

Bates, Tamara

Subject: FW: Letter to AF&A for Feb. 22 meeting

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From: Gord McNulty < >

Sent: February 19, 2024 9:54 PM

To: tamaraBates@hamilton.ca; clerk@hamilton.ca

Subject: Letter to AF&A for Feb. 22 meeting

Hello:

We are sending this letter regarding Item 10.1, the Development Charges issue, for the Feb. 22 meeting.

February 19, 2024

Dear members of the Audit, Finance and Administration Committee:

Re: Item 10.1 2024 Development Charges Background Study and Bylaw Update

We are residents of Ward 1 who believe that developers should contribute financially to cover the cost of infrastructure such as roads, sewers, streetlights and water mains in and around new projects. Accordingly, we are in favour of increasing the Industrial DC charge for some types of industrial development such as warehouses.

The proposed new DC rate of \$41.48 per square foot for all industrial development on greenfields has our support.

We urge the committee to implement a further Industrial DC increase for developers who build on unserviced farmland where there isn't any existing infrastructure. Like many Hamiltonians, we would like to see more sustainable growth on brownfields within the urban area where infrastructure already exists.

As well, it's essential that any developer that 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. The financial and environmental burden of sprawl shouldn't fall on Hamilton taxpayers, who should expect the city to ensure that growth will pay for itself --- at least more than it does now under the existing developer discounts that are available.

We also share the concern that the committee hasn't actively promoted more public consultation on this issue. It deserves a higher profile. Save Our Streams Hamilton has noted that the open house and public consultation were posted only on the city's DC website. The committee should take steps to ensure that taxpayers are fully consulted on an issue which has significant financial and environmental importance for the entire community.

Thank you.

Gord & Angie McNulty'