



May 19, 2017

VIA HAND DELIVERY

Ms. Rose Caterini, Clerk
City of Hamilton
71 Main Street West, City Hall
Hamilton, ON
L8P 4Y5

Re: Development Charges Credit, Request for Extension
440 Victoria Avenue North, Hamilton
Hamilton Central Business Park (formerly the Freeman Industrial Park) 25T-201208
DCR Holdings Inc. c/o Urbancore Developments Inc.

Dear Ms. Caterini,

DCR Holdings Inc. & Urbancore Developments, are proud to be actively engaged in the largest brownfield redevelopment in the City of Hamilton's history, of 26 acres of employment land. Since commencing the works in 2011, we have completed numerous studies and extensive remediation works and we are now well into the civil construction phases of the project constructing Studebaker Place, a new public road.

Two (2) demolition permits were issued on July 26 and September 6, 2012, respectively, and demolition credits were issued totaling over 60,711.8 square metres (653,496 square feet). It was requested on the original application to have the credits issued expire after a period of ten (10) years, however a timeline of five (5) years was approved and we were asked to come back to Council should an extension be required. The current demolitions charges credits will expire on July 26, 2017 and September 6, 2017, respectively.

Demolition of the site occurred in 2 phases over a period of a year and half. Within this 5-year window, we have also successfully obtained Draft Plan Approval (April 25, 2014) and completed the Scoped Risk Assessment Process (the first of its kind in the City of Hamilton); inclusive of the remediation of the site – a process which we anticipated would take close to if not more than 5 years. Final approval of the Risk Assessment was granted on April 12, 2017 from Judy Lam from the Economic Development. During the process, we also worked with staff to complete the detailed engineering design and have even begun construction – with Registration of the plan and completion of the works expected by July 1, 2017.


The next steps in the project will require the individual lots within the Plan of Subdivision to undergo Site Plan Approval, prior to the issuance of building permits. The timeframe associated with these next steps will not allow for the credits to be applied prior to their expiry this year. A comprehensive plan for the site has been prepared (enclosed) providing an estimated 500,000 square feet of gross floor area of newly constructed industrial employment buildings. We are excited to report that a number of lots within this plan have been sold, although some do remain available.

Therefore, we respectfully request that the Development Charge Demolition Credits be renewed and extended for an additional period of five (5) years, taking us into the year 2022 accordingly.

We are proud to showcase this exciting, landmark brownfield remediation project in the City of Hamilton, and would like to extend a special thank you to Members of Council and Staff from the Planning and Economic Development departments for their ongoing support and assistance in this collaborative effort.

We trust the above request is in order. Please do not hesitate to contact the undersigned with any questions.

Regards,
Urbancore Developments Inc.

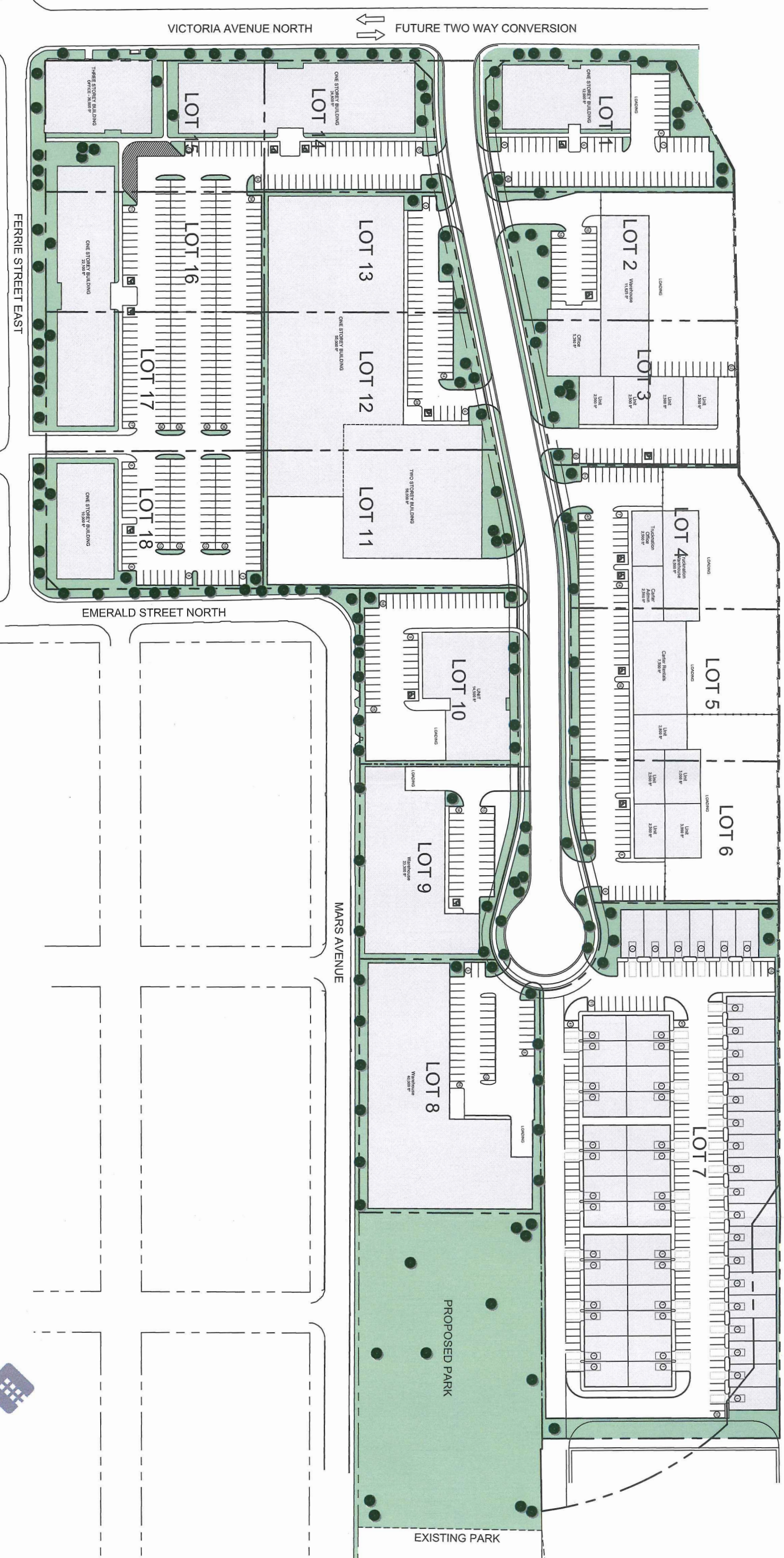


Sergio Manchia

Encl.

cc: Cllr. Matthew Green – Ward 3
Mr. Joseph Spiler – Manager, Capital Budgets and Development
Mr. Mike Zegarac – General Manager, Corporate Services
Mr. Jason Thorne – General Manager, Planning and Economic Development
Ms. Judy Lam – Manager, Urban Renewal Section
Mr. Dan Marissen, CPA, CA – DCR
Ms. Sacha Aide – Urbancore Developments

Hamilton Central Business Park



CONCEPTUAL DESIGN = +/- 500,000 ft²
of New Construction

