

Bates, Tamara

Subject: FW: DC charges Feb 22 AF&A agenda

From: David Lloyd <>
Sent: Tuesday, February 20, 2024 11:47 PM
To: Bates, Tamara <Tamara.Bates@hamilton.ca>
Subject: DC charges Feb 22 AF&A agenda

Good afternoon Ms. Bates, please add my communication below to the Feb 22 agenda.

I would like to first say to the committee that as a taxpayer I am extremely concerned about the lack of public consultation on a topic which will have a direct effect on Hamilton taxpayers. The staff report says it clearly:

"The City held two Development Charge Open Houses for feedback on the draft 2024 DC Background Study and the proposed 2024 DC By-laws. An in-person Open House was held on January 23, 2024 from 7:00 to 9:00 pm and a virtual session was held on January 24, 2024, from 10:00 am to 12:00 pm. Both Open Houses were well attended by members of the development community (with one interested citizen at the in-person open house) representing both residential and non-residential interests"

The fact that only one citizen attended should be a red flag to staff. This is not a topic that only concerns the development industry. As we all know development is supposed to pay for itself but **when discounts are applied we can safely say that development is subsidised by the taxpayer.**

I respectfully submit the following -

I strongly oppose any discount at all for industrial developers who build on Hamilton farm fields where no servicing currently exists. Not only will such development eliminate the flood plains and ability of those fields to keep water at bay, risking financial loss in future, but additionally we the taxpayer will be lumbered with a portion of the costs to install that infrastructure.

Let the developers pay the full upfront cost since taxpayers will be stuck with the phased-in discounts due to Bill 23 and with lifetime repairs and upkeep.

I strongly support an increase to \$41.48 per sq. foot for greenfield industrial developers and an incentive through ERASE or another grant program to industrial developers who choose to develop brownfields.

I support the recommendation that would force any development outside the current urban boundary to pay the full costs of ALL infrastructure.

Please adequately broadcast this issue and invite the public for feedback before any final decisions are made. Bill 23 has educated the public on the perils of lost development charges and we have a right to take part.

Finally, all the councillors on this committee expressed a desire to keep taxes low during the days of budget talks so please stay true to your word and do not lumber residents with the costs for discounts to developers even if it means they take their business elsewhere.

Sincerely,
David Lloyd

Hamilton