

DENSIFICATION:

The ROI imperative

delegation to general issues
committee

Monday, March 29, 2021

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Hamilton **TAXPAYER.**





Introduction

Joe Minicozzi, AICP, (American Institute of Certified Planners) founded Urban3 to explain and visualize market dynamics created by tax and land use policies.

- Bachelor of Architecture from the University of Miami
- Master of Architecture and Urban Design from Harvard University.
- In 2017, recognized as one of the 100 Most Influential Urbanists of all time.
- His work has been featured at the **Congress for New Urbanism**, the **American Planning Association**, the **International Association of Assessing Officers**, and **New Partners for SmartGrowth** conferences as a paradigm shift for thinking about development patterns.
- Associates & partners with StrongTowns.



Minicozzi's presentation, entitled "Do the Math", urges all stakeholders and urban planners to view decisions through the lens of **Return on Investment**.

As a taxpaying stakeholder, I support this urban planning approach.

What is the return on investment of urban sprawl?

Is Hamilton FULL?

Fully serviced vacant urban lots. **What tax revenue is generated on these lots?**



Main St, West & Longworth



Main St,
West &
Longworth



Main St, West &
Longworth

Is Hamilton full?



DELTA HIGHSCHOOL, Main St. E & Graham Ave. so.

Cootes & Hwy 10
Dundas



King St. East & Thorpe St., Dundas

WHAT IS THE RETURN ON INVESTMENT ON VACANT LAND & EMPTY SCHOOLS?

IS EAST HAMILTON FULL?

**Empty lots & buildings on
Kenilworth Ave. North**



OR JUST NEGLECTED?

IS EAST HAMILTON FULL?

**Empty lots & buildings on
Barton St. E.**



OR JUST NEGLECTED?

IS EAST HAMILTON FULL?

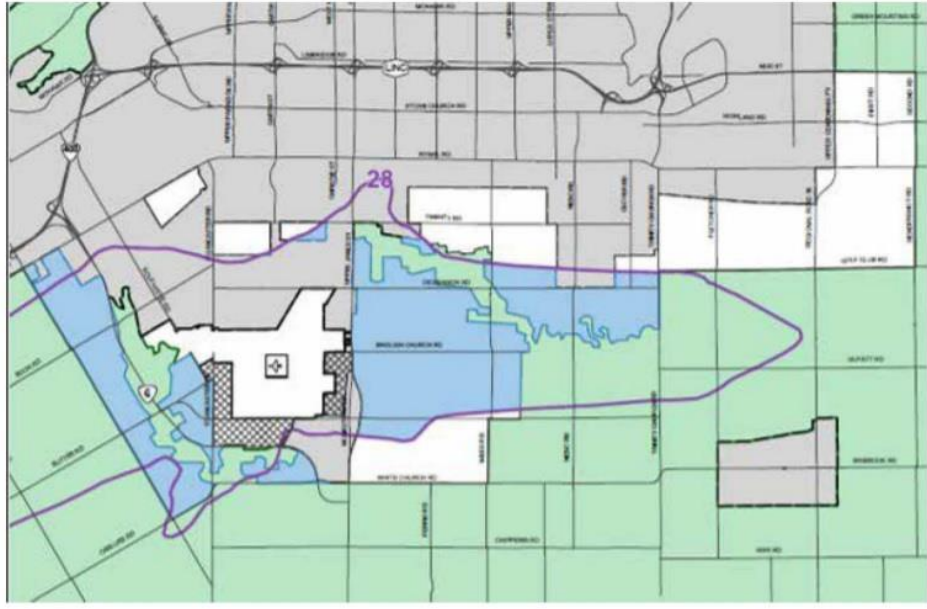


183 Britannia Ave

Decommissioned school
on Britannia at
Kenilworth No.

OR JUST NEGLECTED?

IS EAST HAMILTON REALLY FULL?

