



# City of Hamilton

## PLANNING COMMITTEE ADDENDUM

**Meeting #:** 21-012  
**Date:** August 10, 2021  
**Time:** 9:30 a.m.  
**Location:** 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

Lisa Kelsey, Legislative Coordinator (905) 546-2424 ext. 4605

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*5.3 Viv Saunders respecting Barton St EA - 2 Rural Lanes Widening to 5 Urbanized Vehicle Lanes	6
<b>6. DELEGATION REQUESTS</b>	
6.1 Delegation Requests respecting Licence Rental Housing (Item 10.2) (For Today's Meeting)	
6.1.a Virtual / Pre-recorded Delegations	

- \*6.1.a.e Added Virtual Submissions:
- (i) Ian Borsuk
  - (ii) Cameron Kroetsch
  - (iii) Darlene Wesley, ACORN Hamilton
  - (iv) Siobhan Teel, McMaster Students Union
  - (v) Karl Andrus, Hamilton Community Benefits Network
  - (vi) Rick Rankin, ACORN Hamilton
  - (vii) Ruth Draaistra, MSA
  - (viii) Mymoon Bhuiyan, McMaster Student Union
  - (ix) Cassandra Pichler, ACORN Hamilton
  - (x) Veronica Gonzalez, ACORN Hamilton
  - (xi) Jonathan Lopez, ACORN Hamilton
  - (xii) Alex Wilson
  - (xiii) Robert Flis
  - (xiv) Simranjeet Singh, McMaster Student Union
  - (xv) Hunter Celenza, ACORN Hamilton
  - (xvi) Michael Lopez, ACORN Hamilton
  - (xvii) Jacqueline Elliot, ACORN Hamilton
  - (xviii) Thomas Cooper, Hamilton Roundtable for Poverty Reduction
  - (xix) Marnie Schurter, ACORN Hamilton

- \*6.1.a.f Added Pre-recorded Submissions:
- (i) Marnie Schurter
  - (ii) Rick Rankin
  - (iii) Cassandra Pichler
  - (iv) Jonathan Lopez
  - (v) Jacqueline Elliot
  - (vi) Hunter Celenza
  - (vii) Ruth Draaistra
  - (viii) Michael Lopez

6.1.b Written Delegations

\*6.1.b.b Added Written Submissions:

- (b) Robert D. Hamilton
- (c) Nikki Ellis
- (d) John Day
- (e) Steve Greene
- (f) Hamilton and District Apartment Association
- (g) Colin Fraser
- (h) Casey Van Dijk
- (i) Ben Faber
- (j) Anne Devries
- (k) Jordan Raycroft
- (l) Pat and Al Ward
- (m) Paul Salvi
- (n) Barry Miller
- (o) C. and John Kool
- (p) Karen Ford
- (q) John Durac
- (r) Keith Clark
- (s) Cheryl Boileau
- (t) Lisa Crapsi
- (u) Chris Ferguson
- (v) Maureen McLellan
- (w) Mike and Ida Caruso
- (x) Margaret Regan
- (y) Michael Ronney
- (z) Lynn Sharpe
- (aa) Jantina and John DeVries
- (ab) John Cassidy
- (ac) John Benedetti
- (ad) Carol Pacella
- (ae) John Simpson
- (af) Jordan Cozzi
- (ag) Donna Swan and Sheila Boyd
- (ah) Edgar Rogalski
- (ai) Robert Flis
- (aj) Brian Melnike
- (ak) Guy Bisson
- (al) James Sherriff
- (am) Karen Bird
- (an) Nanette Morton
- (ao) Toni Simpson
- (ap) John Schooley
- (aq) [name redacted], ACORN Hamilton

## 9. PUBLIC HEARINGS / DELEGATIONS

9.2 Application for Approval of a Draft Plan of Subdivision for Lands Located at 4 Vickers Road, Hamilton (PED21155) (Ward 7)

\*9.2.a Added Written Submissions:  
(a) Nicole Thebaud

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## 12. NOTICES OF MOTION

\*12.1 Noise Concerns and Request for Expiry of Extended Construction Hours

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## 14. PRIVATE AND CONFIDENTIAL

\*14.2 Update regarding Appeal to the Ontario Land Tribunal of the passing of City of Hamilton By-law No. 19-039 to Amend Hamilton Zoning By-law No. 05-200 for additional setback requirements for Warehouses in Duff's Corner, Ancaster (LS21023/PED21143) (Ward 12)

Pursuant to Section 9.1, Sub-sections (e), (f) and (k) of the City's Procedural By-law 21-021; and, Section 239(2), Sub-sections (e), (f) and (k) of the *Ontario Municipal Act*, 2001, as amended, as the subject matter pertains to litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board; advice that is subject to solicitor-client privilege, including communications necessary for that purpose; and, a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board.

\*14.3 Waterdown Bay - 392 Dundas Street East (LS20003(a)/PED20049(a)) (Ward 15)

Pursuant to Section 9.1, Sub-sections (e) and (f) of the City's Procedural By-law 21-021; and, Section 239(2), Sub-sections (e) and (f) of the *Ontario Municipal Act*, 2001, as amended, as the subject matter pertains to litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board; advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

**From:** Viv Saunders

**Sent:** July 13, 2021 8:38 AM

**To:** [clerk@hamilton.ca](mailto:clerk@hamilton.ca)

**Cc:** Danko, John-Paul <[John-Paul.Danko@hamilton.ca](mailto:John-Paul.Danko@hamilton.ca)>; Farr, Jason <[Jason.Farr@hamilton.ca](mailto:Jason.Farr@hamilton.ca)>; Ferguson, Lloyd <[Lloyd.Ferguson@hamilton.ca](mailto:Lloyd.Ferguson@hamilton.ca)>; Pearson, Maria <[Maria.Pearson@hamilton.ca](mailto:Maria.Pearson@hamilton.ca)>; Johnson, Brenda <[Brenda.Johnson@hamilton.ca](mailto:Brenda.Johnson@hamilton.ca)>; Collins, Chad <[Chad.Collins@hamilton.ca](mailto:Chad.Collins@hamilton.ca)>; Wilson, Maureen <[Maureen.Wilson@hamilton.ca](mailto:Maureen.Wilson@hamilton.ca)>; Partridge, Judi <[Judi.Partridge@hamilton.ca](mailto:Judi.Partridge@hamilton.ca)>

**Subject:** Parking By-law Officers - Private Property

Can you please add this correspondence to the next Planning Committee meeting.

Dear Planning Committee Members:

It has recently come to my attention that City of Hamilton parking tickets are being handed out for infractions on private property in my neighbourhood.

Specifically, a condo apartment build that was approved with a significant variance to the standard Stoney Creek parking requirements, post-build has an issue with owners/occupants parking in the visitor spots. They are now enforcing parking violations and tickets, since they are payable to the City of Hamilton, appear to be handled by City of Hamilton parking by-law officers.??

As a taxpayer, I am interested to learn if we have other areas of our city where city resources/POA revenue are subject to parking enforcement issues on private property and/or if we have a city-wide policy? Or is this particular situation a one-off in Ward 10)?

As an advocate for planning decisions that balances the needs of new residents with the City's multi-modal transit goals, I am interested to learn if these past decisions of Council for aggressive reductions in parking requirements, are resulting in a shift of expenditures to other departments?

On the surface it appears to me that reducing parking spots from 1.75 spots per unit to only 1 per housing units (regardless of # of BRs), is too aggressive of a reduction from ~ 1.75 spots per unit in areas where no formal discussions for conventional transit have occurred (as per Transit Staff's recent comments) and/or where conventional transit has not materialized 27 years after first being touted as a future benefit of higher density infill developments.

Hence, I am respectfully requesting Committee review the practices mentioned above.

Thank you,

Viv Saunders

**From:** Viv Saunders

**Sent:** June 28, 2021 8:05 AM

**To:** Fazio, Margaret <[Margaret.Fazio@hamilton.ca](mailto:Margaret.Fazio@hamilton.ca)>

**Cc:** Pearson, Maria <[Maria.Pearson@hamilton.ca](mailto:Maria.Pearson@hamilton.ca)>; DL - Council Only <[dlcouncilonly@hamilton.ca](mailto:dlcouncilonly@hamilton.ca)>; [clerk@hamilton.ca](mailto:clerk@hamilton.ca); Smith, Janette <[Janette.Smith@hamilton.ca](mailto:Janette.Smith@hamilton.ca)>; Sergi, Tony <[Tony.Sergi@hamilton.ca](mailto:Tony.Sergi@hamilton.ca)>; Thorne, Jason <[Jason.Thorne@hamilton.ca](mailto:Jason.Thorne@hamilton.ca)>; Norman, Gavin <[Gavin.Norman@hamilton.ca](mailto:Gavin.Norman@hamilton.ca)>

**Subject:** Re: Barton and Fifty Road EA - 2 lanes widening to 5 vehicle lanes - Acknowledging receipt of comment

Thank you Margaret. When you do have a moment to reply, can you also advise how "we" went from a Dillon Consulting Report for the Transportation Management which states **the study area has the existing road capacity for the projected growth** to the citizens being blindsided with a new "it's a done deal" plan for a 40 metre widening on Barton Street at a cost of \$100 million? (\$50 Million roadway and \$50 million Water)

**From:** Viv Saunders

**Sent:** Monday, June 21, 2021 10:05 AM

**To:** DL - Council Only <[dlcouncilonly@hamilton.ca](mailto:dlcouncilonly@hamilton.ca)>; [clerk@hamilton.ca](mailto:clerk@hamilton.ca); Smith, Janette <[Janette.Smith@hamilton.ca](mailto:Janette.Smith@hamilton.ca)>

**Subject:** Barton St EA - 2 rural lanes widening to 5 urbanized vehicle lanes

**Words** Matter.

**Timing** Matters

**Delivery Method** Matters.

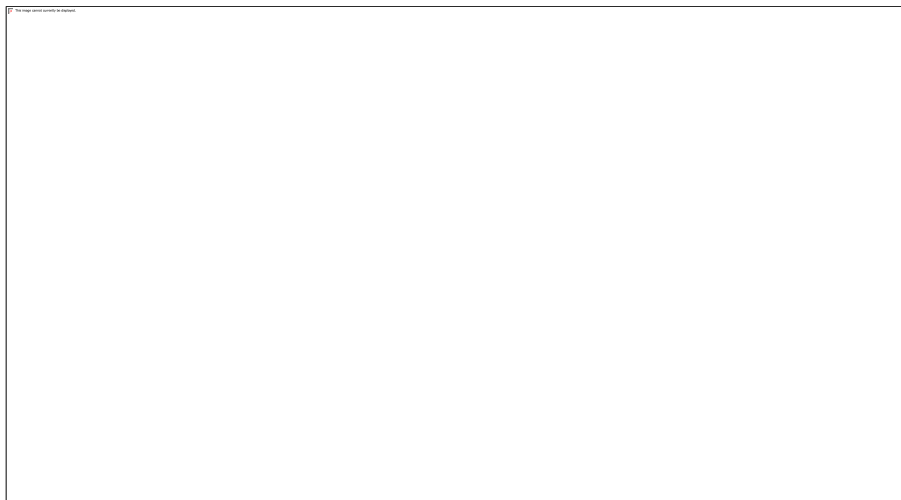
Dear Clr Pearson, City Council & City Manager Janette Smith,

With the greatest respect to City Staff, what is occurring should not be allowed. The process is flawed and either our City Manager or Council should provide direction which puts people first.

