



October 17, 2024

From:
West End Home Builders' Association
1112 Rymal Road East
Hamilton, Ontario L8W 3N7

To:
Members of Planning Committee
Hamilton Planning and Economic
Development
71 Main St W
Hamilton, ON L8P 4Y5

WE HBA Letter: Bill 185 Changes to the Formal Consultation Process

The West End Home Builders' Association ("WE HBA") is the voice of the land development, new housing and professional renovation industries in Hamilton, Burlington, and Grimsby. WE HBA represents 320 member companies made up of all disciplines involved in land development and residential construction.

The WE HBA appreciates City of Hamilton Staff presenting an overview of the proposed changes to the *Formal Consultation Process* to the September Development Industry Liaison Group meeting. As identified at that meeting, the Formal Consultation fee (at \$12,215) presents a significant disincentive for developers to participate. Prior to the implementation of Bill 109, the City had a voluntary Formal Consultation process, through which the fees for participating in it were credited towards the costs of an application.

The City has one of the highest Formal Consultation fees in the Greater Golden Horseshoe. WE HBA would suggest a return to the process, whereby as a result of the efficiencies Formal Consultation can present to both the builder and the City, the fees for Formal Consultation are credited towards cost of submitting a planning application. We understand potential incentives are scheduled for a review by Q3 of 2025, but—given the pressing nature of the housing crisis and the commitment on behalf of the City to advance 47,000 units in the next ten years through the housing pledge—this review be expedited to at least Q1 of 2025, if not Q4 2024.

Sincerely,

Michelle Diplock. RPP, MCIP
Manager of Planning and Government Relations
West End Home Builders' Association