

**Form: Request to Speak to Committee of Council**

Submitted on Tuesday, October 22, 2019 - 2:48 pm

==Committee Requested==

**Committee:** Audit, Finance & Administration

==Requestor Information==

**Name of Individual:** Sergio Manchia

**Name of Organization:** Urbancore Developments Inc.

**Contact Number:**

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Hamilton, ON L8N 1G6

**Reason(s) for delegation request:**

Requesting to speak to the Audit, Finance & Administration Committee Meeting on November 7, 2019.

This letter is submitted with respect to the Development Charge liability for the proposed self storage facility at 9 Aeropark Boulevard known as Upper James Self Storage.

On May 30th, 2018 a Building Permit application was submitted and formally accepted (building permit application was received and accepted by the City's Chief Building Official). Since this submission we have received three (3) Building Permit review letters dated July 11, 2018, August 23, 2019, and October 3, 2019. It was not until March 20th, 2019, 10 months after the initial submission that a fire separation issue was identified by City staff (Yuan Sorensen – Building Department). Final Site Plan Approval clearance was obtained on March 14<sup>th</sup>, 2019.

Per section 41 of the City's new DC By-law 19-142, the DC rates payable are the rates in effect on the date of May 30th, 2018 if the building application is formally accepted (building permit application was received and accepted by the City's Chief Building Official on that date). Therefore, we believe that the former City DC By-law 14-153, section 1.(w) re; mini-storage facilities are defined as industrial development. This would have resulted in a DC liability amount of \$407,699.91.

Instead the City has imposed the increased DC liability amount of \$672,842.00 based on the new definition of industrial development which does not specifically mention "mini-storage facility" in the City's new DC By-law 19-142.

Therefore, based on the above mentioned information, we are asking that Council direct City Staff to apply the relevant transition policies contained in section 41 of City DC By-law 19-142.

**Will you be requesting funds from the City? No**

**Will you be submitting a formal presentation? Yes**