**Timing:** A 5 km stretch of road widening that is comparable to the likes of the LRT corridor re: expropriations of peoples home or 2/3rds of their driveways should not have been presented to the public at large, **without prior notification to the actual homeowners impacted**, ... during a pandemic & during a Housing Crisis.

**Delivery Method:** Besides the fact that a *virtual* Public Information Consultation meeting is not an appropriate Delivery Method for what appears to be a Phase 1 \$100 M project (inclusive of ~ \$32M in 'residential buy-outs'), I've been advised that ~ 100 people who were sent registered letters to attend last week's meeting are still unaware. Letters are still sitting at the Winona Post Office awaiting pick-up. Using a virtual meeting format, with direction to go look at the detailed plans online after the meeting, downplays the significant impact this project will have on people's lives and borders on underhandedness. People deserve better.

**Words Matters:** To add insult to injury, rather than having presentation slides/plans that reference Phase 1 and Phase 2, of the proposed plans for Barton St, the wording is "Alternative" and "Ultimate". As an example, this impacted home which obviously has a great deal of pride of ownership, is presently on the city's website as the "Ultimate" plan. I'm quite sure the people living there, if they even realize what the plan is, feel expropriation to *demolish* their home's structure is anything but 'optimal'. Note, there appears to be a vast space of industrial land directly across the street however the 'ultimate' plan, during a housing crisis, is demolish a home to make room for 5 vehicle lanes?!?!?



As per the timeline, this project will come before Council in the Fall and is scheduled to be in the 2025 capital budget for funding. Phase 1 of the plan is to do some expropriations in order to construct 5 vehicle lanes, one sidewalk on the north side, and one multi-use pathway on the southside. Phase 2, is to do a second round of expropriations from some of the same homes, in order to rip out the multi-use pathway & replace with cycle tracks & 4m wide promenade on the southside.

Surely under these circumstances & with the complexities of the plan, common courtesy should prevail & direction be given to 'hit pause' until:

(a) private connections can be made to each and every property owner impacted in Phase 1 and in Phase 2; and

(b) a more effective, forthright & fulsome consultation can occur with the public at large and some of the City's Advisory Committees; such as Cycling; after (a) has occurred.

As an aside, the plan itself is premature. Decisions need to be made in regards to which route is the ultimate route for the lrt extension/ rapid transit corridor (presently proposed as being Highway 8 to Fifty Road; not Barton St) as well as extending conventional public transit (presently not proposed in the 10 year Transit Strategy). Why do we need 5 vehicle lanes; 40 ms ROW in an area with very little commercial/retail zoning & a 3 1/2 storey residential height limit?

Respectfully,

Viv Saunders

Concerned Ward 10 Resident



6.1 b b

**From:** Robert Hamilton

**Sent:** August 4, 2021 3:43 PM

**To:** [clerk@hamilton.ca](mailto:clerk@hamilton.ca)

**Cc:** Danko, John-Paul <[John-Paul.Danko@hamilton.ca](mailto:John-Paul.Danko@hamilton.ca)>; Wojewoda, Nikola <[Nikola.Wojewoda@hamilton.ca](mailto:Nikola.Wojewoda@hamilton.ca)>

**Subject:** Hamilton Rental Housing By-Law - August 10th - Please Get Involved

Mayor and Council,

Legal and illegal conversions to rentals have been taking place in Hamilton for decades.

In my immediate area alone, there are numerous rental properties, irrespective of their being single or dual family rentals, legal or not.

Ward 1 and 8 and Part of 14 were chosen for the Pilot Project, while other Wards were not, because these Wards afford ample opportunity to spot and MANAGE problems without being overwhelmed.

As for the " **staff recommendation is to delay further discussion on this by-law until 2023**" is a complete abdication of government responsibility. The entire premise of the Pilot Project was just that - a Pilot Project.

Projects are a laboratory in which the pain points, and their rectifications are to be ascertained. COVID-19 economic environment has done nothing to change that fact.

Delaying this project any further than the three years already consumed by staff is unconscionable. Peddling out the argument, that, " **the City has recently undertaken two significant initiatives whose impact on the quality and quantity of rental housing should be assessed prior to making a decision regarding rental housing licensing** ", is a red herring.

The City of Hamilton already possesses sufficient statistical data necessary to expedite BOTH the Project, and the subsequent rental housing stock improvement initiatives alluded to by staff.

- First, the CITY OF HAMILTON SUBMISSION TO STATISTICS CANADA - SECTION A "Major Construction Projects" (Residential: \$50,000 or greater, Non-Residential: \$250,000 or greater) Permits issued for the month of May 2021.
- Second, Assessment Records which given a year-over-year view of the property taxes for the ENTIRE City.

Get on with the Pilot Project, and not put off any further the critical opportunity to LEARN in a real world application, what it will take for the City to come to grips with what is required for the private -sector production AND statutory regulation of SAFE AND LEGAL rental properties in the City of Hamilton.

Robert D. Hamilton

6.1 b c

From: Nikki Ellis  
Sent: August 4, 2021 4:30 PM  
To: [clerk@hamilton.ca](mailto:clerk@hamilton.ca)  
Cc: Kelsey, Lisa <[Lisa.Kelsey@hamilton.ca](mailto:Lisa.Kelsey@hamilton.ca)>  
Subject: By law pilot program for licensing

To Whom It May Concern, please include this letter in the up coming Planning Meeting on Aug 10th, 2021.

As a new resident to the area, I have experienced many derelict rental properties with high numbers of tenants in very small homes. I am in support of the proposed by law pilot program for licensing. I feel this would help keep tenants safer with more inspection, and keep homes in proper standards.

Many student rentals have little to no property up keep and students packed into a home, with no egress windows or doors to basements for escape, making these rentals seemly illegal. Support in the new pilot by-law would allow the city to inspect and make sure these homes were up to code.

Thank you for your time,  
Nikki Ellis  
Bonnington Resident

6.1 b d

**From:** John Day

**Sent:** August 6, 2021 1:30 PM

**To:** clerk@hamilton.ca; Kelsey, Lisa <Lisa.Kelsey@hamilton.ca>; Danko, John-Paul <John-Paul.Danko@hamilton.ca>

**Subject:** Hamilton Rental Housing By-Law

I would like to express my view on the proposed Hamilton Rental Housing By-Law.

I have 3 house surrounding my home that have absent home owners, and the houses are used for rental purposes. They are located at 110, 111, and 105 West 3rd Street, Hamilton, ON. I live at 107 West 3rd Street, Hamilton, ON.

The houses at 105 and 111 West 3rd have 7 separate bedrooms in each house, which were converted from a 3 bedroom home. All tennants were students at Mohawk College.

The house at 110 West 3rd was converted from a 3 bedroom home to 7 bedrooms, and the tennants all work. They each have their own car so there are 7 cars in the driveway and on the street during the weekends.

I feel that the homes are unsafe due to health and safety concerns. The amount of garbage from each home is also overwhelming and unclean for the neighbourhood.

The grass is left uncut for weeks at a time, and snow very rarely gets cleared, if at all.

In summary I feel that these properties are not properly cared for in our residential neighbourhood.

John Day

6.1 b e

**From:** Steve Greene

**Sent:** August 6, 2021 1:41 PM

**To:** clerk@hamilton.ca

**Cc:** Kelsey, Lisa <Lisa.Kelsey@hamilton.ca>

**Subject:** Liscence all rental units immediately

I am Steve Greene , I live at 136 West 3rd St since 1996 . When we first settled into our home , this was a quaint family neighbourhood . Most homes are 2 or 3 bedrooms and many are bungalows . They were built in the '50s as single family dwellings . Homes and yards were clean , grass was cut and snow was shovelled . There was no garbage problem , or rat infestation .

Fast forward many years to now , and things are very different .

Greedy absentee landlords are overfilling these homes with unsafe numbers . My neighbour John tells me that there are 12 adults living next to his home and 9 across the street from him (all 9 have vehicles) . Another neighbor Dennis has 7 or 8 beside him (his estimate) . Opposite corner to me next to Clarke , has multiple people and vehicles . These rentals are all in 1 block , where we live . The home across the street from me was rented out as the ground floor only since the basement is riddled with mould and even has a sump pump in the basement .

None of these landlords lives at the address or upkeeps the property regularly . There are cars parked everywhere down the street making it hard for traffic to see children crossing the street . Overcrowding for greed can't possibly meet room sizing requirements or the fire code .

By-Law enforcement cannot keep up with all of the infringements in the Bonnington area . They would need more officers to keep a proper eye here .

The problem is so bothersome that many neighbours have talked of moving away from here and their lifetime homes .

Please institute the By-Law as soon as possible (before there is a disaster or fire).... it should have been put into effect years ago .

S. Greene

6.1 b g

**From:** Colin Fraser

**Sent:** August 6, 2021 5:48 PM

**To:** clerk@hamilton.ca; Kelsey, Lisa <Lisa.Kelsey@hamilton.ca>

**Subject:** i support the implementation of the bylaw right away - Hamilton Rental Housing By-Law

Hello: I strongly support this rental housing licensing by-law.. Living in Ward 8(west 3rd) for more than 12 years, i have seen a steady increase in single family homes being converted to student/private tenants where some dwellings' have had up to 11 tenants at one time, some do not have air conditioning(this all cannot be safe). Also, speaking to the tenants they are responsible for summer and winter outdoor maintenance in their contracts. I have also noticed a steady increase of rodents(rats and skunks) year after year caused by abundance of waste that does not get put out for pickup. Snow maintenance is dismall as well. Many of these rental dwellings are a fire and safety hazard(i've been in 2 of them and have seen the poor conditions) and have failing rooftops. Crime, speeding and parking is problematic.

