

Bates, Tamara

Subject: FW: Development Charges to Developers in City of Hamilton

From: Kris Gadjanski < >

Sent: Monday, February 19, 2024 8:08 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 to Developers in City of Hamilton

Dear Members of the Audit, Finance and Administration Committee:

I am writing today to request your consideration in the matter of Development Charges to developers in the City of Hamilton. Given that any shortfall in development charges has, to date, been passed along to taxpayers, it is imperative that Hamilton taxpayers be fully consulted before the final vote in April.

The status quo is not working for our city. Constituents cannot continue to subsidize the (very profitable) development industry, particularly given the City's financial position. I ask that you support the proposed new rate of \$41.48 per square foot for all industrial development on greenfields. For developers who build on unserved farmland, where there is no existing infrastructure, I I ask you to support the implementation of an even greater increase in development charges.

The evidence is very clear that building on greenfield is both unsustainable and expensive in financial terms to municipalities; 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, taking into account lifetime costs. Such development should be disincentivized in a structural way by the City.

I note that all delegates on the agenda are from the development and/or real estate industry; I would not expect them to have the best interests of the taxpayers of Hamilton at heart. It is understandable that they are lobbying the Committee to ensure their organizations remain profitable.

However, having observed the recent budget vote, I note with relief that every Councillor on the committee sincerely expressed their strong desire to reduce the tax burden on residents. It follows that the Committee should vote to ensure that developers, not your constituents, pay for growth.

Thank you for your consideration,

Kris Gadjanski