Area-specific DCs

Audit, Finance and Administration
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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
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.