



June 10, 2025

*Sent by e-mail
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Audit, Finance & Administration Committee
City of Hamilton
71 Main Street West
Hamilton, ON
L8P 4Y5

Attention: Mr. Mike Spadafora
Chair, Councillor Ward 14

**Re: Review of Development Charges and Developer Incentives - Update
Audit, Finance & Administration Committee – June 12, 2025
Agenda Item No. 7.1 (Report No. FCS25026(a))
ALBA Developments – 844 Glancaster Road**

Dear Councillor Spadafora and Members of Committee,

On behalf of our client, we are writing to you regarding the City's proposed amendments to the 2024 Development Charges By-law (DC By-law) being presented at Committee today.

We represent ALBA Developments (ALBA), who own approximately 66 acres of greenfield lands located within the Airport Employment Growth District (AEGD) Secondary Plan. Their lands are located on the west side of Glancaster Road, south of Book Road. Their plans for this site include approximately one million square feet of industrial space adjacent to the Hamilton Airport, with the potential for bringing more than 600 new jobs to the City of Hamilton.

We have reviewed the City's staff report (FCS250226(a)) and would like to take this opportunity to provide comment and express our support for the proposed amendments to the DC By-law. During the 2024 DC By-law update, we submitted previous correspondence to request consideration for the continued provision of discounts and exemptions to incentivize development within the AEGD. We were pleased that our concerns were heard by this Committee and reflected in the by-law that was passed at the time – however, the economic climate has since changed significantly.

As a participant of staff's recent public consultations with the development industry, ALBA is in alignment that further action needs to be taken to reduce the costs to development and realize the City's vision for the AEGD. We agree with the recommendations of the staff report (specifically from the non-residential perspective) to consider waiving annual indexing, pausing the phase out of the 37% industrial exemption (for 2 years) and the deferral of payment to occupancy. We encourage staff to continue to explore additional measures to further incentivize economic development in these challenging economic times and welcome

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the opportunity for further dialogue. For example, an additional discount to reduce DC rates to pre-2024 by-law levels would be of great significance and place the City of Hamilton back at a competitive advantage over nearby municipalities such as Brantford and Grimsby.

We thank the Committee for providing us the opportunity to submit this letter and we look forward to our continued relationship with staff, with the common goal of bringing much needed jobs and economic opportunity to the City of Hamilton.

Yours Truly,

Paul Brown & Associates Inc.

Justin Mamone, BES, MCIP, RPP
Associate

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