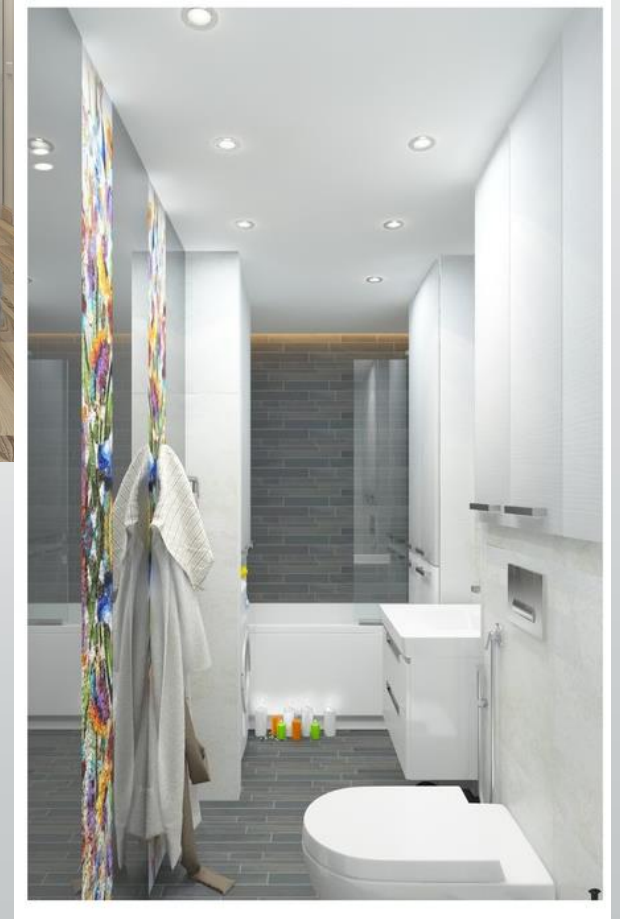


SCHOOL ON BRITANNIA at KENILWORTH NO.

24,190 Ft² = 35 – 40 500 Ft² apartments.

THIS.....

IS WHAT A 500
SQ.FT. APARTMENT
CAN LOOK LIKE

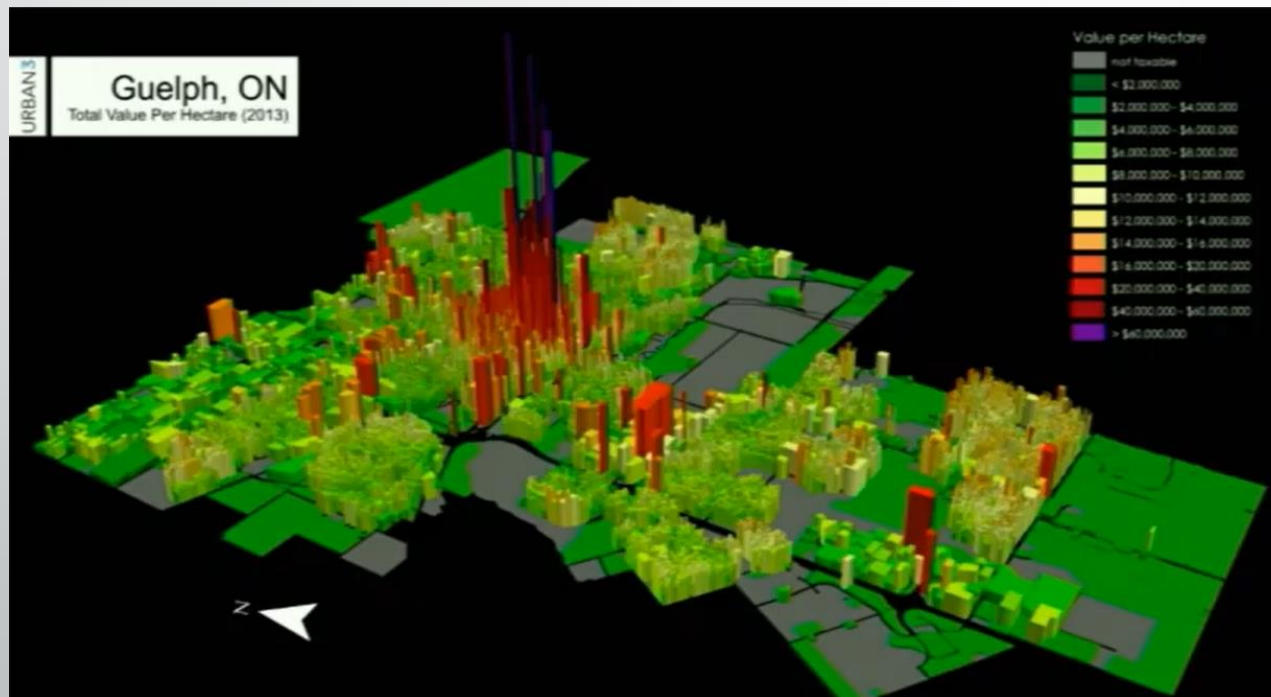


.....VS.



