



July 19, 2024

VIA EMAIL

Todd Harrison
Corporate Services/Treasurer
Niagara Region,
1815 Sir Isaac Brock Way
Thorold, ON L2V 4T7

Dear Mr. Harrison,

Re: Development Charge Credit for the property located at 21-23 Main Street East (Century Condo)

As we are all aware, we have been actively working on developing our community, commonly referred to as "Century Condo" for the last six (6) years. Century Condo represents a significant investment in the historic downtown of Grimsby and will provide 85 future homes with additional retail space on the main floor.

We have previously communicated with Staff regarding the Development Charge (DC) credit which exists due to the former commercial building being demolished. As you can appreciate, we have been working through the various development approvals, which has caused significant delays, thus hampering our ability to complete the requisite remediation work. Under the existing parent DC By-law (21-14), this credit is valid for 60 months (five years) subsequent to the demolition permit being issued; a demolition permit was issued on August 1st, 2019.

There is however, a provision within the DC by-law (Sec.10c) that does permit for an extension of three (3) years predicated on the site being deemed a brownfield with an inability to proceed with remediation works. Although we are eagerly proceeding with the geothermal works at this time, excavation and site remediation and Record of Site Condition (RSC) cannot proceed until this is complete. Once the RSC is filed, a full building permit can be issued, and the applicable fees and credit can be applied accordingly.

As such, we would ask Staff to consider our request for an extension of 12 months based on the mitigating factors mentioned above. If you could please review and advise accordingly, it would be greatly appreciated.

Regards,

A handwritten signature in blue ink, appearing to read 'Gabriel DeSantis', is written over the 'Regards,' text.

Gabriel DeSantis
President,
DeSantis Homes

cc; Beth Brens, Associate Director, Budget Planning & Strategy, Niagara Region, via email
Blair Hutchings, Manager, Revenue Planning & Strategy, Niagara Region, via email
Alex Rotundo, Senior Tax & Revenue Analyst, Financial Management and Planning, via email