

April 2nd, 2020

Hamilton City Hall  
71 Main Street West  
Hamilton, ON  
L8P 4Y5

**ATTN:** - Mayor and Members of Council

**RE:** - 393 Rymal Road West, Hamilton  
- 2020 Planning Application Fees for the Redevelopment of the St. Elizabeth Village

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Dear Ms. Paparella,

The following letter has been prepared on behalf of our clients, Zest Communities Inc., with respect to their ongoing development of the St. Elizabeth Village, located at 393 Rymal Road West. We have been working on the comprehensive redevelopment of this property since 2016, and are now intimately close to a formal submission for a Draft Plan of Subdivision, Official Plan Amendment, and Zoning Bylaw Amendment to establish the form and density for the future development of these lands.

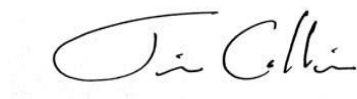
Up until last year, the anticipated municipal fees to support this submission was approximately \$332,337.50. However, the City has since revised calculations associated with Zoning Bylaw Amendment applications, introducing a per unit fee with no cap or limitation for the number of units. As a result, total application fees for the project are now anticipated to be \$971,125.25.

Notwithstanding the fact that the calculation of this fee has been an item of discussion at the City's Development Industry Liaison Group, and that staff is anticipating bringing a report to Council to explore potentially introducing a cap or limitation to the per unit fee, **we hereby formally request a deferral of this fee increase for our application until such time that Council has decided on how this fee should be calculated.** Our zoning bylaw application would be subject to the previous method of calculation until a determination is made.

Given recent uncertainty with respect to COVID-19 and the immediacy of our development application, preserving capital without delaying our progress is paramount. Our financial institutions have been advising their clients to refrain from making large capital investments in this environment but we are committed to moving forward with this project. Showing the City's commitment in approving this deferral would provide a great deal of confidence to our lending institutions that the City is still open for business.

To be clear, we are not disputing the increases to planning application fees. We understand the City's position with respect to achieving greater cost recovery for the planning and development process. However, we are not in a position to expend that extensive amount of capital, especially when calculations are still being explored.

Prepared by,



President  
LANDx Developments Ltd.