CITY OF HAMILTON
NOTICE OF MOTION

Council: August 21, 2020

MOVED BY COUNCILLOR T. JACKSON……..…….…….……..…

1200-1280 Rymal Road East and 385 Nebo Road - Extension of Development Charge Credit

WHEREAS the owners of 385 Nebo and 1200-1280 Rymal Road are seeking an extension to the Development Charge demolition credit that expired in December 2018;

WHEREAS the City allows for credits against Development Charges for demolitions, to account for the fact that the servicing already existed for the previous development, and should therefore be credited to the new development;

WHEREAS demolition credits are typically granted for 5 year periods, but are extendable under the DC By-law by staff, in certain circumstances, or by Council;

WHEREAS the demolition credit is based on a demolition that occurred in August 2008 and was previously extended to December 2018 by City staff due to delays beyond the developer's control to obtain the necessary Ministry of Environment approvals;

WHEREAS, since resolving the MOE requirements, the owners have been taking all reasonable steps to advance their development through site plan approval, minor variance approval, and Building Permit approval;

WHEREAS the owner has now obtained all necessary City approvals and is ready to immediately commence development once the issue of the demolition credit is resolved;

THEREFORE BE IT RESOLVED

That the City Development Charges (DC) demolition credits of 39,930.85 industrial square feet and 2,152.78 non-industrial square feet, for the lands known as 385 Nebo Road and 1200 – 1280 Rymal Road be extended to the effect that all 42,083.63 square feet will expire December 31, 2020

That any foregone DC revenue related to the extension of DC demolition credits for the lands known as 385 Nebo Road and 1200 – 1280 Rymal Road, currently estimated at $535 K total, be funded through the Waterworks Capital Reserve (108015), the Sanitary Sewer Reserve (108005), the Storm Sewer Reserve (108010) and the Tax Supported DC Exemptions Recovery Project (2051580510), currently estimated at $5 K, $192 K, $91 K, and $247 K respectively.