

December 19, 2014

Hamilton City Council
C/O Rose Caterini, City Clerk
71 Main Street West, City Hall
Hamilton, Ontario L8P 4Y5

Sent via-Email and Regular Mail

Subject: Request to amend item FCS14063, to reduce development charges for 50 Keith St by 50%

Property Owners: Dave and Linda Fenton, 50 Keith ST., Hamilton, ON

To Whom It May Concern;

Please be advised that this matter was spoken to during the Audit, Finance & Administration Committee meeting on September 22, 2014

It is my understanding that the original request for a 90% reduction was denied however the committee was in agreement that the fees placed on a homeowner residing within the property area could be re-addressed. We are requesting that this matter be revisited and amended to request a 50% reduction in the development fees.

We are requesting the reduction based on the following;

- This property had previously held a home which was destroyed by fire approx 30 years ago. A single family dwelling built on this property will not cause any significant change in the use of water and sewer as the original plan had included a home on this property. Therefore it poses very little change to the infrastructure and should not be compared to a larger development.
- The home owners of this property are not contractors, builders/developers or property managers, they are private home owners who have lived on Keith for over 30 years. They obtained 52 Keith and the vacant lot eight years ago. These are the only owned property they have (A total of 3 side by side). The house in question was being built for health reasons to which following the meeting of September 22nd Dave also has had serious health issues.
- The house was built only 19 feet wide, a maximum width for the lot size and will have a much lower resale value than other areas in the city due to both size and district.
- We acknowledge that there has been some improvement to the area however this area will continue to have lower property values. Keith St is located between Barton and Burlington Streets, within Brownfield and Industrial properties and will not reach the property values such as, south of King, Westdale, Mountain, Dundas, etc. It should not be subject to the same development charges.

We believe the benefits to the City of Hamilton include;

- Receiving 50% of development charges for future growth.
- Receiving a larger property tax amount than that of vacant land.
- Setting an incentive for future private home owners to rebuild in a lower valued area.

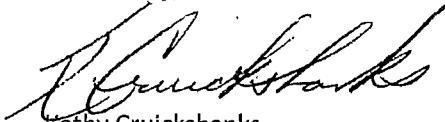
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- Acknowledges the importance of private area residences rather than the grants and reductions available for developers, corporations, etc.
- Reduces vacant land which reduces incidents of illegal dumping.
- Improves area and encourages improvement.

We do not feel that there would be any negative consequences to the City of Hamilton, for approving our request, to reduce the development charges for a single, privately owned dwelling located in the lower, North end of Hamilton or lower property valued areas.

We ask that you consider this amended request and hope that in all fairness an approval can be reached.

Yours Truly,

A handwritten signature in black ink, appearing to read 'Kathy Cruickshanks', written in a cursive style.

Kathy Cruickshanks

On behalf of Dave & Linda Fenton