

www.slsh.ca



St Leonard's Society of Hamilton

Administrative Offices

73 Robert Street, Hamilton, Ontario L8L 2P2
Telephone: (905) 572-1150 Fax: (905) 572-9152

Hamilton City Council
c/o Rose Caterini, City Clerk
71 Main St. West, City Hall
Hamilton, ON L8P 4Y5

RE: REQUEST FOR EXEMPTION OF DEVELOPEMENT FEES FOR 22 & 24 EMERALD ST. SOUTH (Ward 3)

The St. Leonard's Society of Hamilton (SLSH) is a not for profit corporation that began operating in Hamilton as The Astra Society of Hamilton and District (Astra Society) in 1972. The Astra Society is a charitable organization that owns 22 & 24 Emerald St. South. This property has operated continuously as a transitional program for people who are leaving prison and transitioning back to the Hamilton community. The current zoning for these properties is for 36 residents and this renovation will not increase this use.

The properties at 22 & 24 Emerald St. South were originally two homes built in the early nineteen hundreds that are now joined together by a common entrance and reception area. The property, as it currently exists, is very dated and is only partially accessible via a ramp. The property is in dire need of major upgrades to make it compliant with modern building standards and to be fully accessible. The property is poorly insulated, with dated plumbing, electrical and HVAC systems that are not energy efficient or comfortable.

The estimated cost of this major renovation is \$3,000,000. The renovation will make the building fully accessible via an elevator. The building walls and ceilings will be insulated. New windows will be installed. Hallways and washrooms doors will be widened for wheelchair access. New electrical, plumbing and HVAC will be installed. The cost of this renovation will be funded entirely by the Astra Society in concert with SLSH through their cash reserves and a mortgage. No subsidies have been received for the renovation of this property.

Emerald Street Treatment Centre

24 Emerald Street South
Hamilton, Ontario L8N 2V2
Telephone: (905) 529-8494
Fax: (905) 529-2254

Robert Street Residence

73 Robert Street
Hamilton, Ontario L8L 2P2
Telephone: (905) 572-1150
Fax: (905) 572-9152

GreenByte Employment Program

73 Robert Street
Hamilton, Ontario L8L 2P2
Telephone: (905) 387-8389
Fax: (905) 387-9758

SLSH provides a significant benefit to the City of Hamilton, providing a safe, structured release for persons returning to the community from federal prisons. The program provided at 22 & 24 Emerald St. South is consistent with the City of Hamilton's strategic vision and plan.

The success rate of this program is considerable with 0% recidivism over the past 2 years and the vast majority (70%) completing without a parole violation. Further, the DC's are calculated based on an increase in the number of bedrooms even though the total number of occupants is not increasing. The facility currently has mostly double occupancy rooms, which will become single rooms following the renovations. The increase in bedrooms is not reflective of any increased use.

We are seeking 100% exemption from the City's DC's in the amount of \$4,404.50 and Go Transit DC's of \$37.50. The Public and Catholic School Board's DC's will be addressed with those bodies.

Thank you for your consideration

A handwritten signature in black ink, appearing to read "John T. Clinton", with a long horizontal flourish extending to the right.

John T Clinton
Executive Director

Test Worksheet
Development Charge Calculations
Based on rates in effect Aug 31, 2014 through Jan 5, 2015

Instructions: Edit cells shaded in green.

The rest of the sheet should flow automatically.

	# of units/ sq ft	City DC's		GO Transit DC's		Public EDC's		Catholic EDC's		
DC Charges		Rate	Ext	Rate	Ext	Rate	Ext	Rate	Ext	
City Portion Residential Facility Bd/m	5	8,809.00	44,045.00	75.00	375.00	-	-	-	-	
<i>Note: Actually a net increase of 6 bedrooms, first is able to use intensification credit, therefore only record 5.</i>										
EDC Portion Non-Residential - EDC Portion	2,713	-	-	-	-	0.39	1,057.88	0.34	922.25	
DC Redevelopment Credits <none>										
Exemptions										
CIPA		0.90	(39,640.50)	0.90	(337.50)	0.00	0.00	0.00	0.00	Total Payable
Net DC's Due		4,404.50	37.50	1,057.88	922.25	\$	6,422.13			