I strongly support this rental housing licensing by-law TODAY

Thank you

Colin

Colin Fraser

6.1 b h

**From:** Casey Van Dijk  
**Sent:** August 7, 2021 9:32 AM  
**To:** clerk@hamilton.ca  
**Cc:** Kelsey, Lisa <Lisa.Kelsey@hamilton.ca>  
**Subject:** Rental Housing Licensing By-law

To Hamilton City Council -

The City of Hamilton should implement a landlord licensing program as soon as can be arranged. Hamilton (and Canada) is experiencing major issues related to housing, and having absentee landlords crowding students into poorly maintained houses around McMaster University and Mohawk College is contributing to this terrible situation. Housing should not be treated as businesses where absentee landlords are doing everything they can to cut costs and increase revenues - but that is exactly what is happening in these student housing neighborhoods. These houses are becoming unsafe and poorly maintained because there are no standards being enforced on these landlords. It is only a matter of time before a major incident occurs and people get injured or worse in these overcrowded unmaintained properties, many of which have unauthorized alterations that do not satisfy building code. The City of Hamilton needs to take action as soon as possible and implement a program to enforce minimum standards.

I would like my correspondence included for the August 10th Planning Committee Agenda for Item 10.2 "License Rental Housing (PED21097/LS21022) (Wards 1, 8 and parts of Ward 14).

Thank you

[Casey Van Dijk](#)

6.1 b i

**From:** Ben Faber

**Sent:** August 7, 2021 12:06 PM

**To:** clerk@hamilton.ca

**Cc:** Kelsey, Lisa <Lisa.Kelsey@hamilton.ca>; Ward 8 Office <ward8@hamilton.ca>

**Subject:** Rental Housing Units (Schedule 31)

Dear members of the Planning Committee,

As a resident in the Buchanan Park neighborhood in Ward 8, I was pleased to read that the proposed by-law will protect tenants from landlords whose properties do not meet the city's safety standards. Mohawk College students living in Ward 8 deserve to know that their rental accommodations are safe; this also goes for McMaster students in the west end. This proposal will give the city the legislative clout it needs to enforce these universal safety standards and to keep landlords accountable for their rental properties. More importantly, prospective tenants have the right to the dignity of living in licensed, inspected accommodations.

I strongly encourage you to approve this proposal on Tuesday and not delay until 2023.

Yours,

Ben Faber



6.1 b j

**From:** Anne Devries / Michael Godfrey

**Sent:** August 7, 2021 12:29 PM

**To:** clerk@hamilton.ca; Kelsey, Lisa <Lisa.Kelsey@hamilton.ca>; Ward 8 Office <ward8@hamilton.ca>

**Subject:** 10.2 License Rental Housing

Rentals Ruin Neighbourhoods

This year I became a **reluctant landlord**.

The house beside me had previously been turned into a duplexed rental by an absentee Toronto investor.

Grass was not cut, gardens were not maintained and the backyard was used as a garbage dump. At one time there were

9 newcomers living in the house. Other tenants had wild parties when bi-law was not working.

When the investor listed the house for sale we bought it. We have spent the better part of a year fixing it up inside and out.

As I said to my husband, "I do not want it to look like a rental".

Investors from outside of Hamilton are drawn to invest in this area. The housing stock on the east mountain is easily duplexed.

As a landlord, I support licensing landlords.

Anne Devries

6.1 b k – Also see additional PDF document attached to agenda

**From:** Jordan Raycroft

**Sent:** August 7, 2021 12:42 PM

**To:** clerk@hamilton.ca; Kelsey, Lisa <Lisa.Kelsey@hamilton.ca>

**Subject:** Fwd: Important Message from Councillor Danko on Rental Housing Licensing By-law Pilot

Hi John-Paul,

This bylaw sounds like it would do some great things for the neighbourhoods in question. After reading the staff report, however, I do share some of the concerns around displacing current tenants while mandatory upgrades are being done, and requiring landlords (big and small) to make substantial upgrades to their homes after many of them have not been receiving rent, or far less rent than they are owed, during the course of the pandemic. As the city's own report states, there are already bi-laws in place for enforcement. Perhaps a better, and more cost-effective, approach might be a campaign making tenants in the area more aware of their rights, the living standards they should expect, and what they can do if they feel their living conditions are unsafe.

I have a few questions I'd like the committee to consider:

1. If the bylaw is enacted immediately, what concessions will be made to allow landlords flexibility in making necessary upgrades without compromising their income streams? Not all landlords are big-rich-corporation types. Many are small-time, just trying to get by.
2. Will there be certain requirements that can be waived for existing units that meet fire and electrical code but fail on requirements under building code due to the age of the home? For example, low bulkheads (many of the houses in the Bonnington area are war-time, so most existing basement would not meet these standards without extremely costly renos), available parking (as many of these rentals target students, not all of the tenants require parking - we also have street parking bylaws that already govern overcrowded street parking), or having a water-shutoff for each unit in the home (this is required under Ontario Second Dwelling code) doing so would require entirely new plumbing through entire home.
3. In Ward 8 there are also live-in landlords simply renting out basements so that they can afford their mortgage. These types of landlords are not the cause of the problems this by-law seeks to address, but I fear that they will be made to pay the price if this bylaw is enacted. Has the committee considered the impact this bylaw would have on live-in landlords renting secondary dwellings so that they can simply afford their home?

I would like to add at fourth question to my initial email:

4. Has the committee considered the cost of this bylaw on tenants themselves? They write that tax payers will not pay for the program, but tenants certainly will. Landlords will be forced to up their rents to cover extensive renovation costs and licensing fees. At a time where there is a rental

shortage/bidding wars on rentals, does the committee feel that this is the best route to take to make sure rental properties are safe?

Please include my comments in Monday's meeting.

Thanks,

Jordan Raycroft

6.1 b L

**From:** Pat Ward

**Sent:** August 7, 2021 1:23 PM

**To:** Kelsey, Lisa <Lisa.Kelsey@hamilton.ca>

**Subject:** Item 10.2 License Rental Housing Pilot Committee

Please include this correspondence in the Agenda for Item 10.2 License Rental Housing Committee on August 10<sup>th</sup>, 2021.

As stated, the conversion of family homes to multiple rental units is ILLEGAL. For this reason, we need a bylaw with enforcement to stop this trend. If the property owners were compliant with safety regulations this action would not be necessary. If you decide to vote against this pilot project, I assume it is because you have something to hide and are happy to profit off the backs of people who have no voice.

In my neighbourhood near Mohawk College there is a large percentage of houses that have been turned into multi-unit rentals. Of course I have not been inside them since they have been converted because that is taboo. I can tell from the number of people smoking outside everyday how many people live there, and apart from building materials disappearing into the house I do not see any safety modifications on the outside of the buildings. The absentee landlords do not respect the desire of neighbours to maintain the appearance of their property or to monitor the behaviour of the tenants. This is not a case of 'beauty is in the eye of the beholder' which I have been told by bylaw in the past. I would invite dissenting members of the committee to live in a house next to one of these slum landlords' dwellings.

As a medical professional who worked at Mohawk College Medical Clinic. I have heard first-hand accounts of the terrible conditions and treatment that some students were subjected to in their rental units. Many of them came in to the clinic covered with bed bug bites. They would tell of cockroach and ant infestations. Often the landlords would blame the students for bringing them to his house and refusing to do anything about it. Facilities were often dirty and poorly maintained. Since Covid began and the foreign student population has dropped, these units are occupied by single men.

If you vote NO to this pilot project you are in effect silencing people who have no power and few resources. Thank You for your time. Please vote YES.

Pat & Al Ward

6.1 b m

**From:** Paul Salvi

**Sent:** August 7, 2021 4:47 PM

**To:** Kelsey, Lisa <Lisa.Kelsey@hamilton.ca>

**Subject:**

Hi their Lisa, my name is Paul Salvi ...i live on Atwater Crescent off West 5th and Mohawk and we have some dumpy rental properties that make the neighborhood look lower class...I read about Wilson and Danko proposal for the city to hire a squad to stay on top of and fine these investor's when their properties go to crap and i support ur cause 😊

Paul Salvi

6.1 b n

From: Barry Miller  
Sent: August 7, 2021 5:28 PM  
To: clerk@hamilton.ca  
Cc: Kelsey, Lisa <Lisa.Kelsey@hamilton.ca>  
Subject: 10.2License Rental Housing (Ped21097/LS21022)

There is no need for me to list the grievances of these non-license rental slum houses again as they have been regurgitated over and over to the last three ward eight counsellors and provincial MPs for 35 years, Mohawk College inception. Also the Hamilton Bylaw- the Hamilton police the Hamilton fire department knows of these problems from the countless community neighbourhood meetings held, and the same problems still exist.

No more stalling or excuses for not getting the job done.

Getting it right, dotting the "I" and crossing the 'Ts' should be done now.

Giddyup.

Barry Miller

6.1 b o

**From:** John Kool  
**Sent:** August 8, 2021 6:29 AM  
**To:** clerk@hamilton.ca  
**Cc:** Kelsey, Lisa <Lisa.Kelsey@hamilton.ca>  
**Subject:** rental housing licensing by-law pilots

We have lived in a section of what constitutes ward 8 all our lives. What was once clusters of family-friendly neighbourhoods full of homes owned by proud, middle-class homeowners has gradually turned into neighbourhood ghettos of neglected dwellings carved up so that absentee landlords can make big bucks cramming in as many students, Air BnB guests, renters of rooms etc. as he/she can! Upkeep is non-existent! Lawns go unattended! Snow isn't shovelled! Garbage and litter abound! Parking! Noise! Harassment! The creep of overcrowding and neglected homes has grown over the years and is threatening to expand to yet more neighbourhoods whose homeowners and their children deserve better! We strongly support licensing these absentee landlords and a clean-up of the shameful neglect (including litter and graffiti) in this section of ward 8 that was once a lovely place to live. And while we're at it, let's turn the Upper James 'speedway' between the brow and Fennell Ave into a family-friendly version of Concession, Locke or Ottawa Streets, where local business can thrive, traffic is slowed and pedestrians feel safe. It's all doable and it starts with LICENSING!

C& J Kool

6.1 b p

**From:** Karen Ford

**Sent:** August 8, 2021 8:03 AM

**To:** clerk@hamilton.ca; Kelsey, Lisa <Lisa.Kelsey@hamilton.ca>

**Subject:**

I would like my concerns included for the August 10th Planning Committee Agenda for Item.10.2 "Licensing Rental Housing (PED21097/LS21022) (Wards 1, 8 and part of 14.)

