry <[zoninginquiry@hamilton.ca](mailto:zoninginquiry@hamilton.ca)> wrote:  
Good Afternoon,

As per Schedule C, Special Exception 678 within Hamilton Zoning By-law 05-200, a children's play area is permitted, however; arcade games are not permitted.

Kind regards,

**Zoning Section (SF)**

Planning and Economic Development  
Planning Division, City of Hamilton  
(905) 546-2424 Ext.2719

On Monday, July 29, 2024 at 09:35:19 a.m. EDT, DC Request <[dcrequest@hamilton.ca](mailto:dcrequest@hamilton.ca)> wrote:

Hello Faisal,

I hope you are well! Please note, Development Charges will be applicable if there is a change of use for a development. Since the development charges previously collected was based on Industrial rates, the applicable DCs for the conversion to commercial use such as a children's play area would be the difference between the industrial and non-industrial rates. This results in the DCs communicated as per below. However, since the development charges is greater than \$50,000, thus may qualify for a discretionary deferral program. Please see the note below:

This development may be eligible for the discretionary deferral program available for Non-Industrial City Development Charges greater than \$50,000, subject to a maximum annual cap. As of today, this program is still accepting applications. This program allows for the deferral of City Development Charges by five years + interest. Interest is applied at the City's 5-year debenture rate at the time of permit issuance + a percentage depending on the position of the mortgage registered on the property (between +3.25% and +6.25%). Deferral applies only to City Development Charges, Education Development Charges become due prior building permit issuance. There is a \$814.32 non-refundable fee for the application which is payable by cheque. In order for the permit to be issued, the deferral agreement must be in place and the Education DCs must be paid to the Building Division. Currently, Legal Services is estimating approximately 3 months from application to execution of the agreement (if approved). Please see the link to the application form here: <https://www.hamilton.ca/sites/default/files/2024-07/developmentcharges-deferral-program-application-july2024.pdf>

Please let me know if you have further questions.

Thank you,

Lennimae

**Lennimae Suyat**

Financial Coordinator, Development Charges, Programs and Policies

Corporate Services

Financial Planning, Administration and Policy, City of Hamilton



---

**From:** Faisal Zafar <[REDACTED]>  
**Sent:** Monday, July 29, 2024 8:00 AM  
**To:** DC Request <[dcrequest@hamilton.ca](mailto:dcrequest@hamilton.ca)>  
**Cc:** Parikh, Harsh <[Harsh.Parikh@hamilton.ca](mailto:Harsh.Parikh@hamilton.ca)>  
**Subject:** Re: 24T-3355 C3 586 Tradewind Drive

■ **External Email:** Use caution with links and attachments

Lennimae

I am reaching out to you regarding your July 24th email that you sent to Harsh Parikh regarding 24T-3355 C3; 586 Tradewind Dr.

I am using your departmental email as your named email was not part of the chain. Harsh, kindly advise if I am directing this email to the right person as we are working against time here given the state of our project as well as the significant mental stress that we are in.

Lennimae, below my current email and above Harsh's July 25 email, of which your July 24th email is part, please find:

- 1- The zoning department's April 8 response to my April 2 email inquiry about the subject property
- 2- The zoning department's email confirmed that our use is allowed at the requested address. It did not say that it would need any zoning change or that future development charges would be required
- 3- Further, please find one PDF attached to this email, page 1 and page 27 of our lease document. We entered into the lease for 586 Tradewind Dr., on April 23 based on the Zoning Department's April 8 confirmation and executed the lease on May 7, 2024 (full lease document can be provided if needed).

If there was a significant amount say even \$10k, it should have been brought to our attention, let alone an astronomical amount of \$236,887.42 which is being requested here

We have signed the lease as well as the construction contracts based on the clearance given by the City. Had we known about the above charges, we would have called the project cost-prohibitive and would have looked into a more cost-effective place.

Please advise us on our next steps on how to come out of this situation which not only is putting our business in serious financial jeopardy but has created significant mental stress for us and our families.

