

R. N. DONNELL & COMPANY LIMITED

SALES TAX AUDITORS AND CONSULTANTS

June 8, 2015.

The Mayor and City Council,  
City of Hamilton,  
71 Main Street, West,  
Hamilton, Ontario. L8P 4Y5.

Re: - 547 King Street, East, Hamilton

Dear Mayor and members of Council

I'm writing to respectfully request exemption from Development Fees on my property for the construction of six three floor commercial/residential townhouse. I was encouraged by the Economic and Development Department to proceed with this speculative project by the incentives offered. At no time did they mention that I may have to pay Development Fees to the City. It was only after spending approximately \$60,000 to \$70,000 that I found out that I was required to pay these fees since the former buildings had been torn down over five years ago.

I find this ruling extremely unfair and discriminating. I purchased the property in 1962 and after a few years found that the buildings were in such poor state I had to tear them down. Since then, about forty years, I have tried to find tenants or another use for the property. During that time I have contacted numerous possible tenants from Tim Horton's to the LCBO with no success. Since I am now a senior and wanting to get my estate in order I thought it worthwhile to take a chance on this project. Needless to say I would not have embarked on this endeavour if I had known of the extra fees required.

During all this time I have not received one offer for the property. In addition I contacted every contractor in the yellow pages and offered them the property with no success. Not one even wished to talk about the possibilities. So I am now at the position to decide whether to walk away from the project and take my lumps as it's not likely that I will be able to convince a mortgage company to advance the extra funds.

In a recent article in the Spectator I read of a similar project on James Street north where the owner has been able to rent the offices above but not one commercial unit on the main floor. I feel that if I proceed I will have the same fate possibly taking five years to fully rent the project. Your consideration in this matter would be greatly appreciated. Thank you.

Yours truly,



R. N. Donnell.