I live on Delmar Drive in Buchanan Park. Several years ago my neighbour (an original homeowner here, now moving into LTC) was happy her home sold to "a nice family with two young boys". Unfortunately, they had no intention of living here and the house was quickly converted to a multi-room residence, in excess of the number allowed by by-law regulations. Calls to by-law by concerned neighbours resulted in officers appearing at the property but ultimately we were told that the by-laws could not be enforced. Great! What a waste of city resources!

Since then we have seen a succession of renters (first students, then other young individuals.-- I'm sure the students will return this fall) move in and out. We have dealt with ongoing garbage issues on the property, noise, overgrown garden and increased vehicular traffic at all hours of the day and night. We have also watched an alarming number of people (residents and visitors) go in and out of the house throughout the pandemic, all unmasked!

Having loved living in this neighbourhood since the 1980s, I now fear the area may go the way of the West 1st-4th properties, and those around McMaster University, where family homeowners watch as their neighborhoods rapidly deteriorate as bi-laws continue to be violated.

**PLEASE ACT NOW TO ENSURE THAT BI-LAWS CAN BE ENFORCED TO LIMIT THE NUMBER OF SINGLE RENTERS IN OUR ONCE-FAMILY HOMES.**

Thankyou for the opportunity to be heard.

Sincerely,

Karen Ford



6.1 b q

**From:** John D

**Sent:** August 8, 2021 12:01 PM

**To:** clerk@hamilton.ca

**Cc:** Kelsey, Lisa <Lisa.Kelsey@hamilton.ca>

**Subject:** Rental Housing Licensing By-law Pilot : Item 10.2 "License Rental Housing (PED21097/LS21022)

I strongly support implementing Rental Housing Licensing By-Law Pilot NOW. This subject has been discussed for over 35 years now and numerous cities in the surrounding areas have successfully implemented Licensing.

Around West 5th & Fennel & numerous streets in the Bonnington area, the majority of homes are rentals with a number of them having overcrowded homes causing fights, parties involving loud music & disruptions to the peaceful owners nearby who have lived in this neighbourhood for numerous years. On top of having to put up with looking at garbage, empty glass bottles, broken glass - the ripped off garbage attract rats & mice to name a few.

We shouldn't have to worry about our personal safety or that of our families caused by investors wanting to maximize their profit. So many homes don't have proper fire / smoke alarms which is definitely a safety concern for the houses next door.

Looking forward to seeing those changes implemented Tuesday.

Sincerely,

John Durac

6.1 b r

**From:** Keith Clark

**Sent:** August 8, 2021 12:22 PM

**To:** clerk@hamilton.ca

**Cc:** Kelsey, Lisa <Lisa.Kelsey@hamilton.ca>; Danko, John-Paul <John-Paul.Danko@hamilton.ca>

**Subject:** Submission for Item 10.2 - August 10th Planning Committee Agenda

I am concerned that at the Planning Committee meeting of August 10, 2021 there is consideration being given to the staff recommendation to delay legislation that proposes to license single family houses that have been converted to multi-family dwellings.

**I would like this correspondence included in the August 10<sup>th</sup> Planning Committee Agenda for Item 10.2 "License Rental Housing (PED21097/LS21022) (Wards 1, 8 and parts of Ward 14)".**

Keith Clark

August 6, 2021

Planning Committee

City of Hamilton

**Note: I would like this correspondence included in the August 10<sup>th</sup> Planning Committee Agenda for Item 10.2 "License Rental Housing (PED21097/LS21022) (Wards 1, 8 and parts of Ward 14)".**

I am concerned that at the Planning Committee meeting of August 10, 2021 there is consideration being given to the staff recommendation to delay legislation that proposes to license single family houses that have been converted to multi-family dwellings.

**I support the implementation of the bylaw right away for the following reasons:**

The two houses on my street immediately to the north of me have been gutted and converted from single

family homes to student and transient housing. Both are similar to mine, bungalows with about 950 square

feet of living space and a basement. As a result several issues have arisen.

1. **Property Maintenance** – failure by the landlord to properly maintain the property. Grass is rarely cut, snow and ice is never cleared from the sidewalk, garbage is left out in plastic bags on the property attracting rats, racoons and skunks which rip the bags open and further spread the mess. Birds have used unprotected dryer vents as a nesting site and fencing is in need of repair. Again this can be addressed by by-law enforcement but constant complaining is frustrating. Why is it my job to enforce standards?

2. **Building Interior** – failure by the landlord to provide and maintain livable shelter. In January a couple of years ago one of the residents came and asked if I had a heater. Their furnace had broken down and the landlord provided no auxiliary heat for a week while the furnace was repaired. At one time a resident invited me in to show me how bad the place was. There was an extension cord rigged into a ceiling fixture in the kitchen to use in the kitchen as an outlet and in the hall wires of some sort could be seen hanging down from the ceiling. The tenants, some of whom can barely speak English have no concept of their rights and that they are being taken advantage of. This cannot be remedied by by-law it needs an inspection process.

3. **Substandard living conditions** – the landlord takes advantage of off-shore students to maximize profit. Specifically there has been overcrowding of people. One of the two houses (950 sq ft plus

basement) recently came on the market and was listed as having seven bedrooms, two kitchens, two bathrooms and one family room. Considering that there would have to be space for a furnace, hot water tank and laundry that is putting a lot of people into one house. At one time I asked one of the residents next door how many people lived in the house. He replied he wasn't sure but he thought about 14 – he never met or saw all the people living in the basement. He was told to say that if anyone asked he was tell them they were all cousins and one family. This is substandard housing in Canada. It cannot be addressed by a by-law. It must be addressed by a permit and inspection process.

4. **Potential building code violations** – I have noticed that any renovations and repairs have been made the owner and not by professional contractors. I suspect that if the buildings were inspected there would be building code violations. If there was ever a fire, people living in the basement would have a difficult time getting out as they have only one exit – up basement stairs and onto a driveway that has a car that just sits there near the door. Window exit would not be possible and there is only one exterior door available. This cannot be addressed by by-law. It must be addressed by a permit and inspection process.

5. **Parking** – failure by the landlord to provide adequate parking results in 6 to 8 cars parked on the street in the area adjacent to the houses clogging roads in winter. There are also cases of blocked driveways and cars being parked on lawns. While immediate issues can be solved by calling by-law (they may or may not respond in my experience so I gave up calling) results in fines to tenants, not the landlord for not providing adequate parking, the root cause of the issue.

These are clearly issues that impact not only the immediate neighbourhood, but also the lives of the tenants. To keep delaying this legislation makes no sense. As I read the report from staff I do understand that many issues are at play here. But this is a pilot project limited to a small area where lessons can be learned that will provide feedback for planning. The problems are known and have been identified. Now is

the time to deal with it. The cost to the city, as cited in the report, is not significant.

In summary, there are serious issues around landlords who are providing rental accommodation to students and transients. All of the problems I have outlined are landlord problems – not tenant problems.

The most serious issues cannot be addressed by bylaw and must be addressed by a permit and inspection process.

Respectfully,

Keith Clark

**From:** Cheryl Boileau

**Sent:** August 8, 2021 12:22 PM

**To:** clerk@hamilton.ca

**Cc:** Kelsey, Lisa <Lisa.Kelsey@hamilton.ca>;

**Subject:** Rental Housing Licensing By-law Pilot - August 10th Planning Committee Meeting

To the City of Hamilton

Please include this letter in the August 10<sup>th</sup> Planning Committee Meeting.

I live in Ward 8 in the Bonnington neighbourhood. Unfortunately, I am shocked to see the condition of the homes around me. The house next to me is in horrible condition – the side door doesn't close, the front door doesn't open, no screens on the windows and there is no air conditioning. There was approximately 6 young people living there with one working door. Garbage was on the ground. It didn't take long to notice the rats and this was horrifying. It was clear no work had been done on this house in years.

The house across from me is well known to By-law. There's broken windows and the siding is falling off. One day the owner dragged 7 mattresses out of the house and left them on the front lawn. I waiting to see that he was getting them picked up. I had to call by-law to have them removed almost a week later. Their grass isn't cut regularly and they don't remove their snow. They put out garbage cans on garbage day, and because they are absent, they sit there for days.

The house on the other side of me had people living in the garage. People were urinating behind the garage. One day, a couple of guys kicked in the door.

I won't walk in my neighbourhood on garbage day – there's so much garbage on the ground that it stinks. Absentee landlords have no consideration for their neighbours. I have lived in a few neighbourhoods in Hamilton, and because of absentee landlords, this is by far the worst area I have lived in.

We need something done about this. Why would the citizens of this community be asked to wait for help? Absentee landlords seem to have more rights than law abiding, tax paying citizens that are watching their once-nice neighbourhood rot.

Cheryl Boileau

6.1 b t

**From:** Lisa Crapsi

**Sent:** August 8, 2021 12:36 PM

**To:** clerk@hamilton.ca; Kelsey, Lisa <Lisa.Kelsey@hamilton.ca>

**Subject:** Resident Comments on: License Rental Housing (PED21097/LS21022) (Wards 1, 8 and parts of Ward 14)

Good Afternoon Lisa & Clerks,

I hope you are having a refreshing weekend. My name is Lisa Crapsi and I am a resident in the Buchanan area. I would like to submit my written support to approve Bylaw: License Rental Housing (PED21097/LS21022) (Wards 1, 8 and parts of Ward 14).

My husband and I have lived in Buchanan, Ward 8, for 5 years and thoroughly enjoy living in this neighbourhood. Its walkability, easy access to amenities, diverse neighbours and various homes have been just some of the reasons that we appreciate this neighbourhood. As the Hamilton housing market continues to grow, we recognize the need for various types of homes, including multi-dwelling homes and rental units so that folks of all incomes have safe and comfortable places to live.

When we purchased our home in this area, we were aware that we were close to Mohawk College and that we would be surrounded by student rentals. Having been students in the past, we were more than accepting of this reality. Additionally, with close proximity to St. Joe's West 5th healthcare facility, we also recognized that we may be living close to residents using their services. Again, this was accepted openly, as we understand that being part of a strong community means respecting and valuing diversity and striving to enhance a strong sense of ownership by accepting all socio economic backgrounds and positively supporting people's experiences.

With the growth of the market and the increase in price for homes, it is understandable that residents may need or want to rent. It has become evident that some of the rental homes in our area have become unkempt, unsafely filled with a large number of people, and are often accompanied by absent landlords. The lack of regulations in place makes it easy for landlords to profit off of people's life circumstances or socio economic status, resulting in an influx of unsafe, overpopulated, and poorly maintained living conditions. I believe that landlords and those investor property owners need to be held accountable for the rental units they provide and making sure that tenants are living in a space that is safe and meets all regulations.

