

Bates, Tamara

Subject: FW: Feb 22 Audit, Finance and Administration meeting

From: Elizabeth Knight <>

Sent: Wednesday, February 21, 2024 10:45 AM

To: Bates, Tamara <Tamara.Bates@hamilton.ca>

Cc: 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>

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Hello, please add my letter to the above agenda as part of the public record.

Thank you for the opportunity to provide feedback on the Development Charges By-law. I believe that the city should **eliminate Industrial DC discounts for developers who build on unserviced greenfields and should incentivize through grants, those who develop downtown and on brownfields.** Yes, as a city we need to be competitive, but incentivizing the destruction of wetlands and farmland during a climate and biodiversity crisis is folly. Our urban forest strategy aims for a doubling of the urban canopy to 40% yet the Panattoni warehouse on Dickenson proposes to remove thousands of trees and [surround the Dickenson wetland with impermeable surfaces and industrial buildings.](#)

This is counter-intuitive, and the current bylaw means the city would give Panattoni a discount to carry this out.

Has the city undertaken an analysis of the ecosystem services that areas like the AEGD and recently recovered Whitebelt lands provide in financial, source water, environmental, and social benefit to the residents of Hamilton? I respectfully suggest that the city hire a competent consultant to conduct such a study and in the meantime raise the DCs payable for greenfield industrial to the maximum amount suggested.

Do we even know if industrial sprawl pays for itself in the long run or are we simply following business as usual practices? The road network alone for the greenfields near the airport is pegged at \$500 Million and as a taxpayer I don't want to pay a single cent toward it. Study after study shows that greenfield industrial sprawl is already a liability as taxpayers are lumbered with the forever costs to upkeep new roads, sewers, pipes and other infrastructure long after the developer is gone. Please do not ignore the City's \$3.7 billion accumulated infrastructure deficit backlog, which is compounding by \$195M annually, by simply adding to it with out of date, business as usual decisions.

Developers are asking you to continue providing them a discount and threatening to take their business elsewhere, but please consider that their profit margins are not this committee's concern. The real work is in determining where and what type of development is best in the LONG TERM for Hamilton and who should pay for it.

Thank you,

Elizabeth Knight
Hamilton