

Area-specific DCs

Audit, Finance and Administration

March 26, 2018

presentation by

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**Greenfield in Dundas – 600 foot frontage, over 6 acres
Development Charge of \$35,465**



Infill on Queen Street – Development Charge of \$35,465

Downtown Community Improvement Project Area – 75% DC discount



Schedule "A"
Map Forming Part of By-Law No. 11-272 as amended by By-Law No. 13-028

Date:
March 15, 2013



Not To Scale

**Downtown and Community Renewal
Community Improvement Project Area**

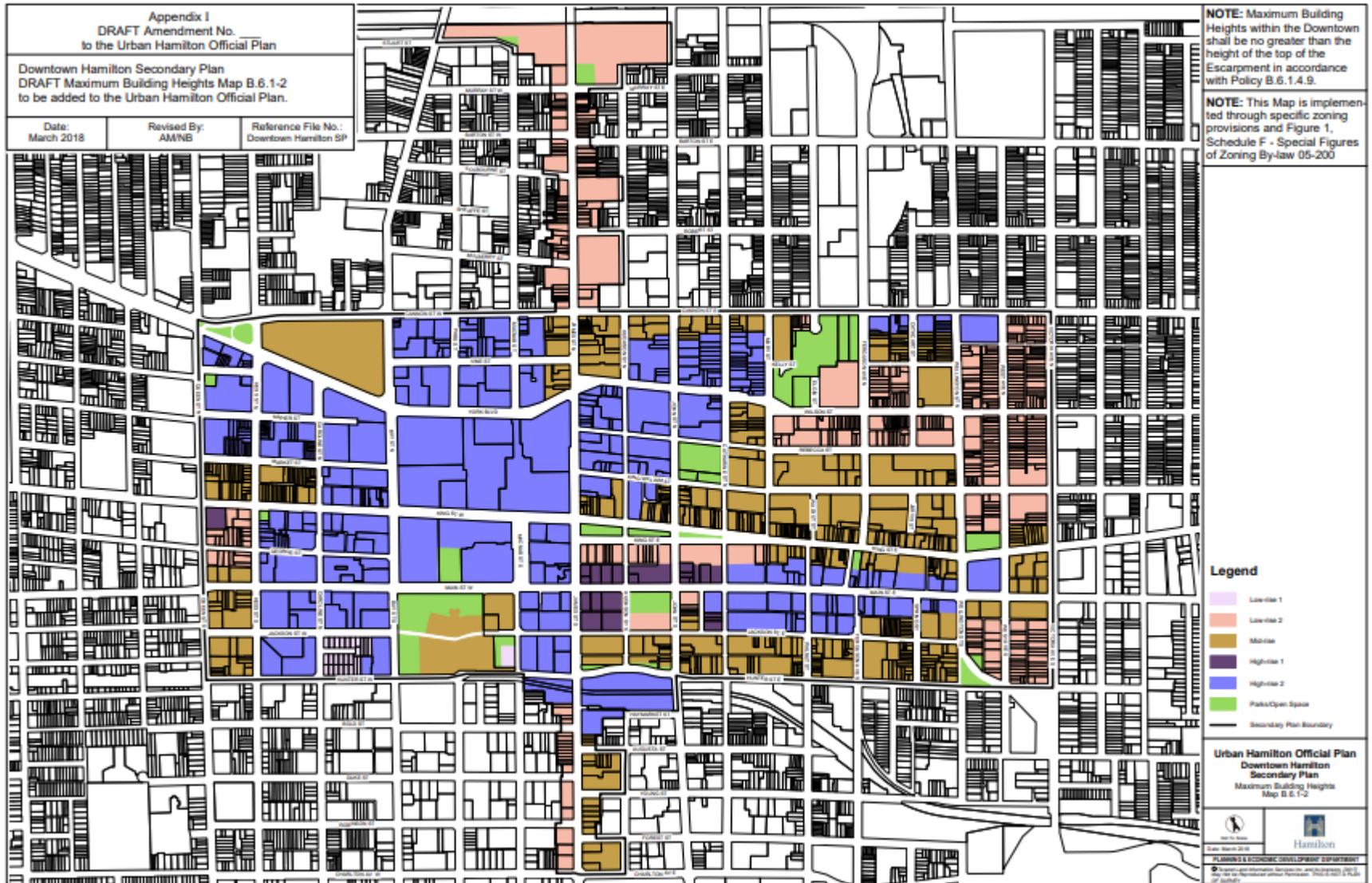
Legend

 Downtown Hamilton Community Improvement Project Area



Hamilton
PLANNING AND ECONOMIC
DEVELOPMENT DEPARTMENT

Draft downtown secondary plan for high rise development – March 2018



Fix Development Charges

Adopt different fees for different areas:

- Higher for Greenfield where costs are high
- Lower for infill where services already exist
- The 75% discount for downtown Hamilton cost taxpayers over \$11 million in 2014
- Make downtown area-specific so the DCs are automatically lower because costs are lower AND collect more for much more expensive greenfield development.