

**IBI GROUP**

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October 20, 2017

Hamilton City Council
c/o Rose Caterini, City Clerk
City of Hamilton
71 Main Street West
Hamilton ON L8P4Y5

Dear Ms. Caterini & Council Members:

**REQUEST FOR FINANCIAL CHARGES REDUCTION
390 ABERDEEN AVENUE HAMILTON**

Municipal address 390 Aberdeen Avenue is the home of Karen Dearnness and Andy Stone and their daughter. This property contains a single family dwelling and at the rear there is a detached accessory structure. In May of this year we appeared before the Planning and Development Committee and secured zoning approval which would allow them to convert this detached accessory structure into a separate one-bedroom apartment unit which will initially be the home for Andy's mom and ultimately a rental unit. Since receiving the zoning approval their architects have been designing the detached apartment and the building permit application has been made. Through the processing of the building permit it has come to our attention that the construction of this one-bedroom apartment will be subject to the full development charge and park fees of a new single detached dwelling. This is simply not appropriate and in our opinion is excessive.

On behalf of the owners we hereby respectfully request that this one-bedroom apartment unit in the detached structure be treated the same as any other accessory second apartment unit and be fully exempted from these financial costs. We have met with staff and understand that this request would be forwarded to them for the preparation of a report to the Finance Committee. We also respectfully request that when this report has been prepared and placed on the agenda that we be allowed to register as a delegation in order to address this matter.

Our reasons in support of this request include but are not limited to the following:

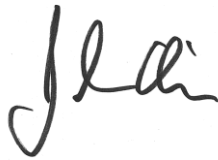
- the proposal is essentially a second dwelling unit and as such would be permitted as of right within the existing dwelling without these fees;
- the physical changes to the property are minimal and this represents an appropriate form of affordable housing;
- no additional municipal infrastructure is required to accommodate this second dwelling unit.

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I trust that you will forward this request to the appropriate Staff and we look forward to this matter proceeding to Committee for a final decision.

Regards,
IBI Group

A handwritten signature in black ink, appearing to read 'John Ariens'.

John Ariens, MCIP, RPP
Associate Director/Planning Lead

Cc: Councillor Aiden Johnson (Ward 1) Aidan.Johnson@hamilton.ca
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