Look forward to hearing from you

Regards

Faisal Zafar

■■■■■■■■■■

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Kind regards,

### **Zoning Section (SF)**

Planning and Economic Development  
Planning Division, City of Hamilton  
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Link to Zoning By-laws for former municipalities:

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- Stoney Creek Zoning By-law No. 3692-92:

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**From:** Faisal Zafar <[REDACTED]>  
**Sent:** Tuesday, April 2, 2024 9:50 AM  
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Our uses are children's party rooms, soft play areas, a trampoline, a cafe, and arcade games

Kindly confirm if our intended use is permissible use at the above address

Regard  
Faisal Zafar  
[REDACTED]

- 
- 
- 
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On Thursday, July 25, 2024 at 11:05:04 a.m. EDT, Parikh, Harsh <[harsh.parikh@hamilton.ca](mailto:harsh.parikh@hamilton.ca)> wrote:

Good morning,

Please find attached Development charges. If you any question please contact Lennimae at [dcrequest@hamilton.ca](mailto:dcrequest@hamilton.ca)

Regards,

Harsh

---

**From:** DC Request <[dcrequest@hamilton.ca](mailto:dcrequest@hamilton.ca)>  
**Sent:** Wednesday, July 24, 2024 5:15 PM  
**To:** Parikh, Harsh <[Harsh.Parikh@hamilton.ca](mailto:Harsh.Parikh@hamilton.ca)>  
**Cc:** DC Request <[dcrequest@hamilton.ca](mailto:dcrequest@hamilton.ca)>  
**Subject:** RE: 24T-3355 C3 586 Tradewind Drive

Hello Harsh,

I apologize for the delay on this one. Please see attached the estimate prepared based on the information provided.

- This estimate assumes there are no relevant site plan/site-specific zoning by-law amendment.

Rates enclosed are applicable if the building permit is issued on or before May 31, 2025. Kindly circle back for an updated estimate if the permit is not issued by then.

Thank you,

Lennimae

**Lennimae Suyat**

Financial Coordinator, Development Charges, Programs and Policies

Corporate Services

Financial Planning, Administration and Policy, City of Hamilton



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**From:** Parikh, Harsh <[Harsh.Parikh@hamilton.ca](mailto:Harsh.Parikh@hamilton.ca)>  
**Sent:** Friday, July 19, 2024 1:57 PM  
**To:** DC Request <[dcrequest@hamilton.ca](mailto:dcrequest@hamilton.ca)>  
**Subject:** RE: 24T-3355 C3 586 Tradewind Drive

Hi Lennimae,

Please see my answer in red.

Regards,

Harsh

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**From:** DC Request <[dcrequest@hamilton.ca](mailto:dcrequest@hamilton.ca)>  
**Sent:** Friday, July 19, 2024 1:07 PM  
**To:** Parikh, Harsh <[Harsh.Parikh@hamilton.ca](mailto:Harsh.Parikh@hamilton.ca)>  
**Cc:** DC Request <[dcrequest@hamilton.ca](mailto:dcrequest@hamilton.ca)>  
**Subject:** RE: 24T-3355 C3 586 Tradewind Drive

Hi Harsh,

Could you please confirm the following:

- Would this be a case of interior fit out? **Yes**
- Could you please provide more information regarding the children's play area (ex. Similar to amusement arcades/indoor play area)? **Yes Indoor play area**
- Building permit application date : **June 4<sup>th</sup> 2024**
- The previous building permit issued for the industrial warehouse is 22 152753 00 I3 : **Shell permit number 22 130674 I3**

Thank you,

Lennimae

**Lennimae Suyat**

Financial Coordinator, Development Charges, Programs and Policies

Corporate Services

Financial Planning, Administration and Policy, City of Hamilton



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**From:** Parikh, Harsh <[Harsh.Parikh@hamilton.ca](mailto:Harsh.Parikh@hamilton.ca)>

**Sent:** Thursday, July 18, 2024 3:05 PM

**To:** DC Request <[dcrequest@hamilton.ca](mailto:dcrequest@hamilton.ca)>

**Subject:** 24T-3355 C3 586 Tradewind Drive

Good afternoon,

We have an application for interior alteration to create a children's play area at 586 Tradewind Drive. The recognized use of the building is industrial warehouse.

Could you please confirm if there would any development charges be applicable to this project?

Total GFA of space to be converted is 1445 sqm.

Regards,

**Harsh Parikh, P.Eng,**

*Building Engineer*

Planning and Economic Development

Building Division, City of Hamilton

(905) 546-2424 Ext.1730



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The Building Division offices on the 3rd floor of City Hall are now open to public between the hours of 8:30 am to 4:30 pm.