

**Bates, Tamara**

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**Subject:** FW: Public Feedback on Dev. Charges

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**From:** Laurianne Munezero < >

**Sent:** Tuesday, February 20, 2024 3:31 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>

**Cc:** iborsuk@environmenthamilton.org; Office of Ward 3 City Councillor Nrinder Nann <ward3@hamilton.ca>

**Subject:** Public Feedback on Dev. Charges

Audit, Finance and Administration Committee (AF&A):

I support an increased development rate if it takes place outside of current city boundaries, and where new infrastructure would be required. My reasons are because these sites may become brownfields before too long. Therefore, I strongly support construction on brownfield sites with a grant for manufacturing companies. I am pleased to know that we've utilised almost half of our brownfield sites (contaminated urban areas) between 2008 and 2018, so thank you to Council for this accomplishment.

[https://policyoptions.irpp.org/magazines/january-2023/brownfield-redevelopment-is-a-better-alternative-than-urban-sprawl/?link\\_id=2&can\\_id=52e1ed538e7362b29cf64f281e6e8d2a&source=email-quick-action-for-hamilton-wetlands&email\\_referrer=email\\_2211439&email\\_subject=quick-action-for-hamilton-wetlands](https://policyoptions.irpp.org/magazines/january-2023/brownfield-redevelopment-is-a-better-alternative-than-urban-sprawl/?link_id=2&can_id=52e1ed538e7362b29cf64f281e6e8d2a&source=email-quick-action-for-hamilton-wetlands&email_referrer=email_2211439&email_subject=quick-action-for-hamilton-wetlands)

Although, every project has inherent risks such as an overvalued ROI, or perhaps unanticipated closures - we must be prudent in how we assess the benefits of development. As such, companies that represent the biggest burdens, and lack the most opportunities for citizens, should cover most of the bill for future maintenance of sites, and construction itself.

You may also appreciate the ease of logistics, for instance a hassle-free commute if new facilities were to be located on current bus routes, where even a taxi or alternative would be affordable.

I support all recommendations from Save Our Streams Hamilton, as listed below - I couldn't have paraphrased it better;

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

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

-You support a further 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.

Laurianne Munezero

Public member from Ward 3