



REALTORS®
ASSOCIATION
of Hamilton-Burlington

February 17, 2017

City of Hamilton
Mayor's Office
Hamilton City Hall, 2nd Floor
71 Main St. West
Hamilton, ON L8P 4Y5

Dear Mayor Eisenberger and Members of Council:

In 2008, the REALTORS® Association of Hamilton-Burlington took an official position to advocate for the development of light rail transit in Hamilton. This is because, even in the early days, it was apparent to us this is more than just a state of the art transportation system: it is an investment in the future. It is exciting to watch as the vision becomes reality.

We are writing today to encourage Council to ensure the City maximizes its return on the investment, and approve the motion passed unanimously by the LRT sub-committee on January 30 – that is, to investigate the addition of a stop at Bay Street.

A key benefit of the B-Line project remains the potential for economic uplift along the corridor. High-density housing and commercial real estate development is attracted to the land around LRT stations. These higher levels of population and employment densities draw investment from infill developers and retail businesses, create a larger market for overall transit ridership, and reduce automobile dependency. A stop at Bay will help maximize this uplift, and provide an element of relief to the residential tax-base.

At the January 30 meeting, Councillor Farr presented figures developed with the City's taxation director. Their analysis suggested the City is recovering only approximately \$111,000 in tax assessment from the King/Bay area, which could be grown to \$6.1 million based just on new residential growth, not including commercial revenue from mixed used developments. An LRT stop and the transit-oriented development that would accompany it would encourage redevelopment in this area more rapidly than without.

There is no risk to Council in approving this investigation; the decision will remain with Metrolinx based on cost, feasibility and return on investment. However, there is much to gain. Please reconsider the decision made at the February 16 GIC meeting, and move forward in building the best light rail system for Hamilton.

Sincerely,

REALTORS® Association of Hamilton-Burlington

Kathy Della-Nebbia, GR Chair

George O'Neill, CEO