



City of Hamilton

CITY COUNCIL ADDENDUM

21-009

Wednesday, May 26, 2021, 9:30 A.M.

Due to the COVID-19 and the Closure of City Hall (CC)

All electronic meetings can be viewed at:

City's Website: <https://www.hamilton.ca/council-committee/council-committee-meetings/meetings-and-agendas>

City's YouTube Channel: <https://www.youtube.com/user/InsideCityofHamilton> or Cable 14

4. COMMUNICATIONS

4.12. Correspondence respecting the 2021 Tax Policy - Fire Area Rated Tax Changes:

*4.12.k. Viv Saunders

*4.12.l. Liliana Arce

*4.12.m. Trena Ennis

*4.12.n. Lindsay Fennema

*4.12.o. Mike Fennema

Recommendation: Be received.

*4.13. Correspondence from Viv Saunders respecting Hamilton Tax Increment Grants.

Recommendation: Be received and referred to the consideration of Item 2 of General Issues Committee Report 21-011.

11. BY-LAWS AND CONFIRMING BY-LAW

*11.7. 094

Respecting Removal of Part Lot Control, 270 Melvin Avenue, Block "A", Registered Plan No. 62M-865

PLC-21-002

Ward: 4

Pilon, Janet

Subject: 2021 Tax Policy - Fire Area Rated Tax Changes - Written Submission for Council Agenda

From: Viv Saunders

Sent: May 21, 2021 2:51 PM

To: clerk@hamilton.ca; DL - Council Only <dlcouncilonly@hamilton.ca>

Subject: Re: 2021 Tax Policy - Fire Area Rated Tax Changes - Written Submission for Council Agenda

Good Afternoon,

Now that the Bill / Bylaw has been publicly posted, I was able to quantify the red areas on the Fire Imbalance visual attachment sent previously.

As per the attached spreadsheet, due to the clerical mapping error plus the additional benefit of the reserves, the net fire tax benefit to a residential home valued at \$500,000 and located in an area receiving urban services, is estimated to be \$305 in 2021.

\$305 is 1.1x what will be the actual billed/paid fire services levy of \$276 in 2021. For lack of a better word that escapes me at the moment, I've referred to this as "Bonusing/Tax Rebate" on the spreadsheet.

Before you proceed with passing this Tax Policy bylaw on May 26th, I felt you should be aware of the dollar value of this grossly unfair tax treatment vis-a-vis the treatment of the Winona residents.

Respectfully,

Viv Saunders

Fire Services Levies Based on 2020 Tax Rates:

<u>Property Type</u>	<u>Assessment</u>			<u>Urban</u>		<u>\$ Diff</u>	<u>% Diff</u>
	<u>Value</u>	<u>Rural Fire Rate</u>	<u>Fire Levy</u>	<u>Fire Rate</u>	<u>Fire Levy</u>	<u>Urban v. Rural</u>	<u>Urban v. Rural</u>
Residential	\$ 500,000	\$ 0.00053229	\$ 266	0.001072	\$ 536	\$ 270	101%
Commerical	\$ 3,000,000	0.00105393	\$ 3,162	0.002123	\$ 6,368	\$ 3,206	101%
Industrial	\$ 5,000,000	0.00176471	\$ 8,824	0.003554	\$ 17,771	\$ 8,947	101%

CAN'T DO BELOW UNTIL LEVIES ARE PUBLISHED MAY 24TH?

Estimated, 2021 not available to me. Used 2020 and adj by 1.3% for Rural and adj down by .5% for Urban

<u>Property Type</u>	<u>Assessment</u>			<u>Urban</u>		<u>\$ Diff</u>	<u>% Diff</u>
	<u>Value</u>	<u>Rural Fire Rate</u>	<u>Fire Levy</u>	<u>Fire Rate</u>	<u>Fire Levy</u>		
Residential	\$ 500,000	?	#VALUE!	0.001067	\$ 533	#VALUE!	#VALUE!
Commerical	\$ 3,000,000	?	#VALUE!	0.002016	\$ 6,049	#VALUE!	#VALUE!
Industrial	\$ 5,000,000	?	#VALUE!	0.003376	\$ 16,882	#VALUE!	#VALUE!

6.93877551

Pilon, Janet

Subject: Fire taxation boundaries Ward 10

From: Liliana Arce Benítez

Sent: May 21, 2021 4:04 PM

To: DL - Council Only <dlcouncilonly@hamilton.ca>

Cc: clerk@hamilton.ca

Subject: Fire taxation boundaries Ward 10

"Fix the Fire Taxation Boundary Mapping First ... before you raise my taxes by 6.8%!"

Liliana Arce

Pilon, Janet

From: clerk@hamilton.ca
Subject: Fire Taxation

From: Trena
Sent: Saturday, May 22, 2021 1:13 PM
To: DL - Council Only <dlcouncilonly@hamilton.ca>
Cc: clerk@hamilton.ca
Subject: 04.12 (m) Fire Taxation

Hello,

It's been brought to my attention that the Fire Taxation rate in Stoney Creek/Winona is going to be increased at an unfair rate. That there are "Urban" areas which are not paying their fair share.

Please fix the Fire Taxation Boundary Mapping before you raise my taxes by 6.8%.