There is currently an inadequacy of existing by-law enforcement to address these problems. On various occasions, my husband, myself and surrounding neighbours have called the City regarding the lack of maintenance, disturbances and increased garbage and debris on one particular property, where little to no action has been done. I have also had conversations with a student renter who has indicated, "I hope there isn't a fire in my home, as there aren't any fire escapes in my space". We have also experienced first hand unethical behaviour by a property owner displayed by his absenteeism when communicated that there was an issue with their renter and constant disturbances from his property, and have also seen Kijiji ads for rental homes in our area for monthly payment options, no background checks and no tenant

agreement required. It is evident that this particular landlord is turning a financial profit by taking advantage of a disadvantaged group.

I strongly advocate for the implementation of this bylaw.

Happy to answer any additional questions if necessary.

Thank you for your time.

--

***Lisa Crapsi***

**From:** Chris Ferguson

**Sent:** August 8, 2021 5:06 PM

**To:** clerk@hamilton.ca

**Cc:** Kelsey, Lisa <Lisa.Kelsey@hamilton.ca>; Ward 8 Office <ward8@hamilton.ca>; Ward 1 Office <ward1@hamilton.ca>; Danko, John-Paul <John-Paul.Danko@hamilton.ca>; Wilson, Maureen <Maureen.Wilson@hamilton.ca>

**Subject:** Support for License Rental Housing (PED21097/LS21022)

Hello,

I'm writing to you to express strong support for immediately implementing the Rental Housing Licencing By-Law. I have firsthand experience dealing with the issues that are associated with illegal rentals in our very own Southam neighbourhood. What we have witnessed since moving here in December 2020 at the dwelling located at **182 West 2nd Street** is a disgusting lack of respect from the landlord towards the tenants that sadly have to occupy it.

The landlord preys on tenants that are on government support and/or newcomers to Canada since their housing choices are limited and they may not understand what their full rights are as tenants. The **building is literally falling apart**, with the roof being torn up by raccoons and windows being boarded up rather than being replaced. It simply looks unsafe. This dwelling represents the absolute failure and shame we should all feel that we allow a landlord to take full advantage of some of our most marginalized populations. *It has been truly shocking to see what has taken place at **182 West 2nd Street** in just 8 months.*

Let's do better.

Chris

**From:** Maureen McLellan  
**Sent:** August 8, 2021 9:17 PM  
**To:** Kelsey, Lisa <Lisa.Kelsey@hamilton.ca>; clerk@hamilton.ca  
**Subject:** Licensing of Rental Units  
**Importance:** High

Dear Ms. Kelsey:

I am writing you today to support Councillor John-Paul Danko's effort to request the immediate implementation of the City of Hamilton's By-law department to introduce licensing of the landlord's rental units.

My neighbourhood, "Sanatorium Road" and the Buchannon Park area has been ever changing with the growth of Mohawk College. It is nicknamed "Renter's Haven. I would no longer call it a haven. There are rat and roach infestations, which never occurred during my 30 year tenure in this neighborhood. I have witnessed first-hand the deterioration of homes directly across from me. Specifically, gardens and grass neglected (especially backyards), sidewalks not shoveled, excessive garbage left out, plus the deterioration of the home itself.

One tenant found a live wire near the furnace? Also continual leaking in the basement for years (mould issues). Currently, there are two families in a home (11 people in a single family dwelling?) and it has been sprayed twice for roaches. I always wonder if the basement windows are the proper size to allow the tenants to go through in case of a fire? This should be inspected prior to allowing a landlord to rent a basement apartment.

Students from Mohawk College now park on Sanatorium Road then walk to school. There is also an increase of street parking of several vehicles from these multi-tenant residences, which causes safety issues, as parking on my street is allowed on both sides. Also the increased traffic noise late at night is disruptive.

This is simply a money making venture for these landlords, who do not care about retaining the integrity of the neighbourhood.

The City of Guelph licenses their landlords and their neighbourhoods have not deteriorated like ours. A substantial part of the Westdale neighbourhood has been ruined in my opinion.

I fully support this initiative in an effort to save my neighbourhood.

Kind regards,

Maureen McLellan

6.1 b w



**From:** Ida Mazza

**Sent:** August 8, 2021 9:18 PM

**To:** clerk@hamilton.ca; Kelsey, Lisa <Lisa.Kelsey@hamilton.ca>

**Subject:** license rental units

We fully support the immediate implementation of the bylaw asking Landlords to licence their rental units.

We have lived in the Buchanan Park area since 1981 and brought up two wonderful boys. We have watched our beautiful neighbourhood deteriorate over the years due to individuals that have turned single family homes into multi-unit apartments. Not only are these homes a blemish on the neighbourhood but they pose a potential safety hazard to the occupants. They are not being inspected to ensure they are legal or that they meet electrical and fire codes. Shame on the city if one day we have a loss of life because council did not have the political will to enforce it's own and the provinces legal obligations.

Mike and Ida Caruso

6.1 b x

From: Margaret Regan  
Sent: August 8, 2021 11:24 PM  
To: Kelsey, Lisa <Lisa.Kelsey@hamilton.ca>  
Cc: Kelsey, Lisa <Lisa.Kelsey@hamilton.ca>  
Subject: Licensing rental units

I fully support the immediate implementation of the by-law asking landlords to licence their rental units. I live next door to an eye sore. The City should make sure that landlords maintain their properties inside and front and backyards (weeds and mature trees...nut trees and mulberry trees).

The City should have passed a by-law years ago when we started to have problems with Mohawk College rentals.

Margaret

6.1 b y

**From:** Michael Ronney  
**Sent:** August 9, 2021 8:09 AM  
**To:** clerk@hamilton.ca  
**Cc:** Kelsey, Lisa <Lisa.Kelsey@hamilton.ca>; Ward 8 Office <ward8@hamilton.ca>  
**Subject:** Rental housing licensing by-law pilot for Wards 1, 8 and part of Ward 14

Please refer to my comments in PDF file attached.

Michael Ronney

August 9, 2021

Planning Committee  
City of Hamilton

TO: clerk@hamilton.ca  
CC: Lisa.Kelsey@hamilton.ca  
CC: ward8@hamilton.ca

SUBJECT: Rental housing licensing by-law pilot for Wards 1, 8 and part of Ward 14.

To whom it may concern:

I am a resident in Ward 8, and I am writing to support the initiative put forward by Ward 1 Councillor Maureen Wilson and Ward 8 Councillor John-Paul Danko to address the issues around conversion of single family homes to rooming houses or multiple family rental units.

In my neighbourhood we have a number of dwellings which were clearly built and intended for single family use. We have concerns for the safety and well being of tenants, with uncertainty about fire codes, and sanitation considerations for the number of additional residents occupying these homes. We also have some concerns about the increase in numbers of residents and their guests, the accompanying noise levels, and additional demands on limited vehicle parking spaces available on our street.

Yours truly,

On Aug 7, 2021, at 10:25 AM, Lynn Sharpe wrote:

I have lived on west 3rd for 43 years .this by law is really needed .I have heard we're there is 10 to 15 people In one house the

Parking and up keep of these rentals long grass and weeds garbage is bad I call weekly for by law come up . One day there will be a fire and then what will happen.

6.1 b aa

**From:** Jantina Devries

**Sent:** August 7, 2021 11:28 AM

**To:** [clerk@hamilton.ca](mailto:clerk@hamilton.ca)

**Subject:** by-law

Please include this email for the Planning Committee meeting on September 21, 2021 to implement the draft by-law "Rental Housing Units." I am definitely in favour of this by-law

We live on Cloverhill Road in Ward 8 beside a rental house which is owned by an absentee landlord. There are many more rental homes on Cloverhill Rd. These properties are not being taken care of and most of them have too many renters for the property. Driveways are not able to take care of all the cars owned by the renters so driveways are extended onto the grass. Next door grass has been left to grow over a foot long before it is finally cut. I can go on. These homes were not meant to have 8 separate people living in them. It is a business for these owners with no supervision from anyone. It is time this stopped.

Thanks for listening and I can only hope that this by-law will pass and be implemented sooner rather than later.

Jantina and John DeVries

**From:** John Cassidy

**Sent:** August 7, 2021 11:38 AM

**To:** [clerk@hamilton.ca](mailto:clerk@hamilton.ca)

**Subject:** Rental Housing licensing by-law pilots for Wards 1,8 and part of Ward 14.

I am favour of putting this by-law in place, to help control these absentee landlords from running these units that are far from being up to code, Lets be proactive finally and get these units up to minimum standards for the residence.

6.1 b ac

**From:** Joe Benedetti Benedetti

**Sent:** August 7, 2021 1:47 PM

**To:** [clerk@hamilton.ca](mailto:clerk@hamilton.ca)

**Subject:** Please pass the by law making licencing of all "rental" properties

I see the problem EVERY day in our area of Ward 8, it is just too much

i believe in live and let live but

Joe Benedetti

6.1 b ad

From: Carol Pacella  
Sent: August 7, 2021 1:54 PM  
To: [clerk@hamilton.ca](mailto:clerk@hamilton.ca)  
Subject: Rental Housing Licensing By-Law

This by-law should be implemented as soon as possible. We have a house across from us that is rented out and the owners are never around. The house is falling apart. The gate to the backyard has been broken for over a year and the screen door to the front of the house is broken and leaning to the right with only one hinge holding it. This by-law should have been in place long ago.

Carol Pacella



**From:** John Simpson  
**Sent:** August 8, 2021 3:38 PM  
**To:** [clerk@hamilton.ca](mailto:clerk@hamilton.ca)  
**Cc:** [LisaKelsey@hamilton.ca](mailto:LisaKelsey@hamilton.ca)  
**Subject:** Licence Rental Housing Hearing. August 10th 2021

I would like to support councillor Danko's motion for immediate implementation of the rental licensing by-law pilot for wards 1,8 and part of 14.

I live on the east side of Garth Street between Elmwood and Sanitarium.

On the west side of Garth at that location most of the single family homes are now rented out. Several with numerous tenants. One has at least 6 adults renting rooms.

One home, the owner (?) is operating some form of construction business from the home, while renting to at least two separate tenants who enter and leave the property via an electronic keypad on the garage door. (Fire code???)

The renters park on Elmwood and there is often vehicles parked on the grass in front of the house.

I have no issue with rentals in the area but think that the City should take responsibility and ensure that this is done in such a way that standards in the area are maintained.

I would my correspondence included for the August 10th Planning Committee Agenda Item 10.2.

John Simpson,

**From:** Jordan Cozzi

**Sent:** August 8, 2021 10:19 PM

**To:** [clerk@hamilton.ca](mailto:clerk@hamilton.ca)

**Subject:** Letter of Support Buchanan

To whom it may concern,

My wife and I, Jordan and Jessica Cozzi, support the immediate implementation of the bylaw asking landlords to license their rental units.

