

Options for the temporary elimination of Development Charges (DGM-03-26) (SD)

From: Ross Hamilton

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To: Mailbox, Office of the Mayor <mayor@burlington.ca>; Kearns, Lisa <Lisa.Kearns@burlington.ca>

Subject: Affordability response measures

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Hello Marianne Meed Ward and Lisa Kearns,

We do not believe that providing new home buyers relief from municipal development fees are likely to help the cause for affordable housing while they certainly would have a negative effect on our property taxes.

Developers would likely just keep prices at the level that reflects development costs in order to maximize their profit, while taxpayers pick up the tab. In any case, it's not reasonable to expect taxpayers to pick up the tab for development charges for new residents.

Alternate suggestions:

- 1) Raise property taxes incrementally every year on vacant or derelict properties until developers act on developing or selling those properties.
- 2) have the city or province build council housing that taxpayers would own and rent as affordable units. This housing could provide affordable rates not impeded by the expectation of profit in the short term while ensuring long term affordability and profit for taxpayers. We could take some advice from the Rotary club that has been doing this successfully for a while now.
- 3) accept that we are on unaffordable land and direct developers to go elsewhere in this vast country of 9 million square miles....no need to pile everyone up in Burlington.

Regards,

Ross & Marnie Hamilton