What's the ROI?

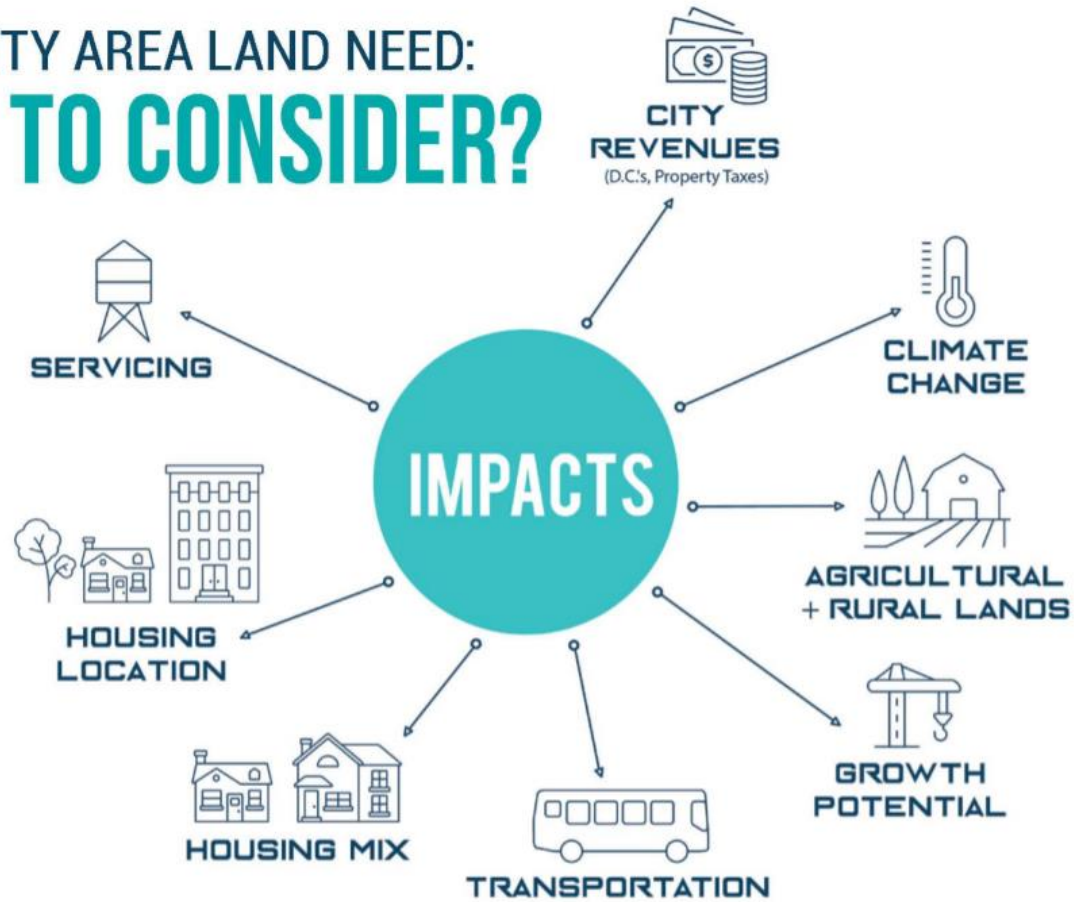
THROUGH ANALYSIS CONDUCTED BY URBAN3
GUELPH DISCOVERED THAT IT WAS 50% EMPTY!



- What is the tax value per acre in Hamilton's neighbourhoods?
- How much revenue and avoided infrastructure expense can be captured by using existing urban infrastructure first?
- What is the long term financial liability of the infrastructure needed to sprawl into Efrida?

GRIDS STUDY

COMMUNITY AREA LAND NEED: **WHAT TO CONSIDER?**



That this move by the provincial government, and the subsequent recommendation by the City's Administration, have been undertaken while citizens are burdened by COVID19 restrictions. This is reprehensible - an egregious example of shock doctrine politicking..

I call upon City Council to agree to delay the decision to proceed with this plan until citizens are fully apprised of it, until a fulsome civic engagement and consultation can be mounted, and until we are all, as taxpayers, able to assess the future liabilities that this plan represents to each of us.

Thank you for the opportunity to address this Committee.

