



April 17, 2019

**Via: Email**

Angela McRae,  
Chairman and Members of the Audit, Finance and Administration Committee  
City of Hamilton  
71 Main Street West  
Hamilton, ON L8P 4Y5

**RE: Proposed Development Charge for the City of Hamilton, 2019**

My name is Karl GonnSEN. I represent Penta Properties Inc and 2362302 Ontario Inc. The purpose of this submission is to provide you with comments with respect to the proposed development charge by-law for the City of Hamilton which is to be effective in 2019.

You should be aware that my client 2362302 Ontario Inc. has an appealed the City of Hamilton 2014 Development Charge By-law and is in the process of settling this appeal. The issues that resulted in the appeal of the 2014 development charge by-law are matters that are still outstanding and may be continued in the proposed 2019 development charge by-law.

I have commenced a review of the development charge background study, unfortunately I have not completed my review, and therefore my comments at this time are preliminary in nature.

It would seem that some sort of a process which will involve other interested parties, should be set up. This process would allow all parties to go through their respective concerns and give the City an opportunity to explain their position and how the quantum of the components of the development charges was reached at. I am aware that the Hamilton Halton Homebuilders Association may also be making a submission and has concerns which may or may not be similar to my client's concerns. I believe it would be advantageous to set up a process where all parties can meet to go through these concerns.

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At the moment my client's concern is that the quantum of the development charge has significantly increased and there does not appear to be justification for this increase. My client would like to engage with City staff and their consultants to review the reasoning for these increases.

The areas my client is concerned about include transit services, recreation services, airport lands, parking services, provincial offences administration, separated sewer systems, conservation authority projects, transportation projects including round-a-bouts, traffic signals, and construction projects including underpasses.

It is hoped that the committee will instruct staff to meet with my client and other appellants to go over their concerns with the view of resolving these concerns. My client is also hopeful of settling in the near future, the appeal of the 2014 development charge by-law.

Sincerely,

A handwritten signature in black ink, appearing to read 'Karl Gonnsen', with a small flourish at the end.

Karl Gonnsen, P. Eng, RPP, MCIP

cc: Angelo Paletta, President, Penta Properties Inc

Tony Sergi, Sr. Director Growth Management, City of Hamilton