



## **City of Hamilton**

# **AUDIT, FINANCE AND ADMINISTRATION COMMITTEE (SPECIAL - DEVELOPMENT CHARGES HEARING)**

## **AGENDA**

**Meeting #:** AFA-DC 25-003

**Date:** April 23, 2025

**Time:** 10:00 a.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 - 198 and 206 Kellogg Avenue

### **4. PRIVATE AND CONFIDENTIAL**

### **5. ADJOURNMENT**



## Bates, Tamara

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**Subject:** FW: 198 Kellogg Avenue, Glanbrook/24T-3065 and 206 Kellogg ave

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**From:** clerk@hamilton.ca <clerk@hamilton.ca>  
**Sent:** Tuesday, March 4, 2025 12:52 PM  
**To:** Bates, Tamara <Tamara.Bates@hamilton.ca>; Carson, Katie <Katie.Carson@hamilton.ca>  
**Subject:** FW: 198 Kellogg Avenue, Glanbrook/24T-3065 and 206 Kellogg ave

### Magda Green

*Administrative Assistant to Matthew Trennum, City Clerk*

Office of the City Clerk, Corporate Services

**City of Hamilton**

[magda.green@hamilton.ca](mailto:magda.green@hamilton.ca)

City Hall is located on the ancestral territory of the Haudenosaunee Confederacy, the Anishinaabe and many other Indigenous peoples. It is also covered by the Dish with One Spoon Wampum agreement, which asks that all sharing this territory do so respectfully and sustainably in community.

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**From:** Nando De Caria <>  
**Sent:** March 4, 2025 12:37 PM  
**To:** DC Request <[dcrequest@hamilton.ca](mailto:dcrequest@hamilton.ca)>; [clerk@hamilton.ca](mailto:clerk@hamilton.ca)  
**Subject:** Re: 198 Kellogg Avenue, Glanbrook/24T-3065 and 206 Kellogg ave

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

Good Morning please accept this email as a registered complaint of the amount of the DCs that Harmony On Twenty Properties was assessed after the fact that a payment was made in connection with 198 and 206 Kellogg ave. The reason for this complaint is that we believe that the development charge was incorrectly determined and incorrectly applied. Please advise on further steps needed to present the complaint to the hearing committee. Please confirm receipt of complaint.

Harmony on Twenty Properties  
 1423 Upper Ottawa unit 12  
 Hamilton On  
 L8W 3J6

Nando De Caria

Desozio Homes Ltd.  
 Office 905-318-6990  
 Fax 905-308-7290  
[www.desoziohomes.com](http://www.desoziohomes.com)

On Thursday, February 20, 2025 at 03:24:52 PM EST, DC Request <[dcrequest@hamilton.ca](mailto:dcrequest@hamilton.ca)> wrote:

Hi Nando,

Thank you for the call today. Filing a Section 20 complaint in accordance with the Development Charges Act is the mechanism available to dispute the Development Charges. Section 20 of the DC Act ([linked](#)) outlines the process to submit a complaint. Please note that Section 20(1) outlines the grounds under which a complaint can be submitted; please ensure one of these grounds is identified in the complaint letter. A complaint may be submitted to the City Clerk via [clerk@hamilton.ca](mailto:clerk@hamilton.ca). A hearing would then be scheduled through a special meeting of the Audit, Finance & Administration committee where you or your representative would have the opportunity to present your case and evidence to the committee, and the City would do the same.

Thank you,

**Alex Di Domenico, CPA**

Senior Financial Analyst, Development Charges, Programs and Policies

Corporate Services

Financial Planning, Administration and Policy, City of Hamilton



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

**Sent:** Thursday, February 20, 2025 9:34 AM

**To:** 'Nando De Caria' <[nandodecaria@yahoo.com](mailto:nandodecaria@yahoo.com)>; DC Request <[dcrequest@hamilton.ca](mailto:dcrequest@hamilton.ca)>

**Subject:** RE: 198 Kellogg Avenue, Glanbrook/24T-3065

Thanks, I will call you at 3 PM.

**Alex Di Domenico, CPA**

Senior Financial Analyst, Development Charges, Programs and Policies

Corporate Services

Financial Planning, Administration and Policy, City of Hamilton



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**From:** Nando De Caria <[nandodecaria@yahoo.com](mailto:nandodecaria@yahoo.com)>  
**Sent:** Thursday, February 20, 2025 9:31 AM  
**To:** DC Request <[dcrequest@hamilton.ca](mailto:dcrequest@hamilton.ca)>  
**Subject:** RE: 198 Kellogg Avenue, Glanbrook/24T-3065

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

3pm will work thx.

Nando De Caria

Desozio Homes Ltd.  
Office 905-318-6990  
[www.desoziohomes.com](http://www.desoziohomes.com)

On Thu., 20 Feb. 2025 at 9:17 a.m., DC Request

<[dcrequest@hamilton.ca](mailto:dcrequest@hamilton.ca)> wrote:

Hi Nando,

I received your voicemail. Unfortunately, I'm having issues with my phone line. I can't answer calls, I can only make calls. I'm available this afternoon for a chat. If that works, could you let me know a time that works for you so I can call you back?

Thanks,

**Alex Di Domenico, CPA**

Senior Financial Analyst, Development Charges, Programs and Policies

Corporate Services

Financial Planning, Administration and Policy, City of Hamilton



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**From:** DC Request <[dcrequest@hamilton.ca](mailto:dcrequest@hamilton.ca)>  
**Sent:** Wednesday, February 12, 2025 3:10 PM  
**To:** 'Nando De Caria' <[nandodecaria@yahoo.com](mailto:nandodecaria@yahoo.com)>; DC Request <[dcrequest@hamilton.ca](mailto:dcrequest@hamilton.ca)>  
**Subject:** RE: 198 Kellogg Avenue, Glanbrook/24T-3065

Hi Nando,

I just tried giving you a call. Sorry, it wouldn't let me leave a voicemail. Feel free to give me a call back when you have time. My phone number is 905-546-2424 x1434.

Thanks,

**Alex Di Domenico, CPA**

Senior Financial Analyst, Development Charges, Programs and Policies

Corporate Services

Financial Planning, Administration and Policy, City of Hamilton



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**From:** Nando De Caria <[nandodecaria@yahoo.com](mailto:nandodecaria@yahoo.com)>  
**Sent:** Monday, February 10, 2025 10:12 AM

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

Subject: Re: 198 Kellogg Avenue, Glanbrook/24T-3065

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

Hi Alex when you have a moment can you call me regarding this letter thx. [REDACTED] thx

Nando De Caria

Desozio Homes Ltd.

Office 905-318-6990

Fax 905-308-7290

[www.desoziohomes.com](http://www.desoziohomes.com)

On Wednesday, February 5, 2025 at 10:01:49 AM EST, DC Request <[dcrequest@hamilton.ca](mailto:dcrequest@hamilton.ca)> wrote:

Hello,

Please see the attached letter regarding development charges for 198 Kellogg Avenue, Glanbrook/24T-3065.

Thank you,

**Development Charges, Programs and Policies Team**

Corporate Services

Financial Planning, Administration and Policy, City of Hamilton



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