We live on Collier Crescent and are surrounded by rental units. We have enforced parking bylaw of 1 hour on our street but it doesn't seem to stop anyone from abusing street parking. The rental units have a large amount of garbage and recycling due to double and triple units, these bins are left out for days blocking the sidewalk and making it extremely difficult for wheelchairs or strollers to get by. On windy days all this garbage blows around the neighborhood. The upkeep of these rental units is also a problem, it takes away from all the other owners who take pride in their properties appearance. I am constantly cleaning up after the tenants in these units and its becoming a larger issue as more and more family homes are being converted. I have my doubts that these units meet the requirements of multi family dwellings.

Thank you for your time,

Jordan

**From:** Donna Swan  
**Sent:** August 9, 2021 9:01 AM  
**To:** Kelsey, Lisa <Lisa.Kelsey@hamilton.ca>  
**Cc:**  
**Subject:** licensing for rental properties in Hamilton

John Paul Danko

I live in the Buchanan Park area. I am an original home owner in the area, my husband and I purchased and built our home in 1960. Over the past 20 years or more I have noticed our neighbourhood change, instead of young families moving in to the area, people have been buying homes and turning them in to rental properties.

The home to my left has been owned by the same gentleman for many many years. He owns another house 3 doors down and quite a few more homes in the immediate area.

We have watched the home beside us fall into disrepair unfortunately due to neglect on the owners part. The weeds in the backyard grow past waist height every single spring and summer, causing the awkward conversation , " I'm so busy, I'll get to it...etc". The porch is in very bad shape and is unsafe, the back room is loaded with old funrniture piled up to the ceiling making it unusable for the renters. The yard is unsafe for the renters as well.

I feel awful for the renters, who are very nice people, I know they feel stuck in a bad situation, unable to ask for repairs, asking for a washing machine to be fixed (2 months without a machine!! Only to have it replaced with a coin machine!)

The driveway is a mess, the roof hasn't been seen to etc etc...This is just the one house.

I see single family homes being turned into duplexes and triplexes and student rentals, which is understandable given the cost of housing, but I hope that there will be some sort of regulations in place to protect the neighbourhoods from falling victim to lazy owners who have no incentive to upkeep their properties.

Please do what you can to ensure that Hamilton remains a wonderful city to live in!

Sincerely

Mrs K Boyd

Sheila Boyd, Donna Swan

6.1 b ah

From: Edgar Rogalski  
Sent: August 9, 2021 9:42 AM  
To: clerk@hamilton.ca  
Cc: Kelsey, Lisa <Lisa.Kelsey@hamilton.ca>  
Subject: licensing and inspection of student rental housing

RE: student housing

Please do not delay inspection and licensing of student housing in Ward 1 & Ward 8.

I live in Ward 8 but am more familiar with housing in Ward 1 because a friend of mine once did renovation and maintenance for absentee landlords in the Westdale West Hamilton neighbourhoods. Some of the conditions of these speculators from out of town was appalling. You should especially be concerned about the electrical issues and the threat of fire.

Many landlords are only out to make a buck and don't care about the safety of their tenants. Please begin inspections, and develop a protocol for the number of students in a house, fire escapes etc. You simply cannot wait another two years for this!

sincerely Edgar Rogalski

**From:** RM Flis

**Sent:** August 9, 2021 9:47 AM

**To:** clerk@hamilton.ca

**Cc:** Ferguson, Lloyd <Lloyd.Ferguson@hamilton.ca>; Bishop, Kathy <Kathy.Bishop@hamilton.ca>; Kelsey, Lisa <Lisa.Kelsey@hamilton.ca>

**Subject:** Aug 10, 2021 - Planning Committee Agenda for Item 10.2 "License Rental Housing (PED21097/LS21022) (Wards 1, 8 and parts of Ward 14)

To whom it may concern,

Please include in the August 10th Planning Committee Agenda meeting for "License Rental Housing".

I am not in support of the proposed by-law for licensing rental housing as it will hurt tenants across the city.

As you are aware, Hamilton is in the midst of planning through its growth strategy called GRIDS2 on how to accommodate an increase in over 236,000 people and 110,000 housing units by 2051. It is unclear how many new affordable rental units the licensing pilot will bring?

Hamilton is amid a housing crisis, and councilors Maureen Wilson and John Paul Danko would like to move ahead on implementing a pilot program of licensing fees for rental units in the areas around McMaster University and Mohawk College against the advice of the City Staff report that this would have detrimental effects to the tenants.

All the stakeholder's perspectives and comments with respect to the rental housing licensing are based on pre-pandemic data and require new perspectives. COVID-19 has shifted the renting landscape in the city (as well as other parts of GTA and Country) creating scarcity of units available especially for the most affordable units. There are mounting anxieties in people looking for a place to live – the struggle is real. The proposed pilot would only worsen the current housing crisis and result in displacement of tenants.

As a concern, the city's staff report there are 2,000 properties in the proposed pilot. Majority of them are in the older portion of the city where lots do not exceed 30ft x100 ft in dimensions. For any of the housing providers moving forward with the licensing application could find out that they would need to decrease the number of the habitable rooms due to the zoning reviews such as city's-imposed parking to number of rooms ratio. Assuming there is 1 habitable room lost per property, the resulting loss would be a minimum 2,000 less affordable places to live. There could also be properties lost to the rental stock due to the owner's selling as mentioned in the report. According to Mohawk College, there are between 50-100 people on a wait list each year when residences are operating at full capacity (pre-COVID). The city's affordable housing wait list is in the thousands. Would the city be able to accommodate 2,000+ additional people looking for affordable housing? According to their own staff report, the pandemic has placed extreme strain on the system of housing services support, which has less capacity to assist tenants displaced by the implementation of a new licensing regime.

The cost of rents will increase significantly to absorb new fees and unknown upgrade recommendations. With fixed costs escalating, many of the housing providers will be forced to increase rents considerably when the units are released to new cohorts of tenants making these units less affordable, further hurting tenants.

Where is Mohawk and McMaster in this? Although the main issue with this plan is about hurting tenants, it can be noted that the narrative around the proposed licensing scheme is punitive to the housing providers. Majority of them are small “Mom-and-pop” housing providers dedicated to safety and being good ambassadors for the City of Hamilton to thousands of tenants that pass-through these properties each year. Too much fun fare, there was an announcement on July 23, 2021 with the Federal Government \$12.9M Rapid Housing initiative creating 49 affordable homes. For many years, the same “Mom-and-pop” operations dedicated their livelihoods to the creation of thousands of affordable housing accommodations at no cost to any government or higher learning institutions relying on these spaces for tenants they bring into the city.

Why are they being vilified because of a few bad actors that the city refuses to enforce the existing by-laws to bring them into compliance? The City has several existing by-laws which can address all the concerns frequently heard regarding the rental units plus newly created standards to expand its scope that were brought forward by tenant’s advocates as it is outlined in the staff report. The City, Mohawk College and McMaster University as well as the student’s associations and tenants’ advocates should focus their attention on tenant rights and proactive education about the tools that are already in place and available to them to call in when they spot noncompliance.

For any program to succeed there must be an alignment from all the stakeholders. To date there is no consensus, the same arguments and opinions making headlines not based on data being stated with councilors disregarding any of the new recommendations made by their own staff.

I urge you to not support the proposed motion. The implementation of a licensing system is redundant and will only serve to increase costs to those who depend on rental accommodations in an already overstressed rental market. It is a distraction that will not result in an increase of affordable housing stock and only drive costs to tenants and “taxpayers” since it would not be revenue neutral.

Without a roof over one’s head, it is nearly impossible to go to school, have a job, or access essential support services. The proposed licensing scheme will result in many people not being able to have those basic rights putting further strain on the city’s limited resources.

Sincerely,

Robert Flis

**From:** Brian Melnike

**Sent:** August 9, 2021 11:07 AM

**To:** clerk@hamilton.ca; Kelsey, Lisa <Lisa.Kelsey@hamilton.ca>

**Subject:** rental housing licensing by-law pilot

We currently are in a quiet neighborhood (upper Wellington and Mohawk area) with now 3 single family homes converted to duplexes within a stones throw (2 of which mislead neighbors on intended use, both will be absentee landlords from Toronto area, one created with no permits at all). If the current existing duplex is any indication we are looking at increased parking on streets endangering children, property neglect including uncut lawns and unshovelled sidewalks...also lets not forget the noise and trash with no one held accountable. Licensing will make people accountable, at this point it is technically a business and as a business owner I must abide by rules so why should they not abide by a set of rules? We need to keep Hamilton a safe nice place for everyone..start now as it is harder to back track!

My correspondence can be included

Brian Melnike

**From:** Bisson, Guy

**Sent:** August 9, 2021 11:40 AM

**To:** clerk@hamilton.ca; Kelsey, Lisa <Lisa.Kelsey@hamilton.ca>

**Cc:** Ward 8 Office <ward8@hamilton.ca>; Ward 1 Office <ward1@hamilton.ca>;

**Subject:** License Rental Housing -Item 10.2 Planning Committee Agenda

Hello – please include this correspondence with the August 10/21 Planning Committee Agenda, item 10.2 License Rental Housing.

I reside in the Southam neighbourhood, in the vicinity of Mohawk College. While Mohawk and its students are welcomed as valued members of our neighbourhood, many single-family homes in our area are owned by non-resident, and frequently absent, owners who have turned them into multi-person rentals. Many homes are unkept – unmown lawns, torn-open trash bags strewn across lawns and sidewalks, sidewalks not cleared of snow, cars parked on yards, etc. Absent landlords are frequently unresponsive, if they can be contacted. This is not a new, but is an increasing, issue.

These houses are being operated as commercial businesses. Given the vulnerability of the tenants - particularly with the current lack of affordable housing options - and unresponsiveness of the landlords, I support the immediate implementation of the proposed pilot-project by-law to licence rental housing. Regulating rental properties is an appropriate step to ensure that vulnerable members of our community are being safe-guarded against unsafe accommodation, while respecting home-owning (and taxpaying) residents. It would seem that a pilot project in a few Wards is a positive way to assess whether a city-wide by-law would have any affect on the supply of rental units.

Thank you

Guy Bisson



From: James Sherriff  
Sent: August 8, 2021 2:00 PM  
To: [clerk@hamilton.ca](mailto:clerk@hamilton.ca)  
Cc: [Lisa.Kesey@hamilton.ca](mailto:Lisa.Kesey@hamilton.ca)  
Subject: Councilman Danko and duplexes.

