

Bates, Tamara

Subject: FW: Development Charges No Discounts

From: Elizabeth & Les Birchall < >

Sent: Monday, February 19, 2024 5:14 PM

To: Bates, Tamara <Tamara.Bates@hamilton.ca>; Wilson, Maureen <Maureen.Wilson@hamilton.ca>; Kroetsch, Cameron <Cameron.Kroetsch@hamilton.ca>; Hwang, Tammy <Tammy.Hwang@hamilton.ca>; Clark, Brad <Brad.Clark@hamilton.ca>; Beattie, Jeff <Jeff.Beattie@hamilton.ca>; Tadeson, Mark <Mark.Tadeson@hamilton.ca>; Wilson, Alex <Alex.Wilson@hamilton.ca>; Spadafora, Mike <Mike.Spadafora@hamilton.ca>

Subject: Development Charges No Discounts

in favour of increasing the DCs for industrial developers. Here are some speaking points.

We are urging Council to remove any discounts for industrial development!

We are very disappointed that the open house and public consultation were only posted on the city's [DC website](#) and not actively promoted to the public. We believe that the only feedback to date has been from developers who are keen to maintain the status quo Industrial DC discounts. Because of this lack of notification apparently only one member of the public attended the open house. How can "the public" properly respond when we are not notified of the opportunity to comment?

Echoing the comments of others, we believe:

-Hamilton taxpayers should be fully consulted before the final vote in April since any discounts on industrial DCs will be transferred to taxpayers.

- We support the proposed new DC rate of \$41.48 per square foot for all industrial development on greenfields.

-We support a further substantial Industrial DC increase for developers who build on unserviced farmland where there is no existing infrastructure, compared to those that build on brownfields within the urban area where infrastructure already exists.

-Any developer who is successful in having their lands added to the Urban Area by forcing the expansion of Hamilton's urban boundary must pay the full costs of urbanization.

-Every Councillor on the committee expressed their strong desire to reduce the tax burden on residents during the recent budget period. This is their chance to ensure that developers, not taxpayers pay for growth.

We trust Council will act appropriately and consider the points above.

Thank you,

Elizabeth and Les Birchall

Dundas, ON