Trena Ennis

Pilon, Janet

From: clerk@hamilton.ca
Subject: Fire Tax Boundary Tax Issue

From: Lindsay Fennema
Sent: Monday, May 24, 2021 11:24 AM
To: DL - Council Only <dlcouncilonly@hamilton.ca>
Cc: clerk@hamilton.ca
Subject: 4.12 (n) Fire Tax Boundary Tax Issue

Hi,

Please fix the Fire Taxation Boundary Mapping First ... before you raise my taxes by 6.8%!

Thank you,
Lindsay Fennema

Pilon, Janet

From: clerk@hamilton.ca
Subject: Fire Tax Boundary Tax Issue

From: Mike Fennema
Sent: Monday, May 24, 2021 11:25 AM
To: DL - Council Only <dlcouncilonly@hamilton.ca>
Cc: clerk@hamilton.ca
Subject: 4.12 (o) Fire Tax Boundary Tax Issue

Hi,

Please fix the Fire Taxation Boundary Mapping First ... before you raise my taxes by 6.8%!

Thank you,
Mike Fennema

Pilon, Janet

Subject: Council Correspondence re: GIC Report, Hamilton Tax Increment Grants - May 26 Agenda

Has Council indirectly allowed the old wards 1 - 8 Special Infrastructure Levies to be downloaded to the properties taxes of those of us that own properties outside of those old ward boundaries ?... for the last 20 years??

Dear Honourable Mayor & Council,

I strongly encourage you to table/further discuss the tax implications & the Value for Money of approving grants under the Hamilton Tax Increment Grant program established by Council in August 2001.

I was unable to find any details of this program's approval from the archived August 22, 2001 agendas. I was also unable to find a funding source, such as built-up Reserves for the grants provided under this program. Generally, there would be time to ask questions or obtain details from Clerks, however, with a noon deadline of today, I am bringing my concerns directly to Council for consideration. **The funding of the program itself is of concern.**

What is the funding source of grants under this program?

It appears to be the General Levy.

If so, since the grants themselves are inclusive of amounts for the Special Infrastructure area-rated levies, an amount equal to the SIL is paid by all taxpayers city-wide & **Indirectly funded by properties outside the old wards 1 - 8**

While I agree with Councillor Ferguson, that the grant program itself should be reconsidered because the need to provide stimulus funds to regenerate the downtown may not be the same as it was 20 years ago, at the very least,, Council should consider that ***the grants be approved after excluding the Special Infrastructure / Area Rated levy portion.***

Should my quickly put together analysis of the programs funding sources be accurate, I would also ask that Council consider a request to Staff to provide a report on what the exact \$ amount of grants have been over the last 20 years and what portion of that has been attributable to SIL / AR levies. I already know that I, my friends & my neighbours are disproportionately paying for the staffing costs for special infrastructure projects, hence I would like to also know how much of those historical property taxes have indirectly also gone to the hard costs.

Lastly, Council may wish to question the projected grants in the reports before you presently. It appears to me that by using old 2019/2020 tax rates, as well as assessment values of only ~ \$250,000 per housing unit, the projected grants are assuming housing prices will go down in the core? And property taxes in the City won't increase over the next 5+ years?

The average assessment value in Ward 2 is \$281,100 / residential housing unit.

The average assessment values (based on 2016 fair market values) of similar condo units on King William are \$270,000 per unit.

Historically, new condos in the core have been priced in the range of \$350K to \$640K.

It appears, upon completion of these new builds, ***the City is assuming there will be no 'tax assessment' shift realized as a result of the unprecedented infrastructure investments being made in the core?***

In summary, I believe the grants will result in an approximate 1% increase in taxes (based on \$8M hit to General Levy) as well as a continuation of an indirect funding of Area rated reserves by the residents living in the former municipalities of Stoney Creek, Waterdown, Ancaster, Dundas & Glanbrook.

Sincerely,

Viv Saunders, CLU, CFP, CH.F.C
Stoney Creek Resident, Ward 10
Hamilton

Authority: Item 12, Committee of the Whole
Report 01-033 (PD01184)
CM: October 16, 2001
Ward: 4

Bill No. 094

CITY OF HAMILTON

BY-LAW NO. 21-

**Respecting Removal of Part Lot Control, 270 Melvin Avenue
Block "A", Registered Plan No. 62M-865**

WHEREAS the sub-section 50(5) of the *Planning Act*, (R.S.O. 1990, Chapter P.13, as amended, establishes part-lot control on land within registered plans of subdivision;

AND WHEREAS sub-section 50(7) of the *Planning Act*, provides as follows:

"(7) **Designation of lands not subject to part lot control.** -- Despite subsection (5), the council of a local municipality may by by-law provide that subsection (5) does not apply to land that is within such registered plan or plans of subdivision or parts of them as are designated in the by-law."

AND WHEREAS the Council of the City of Hamilton is desirous of enacting such a by-law with respect to the lands hereinafter described;

NOW THEREFORE the Council of the City of Hamilton enacts as follows:

1. Sub-section 5 of Section 50 of the *Planning Act*, for the purpose of creating lots for street townhouse dwellings, shown as Parts 1 to 42, inclusive, and to create a Common Elements Condominium easement, shown as Part 43 on deposited Reference Plan 62R-21672, shall not apply to the portion of the registered plan of subdivision that is designated as follows, namely:

Block "A", Registered Plan No. 62M-865, in the City of Hamilton

2. This by-law shall be registered on title to the said designated land and shall come into force and effect on the date of such registration.
3. This by-law shall expire and cease to be of any force or effect on the 26th day of May, 2023.

PASSED this 26 day of May, 2021.

F. Eisenberger
Mayor

A. Holland
City Clerk