



February 21, 2024

**Audit, Finance and Administration Committee**

City of Hamilton  
71 Main Street West  
Hamilton, Ontario  
L8P 4Y5

**RE: City of Hamilton Development Charges Background Study  
Staff Report FCS23103(a)  
Comments on the 2024 Development Charges Background Study**

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Dear Chair and Members of the Audit, Finance and Administration Committee,

On behalf of the Upper West Side Landowners Group (UWSLG) (formerly Twenty Road West Landowners Group), Corbett Land Strategies Inc. (CLS) wishes to submit the following comments in response to the 2024 Development Charge Background Study. The UWSLG consists of several community builders who have constructed numerous residential and employment related projects throughout Hamilton and whom have numerous active projects currently being considered by the City.

The UWSLG wishes to share its concern with the general direction the DC Background Study in terms of the overall unprecedented increase in Development Charges as well as the manner in which the City is attempting to handle growth in future greenfield areas. The removal of several critical exemptions and the introduction of new Local Service Policies will have a chilling effect to the delivery of development in the downtown, employment areas and future neighbourhoods. In particular, all of the changes will have the likely impact of significantly altering the financial viability of existing and planned projects. For residential, it will likely have the impact of passing increased fees along to the homeowner, further deepening the affordability crisis.

Given that a significant portion of the UWSLG lands are located within the Airport Employment Growth District (AEGD) Secondary Plan, there are significant concerns with the proposed removal of the DC Exemptions for certain employment uses and the significant increase to Development Charges. Not only will these changes likely prevent the collection of millions of dollars in new tax revenues and the creation of thousands of new jobs, they may too significantly delay the realization of several key infrastructure projects already in the planning stages and under construction. For the AEGD, this will likely delay the advancement of the employment area as well as dissuade further investment.

The UWSLG is continuing to participate in the preparation of the DC Background Study and will submit further comments at a future date.



Sincerely,

*John Corbett*

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**John B. Corbett, MCIP, RPP**

President

Corbett Land Strategies Inc.

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416-806-5164