



May 19, 2020

City of Hamilton  
71 Main Street West  
Hamilton ON L8P 4Y5

**West End Home Builder's Association | City Council Agenda Items 6.1, 10.4 & 10.5: Interim Control By-law – Waterdown Community Node Area**

Attn: Mayor Eisenberger and Members of Council

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The West End Home Builders' Association would like to express our concern with Agenda Items 6.1, 10.4 and 10.5, a motion and corresponding by-laws for the enactment of an interim control by-law for a large portion of the Waterdown community. We would like to request a deferral of consideration of this agenda item. The passing of an interim control by-law in Waterdown covering a significant land area will have major implications for not only several of our members but the greater development industry as well.

An item as impactful as an interim control by-law – which effectively halts all forms of new development in a designated area for a one-year period, with no ability to appeal the by-law and with the potential for an additional year extension – is a matter of which a fulsome discussion with the development industry, at the bare minimum, would be reasonable. As the economic recovery process due to COVID initiates, the passage of an ICBL now would only add to the burden of those already severely affected who are hoping to be able to plot a course of recovery. The Waterdown Secondary Plan process has been underway for two years, like many others also ongoing across the City. It is not typical City practice to impose an ICBL during a secondary plan process, and we are concerned that doing so now sets an undesirable precedent. As the WE HBA represents those most impacted by this, it would be in all stakeholders' best interests for this item to be deferred, to allow for adequate background information to be provided, and for open communication and appropriate consultation to properly identify concerns and impacts about the long-term implications of an ICBL.

The City of Hamilton and the West End Home Builders' Association have had an ongoing and positive relationship and we appreciate the opportunities provided to us to consult on items that impact the home building industry in Hamilton. We understand that this is a Councillor-initiated motion. As a result, the Development Industry Liaison Group (DILG) was not consulted. A virtual DILG meeting was held on Monday May 11<sup>th</sup>, during which a variety of topics were discussed, however the matter of an ICBL was not one of them. With the Council agenda being published on Friday, May 15<sup>th</sup>, just before a holiday long weekend, and no prior knowledge of this item nor any background information as to why this is coming forward at this time, our industry members did not have adequate opportunity to provide comment on this item.

We trust that our request for deferral of this item will be taken into consideration to be dealt with at a later date. Please feel free to contact us with any questions. We welcome the opportunity to provide input and consult on this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "K Jensen", is placed on a light gray rectangular background.

Kirstin Jensen, MPI, MA  
Manager of Planning & Government Relations  
West End Home Builders' Association

c.c. Steve Robichaud, Director of Planning & Chief Planner  
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