

# 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



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

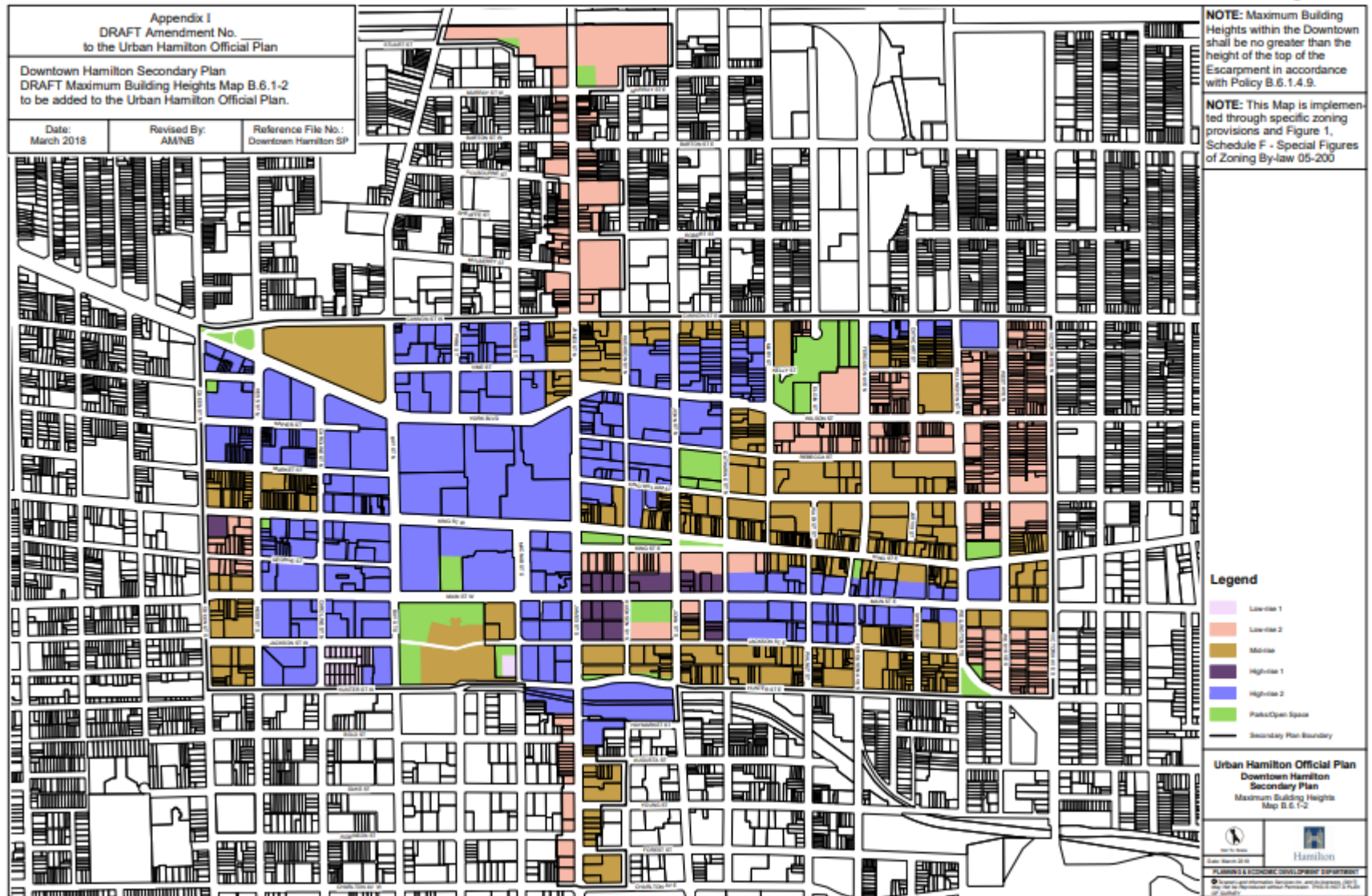
**Legend**

 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.