The house next door to me on 36 Dodson Street, Ward 8, has been converted to a duplex. This guy bought the place about a year ago, never lifted a finger and had contractors do all the work and sold it as a duplex making a nice profit.

This is a nice quite single family dwelling street. I strongly object to this practise and would like to see the zoning changed to stop this.

Please include this letter in the meeting of the Planning Committee

Reagards,

Jim S.

6.1 b am

**From:** Bird, Karen

**Sent:** August 9, 2021

**To:** clerk@hamilton.ca; Kelsey, Lisa <Lisa.Kelsey@hamilton.ca>

**Cc:** Ward 8 Office <ward8@hamilton.ca>; Ward 1 Office <ward1@hamilton.ca>

**Subject:** License Rental Housing -Item 10.2 Planning Committee Agenda

Please submit this message to The Planning Committee meeting on August 10/21, regarding item 10.2 Rental Housing

I live in the vicinity of Mohawk College. There are many single-family homes in the neighbourhood, that have been converted into multi-person student rentals, largely by landlords from outside of our community. Over the years, difficulties have arisen with the upkeep of many of these properties, and in recent years this has been an increasing problem.

I support an expansion of the rental market, given the current lack of affordable housing options and the need for greater city density. I am concerned, however, by the lack of safeguards to ensure that existing and future landlords are providing safe, adequate accommodation to a vulnerable community. I am also concerned by the disregard of absentee landlords for home-owning members of our neighbourhood. Given the need to expand the rental market and the view of some City staff that licensing may discourage landlords, I support the immediate implementation of the pilot by-law to license rental housing. This will address the difficulties faced by tenants and neighbourhood resident, homeowning taxpayers, while also providing evidence to determine whether licensing has an affect on rental housing supply.

Karen Bird

6.1 b an

**From:** Nanette Morton

**Sent:** August 9, 2021 9:59 AM

**To:** Kelsey, Lisa <Lisa.Kelsey@hamilton.ca>

**Subject:** Re: FW: Form submission from: Request to Speak to Committee of Council Form

The information I want to include is as follows:

I compare the negative lobbying against landlord licensing to the same fears about raising the minimum wage. In spite of what people predicted, businesses still thrived when minimum wage increased -- in fact, they probably did better, since people had more to spend. A landlord license is a minimal expense. Landlords should already be including the costs of upkeep when renting a property so that the property will maintain its value.

6.1 b ao

**From:** Toni  
**Sent:** August 9, 2021 9:52 AM  
**To:** clerk@hamilton.ca  
**Cc:** Kelsey, Lisa <Lisa.Kelsey@hamilton.ca>; Ward 8 Office <ward8@hamilton.ca>  
**Subject:** August 10th meeting-

As a tax paying resident of Ward 8, Please find attached my letter addressing the August 10<sup>th</sup> committee meeting . I am in support of my Councilor's licensing proposal. Please convey my letter to the committee meeting.

Kindest regards  
Toni Simpson

August 9, 2021,  
Hamilton ON

Toni Simpson-

**RE: Tuesday August 10<sup>th</sup>, 2021, Planning Committee of Hamilton City Council rental housing licensing by-law pilot for Wards 1, 8 and part of Ward 14.**

Dear Sirs and Madams of the Committee.

I am writing in support of the proposal to enact the Rental Housing License program. I agree and understand that the proposed by-law will require rental business owners (landlords) to license their rental units. I strongly agree that Licenses should only be granted if the rental units that fully comply with the Ontario building code, fire code, electrical code, parking requirements, room size and layout and all other regulations. I do not agree with the City of Hamilton's Housing Services Division recommendation that consideration of a rental housing license program does not proceed until the pandemic has ended and the rental market and household incomes have stabilized. Absent landlords and non-compliant landlords continue to place both their tenants and our community at risk. The pandemic resolution (if one ever comes) will not impact this situation as these residences are for business profit.

I have resided in Ward 8 for 30 years and have witnessed firsthand unsafe and unsightly conditions in student and rental housing in the area due to absent landlords. Many homes in our local walking vicinity have been purchased by absentee landlords and real estate investors. These former family homes which what we bought into for the community "vibe" are now converted illegal rental units with little regard to the impact on the neighborhood we initially invested in. It's ironic to think we avoided purchase in the Westdale area due to numerous non habitant home owners and yet now we have become the "new Westdale" We see the unkempt properties with no property maintenance, increased garbage, and multiple people in a single dwelling. This was not how we envisioned our personal investment when we moved to WARD 8. We support Councilor Danko by support for a by- law that provides leverage to hold investor property owners accountable for the rental units they own and make sure that tenants are living in a space that is safe, legal and meeting all regulations. We work hard to maintain our properties

and ensure that our own home meets code and have the same expectation for other homes within our community. The surge of the real estate market established a new type of homeowner in our ward which has negatively impacted our local community. In Ward 8. We feel strongly that enforcement for reasons of safety should be at the forefront and cannot wait until “pandemic has ended”.

Based on the cost of homes in our area, these landlords and buyers do not appear to have financial hardships to be able to secure a secondary residence. They must ensure that the residence meets basic code like every other home in our community. Safety and equality of home ownership responsibilities should be an expectation within any community for those who choose to invest and reside in that area. Basic codes are in place for a reason, and I do not understand why this situation relieves the owners of such properties as exempt. We support Councilor Maureen Wilson in restating *“They are businesses and need to be treated as such. The city licenses and inspects restaurants and hair salons reasons of health and safety. Why not these rental properties? A cost recovery licensing model ensures that owner/operators, and not taxpayers, are funding a program which will go a long way in creating healthy and safe places for tenants to live. It also offers neighborhoods a standard on how these businesses are to be operated”*. We request enacting this by-law to keep us all safe and community proud in Ward 8..

**From:** John Schooley  
**Sent:** Monday, August 9, 2021 9:20 AM  
**To:** Ward 8 Office <[ward8@hamilton.ca](mailto:ward8@hamilton.ca)>  
**Subject:** absentee landlords

Good Morning!

I wanted to offer up my thoughts on review of absentee land lords and multiple tenants living in these dwellings. Councillors Danko and Wilson are on the right track! We moved into 39 Atwater 6 years ago this month. There was one rental. We don't have any axe to grind per se with renters! They are not given the tools or encouragement to keep the properties respectable. Also perhaps the culture they were raised in allows them to look the other way when it comes to blue box, garbage, green bins. I have seen by-law officers bend over backwards to provide renter(s) with instruction on how to use these items.....however, inspection of electrical, and the number of people allowed to live on the premises are the keys to curbing safety and overcrowding....why staffing would want to put this off until 2023 is puzzling.

We can put up with uneven sidewalks and roads in disrepair but the buck stops with absentee landlords.

Please make this happen!

John Schooley



August 6, 2021

Planning Committee  
Hamilton City Hall  
2nd floor - 71 Main Street West  
Hamilton, Ontario L8P 4Y5

**RE: License Rental Housing (PED21097/LS21022) (Wards 1, 8 and parts of Ward 14)**

The Hamilton and District Apartment Association (HDAA) wishes to provide our thoughts on the Rental Housing Licensing pilot project up for discussion at the August 10, 2021 Planning Committee meeting as we believe it will have a direct impact on rental housing in the City of Hamilton and will affect the way housing providers operate.

The HDAA has read the staff report for the Rental Housing Licensing pilot project and their recommendation to postpone the matter to Q1 of 2023 due to the strains brought on by the pandemic. The HDAA strongly disagrees with licensing in the City of Hamilton and particularly with it being implemented during the current atmosphere and are in strong support of the staff recommendation of the matter being delayed until the circumstances have improved.

As noted in the staff report “the COVID-19 pandemic has significantly increased the pressure on the City’s rental market and the housing system in general. For tenants, rents for new units are increasing, vacancy rates are down especially for the most affordable units, and there is potential for high levels of displacement following the ending of the provincial moratorium on evictions. Introducing a rental housing licensing regime at this time could have a further destabilizing affect on the rental housing market.” We believe this point very accurately summarizes the current environment we are in as well as the many reasons implementing a licensing regime at this time would be very detrimental. Another point to consider is the loss of rental supply due to units converting back to being owner occupied. Housing prices during the pandemic have risen sharply resulting in some landlords putting their rental units on the market which are then bought by buyers who intend to owner occupy, diminishing the rental supply further.

Licensing, as has been argued by us in the past, and its subsequent fees will be downloaded to tenants, resulting in increased rents, would hurt rental supply by discouraging the creation of new units and causing displacement and would be an extra burden both financially and in manpower to the City. As noted in the staff report the cost to implement licensing in the City would result in a cost of approximately \$330,892, which in the current environment the City of Hamilton cannot justify.

The issue of displacement of tenants in the City also needs more attention. With a licensing regime put in place there may be situations where units will need to be shut down causing displacement of tenants with some potentially ending up on the streets. The City will need to make sure it accounts for this and will need a concrete plan in place to make sure tenants have somewhere to go should their unit need to be shut down by the City. In the current environment, rental supply, and in particular affordable rental supply, is hard to find and this poses a very large problem as it will be challenging to find adequate housing for tenants that will need to be displaced.

Furthermore, and as the staff report touches on as well, the City of Hamilton has implemented two new initiatives in regards to rental housing and supply. One being the secondary dwelling initiative which will



provide opportunities for more rental supply through the creation of secondary dwellings. The second being the review and amendment of the property standards by-law which brings with it an expanded scope and addresses many concerns tenants and tenant groups have had. The affects of these two initiatives will need some time to be felt and may very well address most of the concerns tenant groups have been having, and perhaps may even diminish the need for a licensing regime altogether.

The HDAA does not believe the City of Hamilton will be in an environment that will justify the need for a licensing regime in the foreseeable future, particularly with the many other avenues that can be explored, and does not believe the suspected benefits will outweigh the negative repercussions of such a regime, or the burden that would be placed on the City to implement it. We strongly agree with many of the points made in the staff report, and although we prefer the matter of a licensing regime be decided against in general, we do believe that it would be the most wise to postpone a discussion on the matter until we are fully recovered from the pandemic and are able to see how the rental market recovers. We also believe the two new initiatives made by the City will need more time to make their full impacts known as they may solve many of the issues a licensing regime would be seen to encompass.

The pandemic has brought with it many negative impacts on the residents of Hamilton and the City would be exacerbating the issues by considering a licensing regime at this time. We hope the City takes their own staff recommendations into strong consideration and agrees that they would be ill-advised to proceed with this matter during the current atmosphere.

