

**Bates, Tamara**

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**Subject:** FW: Development Charges

**From:** Susan Wortman < >

**Sent:** Tuesday, February 20, 2024 7:03 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

Dear Ms Bates and Committee members,

I understand that the Audit, Finance and Administration Committee will be meeting this Thursday, February 22, to discuss renewing the city's development charges by-law. And in particular to consider raising the Development Charges for warehouse developments on greenfield lands.

Well, first of all, I feel that any development on greenfield lands should be stopped until all brownfield lands have been built on. Particularly when much of the development in question is warehouses on wetlands. Warehouses that will not, as promised, provide many jobs, given the move towards automation. And wetlands that need to be protected as they sink carbon, harbour insects, birds and animals, and control flooding.

However, I understand you need to make decisions based on possible incursions onto greenfields, and if so, the costs of supporting that development with roads, water, sewers etc must be born by the developers themselves, not just for the initial builds, but for maintenance into the future.

Given this, I support the proposed new DC rate of \$41.48 per square foot for all development on greenfields, and support a further 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.

Hamiltonians are rightfully concerned about the proposed upcoming increase in taxes; I personally am grateful to be able to pay for the city to run a complicated urban and rural city like Hamilton. But we should not carry the burden of unnecessary expansion into lands that should be protected in any case.

Make those who are benefiting from this growth pay for it.

Thank you, Susan Wortman

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