Respectfully yours,

**Hamilton and District Apartment Association**



Re: Rental Licencing Bylaw

Jordan Raycroft  
61 West 1st. St.  
Hamilton, ON

Councilor John-Paul Danko, Chair and Members of the Planning Committee,

My name is Jordan Raycroft. I am a resident and homeowner in Ward 8, living on West 1st. St. I am writing in opposition of the proposed Rental Licensing Bylaw. As the City's own report on the proposed licensing bylaw states, there are already bylaws in place for enforcement of the common problems residents have with rental properties. Rather than increase costs to landlords (which will certainly trickle down to the tenants through rent increases), perhaps a better and more cost-effective solution might be a campaign making tenants in the areas of concern more aware of their rights, the living standards they should expect, and what they can do if they feel their living conditions are unsafe. I take issue with displacing current tenants while mandatory upgrades are being done, and requiring landlords (big and small) to make substantial upgrades to their homes and pay unnecessary licensing fees after many of them have not been receiving rent, or far less rent than they are owed, over the course of this pandemic.

With the state of Hamilton's housing market it is already extremely difficult for many renters to work toward buying a home of their own. My wife and I know first hand. After renting together for more than 5-years we were finally able to buy a home for our growing family. This bylaw will make it even more challenging for young people like us to get into the housing market as increases to rent take away from income tenants could be saving.

Furthermore, the proposed bylaw works in direct opposition of the city's growth plan, especially if we forego urban boundary expansion. If we are to welcome 236,000 more residents by 2051 within our current city boundaries we are going to need many more rental houses and secondary dwellings. This bylaw will add yet another unnecessary hoop for landlords and would-be landlords to provide much needed housing, adding fuel to the fire that is our out of control rental market. Did you know that there are currently [bidding wars on rental properties](#)? As opposed to penalizing landlords and tenants, the city should incentivize landlords (and non-landlord homeowners) to create safe and attractive living spaces for their renters through grants, tax breaks, and other helpful resources. Make it so that landlords would be missing out on significant benefits by not upgrading and taking proper care of their properties.

Before the committee takes a vote, I have a few questions I'd like for them to consider:

1. In my ward, I know of live-in landlords simply renting out basements so that they can afford their mortgages. These types of landlords are not the cause of the problems this by-law seeks to address, but they will be made to pay the price if this bylaw is enacted. Has the committee considered the impact this bylaw would have on live-in landlords renting secondary dwellings so that they can simply afford the grossly inflated price of their home?

2. Has the committee considered the indirect costs of this bylaw on the tenants themselves? The committee writes that landlords will pay for the program, not tenants. However, it will ultimately be tenants that pay the price. To cover extensive renovation costs and licensing fees, landlords will be required to increase their rents. At a time where there is a housing shortage driving bidding wars on rentals, does the committee feel that this is truly in the best interest of tenants living in our wards?
3. What does this bylaw do that current neighbourhood bylaws and tenant protections don't already do? Would an awareness campaign targeted at informing tenants of their rights and the standards they should expect not be a better use of city time and resources?
4. To my fellow homeowners in the wards in question: For better or worse, the investment/rental potential in our neighbourhoods has driven up the value of our properties significantly. Have you considered the impact this bylaw might have on the value of your homes if landlords are disincentivized from investing in homes in our wards?
5. Has the committee conducted a study on how many tenants would be displaced and how many rental units would be taken off the market as a result of this bylaw? If this bylaw is passed, existing units that meet fire and electrical code but fail on requirements under building code due to the age of the home will still be required to make extensive renovations. For example, low bulkheads (many of the houses in the Bonnington area are war-time, therefore, most existing basement-units would not meet these standards without extremely costly and lengthy renos), available parking (as many of these rentals target students, not all of the tenants require parking - we also have street parking bylaws that already govern overcrowded street parking), or having a water-shutoff for each unit in the home (this is required under Ontario Second Dwelling code) doing so would require entirely new plumbing throughout the entire home. For many landlords, it will simply not be worth it financially to upgrade their rental homes, pushing them to sell and permanently displace their tenants.

I am all for keeping housing safe and our neighbourhoods clean for the benefit of all. However, I do not believe this bylaw is the best way forward. I urge you to vote against this bylaw and develop a new strategy that incentivizes homeowners and landlords to create necessary housing to answer the incredible demand of the rental market in Hamilton.

Thanks,  
Jordan Raycroft



Good day, Mayor and Councillors and staff. My name is [REDACTED] I live in Ward 5. I have lived in my apartment for over 17 years. My building at [REDACTED] has had three owners since I have lived here. The last three years we have had Hamilton Manor Apartments who are based out of Toronto. During these three years we have had five superintendents, including one who tells everyone he is an ex-con and has served time for assault and vehicular manslaughter (he is currently a contract worker for the company).

This building used to be clean and friendly until these last few years. Since the current owners took over, we have water issues with no consistent hot water or water pressure. Heat issues due to the boiler not working and heat turned off too early at the end of the winter. Building maintenance is an afterthought. The hall carpets are dirty and stained as well as rugs being potential tripping hazards. Multiple hallway fire exit lights haven't worked in months and interior stairwell lights are not always functional. The door at the west end of the building routinely has issues where it's either an emergency exit concern or a security one when they leave it propped open because the lock doesn't work. The dumpster tends to be overflowing within a few days of being emptied due to illegal dumping that isn't enforced despite security cameras. The same dumpster tenants use is also being filled with building materials by maintenance instead of being disposed of separately. The parking lot is a safety hazard. Bylaw has been contacted by tenants many times and as well as Fire Safety.

I would love to be able to move but with the price of apartments to rent currently it's not feasible. My building maintenance manager is not supposed to contact me as I'm supposed to contact the superintendent or the senior property manager. The maintenance manager has verbally harassed me and it was agreed by myself and the senior property manager that arrangement is to be followed. The managers live off-site and only the superintendent and the contract helpers live on-site.

If affordable housing was more widely available I could afford to move as could other long-term tenants. Especially ones in the lower to moderate income range including those on ODSP, OW, and CPP/OAS. This unfortunately isn't an option as there is no affordable, safe, and livable housing available in Hamilton.

I work full-time in child care and I barely make ends meet. If we had landlord licensing, people would know what type of unit and building they were moving into as well as having a maintenance record of the building. I would never go to an establishment (hair salon, restaurant, etc.) that did not have a green pass license when I know it's legally required. Why would anyone want to live in a place that was unclean, not well maintained, properly managed, or safe and affordable? Landlords would be held

accountable for cleanliness, health and safety and as a result have happy long-term tenants who they aren't constantly butting heads with.

Please make our homes safe and affordable so we can be proud Hamiltonians as homes are for everyone. Affordable, safe housing is a right not a privilege.

Thank you for your time.



Hamilton ACORN, East End Chapter

**From:** Nicole Thebaud  
**Sent:** August 9, 2021 7:48 AM  
**To:** [clerk@hamilton.ca](mailto:clerk@hamilton.ca)  
**Subject:** Notice of Public Meeting - 4 Vickers Road - Comments

Good Morning,

Please see below comments with respect to the public meeting of the planning committee for 4 Vickers Road to be held on Tuesday, August 10th. Please ensure my name and personal information is withdrawn from any written communication.

1) It is wrong that this public meeting is being held during regular business hours. I think these meetings are scheduled this way to hedge council members' bets that residents will not attend given the awareness of the overwhelming distaste for this project.

2) I believe that the developers and/or their agents did not survey the existing neighbourhood before planning the development. If they had, they would have noticed that the vast majority of homes within the Fennell-Mohawk-Upper Wellington-Upper Wentworth block are one-storey bungalows. I understand that if they had chosen to proceed with the same style, rezoning of the school land would have been needed which would cause nothing but headaches, time, and money, however these townhouses will not fit within the neighbourhood feel. Appearance matters.

3) What will be the impact on our water services? Not just the water entering our homes, but also the fire hydrants. We currently have the best pressure available as per the Fire Underwriters Survey. Not only will this disrupt an essential service, but it is also a factor in the cost of personal residential insurance.

4) We currently have a combined sewer system. Does the City have a plan to make developers update services? Dumping storm/sanitary into an already overburdened system are claims waiting to happen.

5) With respect to the trees that line Vickers Road that the City planted two years ago, what is happening with those? Why did the City waste tax-payer money if they knew they would not be purchasing the land?

6) Many of the roads in our neighbourhood are zoned for parking on one side of the street only. Will they (and all of them) continue to be as such?

7) Two-car driveways are a must. Given the price of housing and what we have seen based on recent sales in our neighbourhood, many of these units will most likely be multi-generational homes or multi-unit rentals.

8) The condition of Vickers Road is already atrocious. Given the number of heavy vehicles that will be driving down this road, multiple times per day, should this project be accepted, will the developer be responsible for road replacement?

Please confirm receipt of this email.

Thanks,  
Nicole Thebaud

# CITY OF HAMILTON

## NOTICE OF MOTION

Committee Date: August 10, 2021

**MOVED BY COUNCILLOR B. JOHNSON .....**

**SECONDED BY COUNCILLOR .....**

### **NOISE CONCERNS AND REQUEST FOR EXPIRY OF EXTENDED CONSTRUCTION HOURS**

WHEREAS, municipalities have the authority under the *Municipal Act, 2001* to pass a Noise By-law to regulate and prohibit with respect to noise;

WHEREAS, in response to the COVID-19 pandemic, the Ontario government sought to accelerate construction projects in municipalities;

WHEREAS, the Ontario government passed O.Reg 131/20, under the *Municipal Act, 2001* (“O.Reg 131/20”) allowing for extended construction hours for projects associated with the healthcare sector to 24 hours a day and any other construction activity in a municipality between the hours of 6am and 10pm;

WHEREAS, O.Reg 131/20 limits a municipality’s authority and enforcement through Section 451.1 of the *Municipal Act, 2001* from prohibiting and regulating noise with respect to after-hour noise from construction sites;

WHEREAS, there has been an increase in complaints as a result of after-hour noise caused by construction sites impacting the quiet enjoyment of the residents of Hamilton; and,

WHEREAS, O.Reg 131/20 is set to expire on October 7, 2021;

#### **THEREFORE BE IT RESOLVED:**

- (a) That the Mayor contact the Premier of Ontario, and local Members of Parliament to ask that the Province to promptly expediate the expiry of O.Reg 131/20, the COVID exemption for after-hours noise from construction sites.
- (b) That the Mayor contact the Premier of Ontario, and local Members of Parliament to request that the Province not make the temporary regulations of O.Reg 131/20, or any similar restrictions, permanent through an amendment to the *Municipal Act, 2001*.
- (c) That the request be sent to other municipalities in Ontario, including the Association of Municipalities of Ontario for their endorsement.